



Contamination

Policy BE9: Land Contamination and Remediation

- A. The Council will require a Contaminated Land Assessment for proposals which may contain, or there is reason to suspect - land which may meet the legal definition of contaminated land as a result of previous industrial activity, and or land potentially affected by landfill gas or a change to a more sensitive end use.
- B. The Assessment must demonstrate how:
 - i. the nature and extent of contamination or instability issues and the potential effects this may have on the development and its future users; and
 - ii. the measures needed to allow the development to go ahead safely considering the potential end users, in accordance with the Agent of Change Principle.
- C. Development which would have the potential to result in unacceptable impacts on the groundwater, human health, buildings and / or the wider environment (taking into account appropriate mitigation) will be resisted.

Places for Everyone Links

JP-P1

Relevant Strategic Objectives

SO7

- 12.33. Activities associated with industrial/commercial and agricultural processes can result in adverse ground conditions, which can pose a risk to development, future site users and the environment. Within Trafford, there are sites affected by contamination as a result of previous land uses. In order to make the most effective use of previously developed land within Trafford, it will be important to ensure that where possible, such land is safely investigated and where necessary remediated to ensure the site is suitable for use for its intended purpose through the development process.



- 12.34. Where contamination is known or suspected, the site will be conditioned for an appropriate investigation through the development process and applicants should ensure that any potential issues are identified and discussed with the Council as early as possible. Development proposals will be expected to seek sustainable solutions to the remediation of contaminated land, where any risks are identified.
- 12.35. To ensure that a sufficient and proportionate level of information is provided, a Contaminated Land Assessment undertaken in accordance with the Land Contamination Risk Management (LCRM) guidance will need to be submitted with all new development proposals where contamination is suspected or known on the site (or adjacent land) and/or where the proposed development for a sensitive end use would be particularly vulnerable to the presence of contamination (for example, residential schemes, care homes, education facilities etc.).
- 12.36. The Local Planning Authority will review the submitted information and assess whether sufficient investigation has been undertaken and whether any proposed remediation is satisfactory.

Consultation Question 12-9

Do you support Policy BE9? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.