

CONTAMINATED LAND – CONDITIONS.

The site has historically been in use as a Workhouse followed by the hospital. Surrounding historical uses have included a burial ground. The site is within 250m of a registered landfill site known as Jericho Landfill and is situated above the Woodhead Hill Rock Secondary A Aquifer which is overlain by glacial till.

It is understood that the proposed development comprises a single storey extension.

As the site has been previously developed there is likely to be made ground at the site.

In line with the National Planning Policy Framework, there is the potential for contamination on this site therefore we recommend that the following contaminated land conditions are placed on any grant of permission:

CLA1 - Contaminated Land Preliminary Risk Assessment, Site Investigation, Detailed Risk Assessment and Remediation Strategy.

CLA2 - Contaminated Land implementation of Remediation Strategy and Site Verification Report.

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.
28 April 2023.**