

CONTAMINATED LAND – CONDITION.

The site has previously been in use as Ainsworth Hall, Ainsworth Hall Farm buildings and former workers cottages. Ainsworth Hall was previously demolished (by 1969). Currently the site is use by one residential property in use, former workers cottages and a number of dilapidated barns and sheds. Surrounding land uses have included agricultural land. The site is not within 250m of a registered landfill and there is two reservoirs and a surface water drain situated to the north east of the site. The site is situated above the Cannel Rock Sandstone Secondary A Aquifer which has no known overlying drift geology.

The UK Health Security Agency has recently updated the Radon Maps for the UK. This site now falls within an area where 3-5% chance of a house having a Radon concentration above the Action level of 200 Bq m³.

Due to the sensitivity of the proposed land use, as a minimum, a Desk Study and Preliminary Risk Assessment will be required.

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:

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 on site an asbestos survey is to be carried out by an appropriately qualified contractor. Any asbestos identified shall be 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.

EV Charging provision – COMMENT

Bury Council has been identified by DEFRA as an area requiring to significantly improve air quality. The required measures to do this are currently under discussion. Due to this requirement, and the requirements of the new building regulations (The Building Regulations 2010, Approved Document S, Infrastructure for the charging of electric vehicles), please supply details of the proposed provision for electric vehicle charging.

**Operations – Environment Section.
6 January 2023.**