

65963 – Lake Hill, Walshaw Road, Bury

Contaminated Land Condition

In regards to contamination issues, the environment section has reviewed the information received and we have also checked our mapping systems looking for any sources of historic contamination.

A historical review has revealed that the site in 1848 was a field that was most likely used for agriculture and there was a large pond/reservoir adjacent to the southern boundary. In 1893 a large domestic property occupied the site and it is surrounded by large gardens. A large glasshouse is situated directly behind the property. The site layout does not appear to alter significantly to the present day.

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.

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

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 electric vehicle (EV) charging points for each residential unit with dedicated parking. EV charge points shall be chosen from the Electric Vehicle Home charge Scheme approved charge point model list.

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.