

65896 – 41 Shepherds Close, Tottington

CONTAMINATED LAND – CONDITION.

The site has formerly been in use as open fields and a pond was situated on the site. The current bungalow had been developed by 1976. The site is not within 250m of a registered landfill site and is situated above the Lower Coal Measures Formation Secondary A Aquifer overlain by Glacial Till.

A Phase 1 Desk Study and Preliminary Risk Assessment Report has not been received and is required by the planning conditions below.

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

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, this Section recommends the following condition to be placed on any grant of permission:

Air Quality Condition: Prior to occupation the applicant shall provide EV charging points for each residential unit. EV chargepoints shall be chosen for the Electric Vehicle Homecharge Scheme approved chargepoint model list.

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.