

CONTAMINATED LAND – CONDITION

The site is currently occupied by a number of outbuildings and agricultural land. Current uses in the surrounding area include residential dwellings and a car sales garage. The site has historically been in use as open land followed by allotment gardens. Previous uses in the surrounding area have included Ainsworth Bleach and Dye Mill, a garage and potential raised/levelled land. The site is not within 250m of any registered landfill sites but is located 140m to the north east of Blackshaw Brook. The site is situated on glacial till over the Lower Coal Measures Secondary A Aquifer.

The proposal is to demolish existing outbuildings and construct stable blocks with associated works. The risks from ground gas are considered low due to the lack of former landfill sites within the surrounding area and the fact that the stable buildings will be well ventilated. With relation to contaminated land, as the site has been previously used as allotments there is the potential for made ground to exist at the site, consequently it is recommended that a watching brief is kept during the development to identify and deal with any previously unforeseen contamination.

As existing buildings are being demolished, it is recommended that an asbestos survey is undertaken pre-demolition.

Consequently, In line with the National Planning Policy Framework, there is the potential for contamination on this site therefore we recommend that the following contaminated land conditions are placed on any grant of permission:

CLA5 - Unforeseen Contamination 2 (where CLA1 and CLA2 are NOT on as conditions).

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 – No Comment

The Environment Section has assessed the application and has no comments to make.

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.
4 October 2022.