

From: Jones, Rebecca on behalf of envsection
Sent: 11 February 2022 10:18
To: Clapworthy, Dean
Subject: FW: Initial Consultation on Planning Application - 305 Middleton Road, Manchester, M8 4LY, 67944 - Contaminated Land, Air Quality and COPA
Attachments: DocMemoInt2.pdf; CL992.170821.1.doc

Dean,

Please see my comments below and a copy of our previous response to the Desk Study Report.

CONTAMINATED LAND – CONDITION.

The site has historically been in use as open land situated within the boundary of a Dye Works. The whole site was developed for housing in the 1950s when the current house was built. The property is in use as a Surgery by 1971. Historical nearby uses have included a garage, a dye works and military land. The site is not within 250m of a registered landfill site and is situated above the Sherwood Sandstone Primary Aquifer overlain by Glacial Till. Currently the site is in use as a dwelling and the proposal is to demolish part of the building and rebuild a new dwelling.

A desk study report has been submitted and has been commented on in the attached letter.

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.

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

The site is situated inside Bury's Air Quality Management Area.

Due to the scale of the development, it is considered unlikely that the development would create an increase of more than 100 AADT (annual average daily traffic). Therefore in line with the EPUK Guidance, an air quality assessment is not required.

However, in line with the principles of Good Practice set out in the EPUK Guidance, consideration should be given to mitigating the impact of poor air quality on future residents who would reside within an AQMA.

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 electric vehicle (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.

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.

**Operations – Environment Section.
11 February 2022.**

Regards,

Rebecca.

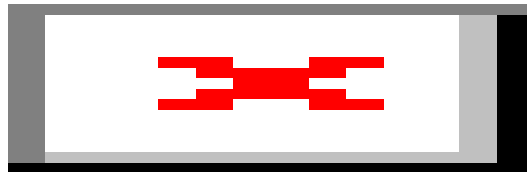
Rebecca Jones
Environmental Protection Officer
Department of Operations

Privacy Policy

Please visit www.bury.gov.uk/privacy to read our recently updated Privacy Policy which explains how Bury Council uses and shares your personal data to give you the best possible experience across our services.



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From: development.control@bury.gov.uk <development.control@bury.gov.uk>

Sent: 09 February 2022 10:35

To: envsection <envsection@bury.gov.uk>

Subject: Initial Consultation on Planning Application

**ENVIRONMENT & DEVELOPMENT
SERVICES (DEVELOPMENT CONTROL)**

INTERNAL MEMORANDUM

-

Date: 09 February 2022

-

To:

Env Health Contam Land/ Air Quality

3 Knowsley Place

Duke Street

Bury

Proposal: Demolition of the existing detached two storey dwellinghouse on site and its replacement with a new two storey dwellinghouse (resubmission of application Ref 66679)

Location: 305 Middleton Road, Manchester, M8 4LY

Application No. 67944

Grid Ref: 383724 403608

I wish to notify you that the above planning application has been received and the plans and associated documents can be viewed at <https://planning.bury.gov.uk/online-applications> by following the link to the planning application register and typing in the case number 67944 or by clicking on the link below.

[link to website](#)

Plans are normally available to view within 2 working days of the date of this email.

If you have any views on the proposal please respond by 02 March 2022. If I have not received your reply within this period, I reserve the right to determine the application

unless, within the time allowed for your reply, you have formally requested additional time to consider the application.

Such a request must be accompanied by fully detailed reasons for granting an extension of time and may be cited to the applicant and the general public as being the cause of any failure on the part of the Council to determine the application within the statutory period. The Council will give full publicity to such causes of delay in accordance with Circular 28/83.

If you would like more time to consider the application, please contact the case officer, Dean Clapworthy

**ENVIRONMENT & DEVELOPMENT
SERVICES (DEVELOPMENT CONTROL)**

INTERNAL MEMORANDUM

-

Date: 09 February 2022

-

To:

Pollution Control

Environmental Health

3 Knowsley Place

Duke Street

Bury

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Dean Clapworthy

**ENVIRONMENT & DEVELOPMENT
SERVICES (DEVELOPMENT CONTROL)**

INTERNAL MEMORANDUM

-

Date: 09 February 2022

-

To:

Drainage

Operations - Engineering Consultancy

3 Knowsley Place

Duke Street

Bury

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and its replacement with a new two storey dwellinghouse (resubmission of
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