

CONTAMINATED LAND – CONDITIONS.

The site currently comprises a fire station. This was built under approval 53600 with the following conditions outstanding: 6 (requirement for validation of the remedial measures), 7 (requirement that imported soil is clean and suitable for use) and 8 (requirement to deal with any unforeseen contamination). As such it is recommended that a condition be placed on any approval should unexpected contamination be encountered during development. As such, in line with the National Planning Policy Framework, we recommend that the following contaminated land condition is placed on any grant of permission:

CL04 - UNEXPECTED CONTAMINATION

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

Further information on assessing land contamination in planning can be found in Bury Council's [Developers Guide](#) and on the [Planning Portal](#).

AIR QUALITY – No comments

Environmental Protection
17/12/25