

CONTAMINATED LAND – CONDITIONS.

The site currently comprises a vacant warehouse, that was previously part of Albert Iron Works. Given the extensive industrial history of the site there is the potential for internal contamination of the building to be present. In addition part of the site is affected by radon, falling within class 3 for residential development (noting that this is a commercial development so radon would be a potential [health and safety impact](#)). It is recommended that a proportionate and specific Desk Study and Preliminary Risk Assessment be compiled. This should include a detailed site history of what industrial activities have taken place within the building, internal photographs (current and historical if available) and details of the proposed conversion of the building (such as how the floor is to be built up, ventilation etc). The report should also include a radon assessment; [UK Radon](#) can provide advice on what is appropriate. Given the age of the building, consideration of an asbestos survey would be recommended.

In line with the National Planning Policy Framework, the site has a history of industrial use, as such we recommend that the following contaminated land conditions are placed on any grant of permission:

CL01 - SITE CHARACTERISATION & RISK ASSESSMENT

CL02 - REMEDIATION STRATEGY & VERIFICATION

CL03- REMEDIATION & VERIFICATION

CL04 - UNEXPECTED CONTAMINATION

INFORMATIVE

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 199 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 Comment

The Environment Section has assessed the application and has no comments to make regarding air quality.

Environmental Protection

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