

70222 – Former Mondi Mill, Bridge Street, Ramsbottom

CONTAMINATED LAND – CONDITION.

The site is currently vacant apart from the chimney and some small buildings. Current uses within the surrounding area include commercial and retail premises, residential, a heritage railway, cricket club and a football pitch. Previous uses at the site have included a paper mill with associated goit, filter beds and reservoirs and a railway line. Surrounding historical uses have included cotton mills, print works, engineering works, bleach works, a railway station and filled ground. A former registered landfill site is located within the boundary of the site. The site is situated adjacent to the River Irwell and there are two groundwater abstraction licenses on site. The site is situated above the Millstone Grit Mudstone and Sandstone Secondary A Aquifer which is overlain by Alluvium. The site is not located within a Radon Affected Area. The site has previously held an IPPC Authorised Process Permit for the operation of Mondi Paper Mill.

It is understood that the proposed development comprises the construction of 57 no. dwellings, the retention of a chimney and the demolition of 3 existing buildings, together with engineering operations to create a development platform, public car park, substation, public open space, landscaping, drainage, the layout of internal estate roads and footways and other associated works.

The following reports have been submitted with the application and will be reviewed and commented upon in due course:

- Desk Study and Ground Investigation Report, Mondi Site, Ramsbottom, Betts Geological Consulting Engineers, Reference: 19ECH016/DSGI, August 2019.
- Remediation Strategy, Mondi Site, Ramsbottom, Betts Geological Consulting Engineers, Reference: 19ECH016/RS, June 2023.
- Invasive Species Method Statement, Former Mondi Site (Site 1), Holcombe Mill, Bridge Street, Ramsbottom, BL0 0BS, Ascerta, Reference: P.1202.19, October 2023.

In line with the National Planning Policy Framework, as 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 – EV Condition

The site is not located within an Air Quality Management Area. Due to the scale of the development, it is considered possible 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 is required. The following report has been submitted with the application and commented upon in due course:

- Air Quality Assessment, Holcombe Mill, Bridge Street, Ramsbottom, Enzygo, Reference: MAN.1178.001.AQ.R.001, October 2023.

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:

Residential (mix of dedicated and unallocated parking) or Mixed Use:

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). 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.*

Air Quality Condition – Dust and Odour: *No development shall commence unless and until a scheme to minimise dust and odour emissions has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all dust and odour control measures and the methods to monitor emissions of dust arising from the development. The development shall be implemented in accordance with the approved scheme with the approved dust and odour control measures being retained and maintained in a fully functional condition for the duration of the development hereby approved.*

Reason: *The information was not submitted at application stage and is required to reduce the impacts of dust and odour disturbance from the site on the local environment, pursuant to chapter 11 of the NPPF - Conserving and enhancing the natural environment.*

**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.
8 January 2024.**