

From: Jones, Rebecca **On Behalf Of** envsection

Sent: Wednesday, March 29, 2023 9:43 AM

To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>

Subject: FW: Initial Consultation on Planning Application - Radcliffe Civic Hub, 13-21 Blackburn Street, Radcliffe, Manchester, M26 1NN - Contaminated Land, Air Quality and COPA

Dean,

Please find my comments below.

CONTAMINATED LAND – CONDITION

The site is currently occupied by Radcliffe Market Hall, Radcliffe Market Chambers, Radcliffe Plaza, a block of retail and commercial premises and a public house. Adjacent land use includes retail and commercial buildings, a carpark and supermarket and a sorting office. Previous land uses at the site have included a dye works, an electricity substation commercial and retail properties, housing, a market hall and marketplace and a bus station. Previous land uses within the surrounding area have included dye works, cotton and textile mills, iron works, chemical works, a gas holder, a preserve works and areas of potential waste disposal. The site does not lie within 250 metres of any known landfill sites but lies adjacent to the River Irwell. The site is situated on the Middle Coal Measures and Nob End Rock Secondary A Aquifers. Overlying drift deposits are likely to be absent or comprise River Terrace Deposits. The site is situated within a Radon Affected Area (Category 3 and Category 2) where up to 3-5% of homes are estimated to exceed the Action Level.

A desk study and preliminary risk assessment and site investigation report has been submitted and full comments are provided in the attached letter CL1038.290323.1.

Asbestos surveys have been provide for the Market Hall and Market Chambers, but asbestos surveys have not been provided for the buildings to be demolished and are required:

- Market Hall-Market Chambers Link Building.
- 1-9 (odd no.) Dale Street and 9-23 (odd no.) Blackburn Street.

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 – COMMENTS

The site is not located within an Air Quality Management Area. Due to the scale of the development, an air quality assessment has been submitted. A copy of my full comments are provided in the attached letter CL1038.290323.AQ, which details the further information required.

This Section recommends the following condition to be placed on any planning permission granted:

Air Quality Condition – Dust: No development shall commence unless and until a scheme to minimise dust emissions has been submitted to and approved in writing by the Local Planning Authority, as outlined in Table 18 Fugitive Dust Emissions Mitigation Measures, of the report (Air Quality Assessment for Radcliffe Civic Hub, Bury, Redmore Environmental, Reference: 4982-1r1, 21 December 2022). The scheme shall include details of all dust control measures and the methods to monitor emissions of dust arising from the development. The development shall be implemented in accordance with the approved scheme with the approved dust control measures being retained and maintained in a fully functional condition for the duration of the development hereby approved.

Reason: The information is required to reduce the impacts of dust disturbance from the site on the local environment, pursuant to chapter 11 of the NPPF - Conserving and enhancing the natural environment.

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.
29 March 2023.**

Regards,

Rebecca.

Rebecca Jones
Environmental Protection Officer
Department of Operations