

69266 – Wood Mill, Wood Road Lane, Summerseat

CONTAMINATED LAND – CONDITION.

The site currently comprises a residential dwelling and large garden. It is noted that the application is to convert the dwelling and garden area into 4 separate dwellings. Historically the application area was a cotton mill with associated buildings and a chimney. Mapping shows the mill as disused c1971 and it is assumed that the main mill building was demolished sometime after that to leave just the existing building (now dwelling) remaining. Subsequently the area of the former mill building has become a residential garden. We hold no information to ascertain whether the land has ever been assessed for the potential of contamination from this historical use, or how the existing building was used during the spinning and weaving of cotton at the application area. It is understood that the applicant has not previously had a contaminated land assessment undertaken.

The geology of the application area comprises alluvium overlying sandstone (secondary aquifer). It is radon class 1 and as such is not considered to be in an area affected by radon. The surrounding area is currently and historically residential and agriculture.

In light of the industrial history of the application site and the sensitivity of the end use it is recommended that a high level contaminated land assessment be carried out. It is not reasonable to request a full Preliminary Risk Assessment or subsequent site investigation be carried out given the application proposal, but a proportionate risk assessment including soil sampling and analysis should be sufficient to consider the potential risk of contamination in areas of garden and soft landscaping. The applicant and/or their environmental consultant should contact this section to discuss and agree a proposed scheme of works ahead of undertaking any assessment. Furthermore, a watching brief should be carried out during all groundworks and any internal building works for the potential presence of contamination.

As such, in line with the National Planning Policy Framework, we recommend that the following contaminated land conditions are placed on any grant of permission:

Condition 1

Within 3 months of the application being approved:

- a. A proportionate risk assessment and site sampling exercise shall be undertaken to address the risks posed by land contamination in the proposed garden and landscaped areas of the application site. This should be submitted to and approved in writing by the Local Planning Authority; and*
- b. Should the above indicate that remediation is necessary, a Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority.*

The scheme shall be implemented in accordance with the duly approved details before any of the dwellings hereby approved are first occupied, and maintained as such thereafter.

Reason: To prevent pollution of the surrounding environment and to ensure the safe development of the site in the interests of the amenity of future occupiers and other sensitive receptors in accordance with the requirements of the National Planning Policy Framework.

Condition 2

Where remediation is required, it shall be carried out in full accordance with the approved Remediation Strategy.

A Verification Report must be submitted to the Local Planning Authority for approval upon completion of remediation works. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Condition 3: CLA5 – Unforeseen Contamination.

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 – CONDITION

The site is not located within an Air Quality Management Area. Due to the scale of the development, it is considered very 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.

The proposed development will have off-street parking. 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, and the requirements of the Building Regulations (The Building Regulations 2010, Approved Document S, Infrastructure for the charging of electric vehicles), this Section recommends the following condition to be placed on any grant of permission:

Within 6 months of the application being approved:

one electric vehicle (EV) charging point (minimum 7kW*) per unit (dwelling with dedicated parking).

Certification and photographic evidence of the installation of the agreed electric vehicle charge points shall be submitted.

**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 61851-1:2019 to be used. Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.*

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 1974, 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 1974.

**Operations – Environment Section.
12 June 2024**