

CONTAMINATED LAND – CONDITIONS.

The site has previously been in use as terraced housing and a public house. Surrounding historical uses have included cotton mills, bleach works and residential. The site is currently in use as a hotel and is surrounded by residential.

In line with the National Planning Policy Framework, the site is proposed for a sensitive end use we recommend that the following contaminated land condition is placed on any grant of permission:

CLA5 - Unforeseen Contamination 2 (where CLA1 and CLA2 are NOT on as conditions).

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.

**Operations – Environment Section.
21 September 2023**