

Date 16 March 2023
Reference CL1036.AQ.160323.1
Website www.bury.gov.uk

Department for Operations

Dean Clapworthy
Bury Council Planning Department

Dear Dean

Spurr House, Pole Lane, Bury, BL9 8QL. Planning Application: 69361 – Contaminated Land

I write regarding the above planning application. The Environment Section has received a copy of the following report:

- Air Quality Assessment for Pole Lane, Bury, Redmore Environmental, Reference: 6294r1, 20 January 2023.

The Environment Section has reviewed the above information in order to assess the following points:

1. The adequacy of the construction phase assessment.
2. The adequacy of the operational phase assessment.
3. Planning conditions and comments recommended.

It is understood that the proposed development comprises of the conversion of short stay residential home (Class C2) to a pupil referral unit (Class F1) for educational use; Single storey extensions and associated landscaping, additional parking and external works.

Please note that the 'UK Plan for Tackling Roadside NO₂', published in July 2017, identified Bury Council as an area having one or more roads with concentrations of NO₂ above statutory limits, according to more recent modelling results. Bury is therefore required to address these exceedances and we are currently engaging with Government on our proposed plans to reduce NO₂ concentrations across the borough.

The proposed development has been identified by the consultant to have the potential to cause air quality impacts at sensitive locations. These may include fugitive dust emissions associated with construction works and road traffic exhaust emissions from vehicle movements during the operational phase. An Air Quality Assessment was therefore undertaken to determine baseline conditions, consider location suitability for the proposed end use and assess potential effects as a result of the scheme.

1. The adequacy of the construction phase assessment

Assessment: Potential effects during the construction phase include fugitive emissions from site activities such as demolition, earthworks, construction and trackout which are all considered, along with the sensitivity of the area, in the assessment. The potential for dust emission was assessed for each activity and considered three dust effects: Annoyance due to dust soiling; Harm to ecological receptors; and Risk of health effects due to a significant increase in exposure to PM₁₀.

The construction phase assessment was based on the guidance in the Institute of Air Quality Management's (IAQM) 'Guidance on the Assessment of Dust from Demolition and Construction' 2014.

The desk-study undertaken to inform the baseline identified a number of sensitive receptors within 350m of the site boundary. As such, a detailed assessment of potential dust impacts was required.

Demolition will involve removal of an external garage and conservatory, with the total building volume demolished to be less than 20,000m³. Therefore, the magnitude of potential dust emissions from demolition is considered small (in accordance with criteria outlines in Table 3 in the report). The development is considered to be a negligible risk site for human health impacts as a result of demolition activities.

The potential risk of dust soiling was found to be low from earthworks and negligible from construction and trackout. The potential risk of human health and ecological impacts was found to be low from earthworks and negligible from construction and trackout.

Site specific mitigation measures as recommended in the IAQM Guidance have been adapted for this site in Table 19 in the report, are to be implemented. It is suggested that these are reviewed prior to commencement of construction works and incorporated into a Construction Environmental Management Plan.

Once in place, the residual impacts are 'not significant'.

Mitigation measures: Mitigation measures outlined in Table 19 of the report (Air Quality Assessment for Pole Lane, Bury, Redmore Environmental, Reference: 6294r1, 20 January 2023) for the earthworks and construction phases of the development are acceptable to this Section. Please ensure that these measures are fully implemented during the demolition, earthworks and construction phase of the development.

2. The adequacy of the operational phase assessment

The impacts during the operational phase include exhaust emissions from road traffic generated. The Transport Consultants have indicated that the development is predicted to produce approximately 70 daily trips, therefore, it is not predicted to result in an increase of more than 400AADT or more than 100 AADT within the AQMA. Therefore, potential air quality impacts associated with the operational phase are predicted to be not significant in accordance with the IAQM screening criteria. A Detailed Air Quality Assessment was not therefore required.

Mitigation for the Operational Phase: A number of mitigation measures have also been included within the development in accordance with the requirements of the IAQM document 'Land-Use Planning & Development Control: Planning for Air Quality to encourage the use of sustainable transport modes, manage vehicle flow and reduce pollution around the site. Table 20 in the report describes the good practice principles detailed in the IAQM guidance along with how each has been addressed with regards to the proposals.

Included in the mitigation measures is:

- The provision of 2 no. EV charging points to cover 10% of car parking spaces.
- A Travel Plan.

3. Planning conditions and comments recommended

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 planning permission of this scale:

Air Quality Comment: *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 new building regulations (The Building Regulations 2010, Approved Document S, Infrastructure for the charging of electric vehicles), please supply details of the proposed provision for electric vehicle charging.*

- ***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 20 Fugitive Dust Emissions Mitigation Measures, of the report (Air Quality Assessment for Pole Lane, Bury, Redmore Environmental, Reference: 6294r1, 20 January 2023). 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.*

Conclusion

In order for this Section to be satisfied that the proposed development poses a low risk to local air quality the following information is required:

- (i) Details of the proposed electric vehicle charging points to be installed.
- (ii) Scheme to minimise dust emissions during the construction phase.

Please do not hesitate to contact me if you require any clarification of the above.

Yours sincerely



Judith Scott
Environmental Protection Officer

Please Note: The Environment Section has used all reasonable endeavours to determine the risk from contaminated land and ground gas based upon the information available to it. However, the comments made above should not be taken to imply that the land is safe or otherwise suitable for this or any other development. The responsibility for safe development rests with the developer.

Privacy Policy: Please visit www.bury.gov.uk/privacy to read our recently updated Privacy Policy which explains how Bury Council uses and shares your personal data to give you the best possible experience across our services.



Follow us on

