

From: envsection

Sent: Wednesday, April 24, 2024 4:24 PM

To: Booth, Claire

Subject: FW: Initial Consultation on Planning Application, Manchester Maccabi Community And Sports Club, Bury Old Road, Prestwich, Manchester, M25 0EG, 70619 – Contaminated Land, Air Quality and COPA

Hi Claire,

Please find my comments below.

CONTAMINATED LAND – CONDITION.

The site is currently occupied by the Manchester Maccabi Community and Sports Club which was built in the early 2000s and includes a two-storey club building, two artificial football pitches and woodland. The surrounding area is predominantly residential and has been since the first available mapping. Previous land uses at the site have included residential house and garden and a Corporation Yard. The site does not lie within 250 metres of any registered landfill sites and is not in close proximity to any major surface watercourse. Geology comprises the Manchester Marls Formation Secondary B aquifer for most of the site with the Chester Sandstone Formation Devensian Glaciofluvial sheet deposits (Principal Aquifer) present to the extreme south of the site, overlain by Devensian Glaciofluvial sheet deposits. The site is situated in an area where an estimated less than 1% of homes exceed the Radon Action Level, as such, radon precaution measures are required.

A Desk Study and Preliminary Risk Assessment has been submitted to support this application (see attached review). This concluded a moderate to low risk to human health and the environment from soil contamination and ground gas at the site and recommended that a site investigation be undertaken as part of a geotechnical investigation. We are in agreement with this.

As such, 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 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 located in close proximity to an Air Quality Management Area. However, due to the proposal being for additional spaces to an existing use, an air quality assessment will not be required.

It is noted from the submitted Transport Report that the car park is to be modified to 78 parking spaces, an increase of 15 spaces, with 14 spaces to "EV standard". As no detail has been provided regarding EV, this should be specified by condition. Furthermore, 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 first use the applicant shall provide:

- ***Electric vehicle (EV) charging points (minimum 7kW*) for a minimum of 20% of the proposed parking spaces.***
- ***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 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.

24th April 2024

Regards,

Sally

Sally Shaw
Environmental Protection
Bury Council