

CONTAMINATED LAND – CONDITION

The site is currently public open space comprising trees and rough grassland. Current uses within the surrounding area include housing. Previous uses at the site have included coal mining. A former mine shaft is located on site and other shafts are situated within the surrounding area. The site was left vacant when the surrounding area was developed for housing in the 1930s and later in the 1970s and 1980s. The site is not located within 250m of any registered landfills and is not in close proximity to any major surface water courses. The site is situated above the Middle Coal Measures Formation Secondary A Aquifer which is overlain by Glacial Till. The site is not located within a Radon Affected Area.

A desk study and preliminary risk assessment report has not been submitted with the application and is required for submission.

The following coal mining assessment has been provided:

- Desk Based Coal Mining Risk Assessment, 78 Countess Lane, Radcliffe, LK Consult, Reference: CL-602-LKC 23 1042-A2-CMRA Countess Lane, February 2023.

The report identified a former mine shaft on the site (Reference: 376407-010) as well as two additional shafts within 100m of the site. The report concluded that a site investigation should be undertaken that included rotary boreholes and a programme of gas monitoring. It is recommended that additional chemical testing of soil for contaminated land purposes is included in the investigation.

An invasive species survey should be considered.

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 – 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.

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), this Section recommends the applicant provides proposals for Electric Vehicle charge points to be installed in the parking areas.

We would expect one electric vehicle (EV) charging point (minimum 7kW*) per unit (dwelling with dedicated parking) as a minimum.

*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 61851-1:2011 to be used (note this version is due to be replaced by BS EN 61851-1:2019 on 5 July 2022).

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.

**Department of Operations – Environment Section.
29 March 2023.**