

**Initial Consultation on Planning Application - Our Lady Of Lourdes
Roman Catholic County Primary, Rudgwick Drive, Bury, BL8 1YA, 70199
- Contaminated Land, Air Quality and COPA**

CONTAMINATED LAND – Conditions

The site is currently in use as a primary school and associated playing fields. Current uses in the surrounding area include housing and public open space. Previous uses at the site have included open land with the current school being developed between 1970 and 1979. Surrounding former land uses have included ponds and residential developments. The site is not located within 250m of a known landfill site but is located approximately 180m to the west of the River Irwell. The site is situated above the Lower Coal Measures Secondary A Aquifer which is overlain by Glacial Till Deposits. It is possible that deposits of made ground exist at the site.

It is understood that the proposal is for the construction of a single storey extension to form two additional classrooms housing Y1 & Y2 children and a SEND resource unit, an office, toilets and a link corridor. Based on the environmental setting and the proposed development, a desk study/preliminary risk assessment (PRA) is required and it is understood that a PRA will be submitted after a decision has been made on the application.

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.

Additionally, an asbestos survey will be required before any demolition or refurbishment of existing buildings is carried out.

AIR QUALITY - Comments

The site is not located within an Air Quality Management Area. Due to the scale and nature of the development an air quality assessment will not be required. As there are no parking facilities included in the proposal, no provision of EV charging points would be required.

**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.
23 November 2023.