

67400 – Hollins House Farm, Hollins Lane, Bury

CONTAMINATED LAND – CONDITION.

The site is currently a farm with associated buildings. Adjacent land use includes housing, a community centre, a golf course, bowling greens and farm land. Previous land uses on and adjacent to the site have included agriculture and ponds. The site does not lie within 250 metres of any known landfill sites, but is in close proximity to Parr Brook (222m to the south) and lies above the Middle Coal Measures Secondary A aquifer.

The site is not within an Air Quality Management Area.

It is understood that the proposed development comprises the demolition of one barn and development of one property and the conversion of 1 barn to residential property.

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.

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.

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 1 EV chargepoint (minimum 7kW*) for each dwelling.

*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.

**Operations – Environment Section.
5 October 2021.**