

CONTAMINATED LAND – Information Required

The Environment Section has assessed the application and has concluded that it has a sensitive enduse and the site may be potentially affected by land contamination. As such sufficient information must be submitted to agree commencement, by demonstrating that no remedial measures are required or to agree such measures. Further information regarding Land Contamination and the planning process can be found in Bury Council's [Developers Guide](#) and on the [Planning Portal](#).

Information held by this Section indicates that the track leading to the barn and land adjacent to it may have been subjected to infilling in accordance with a 1990 planning permission. We hold no information as to whether the infilling was carried out, or if it was, confirmation of such infilling and the nature of the material. It would be useful to provide any available information regarding this and also, if applicable, consider it within a contaminated land assessment. Should a potential gas risk be identified, appropriate remedial measures will be required.

It is noted that garden areas are proposed for the dwellings. Aerial imagery indicates this area of the site is currently hard standing with storage and parking. There is the potential for contaminants to be present here and it is considered likely that soil will need to be imported to ensure the gardens are suitable for use. Information regarding this is also requested.

AIR QUALITY

Permitted Development Rights, Class Q permits the conversion of barns and agricultural buildings to residential use subject to prior approval covering transport and highways, contamination, flood risk, impacts of noise of the development, natural light to all habitable rooms and the location and design of the building. As such the Council is unable to assess and apply where necessary air quality mitigation measures to this type of permitted change of use