

69812 – Barrack Fold Farm, Knowsley Road, Ainsworth

CONTAMINATED LAND – Conditions

The site comprises a collection of buildings and surrounding land at Barrack Fold Farm. The farm itself has been present at the site since prior to 1848. Surrounding land uses include agricultural land and residential dwellings. Previous land uses in the surrounding area have included infilled ponds and an infectious diseases hospital. The site does not lie within 250 metres of any known landfill sites and is not in close proximity to any major surface watercourses, but a number of reservoirs are located to the northeast of the site. The site lies above the Lower Coal Measures Secondary A Aquifer. Drift deposits are expected to be absent. The site is situated within a Radon Affected Area (Category 3) where between 3-5% of homes are estimated to exceed the Action Level. Barrack Fold Farm has an existing private water supply which is fed by a spring.

It is understood that the application is for prior approval for the conversion of an agricultural building to a dwelling.

A desk study and preliminary risk assessment has been submitted with the application (Phase 1 Preliminary Risk Assessment, Barrack Fold Farm, Bolton, LK Consult, Reference: CL-602-LKC 23 2054-01, 21 February 2023). The report recommended that intrusive investigation be undertaken and basic radon protection measures installed. A copy of a site investigation proposal, site investigation report and subsequent remediation strategy will be required. Please see my full comments in the attached letter (CL556.010823.1).

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:

CLA1 - Contaminated Land Preliminary Risk Assessment, Site Investigation, Detailed Risk Assessment and Remediation Strategy. *(Requirement for PRA can be removed).*

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.

Additionally, the building has been identified as potentially having a corrugated asbestos cement roof, which could present a risk to human health. Therefore, it is recommended that a pre-refurbishment asbestos survey is carried out before development commences. Any asbestos containing materials removed and disposed of at a suitably licenced waste disposal facility.

AIR QUALITY – CONDITION – Electric Vehicle Charge Points

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, and the requirements of the new building regulations (The Building Regulations 2010, Approved Document S, Infrastructure for the charging of electric vehicles), electric vehicle charge points will be required for each dwelling.

Proposals have been received with the application to provide '*a single Mode 3 compliant Electric Vehicle Charging Point (EVCP) to be installed to the external wall of each dwelling directly adjacent to the parking spaces. The specification of the EVCP's are to be: Rolek Wallpod: EV Type 2 Mode 3 charging socket.*'

A copy of the specification sheet for the chosen EVCP has been received and the proposed charge point type appears reasonable (7.2 KW AC for overnight charging). Evidence of the installation of the EV charging points (such as photographs) will be required to discharge the condition.

This Section recommends the following condition to be placed on are 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 (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.
1 August 2023.