

70482 – 4 & 5 EAST VIEW, SUMMERSEAT

CONTAMINATED LAND – CONDITION.

The site is currently part of a row of six terraced houses with associated gardens. It was occupied by two terraced houses one of which was destroyed and the other damaged by an explosion caused by a mains gas leak in 2021. Current uses in the surrounding area include residential and a heritage steam railway land. The site has been occupied by the existing residential houses since the earliest mapping (1851). It does not lie within 250 metres of any registered landfill sites, the River Irwell is present to the south. The site is situated above Millstone Grit (Secondary A) and overlain by alluvium (Secondary A). In addition, the site is not recorded to be within a Radon Affected Area as less than 1% of homes are estimated to exceed the Action Level.

The application has been supported with a Preliminary Risk Assessment which has recommended that a site investigation be carried out.

As such, 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:

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.

CLA3 - Imported materials.

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.

AIR QUALITY – NO COMMENT

The site is not located within an Air Quality Management Area. Due to the scale of the development, it is considered very unlikely that the development would create an increase of more than 500 AADT (annual average daily traffic). Therefore, in line with the EPUK Guidance, an air quality assessment will not be required. Furthermore, the proposed development will not have off-street parking as such no condition can be applied.

INFORMATIVE - The Control of Noise Regulations 1975, Section 60. Control of Noise on Construction Sites

Works carried out in connection with the planning permission shall comply with the above regulations which require the following:

1. All works and ancillary operations which are audible at the boundary of the nearest house or noise receptor, or at such other place as may be agreed with the Council, shall be carried out only between the hours of 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1400 on Saturdays and at no time on Sundays and Bank Holidays.
2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times.
3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturer's instructions.
4. Any emergency deviation from the above (1 – 3) shall be notified to Bury Council without delay.

Any contravention of these requirements will trigger the serving of a Notice under Section 60 of The Control of Noise Regulations 1975.

Operations – Environment Section.
03 April 2024