

CONTAMINATED LAND – CONDITIONS.

The site comprises a car park, currently fenced off to manage *anti-social behaviour, uncontrolled parking, trespass, rough sleeping, littering and noise disturbance*. Historic mapping indicates that the site was previously burial grounds associated with the adjacent, now demolished, church. It is noted that the proposals include soft landscaping. Given the current hard surfacing at the site and its history, it would be anticipated that soil may need to be imported. Such soil must be suitable for use.

In line with the National Planning Policy Framework, given the history of the site and development proposals, we recommend that the following contaminated land conditions are placed on any grant of permission:

CL04 - UNEXPECTED CONTAMINATION

CL05 - IMPORTED SOIL

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 comments

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

Environmental Protection

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