

From: Scott, Judith
Sent: 15 February 2023 11:41
To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>
Subject: RE: Initial Consultation on Planning Application 69305

Hi Dean

Please see my response below.

CONTAMINATED LAND – CONDITIONS.

The site is currently occupied by a large detached dwelling with a garden. Surrounding uses include residential, playing fields and a chapel. Previous uses at the site have included open ground followed by the construction of a large detached house with outbuildings known as Hawthorns, later the outbuildings were used as a riding school. Previous uses in the surrounding area include infilled ponds and an area of disturbed ground associated with the construction of playing fields. The site is not located within 250m of a known landfill site and is not in close proximity to any major surface watercourses. The site is situated upon Fluvioglacial sand and gravel deposits over the Middle Coal Measures and Newton Heath Sandstone Secondary A Aquifers. A fault is located approximately 50m to the west of the site.

The Radon Map for the UK has recently been updated. This site now falls within an area where 1-3% chance of a house having a Radon concentration above the Action level of 200 Bq m³.

The proposal is for the demolition of existing dwelling and development of a dwelling and garden.

As the site has been previously developed there is likely to be deposits of made ground at the site. Due to the sensitivity of the proposed land use, a Desk Study and Preliminary Risk Assessment will be required along with a Site Investigation.

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.

EV Charging provision – COMMENT

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), please supply details of the proposed provision for electric vehicle charging.

INFORMATIVE - The Control of Noise (Appeals) 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.

Thank you

**Operations – Environment Section.
15 February 2023**

Regards

Judith Scott
Environmental Protection Officer
Department of Operations