

From: envsection

Sent: Tuesday, August 6, 2024 3:47 PM

To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>

Subject: RE: Initial Consultation on Planning Application, Brookhouse Farm, 218 Holcombe Road, Tottington, Bury, BL8 4BQ, 70666 - Contaminated Land, Air Quality and COPA

Hi Dean,

Please find my comments below.

CONTAMINATED LAND – CONDITIONS.

The site currently comprises six garages, five of which have an asbestos cement roof, disused stables and overgrown garden. To the southwest there is an existing residential property and a former barn. The site is surrounded by residential developments to the north and agricultural land. The site has historically been in use as agricultural land and agricultural buildings part of Brookhouse Farm. The site is not within 250m of any landfill sites and is situated 95m from the Kirklees Brook which runs west and south of the site. The site is underlain by the Lower Coal Measures Formation Secondary A Aquifer which is overlain by Glacial Till.

The application has been supported by a Preliminary Risk Assessment Report (see attached letter CL787.060824.1)

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.

(Please note the requirement for Contaminated Land Preliminary Risk Assessment can be removed)

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

CLA3 – Imported Materials

CLA4 – Unforeseen Contamination

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 – CONDITION

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.

The proposed development will have off-street parking. 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 Building Regulations (The Building Regulations 2010, Approved Document S, Infrastructure for the charging of electric vehicles), this Section recommends the following condition to be placed on any grant of permission:

***Prior to occupation the applicant shall provide:
one electric vehicle (EV) charging point (minimum 7kW*) per unit
(dwelling with dedicated parking).***

Certification and photographic evidence of the installation of the agreed electric vehicle charge points shall be submitted.

**Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used. Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.*

Reason: In accordance with the NPPF, to encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life.

**INFORMATIVE - The Control of Noise Regulations 1974, 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 1974.

**Operations – Environment Section.
6th August 2024**

Regards,

Sally

Sally Shaw
Environmental Protection
Bury Council