

CONTAMINATED LAND – CONDITION

The site is currently a vacant site following the demolition of the former building. Current land uses within the surrounding area include residential and a small area of public open space. Previously land uses at the site have included open land, a commercial yard with a travelling crane, a Local Board Yard/Town Yard/Public Cleansing Depot, Technical School, Public Baths and Council Offices. Previous uses within the surrounding area have included railway land, cotton mills, Water Lane Colliery, chemical works, iron works, sawmill, Radcliffe Wagon Works, a Fire Engine Station, Chemical Works, a Scrap Metal Works, a Sheet Metal Works, works, filter beds, areas of disturbed ground and a reservoir. The site is located within 250m of a registered landfill site known as Darbyshire Street Landfill, an infilled railway cutting. The Manchester, Bolton and Bury Canal is located approximately 75m to the north. The site is situated above the Middle Coal Measures Secondary A Aquifer overlain by glacial till. The site is not located within a Radon Affected Area but is located within a Coal Mining Development High Risk Area.

It is understood that the development is for a temporary school (for 4 years) which will comprise of modular buildings. No intrusive groundworks are proposed, and spreader plates will be used rather than traditional strip foundations. Soft landscaping will be limited to the perimeter of the site.

The risks from ground gas are considered low as the modular buildings will be raised above the ground and will have a well-ventilated subfloor void. With relation to contaminated land, as the site has been previously developed there is the potential for made ground at the site, however, because the majority of the site will be hardstanding the risks to site users from any contamination present is considered low.

Consequently, 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:

CL04 - CONTAMINATED LAND CONDITION 04: UNEXPECTED CONTAMINATION

The development hereby permitted within any approved phase shall not be occupied/brought into use until written confirmation is provided to the Local Planning Authority that unexpected or previously unidentified contamination was not encountered during the course of development works.

If, during development, unexpected contamination is found to be present on the site, no further works shall be carried out at the affected location until the following are submitted to the Local Planning Authority for approval:

- I. Risk Assessment (GQRA or DQRA);
- II. Remediation Strategy & Verification Plan;

Where remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

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 197 of the National Planning Policy Framework (December 2024).

CL05 - CONTAMINATED LAND CONDITION 05: IMPORTED SOIL

Any soil or soil forming materials to be brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use.

Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to the Local Planning Authority for approval prior to any soil or soil forming materials being brought onto site.

The approved contamination testing shall then be carried out and validity evidence (soil descriptions, laboratory certificates, photographs etc.) submitted to Local Planning Authority for approval prior to the development being brought into use.

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 197 of the National Planning Policy Framework (December 2024).

AIR QUALITY – No Comment

The site is not located within an Air Quality Management Area. Due to the scale of the development, it is considered unlikely that the development would create an increase of more than 500 AADT (annual average daily traffic). Therefore, in line with the Planning Practice Guidance-Air Quality and EPUK Guidance, an air quality assessment will not be required.

Although the development does include 27 car parking spaces, as the development is only temporary, electric vehicle charge points will not be required in this instance.

INFORMATIVE - The Control of Noise (Appeals) Regulations 1975, Section 60. Control of Noise on Construction Sites

Works carried out in connection with the planning permission shall comply with the above regulations which require the following:

1. All works and ancillary operations which are audible at the boundary of the nearest house or noise receptor, or at such other place as may be agreed with the Council, shall be carried out only between the hours of 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1400 on Saturdays and at no time on Sundays and Bank Holidays.
2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times.
3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturer's instructions.
4. Any emergency deviation from the above (1 – 3) shall be notified to Bury Council without delay.

Any contravention of these requirements will trigger the serving of a Notice under Section 60 of The Control of Noise Regulations 1975.

**Operations – Environment Section.
14 January 2025.**