

Initial Consultation on Planning Application, Former Bury Police Office HQ, Irwell Street, Bury, BL9 0HE, 70565 - Contaminated Land, Air Quality and COPA

CONTAMINATED LAND – CONDITION.

The site currently comprises a vacant area of land. Surrounding land uses include Castle Leisure Centre, the East Lancs Railway, commercial and retail premises and housing. The land was previously occupied by Bury Police Office HQ until it was demolished in 2018. Prior to that the site was occupied by St Mary's Church School, later known as Church Central Secondary Modern School, terraced properties and commercial yards. Previous uses in the surrounding area have included an iron foundry, railway land, an infilled reservoir, a print works, hat works, timber yard, laundry, works, mills, warehouse, a potato merchant yard, an electricity sub-station, schools, housing, retail and commercial premises and a chapel. The site is not located within 250 metres of any registered landfill sites but is situated approximately 290 metres from the River Irwell. Geology at the site comprises the Lower Coal Measures Secondary A aquifer overlain by glacial and fluvioglacial deposits. Parts of the site are located within a Class 2 Radon Affected Area.

A combined Phase 1 and 2 report has been submitted to support the application.

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.

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

As part of the site sits within an Air Quality Management Area an Air Quality Assessment has been undertaken (see attached review CL696.070524.AQ). In light of the conclusions of the assessment the following condition is recommended:

Air Quality Condition – Dust:

No development shall commence unless and until a scheme to minimise dust emissions has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all dust control measures and the methods to monitor emissions of dust arising from the development. The development shall be implemented in accordance with the approved scheme with

the approved dust control measures being retained and maintained in a fully functional condition for the duration of the development hereby approved.

Reason: *The information is required to reduce the impacts of dust disturbance from the site on the local environment, pursuant to chapter 11 of the NPPF - Conserving and enhancing the natural environment.*

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:

Air Quality Condition – Electric Vehicle Charge Points:

Prior to occupation the applicant shall provide:

- 1 no. electric vehicle (EV) charging point (minimum 7kW*) per unit for dwellings with dedicated parking.*
- Electric vehicle (EV) charging points (minimum 7kW*) for a minimum of 20% of car parking spaces for dwellings with unallocated parking.*
- Electric vehicle (EV) charging points (minimum 7kW*) for a minimum of 20% of the proposed parking spaces.*

Certification and photographic evidence of the installation of the agreed electric vehicle charge points shall be submitted to Local Planning Authority for approval prior to the development being brought into use.

**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 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.

7th May 2024