

From: Scott, Judith
Sent: 23 May 2023 11:04
To: Beirne, Thomas
Subject: RE: Initial Consultation on Planning Application 69459

Hi Tom

Please find my comments below.

CONTAMINATED LAND – CONDITION.

The site has previously been in use terraced properties which have now been demolished. The site is currently vacant land. Surrounding historical uses have included terraced housing and a church

The site is situated within 250m of a registered landfill and is situated above the Lower Coal Measures Secondary A Aquifer which is overlain by Glacial Till.

As the site has been previously developed there is likely to be deposits of made ground present. Due to the sensitivity of the proposed land use, as a minimum, a Desk Study and Preliminary Risk Assessment (PRA) will be required. An Envirosearch report has been provided however a full Desk Study and PRA will be required with a proposal for further intrusive investigation of the site.

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.

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.
23 May 2023

Regards
Judith Scott
Environmental Protection Officer
Department of Operations

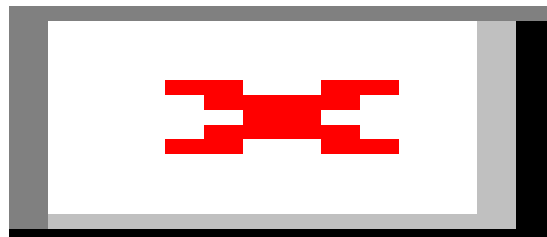


Follow us on



Privacy Policy

Please visit www.bury.gov.uk/privacy to read our recently updated Privacy Policy which explains how Bury Council uses and shares your personal data to give you the best possible experience across our services.



<https://www.fosteringwithbury.co.uk/>

From: development.control@bury.gov.uk <development.control@bury.gov.uk>

Sent: 05 May 2023 12:11

To: envsection <envsection@bury.gov.uk>

Subject: Initial Consultation on Planning Application

**ENVIRONMENT & DEVELOPMENT
SERVICES (DEVELOPMENT CONTROL)**

INTERNAL MEMORANDUM

-

Date: 05 May 2023

-

To:

Env Health Contam Land/ Air Quality

3 Knowsley Place

Duke Street

Bury

Proposal: Erection of 2 no. terraced dwellings

Location: Land adjacent to 35 Hilton Street, Bury, BL9 6LT

Application No. 69459

Grid Ref: 380943 411739

I wish to notify you that the above planning application has been received and the plans and associated documents can be viewed at <https://planning.bury.gov.uk/online-applications> by following the link to the planning application register and typing in the case number 69459 or by clicking on the link below.

[link to website](#)

Plans are normally available to view within 2 working days of the date of this email.

If you have any views on the proposal please respond by 26 May 2023. If I have not received your reply within this period, I reserve the right to determine the application unless, within the time allowed for your reply, you have formally requested additional time to consider the application.

Such a request must be accompanied by fully detailed reasons for granting an extension of time and may be cited to the applicant and the general public as being the cause of any failure on the part of the Council to determine the application within the statutory period. The Council will give full publicity to such causes of delay in accordance with Circular 28/83.

If you would like more time to consider the application, please contact the case officer, Tom Beirne

**ENVIRONMENT & DEVELOPMENT
SERVICES (DEVELOPMENT CONTROL)**

INTERNAL MEMORANDUM

-

Date: 05 May 2023

-

To:

Drainage

Operations - Engineering Consultancy

3 Knowsley Place

Duke Street

Bury

Proposal: Erection of 2 no. terraced dwellings

Location: Land adjacent to 35 Hilton Street, Bury, BL9 6LT

Application No. 69459

Grid Ref: 380943 411739

I wish to notify you that the above planning application has been received and the plans and associated documents can be viewed at <https://planning.bury.gov.uk/online-applications> by following the link to the planning application register and typing in the case number 69459 or by clicking on the link below.

[link to website](#)

Plans are normally available to view within 2 working days of the date of this email.

If you have any views on the proposal please respond by 26 May 2023. If I have not received your reply within this period, I reserve the right to determine the application unless, within the time allowed for your reply, you have formally requested additional time to consider the application.

Such a request must be accompanied by fully detailed reasons for granting an extension of time and may be cited to the applicant and the general public as being the cause of any failure on the part of the Council to determine the application within the statutory period. The Council will give full publicity to such causes of delay in accordance with Circular 28/83.

If you would like more time to consider the application, please contact the case officer, Tom Beirne

**ENVIRONMENT & DEVELOPMENT
SERVICES (DEVELOPMENT CONTROL)**

INTERNAL MEMORANDUM

-

Date: 05 May 2023

-

To:

Property & Asset Management

Level 2

3 Knowsley Place

Duke Street

Bury

BL9 0EJ

Proposal: Erection of 2 no. terraced dwellings

Location: Land adjacent to 35 Hilton Street, Bury, BL9 6LT

Application No. 69459

Grid Ref: 380943 411739

I wish to notify you that the above planning application has been received and the plans and associated documents can be viewed at <https://planning.bury.gov.uk/online-applications> by following the link to the planning application register and typing in the case number 69459 or by clicking on the link below.

[link to website](#)

Plans are normally available to view within 2 working days of the date of this email.

If you have any views on the proposal please respond by 26 May 2023. If I have not received your reply within this period, I reserve the right to determine the application

unless, within the time allowed for your reply, you have formally requested additional time to consider the application.

Such a request must be accompanied by fully detailed reasons for granting an extension of time and may be cited to the applicant and the general public as being the cause of any failure on the part of the Council to determine the application within the statutory period. The Council will give full publicity to such causes of delay in accordance with Circular 28/83.

If you would like more time to consider the application, please contact the case officer, Tom Beirne

**ENVIRONMENT & DEVELOPMENT
SERVICES (DEVELOPMENT CONTROL)**

INTERNAL MEMORANDUM

-

Date: 05 May 2023

-

To:

EDS

Waste Management

Bradley Fold Depot

Proposal: Erection of 2 no. terraced dwellings

Location: Land adjacent to 35 Hilton Street, Bury, BL9 6LT

Application No. 69459

Grid Ref: 380943 411739

I wish to notify you that the above planning application has been received and the plans and associated documents can be viewed at <https://planning.bury.gov.uk/online-applications> by following the link to the planning application register and typing in the case number 69459 or by clicking on the link below.

[link to website](#)

Plans are normally available to view within 2 working days of the date of this email.

If you have any views on the proposal please respond by 26 May 2023. If I have not received your reply within this period, I reserve the right to determine the application unless, within the time allowed for your reply, you have formally requested additional time to consider the application.

Such a request must be accompanied by fully detailed reasons for granting an extension of time and may be cited to the applicant and the general public as being the cause of any failure on the part of the Council to determine the application within the statutory period. The Council will give full publicity to such causes of delay in accordance with Circular 28/83.

If you would like more time to consider the application, please contact the case officer, Tom Beirne