

CONTAMINATED LAND – CONDITIONS.

The site currently comprises a garage/workshop which has recently been closed down. It is noted that the building is proposed to be mostly demolished and rebuilt with no soft landscaping or car parking proposed. The application form acknowledges that the end use is *particularly vulnerable to the presence of contamination*, but does not acknowledge the potential for contamination which is incorrect given the long history of garage use which could have resulted in potential spills of fuel oils etc over the years. The application could have benefited from internal pictures of the building to provide a better understanding of how the building was used and the potential for contamination to be present. Google imagery indicates that the garage offered servicing and repairs and works were done inside the building. There is one internal image of the building in use within the Bat and Breeding Birds report (presumably from June 2025 when the survey was undertaken) which indicates fuel/oil storage, but a well maintained orderly garage and no visible inspection pit. A site specific preliminary risk assessment (PRA) should be undertaken which includes a site inspection of the full aspect of the building and includes site specific information regarding the history of the use of the building (ideally gained from the former owner/operator). Given the proposal for demolition, this can be done by condition, should the application be approved. Depending on the findings of the PRA, subsequent site investigation works may be required given the potential vapour risk from fuel/vehicle oils.

Due to the former site use and the sensitivity of the proposed land use, as a minimum, a Desk Study and Preliminary Risk Assessment will be required.

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:

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 1990 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

No onsite parking is proposed.

Environmental Protection

29/12/25

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