

CONTAMINATED LAND – CONDITION.

The site is currently in use as a primary school and associated playing fields. Current uses in the surrounding area include housing, a cricket ground and public open space. Previous uses at the site have included open land with the current school being developed between 1960 and 1979. Surrounding former land uses at the site and in the surrounding area have included Woodhill Mills, a sand pit, infilled ponds and reservoirs, railway land and residential developments. The site is not located within 250m of a known landfill site but is situated approximately 240m from a disused canal feeder. The site is situated above the Lower Coal Measures Secondary A Aquifer which is overlain by Glacial Till and Glaciofluvial Sand and Gravel Deposits. The site is not located within a Radon Affected Area.

A geotechnical site investigation has been submitted. This Section is satisfied that the risks to human health and the environment are low, however, the following validation information will be required on completion of the development (see attached letter CL1066.021123.1):

- Confirmation that no unforeseen contamination was encountered during the development. This should include a photographic record of the development and should focus particularly on the excavations for the foundations in order to illustrate the ground conditions encountered.
- Details of any imported topsoil / subsoil imported to site including details of the source site for the topsoil, any chemical testing carried out and assessment criteria used to show that the material is suitable for use.
- Details of any soil material excavated and removed from site including copies of waste management records.

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:

CLA2 - Contaminated Land implementation of Remediation Strategy and Site Verification Report.

[Reference validation requirements in letter CL1066.021123.1]

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 – No Comment

The Environment Section has assessed the application and has no comments to make regarding air quality.

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.
2 November 2023.**