

63344 - CONTAMINATED LAND – CONDITION.

The site has historically been in use as a woodland area with a surface watercourse running through it. A refuse heap associated with the bleaching, dyeing & chemical works historically situated to the north of the site and sludge beds and filter tanks are situated on the site by 1937. There is a chimney on site by 1971 and the site is annotated as a Works by 1978. Surrounding historical uses have included a Bleaching, Dyeing & Finishing Works, a Cemetery and a Tip.

Currently the site is a woodland area. A Site of Biological Interest known as Broadhey Wood & Woodhey Ancient Woodland is situated adjacent to the south of the site.

There are three registered landfills within 250m of the site, one being situated at the site is known as Carrington Novare sludge lagoon. The site is situated above the Brooksbottom Grit Sandstone Secondary A Aquifer overlain by Glacial Till. A surface watercourse now runs 15m to the west of the site.

The site is not situated within an Air Quality Management Area.

A Phase 1 Desk Study and Preliminary Risk Assessment Report and an Air Quality Assessment Report has been received and commented on previously by this Section (see attached). Further investigation including ground gas monitoring has been recommended and is therefore required.

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:

CLA1 - Contaminated Land Preliminary Risk Assessment, Site Investigation, Detailed Risk Assessment and Remediation Strategy.

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

GAS2 - Ground Gas Protection Measures.

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.

C&W – Environment Section.

19 November 2018