

CONTAMINATED LAND – CONDITIONS.

The site is currently occupied by a working men's club. Current uses in the surrounding area include commercial premises, a church and residential properties. Prior to the construction of the current club the site was open land. Previous uses in the surrounding area have include the Elton Fold Mill later Elton Cop Dye Works, an engineering works, cotton mills, works, and infilled reservoirs. The site is located within 250m of two known landfill sites (Newbolt Street Landfill and King George V Playing Fields Landfill). The Walshaw Brook is culverted close to the site. The site is situated over glaciofluvial sand and gravel deposits over the Cannel Rock (Lower Coal Measures) Secondary A Aquifer. It is considered likely that deposits of made ground are present on the site.

The proposal is for a single storey side extension. Based on the environmental setting and the proposed development, the potential risks to human health are considered low. However, given the proximity to former landfill sites it is recommended that gas protection measures are installed. The following Contaminated Land conditions are recommended:

GAS5 - Precautionary Gas Protection Measures.

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.

Thank you

**Operations – Environment Section.
15 June 2023**