

68647

CONTAMINATED LAND – CONDITION.

The site is currently occupied by Red Bank Playing Fields including a small building/pavilion used by Radcliffe Juniors football team and a small car park. Current uses in the surrounding area include housing, retail premises, a cricket ground and Radcliffe Borough football ground. Previous uses at the site have included open land, a rope walk, a stream, landfilling and waste disposal activity, a possible military camp (based on the 1940s aerial photograph) and a football ground. The site is part of the former Red Bank Landfill Site which is thought to have accepted ash and domestic waste during the 1950s (prior to licensing in 1974). The site is not located within close proximity to any major surface watercourse. The site lies above glacial deposits (till, sands and gravels) over the Middle Coal Measures Secondary A aquifer.

A coal mining and geotechnical intrusive investigation has been undertaken. This report mentions a coal mining desk study report (Feb 2021) which has not been provided. The investigation comprised the excavation of 5 rotary boreholes to between 11m and 30m bgl to identify evidence of coal seams and shallow mining activity. Made ground was identified to between 5.1 and 10.1m bgl. Made ground typically comprised dark brown slightly clayey very sandy gravels of clinker, glass, ceramics, clayware, brick, sandstone, concrete, and rare timber fragments (assumed to be landfill waste). Evidence of colliery spoil and reworked natural was identified below the landfill material. Natural clay drift deposits were mainly absent with the made ground and colliery spoil lying directly on the bedrock of mudstone which was encountered to depths of greater than 30m. Intact and worked coal seams were found. Organic odour was noted in the made ground in BH4 at 3.1m.

Given the presence of landfill material on the site and potential risks to future site users from soil contamination and ground gas ingress, it is recommended that a contaminated land assessment is undertaken.

Additionally, a pre-demolition asbestos survey should be undertaken before any existing buildings are demolished.

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 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 shall be disposed of in an appropriate manner.

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 – COMMENT

The site is not located within an Air Quality Management Area. Due to the scale of the development it is considered unlikely 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 will not be required.

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, this Section recommends the applicant provides proposals for Electric Vehicle charge points to be installed in the parking areas.

We would expect electric vehicle (EV) charging points to be provided for 20% of the proposed parking spaces. EV chargepoints shall be 7kW* as a minimum.

*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 61851-1:2011 to be used (note this version is due to be replaced by BS EN 61851-1:2019 on 5 July 2022).

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 (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.
19 August 2022