

CONTAMINATED LAND – CONDITIONS.

The site has historically been in use as fields prior to being developed as a Hall and allotment gardens. Surrounding historical uses have included residential. More recently the site has been in use as the car park for the hospice. The site is situated above the Lower Coal Measures Secondary A Aquifer which is overlain by Glacial Till.

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:

CLA5 - Unforeseen Contamination 2 (where CLA1 and CLA2 are NOT on as conditions).

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 – Electric Vehicle Charge Points

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 new 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:

- Non-residential with 10 or more parking spaces: Prior to occupation the applicant shall provide electric vehicle (EV) charging points 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 61851-1:2019 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.

Operations – Environment Section.

12 September 2023