

CONTAMINATED LAND – CONDITION.

The site has historically been in use as Foundry Mill (Cotton) and associated reservoirs, with the railway line running within the southern boundary and the Black Lane Railway Station in the south eastern corner. The site later became in use as an Engineering Works and a Cotton Mill with evidence of waste disposal activities in the north west of the site. Surrounding historical uses included a Cotton Mill, reservoirs, a Chemical Works, a Rubber Footwear Works, a hotel and residential. By 1973 the railway line was dismantled and later filled in. The site is currently in use as a Works occupied by "Faith in Nature".

A surface watercourse runs north and west of the site and may be culverted beneath the site. The site is situated within 250m of four registered landfill sites and is situated above the Lower Coal Measures, the Middle Coal Measures and the Peel Hall Rock Sandstone Secondary A Aquifers which are overlain by Glacial Till with an area running across the site with no recorded drift geology. The site is within a Radon Class 2 Area.

The "Environmental Health Report" submitted with this application is not a Desk Study and Preliminary Risk Assessment Report therefore one is required for submission.

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.

Asbestos Condition - Prior to demolition of the structures, the identified asbestos containing material shall be removed by an appropriately qualified contractor, in line with the Demolition Method Statement submitted with this application. Substantiating evidence, including copies of waste transfer documentation and a photographic record of the works, shall be submitted to demonstrate that the asbestos containing material has been disposed of in an appropriate manner.

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.

INFORMATIVE - The Control of Noise Regulations 1975, Section 60. Control of Noise on Construction Sites

Works carried out in connection with the planning permission shall comply with the above regulations which require the following:

1. All works and ancillary operations which are audible at the boundary of the nearest house or noise receptor, or at such other place as may be agreed

with the Council, shall be carried out only between the hours of 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1400 on Saturdays and at no time on Sundays and Bank Holidays.

2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times.
3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturer's instructions.
4. Any emergency deviation from the above (1 – 3) shall be notified to Bury Council without delay.

Any contravention of these requirements will trigger the serving of a Notice under Section 60 of The Control of Noise Regulations 1975.

**Operations – Environment Section.
16 December 2021.**