

67658 – Land to west of Radcliffe Moor Road/Bury New Road, Radcliffe

CONTAMINATED LAND – CONDITION.

The site has historically been in use as open fields with a "Pumping Pit" on the eastern boundary of the site and an area of disturbed ground in the centre of the site. A Bleaching Mill, a Print Works and reservoirs were situated to the south and a Cotton Mill to the north west. Surrounding historical landuses have also included coal mining shafts.

The site is currently open land with a large reservoir adjacent to the south west boundary and some unidentified buildings in and to the north west of the site. The site is not within 250m of a registered landfill site and is situated above the Cannel Rock Sandstone and Lower Coal Measures Secondary A Aquifer. The Blackshaw Brook runs approximately 150m to the west of the site.

The proposal is for the change of use to sports pitches including engineering operations to form 4 pitches, the construction of a clubhouse, ancillary storage structures, creation of access from Radcliffe Moor Road, parking, landscaping, drainage and associated works.

A Phase 1 Desk Study and Preliminary Risk Assessment Report has previously been received and commented on by this Section. Please see response attached. Further investigation including ground gas monitoring has been recommended and is therefore required.

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 – CONDITION

Bury Council has been identified by DEFRA as an area requiring to significantly improve air quality. The required measures to do this are currently under discussion. Due to this requirement, this Section recommends the following condition to be placed on are placed on any grant of permission:

Air Quality Condition: Prior to occupation the applicant shall provide one dual head fast capability electric vehicle (EV) charging point.

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.
10 November 2021.**