

CONTAMINATED LAND – CONDITIONS.

The site was previously in use as open fields prior to the development of the school and the surrounding areas have been developed for housing. The site is currently in use as a school surrounded by housing.

The site is not situated within 250m of a registered landfill and is situated above the Lower Coal Measures Secondary A Aquifer which is overlain by Glacial Till. The site is situated 180m west of the River Irwell.

The Radon Map for the UK has recently been updated. This site now falls within an area where 3-5% chance of a house having a Radon concentration above the Action level of 200 Bq m³. More information on Radon can be found at: [UKradon - Home](#)

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:

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.

**Operations – Environment Section.
14 February 2023**