

Initial Consultation on Planning Application - Storage unit to the rear of 2C Green Street, Bury, BL8 1TF, 70120 - Contaminated Land, Air Quality and COPA

CONTAMINATED LAND - Comments

The site is currently occupied by a single storey storage unit and an access road. Current uses in the immediate area include residential, a public house and a shop unit. Previous uses at the site have included an orchard and a small building, which appears to be present on-site from prior to 1893 until the present day. Previous uses in the surrounding area have included Woolfold Mill (a bleach works, later a cotton mill and then an engineering works), old clay pits, a paper mill, a builder's yard, reservoirs and potential waste disposal activity. The site is located within 250m of a registered landfill site, known as Tottington, Bury Landfill., but is not in closed proximity to any major surface watercourse. The site is situated above the Old Lawrence Rock Sandstone Secondary A Aquifer overlain by Glaciofluvial Deposits. The site is located within a Class 2 Radon Affected Area.

The proposal is to convert the existing storage unit to 1 no. dwelling. As the development is introducing a new land use which is more sensitive to contamination, as a minimum a Desk Study and Preliminary Risk Assessment would usually be required. However, having assessed the previous uses at the site and the fact that the proposed development does not include garden/soft landscaping or new build, the risk to future site users from potential soil contamination at the site is considered low. The former landfill site, reservoirs and possible waste disposal area have been redeveloped for housing and are considered to present a low gas risk. Therefore, on this occasion a full desk study and preliminary risk assessment is not required, and no conditions are recommended.

AIR QUALITY – Comments

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 has 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). 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 (Appeals) 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.
16 November 2023.**