

CONTAMINATED LAND

A Preliminary Risk Assessment and subsequent Site Investigation and Generic Quantitative Risk Assessment have been submitted in support of the application (see attached review). No contamination risk has been identified from the proposal, as such no further work has been recommended by the consultant. We have considered this assessment and concur with its conclusions. However, given the history of the site and proposed asbestos management plan given the low levels encountered on site, it is proportionate to include a condition for unexpected contamination should the application be approved. Furthermore, as soft landscaping is included within the development any imported soil for this should be demonstrated to be suitable for use.

In line with the National Planning Policy Framework, taking into account the site's history and proposed development, 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 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 Comment

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

Environmental Protection

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