

From: Scott, Judith
Sent: Tuesday, September 12, 2023 10:07 AM
To: Booth, Claire
Subject: RE: Initial Consultation on Planning Application 69956

Hi Claire

Please find my response below and attached.

CONTAMINATED LAND – CONDITIONS.

The site historically remained undeveloped until the development of the landfill when this area of the site has been in use for hardcore screening. Surrounding historical uses have included a sand quarry and more recently a landfill with offices, car parking and weighbridges. The site is currently in use as a storage area.

The site is in close proximity to two landfill sites and a number of ponds are situated to the east and south of the site. The site is situated above the Lower Coal Measures Formation Secondary A Aquifer which is overlain by Glaciofluvial Sand and Gravel.

It is understood that the proposed development comprises the construction of recycling facility.

A Phase 1 Desk Study and Preliminary Risk Assessment Report has been received and commented on by this Section (please see attached response). Further investigation has been recommended and is required.

In line with the National Planning Policy Framework, there is the potential for contamination on this site therefore 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 – Electric Vehicle Charge Points

The site is not located within an Air Quality Management Area. It is considered by the consultant in the transport report, 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 following condition to be placed on any grant of permission:

- **Commercial with 10 or more parking spaces:** Prior to occupation the applicant shall provide electric vehicle (EV) charging points for 20% of the proposed parking spaces. EV chargepoints shall be 7kW* 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 61851-1:2019 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.

Many thanks

**Operations – Environment Section.
12 September 2023**

Regards

Judith Scott
Environmental Protection Officer
Department of Operations

Bury
Council

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