

CONTAMINATED LAND – CONDITION

The site is currently occupied by a detached house with gardens. Adjacent land uses include residential, a school and playing fields. Previous land uses at the site have included open land before the construction of the current property by 1970. Previous uses within the surrounding area have included infilled ponds. The site does not lie within 250 metres of any known landfill sites and is not in close proximity to any major surface watercourses. The site is situated over the Middle Coal Measures Secondary A Aquifer, overlain by Glacial Till. The site is not situated within a Radon Affected Area.

A desk study and preliminary risk assessment has been submitted, which concluded that an intrusive investigation is not required. However, a number of remedial actions are recommended which include the following:

- A pre-demolition/refurbishment asbestos survey will be required. Validation information, including waste transfer documentation, will be required to demonstrate that any asbestos containing materials have been removed.
- A watching brief to identify and deal with any previously unforeseen contamination. If evidence of potential contamination is found further assessment and investigation will be carried out by GoundSolve.
- Excess or unsuitable soil material will be disposed of at a suitably licenced waste disposal facility. Where soils are to be re-used on site, an appropriate waste exemption will be obtained, or the CL:aire Definition of Waste Code of Practice Protocol followed and a Materials Management Plan developed.
- Any topsoil / subsoil imported to site for use in garden and soft landscaped areas should be clean and suitable for use.

A completion report will be required to validate that these actions have been completed, see attached letter CL1057.160823.1.

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:

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 – COMMENTS

The site is not located within an Air Quality Management Area. Due to the scale of the development it is considered very 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, 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:

Residential with dedicated parking spaces: Prior to occupation the applicant shall provide one electric vehicle (EV) charging point (minimum 7kW*) per unit (dwelling with dedicated parking).

*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.

**Department of Operations – Environment Section.
16 August 2023.**