

CONTAMINATED LAND – CONDITIONS.

The site currently comprises a former works (possibly operated by a Builder). It is now site is derelict with potential asbestos containing materials present. A preliminary risk assessment, Demeter Environmental Ltd, reference 22-07-03 Revision 1, October 2025 has been submitted in support of the application. The report recommends that an initial exploratory investigation is carried out following demolition and site clearance. We are in agreement with this. It is stated that no landscaping is proposed but it is noted that a small amenity space is shown on the plans. Should this be for soft landscaping then the import condition should also be included.

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:

CL01 - SITE CHARACTERISATION & RISK ASSESSMENT (omit preliminary risk assessment)

CL02 - REMEDIATION STRATEGY & VERIFICATION

CL03- REMEDIATION & VERIFICATION

CL04 - UNEXPECTED CONTAMINATION

(CL05 - IMPORTED SOIL only if soft landscaping is proposed)

INFORMATIVE

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 1990 of the National Planning Policy Framework (December 2024).

Further information on assessing land contamination in planning can be found in Bury Council's [Developers Guide](#) and on the [Planning Portal](#).

AIR QUALITY

The site is located in close proximity to an Air Quality Management Area, however no parking is proposed.

Environmental Protection

08/12/25

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