

Please see my comments below.

CONTAMINATED LAND – CONDITIONS.

The site has previously been in use as terraced housing and garden areas. The site was developed as Whitehead Garden by 1960 following the demolition for the housing and is currently in use as Whitehead Garden.

The site is not within 250m of a registered landfill and is situated above the Lower Coal Measures Formation Secondary A Aquifer which is overlain by Glacial Till. A surface watercourse enters the site from the north.

As the site has been previously developed there is likely to be deposits of made ground at the site.

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:

CLA3 - Imported materials.

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.

9 June 2023

Thanks

Environmental Protection Officer

Department of Operations