

From: envsection

Sent: Friday, July 26, 2024 3:24 PM

To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>

Subject: RE: Initial Consultation on Planning Application 70937, Land adjacent to Abbots Hall, Woodhey Road, Ramsbottom, Bury, BL0 9RD – Contaminated Land, Air Quality and COPA

Hi Dean,

Please find my comments below.

CONTAMINATED LAND – CONDITION.

We have considered the site and submitted supporting report previously under application [69509](#). Our comments are still applicable and so are reiterated here.

The is currently occupied by a modern barn built between 2006 and 2011, and a caravan storage area. Current uses in the surrounding area include residential, open land/farmland and Woodhey High School. Previous uses at the site have included open land with a water course running through it, followed by a small refuse tip. Surrounding previous land uses have included Woodhey Printing and Dyeing Works, infilled reservoirs and waste disposal activity. The site is located within 250m of a former landfill site known as Woodhey Dye Works Landfill, there has also been waste disposal activity on-site. The is located approximately 125m north of Holcombe Brook and is situated on Glacial Till deposits over the Brooksbottom Grit Sandstone Secondary A Aquifer. The site is not located within a Radon Affected Area.

A desk study and preliminary risk assessment has been submitted with the application (Preliminary Investigation Report for Abbots Hall, Woodhey Road, Ramsbottom, BL0 9RD, Ian Farmer Associates, Reference: 2230990 (01), 20 March 2023). The report recommended that intrusive investigation be undertaken. A copy of the site investigation report and subsequent remediation strategy will be required. Please see our full comments in the attached letter (CL1040.140423.1).

It is understood that much of this application is to regularise various matters to enable a residential end use. This includes gardens, soft landscaping and a nature area. The latter is within an area shown on historical mapping to be a refuse tip (c1929 – 1963), given the area of infilling is a stream valley there is the potential that infilling maybe more extensive than mapped and could include areas now occupied by the barn and the proposed gardens also. This should be considered within the site investigation proposal and it is recommended this be submitted to this section for discussion ahead of undertaking the works.

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

The site is not located within an Air Quality Management Area. Due to the scale of the development, it is considered very 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.

The proposed development will have off-street parking. 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 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:

***Prior to occupation/first use the applicant shall provide:
one electric vehicle (EV) charging point (minimum 7kW*) per unit
(dwelling with dedicated parking).
Certification and photographic evidence of the installation of the agreed
electric vehicle charge points shall be submitted.***

**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.

INFORMATIVE - The Control of Noise Regulations 1974, 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 1974.

Operations – Environment Section.
26th July 2024

Regards,

Sally

Sally Shaw
Environmental Protection
Bury Council