

**From:** Jones, Rebecca **On Behalf Of** envsection

**Sent:** Friday, April 14, 2023 9:16 AM

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

**Subject:** FW: Initial Consultation on Planning Application - Station Works, Bury Road, Radcliffe, Manchester, M26 2UA, Planning Application: 69463 – Contaminated Land, Air Quality and COPA

Dean,

Please find my comments below.

### **CONTAMINATED LAND – CONDITION**

The site is currently vacant following the demolition of the former works after a fire in August 2012. Current uses in the surrounding area include residential, and commercial buildings including an electroplating works and a vehicle component works. Previous uses at the site have included open land, small holdings and an engineering works. Following the demolition of the former Station Works, the site has been used for vehicle storage. Previous land uses in the surrounding area have included a mineral water works, an iron works, a brewery, a cotton mill, railway land, a possible refuse tip and residential properties. The site is not within 250m of any landfill sites, but a surface watercourse (former mill race/goit) runs adjacent to the north of the site which is culverted in parts. The site is situated on River Terrace Deposits over the Middle Coal Measures Formation and the Peel Hall Rock Sandstone Secondary A Aquifers. It is very likely that deposits of made ground exist at the site. The site is not within a Radon Affected Area.

It is understood that the application is for 30 no. dwellings.

A desk study and preliminary risk assessment has been submitted with the application (Phase 1 Geo-Environmental Desk Study for Land at The Former Station Works Site, Bury Road, Radcliffe, Manchester M26 2UA The Land Consultancy Ltd, Reference: TLC1204 Final, 12 August 2022). The report recommended that intrusive investigation be undertaken. A copy of the site investigation report and subsequent remediation strategy will be required. Please see my full comments in the attached letter (CL659.140423.1).

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 – Electric Vehicle Charge Points**

The site is not located within an 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 500 AADT (annual average daily traffic). Therefore, in line with the EPUK Guidance, an air quality assessment will not be required.

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), this Section recommends the following condition to be placed on any grant of permission:

**Prior to occupation the applicant shall provide one electric vehicle (EV) charging point (minimum 7kW\*) per unit (dwelling with dedicated parking) or a minimum 20% EV chargepoints (minimum 7kW\*) (for unallocated parking).**

\*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 (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.

**Operations – Environment Section.**  
**14 April 2023.**

Regards,

Rebecca.

Rebecca Jones  
Environmental Protection Officer  
Department of Operations