

From: Jones, Rebecca on behalf of envsection
Sent: 14 December 2021 17:13
To: Beirne, Thomas
Subject: FW: Initial Consultation on Planning Application - 22 Cockey Moor Road, Radcliffe, Bury, BL8 2HB, 67322 - Contaminated Land, Air Quality and COPA
Attachments: DocMemoInt2.pdf; CL758.141221.1.docx

Tom,

Please find my comments below:

CONTAMINATED LAND – CONDITION.

The site has historically been in use as a sandstone quarry and the surrounding area has been in use as open fields. The site was developed as a house by the 1950s along with residential developments in the surrounding areas. The site is not situated within 250m of any registered landfill sites, and is situated above the Lower Coal Measures Secondary A Aquifer which is overlain by Glacial Till.

A desk study, site investigation and remediation strategy have been submitted, which has identified potential risks to future site users and recommended remedial action. Further details regarding the Remediation strategy is 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 Remediation Strategy.
(Contaminated Land Preliminary Risk Assessment, Site Investigation and Detailed Risk Assessment already provided).

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.

AIR QUALITY - CONDITION

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.

However, Bury Council has been identified by DEFRA as an area requiring to significantly improve air quality. The Government report, 'UK Plan for Tackling Roadside NO₂', published in July 2017, identified Bury Council as an area having

one or more roads with concentrations of NO₂ above statutory limits, according to more recent modelling results. Bury is therefore required to address these exceedances and we are currently engaging with Government on our proposed plans to reduce NO₂ concentrations across the borough.

Due to this requirement and in line with the principles of Good Practice set out in the EPUK Guidance, this Section recommends the following condition to be placed on any planning permission granted:

Air Quality Condition: Prior to occupation the applicant shall provide 1 electric vehicle (EV) 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.
14 December 2021.**

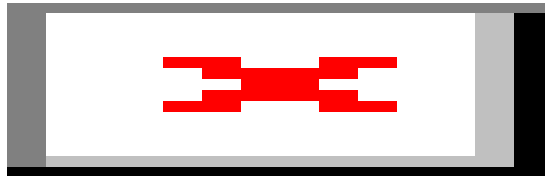
Regards,

Rebecca.

Rebecca Jones
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Please visit www.bury.gov.uk/privacy to read our recently updated Privacy Policy which explains how Bury Council uses and shares your personal data to give you the best possible experience across our services.



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

Sent: 24 November 2021 10:21

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

Subject: Initial Consultation on Planning Application

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

INTERNAL MEMORANDUM

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Date: 24 November 2021

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To:

Env Health Contam Land/ Air Quality

3 Knowsley Place

Duke Street

Bury

Proposal: Erection of detached dwelling

Location: 22 Cockey Moor Road, Radcliffe, Bury, BL8 2HB

Application No. 67322

Grid Ref: 377374 410409

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 67322 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 15 December 2021. 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