

CONTAMINATED LAND – CONDITIONS.

The site currently comprises a car dealership with a workshop. Historical mapping indicates the site was previously a garage; the type is uncertain. As such as a watching brief should be carried out during all groundworks for potential contamination.

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

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 199 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

Environmental Protection
22/01/26