

From: Scott, Judith
Sent: 17 March 2022 14:48
To: Beirne, Thomas
Subject: RE: Initial Consultation on Planning Application 68092

Hi Tom

Please see my comments below.

CONTAMINATED LAND – CONDITION.

The site has historically been in use as an unspecified building surrounded by residential properties and schools. The site is currently open space. The site is not within 250m of a registered landfill, and is situated on the Middle Coal Measures Formation Secondary A Aquifer overlain by Glacial Till.

Although the site has not had any known contaminating land use, as the site has been previously developed there is likely to be deposits of made ground at the site. Due to the sensitivity of the proposed land use, as a minimum, a Desk Study and Preliminary Risk Assessment will be required.

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.

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 – CONDITION

The site is located within an Air Quality Management Area (AQMA). Due to the scale of the development it is considered unlikely that the development would create an increase of more than 100 AADT (annual average daily traffic). Therefore in line with the EPUK Guidance, an air quality assessment is not required.

However, in line with the principles of Good Practice set out in the EPUK Guidance, consideration should be given to mitigating the impact of poor air quality on future residents who would reside within an AQMA. Additionally, we would welcome proposals to mitigate any

potential impact on local air quality through the provision of electric vehicle charging points to encourage the use of low emission vehicles.

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 following condition to be placed on any grant of permission:

Air Quality Condition: Prior to occupation the applicant shall provide 1 Electric Vehicle Chargepoint (minimum 7kW*) for each dwelling.

*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 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:

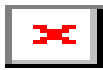
1. All works and ancillary operations which are audible at the boundary of the nearest house or noise receptor, or at such other place as may be agreed with the Council, shall be carried out only between the hours of 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1400 on Saturdays 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.

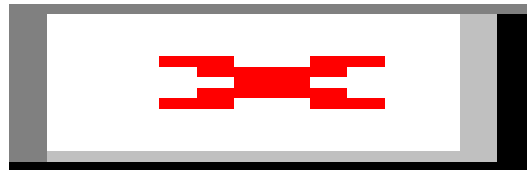
Operations – Environment Section.
17 March 2022

Regards
Judith Scott
Environmental Protection Officer

Department of Operations



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From: development.control@bury.gov.uk <development.control@bury.gov.uk>

Sent: 04 March 2022 11:01

To: envsection <envsection@bury.gov.uk>

Subject: Initial Consultation on Planning Application

ENVIRONMENT & DEVELOPMENT SERVICES (DEVELOPMENT CONTROL)

INTERNAL MEMORANDUM

-

Date: 04 March 2022

-

To:

Env Health Contam Land/ Air Quality

3 Knowsley Place

Duke Street

Bury

Proposal: Outline application for 2 no. dwellings with all matters reserved

Location: Land at Higher Dean Street, Radcliffe, Manchester, M26 3RU

Application No. 68092

Grid Ref:

I wish to notify you that the above planning application has been received and the plans and associated documents can be viewed at <https://planning.bury.gov.uk/online-applications> by following the link to the planning application register and typing in the case number 68092 or by clicking on the link below.

[link to website](#)

Plans are normally available to view within 2 working days of the date of this email.

If you have any views on the proposal please respond by 25 March 2022. If I have not received your reply within this period, I reserve the right to determine the application unless, within the time allowed for your reply, you have formally requested additional time to consider the application.

Such a request must be accompanied by fully detailed reasons for granting an extension of time and may be cited to the applicant and the general public as being the cause of any failure on the part of the Council to determine the application within the statutory period. The Council will give full publicity to such causes of delay in accordance with Circular 28/83.

If you would like more time to consider the application, please contact the case officer, Tom Beirne

**ENVIRONMENT & DEVELOPMENT
SERVICES (DEVELOPMENT CONTROL)**

INTERNAL MEMORANDUM

-

Date: 04 March 2022

-

To:

EDS

Waste Management

Bradley Fold Depot

Proposal: Outline application for 2 no. dwellings with all matters reserved

Location: Land at Higher Dean Street, Radcliffe, Manchester, M26 3RU

Application No. 68092

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**ENVIRONMENT & DEVELOPMENT
SERVICES (DEVELOPMENT CONTROL)**

INTERNAL MEMORANDUM

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Date: 04 March 2022

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To:

Planning Policy & Projects

3 Knowsley Place

Duke Street

Bury

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