

67535 – Burrs Country Park, Bury

CONTAMINATED LAND – CONDITION.

The site has previously been undeveloped until it was excavated and then infilled between 1929 and 1986. Surrounding uses have include reservoirs, a Glue Works, a Paper Mill, a Bleach Works, a Sewage Works and residential. The site is a registered landfill and is within 250m of a registered landfill. The site is situated above the Lower Cola Measures Secondary A Aquifer which is overlain by River Terrace Deposits of Sand and Gravel. The River Irwell runs to the north of the site, a canal feeder runs to the west and a reservoir/pond is situated to the east.

The proposal is for works to formalise the existing overspill car park and improve pedestrian access along Woodhill Road to include resurfacing of the road and parking bays and creation of a new pedestrian footpath between the car park and Woodhill Road.

A Desk Study and Preliminary Risk Assessment Report has been received. Please see this Section's response attached.

In line with the National Planning Policy Framework, there is the potential for contamination on this site therefore we recommend that the following contaminated land conditions are placed on any grant of permission:

CLA1 - Contaminated Land Preliminary Risk Assessment, Site Investigation, Detailed Risk Assessment and Remediation Strategy.

CLA2 - Contaminated Land implementation of Remediation Strategy and Site Verification Report.

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.

AIR QUALITY – INFORMATIVE

Bury Council has been identified by DEFRA as an area requiring to significantly improve air quality. The Government report, 'UK Plan for Tackling Roadside NO₂', published in July 2017, identified Bury Council as an area having one or more roads with concentrations of NO₂ above statutory limits, according to more recent modelling results. Bury is therefore required to address these exceedances and we are currently engaging with Government on our proposed plans to reduce NO₂ concentrations across the borough.

In line with the principles of Good Practice set out in the EPUC Guidance, we would welcome proposals to mitigate any potential impact on local air quality through the provision of electric vehicle charging points to encourage the use of low emission vehicles.

This is to encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable and to safeguard residential amenity, public health and quality of life, in accordance with the NPPF.

Reason: In accordance with the NPPF, to encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life.

**Operations – Environment Section.
13 October 2021.**