

Our Ref CL930.160919.1
Your Ref 64476
Date 16 September 2019
Please ask for Judith Scott
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Department for
Communities & Wellbeing

Lesley Jones
Director of Public Health

Helen Leach
Bury Council Planning Department

Dear Helen

The Lord Raglan, Mount Pleasant, Nangreaves, BL9 6SP. Planning Application: 64476 – Contaminated Land

The Environment Section has received a copy of the following report:

- Phase 1 Preliminary Risk Assessment, The Lord Raglan, Mount Pleasant, Bury, LK Consult, Reference: LKC 17 1395, November 2017.

The Environment Section has reviewed the above information in order to assess the following points:

1. The adequacy of the desk study information available for this site.
2. Air Quality.
3. Whether the information submitted is sufficient to determine that the site presents a low risk to human health and the environment.
4. If pre-commencement or pre-occupation planning conditions are required.

The site has been in use as a public house since around 1890 and was originally situated adjacent to a cotton mill with associated reservoir and terraced housing. The site is situated within 250m of a registered landfill site and is situated above the Millstone Grit Secondary A Aquifer with no recorded drift deposits. The site is situated within a Radon Class 1 area.

The site is not situated within an Air Quality Management Area (AQMA).

It is understood that the proposed development comprises the conversion of a public house to 4 apartments and 6 residential properties.

1. The adequacy of the desk study information available for this site

The report includes a description of the site including its past historical uses. An appraisal of the site environmental setting is presented including its geology, hydrogeology and hydrological regime, mining activities, waste management issues, and identification of additional environmental sources, pathways and receptors. This information has been used to compile a clear site conceptual model, which identifies

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potential sources, pathways and receptors and likely pollution linkages.

A site walkover was carried out on 1 November 2017. The area comprised a stone building and a tarmac car park in poor conditions. No evidence of contamination was identified.

The report recommends that an intrusive investigation is required to be carried out across the site. Gas monitoring is also recommended to be undertaken. If soil contamination is identified then groundwater monitoring may be required. A pre-demolition asbestos survey is required prior to the demolition of the building.

The desk study information provided appears to be sufficient to assess the potential risks at the site, however the site is within a Radon Class 1 Area therefore the requirement for Radon Protection Measures is to be included in any further investigation.

2. Air Quality

The site is not situated within an Air Quality Management Area (AQMA). However, 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.

In line with the principles of Good Practice set out in the EPUK Guidance, consideration should be given to mitigating the impact of the development on air quality. We therefore require any potential impact on local air quality to be mitigated through the provision of electric vehicle charging points to encourage the use of low emission vehicles.

The above information will be required by planning conditions, if permission is granted.

3. Whether the information submitted is sufficient to determine that site presents a low risk to human health and the environment

In order for this Section to be satisfied that this development does not pose a risk to human health or the environment, the following information needs to be submitted to the Council for approval:

- (i) Site Investigation proposal to include assessment of the need for Radon Protection measures.
- (ii) Site Investigation and Risk Assessment Report.
- (iii) A detailed remediation strategy and materials management plan.
- (iv) After completion of site works, a verification report is required to validate that the work undertaken conforms to the remediation proposals received and agreed by this Section.

4. If pre-commencement or pre-occupation planning conditions are required

If planning permission is granted, the above information will be required by condition.

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 - Prior to occupation the applicant shall provide one EV charging point per unit (dwelling with dedicated parking) or one EV charging point per 10 spaces (unallocated parking).

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.

Please do not hesitate to contact me if you require any clarification of the above.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J Scott', written in a cursive style.

Judith Scott
Environmental Protection Officer

Please Note:

The Environment Section has used all reasonable endeavours to determine the risk from contaminated land and ground gas based upon the information available to it. However, the comments made above should not be taken to imply that the land is safe or otherwise suitable for this or any other development. The responsibility for safe development rests with the developer.