

CONTAMINATED LAND – CONDITION

The site is currently occupied by an industrial building and associated land which has been present since the 1970s. Current uses in the surrounding area include commercial, industrial and retail buildings and the M66 motorway. Previous land uses at the site have included open land, possible areas of waste disposal or land raising activity and marshy areas. Previous uses in the surrounding area have included a sand pit, reservoirs associated with Hollins Vale Bleach Works, Pilsworth Bleach Works, possible areas of waste disposal or land raising activity, settling tanks and sludge beds (sewage works), commercial/industrial buildings and a depot. The site does not lie within 250 metres of any registered historic landfill sites but is located close to the current Pilsworth Landfill Site. The site is located in close proximity to Hollins Brook, a number of reservoirs/ponds and Hollins Local Nature Reserve. The site is situated above the Lower Coal Measures Secondary A Aquifer, overlain by glaciofluvial sand and gravel and glacial till deposits. Part of the site is situated within a Radon Affected Area (Class 5) where up to 10-30% of homes are estimated to exceed the Action Level.

It is understood that the proposed development comprises the construction of a single storey extension of existing industrial unit (Class B2/B8) including recladding of the existing building roof. Externally the development will include storage tanks, extension to existing site access points, new service yard, additional cycle and car parking with electrical vehicle charging spaces with associated infrastructure and new external seating area.

The following reports have been submitted with the application and my comments are attached (CL1071.090124.1):

- Geo-Environmental Appraisal, Holchem, Pilsworth Industrial Estate, Groundtech Consulting, Reference: GRO-22216-3751 Final, 8 September 2022.
- Permanent Ground Gas Risk Assessment, Holchem, Pilsworth Industrial Estate, Groundtech Consulting, Reference: GRO-22216-4726 Final, 18 October 2022.
- Radon Report, Holchem Laboratories Ltd, Gateway House, Pilsworth Road, Bury, BL9 8RD, British Geological Survey, Reference: BGS_334642/48107, 8 September 2023.

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:

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 – CONDITION – Electric Vehicle Charge Points

The site is not located within an Air Quality Management Area. Due to the scale of the development, it is considered unlikely that the development would create an increase of more than 500 AADT (annual average daily traffic). Therefore, in line with the Planning Practice Guidance-Air Quality and EPUK Guidance, an air quality assessment will not be required.

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:

- **Commercial with 10 or more parking spaces:** Prior to occupation the applicant shall provide electric vehicle (EV) charging points for 20% of the proposed parking spaces. EV chargepoints shall be 7kW* as a minimum. 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.

A copy of plan showing the proposed location of 16 no. EV chargers has been provided. Details of the charger make and model to be installed (including the specification sheet/document) are required. Photographic evidence that the chargers have been installed will 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.
9 January 2024.**