

66109 – 136 Stand Lane, Radcliffe

CONTAMINATED LAND – CONDITION.

The site is currently occupied by The Swan public house which has been present at the site since prior to 1893. Adjacent land use includes housing and commercial buildings. Previous uses at the site have included terraced housing. Previous land uses in the surrounding area have included a rope walk, colliery and spoil heaps, bleaching, finishing and dyeing works, paper mills and infilled reservoirs. The site does not lie within 250 metres of any known landfill sites, but there are a number of infilled features in the surrounding area. The site is situated approximately 160 metres from a tributary of the River Irwell. The site lies above fluvioglacial sand and gravel deposits over the Nob End Rock and Middle Coal Measures Secondary A aquifer. A fault is thought to lie close to the site. The site situated within a former coal mining area.

The site is not situated within an Air Quality Management Area.

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:

CLA5 - Unforeseen Contamination 2

Reason: This is to secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to the National Planning Policy Framework.

**Operations – Environment Section.
5 November 2020.**