

From: Scott, Judith <J.Scott@bury.gov.uk>
Sent: 01 November 2022 16:19
To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>
Subject: RE: Initial Consultation on Planning Application 68930

Hi Dean

Please see my comments below.

CONTAMINATED LAND – CONDITION.

The site has previously been in use and currently is in use as a ditch and a path leading to the farm. The land has previously been filled to provide a path to the farm. A Well was previously situated to the north of the site. Surrounding uses have included a small quarry and agricultural and farmland.

The site is situated on a registered landfill which was filled around 1990. The site is situated above the Woodhead Rock Sandstone Secondary A Aquifer which is overlain by Glacial Till.

The proposal is to construct a goat shelter by providing an extension of agricultural bale storage area following the piping of a small ditch and the importation of approximately 256 m³ of inert material.

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:

Imported Materials Condition

Any materials brought to site for use in, filling and level raising shall be tested for contamination and suitability for use on site. 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 and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought onto site, and;

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

Reason - To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.

Comment – As the proposal includes the importation of material, all waste management legislation permits will be required to be obtained.

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.
1 November 2022**

Thank you

Regards

Judith Scott
Environmental Protection Officer
Department of Operations

