

66065 – Park View CP School, Prestwich

CONTAMINATED LAND – CONDITION.

The site is currently part of Park View Primary School. Current land uses in the surrounding area include playing fields, St Mary's Park, a school, a synagogue and residential. Previous land uses at the site have included open land, a building of unknown use and the present school. Previous land uses in the surrounding area have included a number of infilled areas consisting of a former lake and the infilled Prestwich Clough located within St Mary's Park to the north. The site does not lie within 250 metres of any known landfill sites, however, there are a number of infilled features in the surrounding area where waste disposal activities may have been carried out. The site is not in close proximity to any major surface watercourses. The site lies above the Glaciofluvial Sand and Gravel deposits over the Sherwood Sandstone Principle Aquifer.

A desk study and site investigation have been submitted. However, the gas monitoring programme is still ongoing and therefore, further information is still required. Additionally, a pre-demolition asbestos survey is also required. Please see detailed comments in 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 should 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 – No Comment

The Environment Section has assessed the application and has no comments to make regarding air quality.

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.

Please note that any construction takes place before 13 May 2021, would be subject to COVID-19 Extended Hours:

<https://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Commons/2020-05-13/HCWS234/>

**Operations – Environment Section.
5 November 2020.**