

From: Jones, Rebecca (Environmental Protection)

Sent: Tuesday, January 16, 2024 10:36 AM

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

Subject: FW: Initial Consultation on Planning Application - Tetrosyl, Bridge Hall Lane, Bury, BL9 7NY, 70251 - Contaminated Land, Air Quality and COPA - UPDATED

Dean,

Please find my comments below.

CONTAMINATED LAND – CONDITION.

The site is currently a works occupied by Tetrosyl, a car care products manufacturer. Current uses in the surrounding area include commercial and industrial premises, and residential. Previous uses at the site have included Bridge Hall Mills Paper Mill. Previous uses within the surrounding area include railway sidings, reservoirs, filter beds, gravel pits, and landfilling activity. The site is located within 250m of a registered landfill site and is in close proximity to the River Roch. The site is situated over the Lower Coal Measures Secondary A Aquifer overlain by glacial till. The site is not located within a Radon Affected Area.

The proposal is for 2 no. sprinkler tanks, a small pump room and kiosk. Due to the low-risk nature of the development and the scale of the pump house building, which will be well-ventilated due to the presence of diesel pumps, the risks to human health and the environment and from ground gas ingress are considered low.

A desk study and preliminary risk assessment report has been submitted, which recommends that an intrusive investigation is undertaken, see attached letter CL1072.160124.1.

In line with the National Planning Policy Framework, there is the potential for contamination on this site therefore we recommend that the following contaminated land condition is 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.

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 (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.
16 January 2024.

Regards,

Rebecca.

Rebecca Jones
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