

CONTAMINATED LAND – CONDITION.

The site is currently in use as an informal car park. Current uses in the surrounding area include Burrs Country Park and housing.

Historical maps show a depression feature on the site, which showed the site was once lower than the road. The site is a former registered landfill site, known as Land off Woodhill Road, Burrs, Bury Landfill. It is understood that the site was infilled by Bury Council in 1990, under a waste management licence (Reference: RD/LIC/594/90C) to 'improve the land for agricultural purposes'. Previous land uses in the surrounding area have included reservoirs, a Glue Works, a Paper Mill, a Bleach Works, a Sewage Works and residential. The site is situated above the Lower Coal Measures Secondary A Aquifer which is overlain by River Terrace Deposits of Sand and Gravel. The River Irwell runs to the north of the site, a canal feeder runs to the west and a reservoir/pond is situated to the east. Part of the site is located within a Category 3 Radon Affected Area.

The proposal is to improve the existing overspill car park and includes the excavation of on-site soils to create bunds/mounds, the placement of turf, installation of drainage pipes, placement of sleepers for edging and the creation of a footpath using geogrid and 10mm gravel (quarried stone).

A Desk Study and Preliminary Risk Assessment Report was previously received and reviewed by this Section for the previous application: 67535:

- Phase 1 Preliminary Risk Assessment, Land at Burrs Country Park, Bury, Phase 1 Preliminary Risk Assessment, LK Consult, Reference: LKC 21 1114, April 2021.

The consultant concluded that a targeted site investigation was required which would focus on the proposed soft landscaped areas. Given that the original proposals have been scaled back, it is recommended that conditions relating to previously unidentified contamination and imported soil material are attached.

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:

CLA4 - Unforeseen Contamination 1.

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.
8 August 2023.**