

From: Scott, Judith
Sent: 11 November 2022 16:35
To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>
Subject: RE: Initial Consultation on Planning Application 68655

Hi Dean

Please find my comments below.

I've included some conditions under Air Quality - Conditions which I've made up for this application.

CONTAMINATED LAND – CONDITIONS.

The site has historically been in use as terraced housing followed by a builder's yard with unspecified buildings. More recently the site has been redeveloped as a garage. Surrounding land uses have included a Gas Works, a Leather Works, a Velvet Mill, and a Public House. Currently the site is surrounded a Garage, Works buildings and residential.

The site is situated above the Lower Coal Measures Formation Secondary A Aquifer which is overlain by Glacial Till. The site is not situated within 250m of a registered landfill.

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:

CLA5 - Unforeseen Contamination 2 (where CLA1 and CLA2 are NOT on as conditions).

Waste Management Condition - If during the works on site, excess or waste soil material is removed from site, details of where and how the soil material was disposed of, including copies of waste transfer documentation, shall be submitted to the Local Planning Authority for approval.

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 - CONDITIONS

The proposed spraybooth does not intend to use more than 1 tonne of solvent per year therefore an Environmental Permit is not required. However the construction and maintenance of the spray booth should follow best practice guidance to prevent emissions to the air. To ensure this is carried out we recommend the following conditions:

1. All paint spraying operations should be carried out in a totally enclosed booth under negative pressure so as to prevent fugitive emissions of odour and particulate matter.
2. Spraybooths should be designed to meet the emission limit for particulate matter in Regulators should be provided with a guarantee from the spraybooth constructor that a newly-installed booth will meet this emission concentration limit found in Table 4.1 of "Process Guidance Note 6/34(11), Statutory guidance for re-spraying of road vehicles

Revised: July 2013", and the guarantee should be supported by emission test data for the spraybooth type to which the guarantee relates.

3. Spraybooths should be serviced and maintained in accordance with the manufacturers' recommendations so as to maintain the validity of the guarantee of emission concentration limit.

AIR QUALITY - COMMENT

The following document is also advised to be followed:

[SMART paint spraying: How to control health and safety risks \(hse.gov.uk\)](https://www.hse.gov.uk/smart/)

EV Charging provision – COMMENT

Bury Council has been identified by DEFRA as an area requiring to significantly improve air quality. The required measures to do this are currently under discussion. Due to this requirement, and the requirements of the new building regulations (The Building Regulations 2010, Approved Document S, Infrastructure for the charging of electric vehicles), please supply details of the proposed provision for electric vehicle charging.

Regards

**Operations – Environment Section.
11 November 2022.**

Regards

Judith Scott
Environmental Protection Officer
Department of Operations