

CONTAMINATED LAND – CONDITIONS.

The site currently comprises a Grade II listed residential property and large garden. Historic mapping indicates that a reservoir may have been present within the garden area. Geology comprises sand and gravel overlying milstone grit, a secondary aquifer. The site is not in an area affected by radon or within 250m of a known landfill site.

It is understood the proposal is for the rebuilding of outbuildings immediately north of the main building to provide an annexe to the house. Given the sensitivity of this end use, it may be prudent to conduct a watching brief during the development for unexpected contamination. Should landscaping be undertaken within the development, if approved, any soil imported for this use should be tested to demonstrate that it is free of contaminants and suitable for use.

In line with the National Planning Policy Framework, the site is proposed for a sensitive end use we recommend that the following contaminated land conditions are placed on any grant of permission:

CL04 - UNEXPECTED CONTAMINATION

CL05 - IMPORTED SOIL

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 1990 of the National Planning Policy Framework (December 2024).

Further information on assessing land contamination in planning can be found [here](#).

AIR QUALITY – NO COMMENT

The application does not include any additional parking. As such air quality conditions in relation to electric vehicle charging are not applicable.

envsection@bury.gov.uk

29th April 2025