

66519 – Land fronting Orkney Close & 77 Bury Road, Radcliffe

CONTAMINATED LAND – CONDITION.

The site was formerly occupied by a care home which has now been demolished. Current uses in the surrounding area include housing, an office building and a school playing field. Previous uses at the site include infilled features including a possible goit/water course, possible areas of waste disposal and part of a former railway line. Previous uses in the surrounding area have included a cotton mill, chemical works, scrap yard, colliery, a wagon works, Council Yard/depot, infilled reservoirs and possible areas of waste disposal. The site does not lie within 250m of a registered landfill site and is located near to the Manchester, Bolton and Bury Canal. The site lies above glacial till over the Middle Coal Measures Secondary A aquifer.

The proposal is for the development of a care home with soft landscaping and six car parking spaces.

A contaminated land Preliminary Risk Assessment report has been submitted, please see this Section's response attached.

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.

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

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 Informative: In line with the principles of Good Practice set out in the EPUK Guidance, 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.

This is to encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable and to safeguard residential amenity, public health and quality of life, in accordance with the NPPF.

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.
8 September 2021.