

CONTAMINATED LAND – CONDITIONS.

The site has historically been in use as land adjacent to housing and a Reservoir associated with a Bleaching and Dyeing Works. Surrounding historical land uses included housing and Radcliffe Paper Mill to the South and a Cloth Mill to the north west. By 1972 there is an unspecified building on the site. By 1989 the building is still

present and the reservoir to the north has been infilled. Currently the site appears vacant with residential properties to each side and a Depot to the North.

The site is situated above the Nob End Rock Sandstone Secondary A Aquifer above which is Glacial Till. The site is not within 250m of a registered landfill.

The site is not situated within the Air Quality Management Area.

The proposal is for residential housing and with soft landscaping and gardens with no off-street parking.

A Phase 1 Desk Study and Preliminary Risk Assessment Report, a Phase 2 Site Investigation Report and Remediation Strategy have been received. The reports were commented on previously by this Section for planning application 66984 (the previous response is attached). Remediation has been recommended and is required to be carried out. The reports for application 67977 refer to a smaller area than the new planning application boundary which extends further to the south west therefore updated reports are required for submission to include an assessment of the additional area of land.

In line with the National Planning Policy Framework, the site is proposed for a sensitive end use we recommend that the following contaminated land condition (see amended wording below) is 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.

Asbestos Condition - Prior to demolition of the structures on site an asbestos survey is to be carried out by an appropriately qualified contractor. Any asbestos identified shall be disposed of in an appropriate manner.

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.

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.
8 February 2022.**