

71529 – Star Radcliffe Academy, Spring Lane, Radcliffe

CONTAMINATED LAND – PRIOR APPROVAL – Conditions

The is currently in use as a temporary school building for Star Radcliffe Academy. Current uses in the surrounding area include housing, a Metrolink Line and station and commercial buildings. Previous uses at the site have included open land associated with a farm, followed by railway land including a goods shed and goods station. By 1979 the site had been developed as a school, with the school buildings later used as Spring Lane School (a pupil referral unit) and a leisure centre. Surrounding former land uses have included a former railway line, a gravel pit, mineral water works, iron works, a rope walk, sawmill, unspecified works, a colliery and residential developments. The site is within 250m of one landfill site, known as Darbyshire Street Landfill, which is an infilled railway cutting. There are two surface watercourses are situated within 250m of the site including the Manchester, Bury and Bolton Canal which flows along the northwest boundary of the site and the River Irwell to the south. The site is situated above the Carboniferous Middle Coal Measures Secondary A Aquifer which is overlain by River Terrace Deposits. Deposits of made ground exist at the site. The site is not located within a Radon Affected Area.

It is understood that the application is for prior approval for the proposed development of a temporary school accommodation block and supporting site infrastructure. This will provide additional classrooms for the temporary school already present on site.

The Addendum Geoenvironmental Report and Remediation Strategy has been submitted with the application (Addendum Geo-Environmental Report and Outline Remedial Strategy, Brownfield Solutions Limited, Reference: PH/C5394/13776, 19 December 2024). The reports concludes that remedial action is required. A Verification Report will be required. Please see my full comments in the attached letter (CL295.100225.1), which should be forwarded to the applicant.

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

CL03 - CONTAMINATED LAND CONDITION 03: REMEDIATION & VERIFICATION

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).*

**Operations – Environment Section.
10 February 2025.**