

From: Jones, Rebecca (Environmental Protection)

Sent: Friday, November 17, 2023 12:19 PM

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

Subject: FW: Initial Consultation on Planning Application - Land bounded by Bolton Road, Harper Fold Road & Canute Street, Radcliffe, Manchester, M26 3BX, 69590 -Contaminated Land, Air Quality and COPA

Dean,

Please see my comments below.

CONTAMINATED LAND – CONDITION.

The site is currently a grassed area of public open space with United Utilities underground infrastructure present in the north of the site. Current uses in the surrounding area include housing, retail units, a community centre and a primary school. Previous uses at the site have included a collection of buildings known as Cams Acre (assumed to be an old farm) which was present on the site from prior to 1848 until the buildings were demolished at some point between the 1950s and 1976. Previous uses in the surrounding area have included infilled ponds and reservoirs, a brickfield, old coal pits and allotment gardens. The site is not located within 250m of a registered landfill and is not in close proximity to any major surface watercourses. The site is situated on the Middle Coal Measures Formation Secondary A Aquifer overlain by Glacial Till. As the site has previously been developed it is likely that deposits of made ground are present on the site. The site is not located within a Radon Affected Area.

Due to the sensitivity of the proposed land use, as a minimum, a Desk Study and Preliminary Risk Assessment will be required. A coal mining risk assessment report has been submitted which recommends an intrusive investigation and gas monitoring is completed.

In line with the National Planning Policy Framework, as 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.

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 located within an Air Quality Management Area (AQMA). Due to the scale of the development, it is considered unlikely that the development would create an increase of more than 100 AADT (annual average daily traffic).

Therefore in line with the EPUK Guidance, an air quality assessment is not 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:

Prior to occupation the applicant shall provide one electric vehicle (EV) charging point (minimum 7kW*) per unit (dwelling with dedicated parking) or a minimum 20% EV chargepoints (minimum 7kW*) (for unallocated parking). 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 61851-1:2011 to be used (note this version is due to be replaced by BS EN 61851-1:2019 on 5 July 2022).

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 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.
17 November 2023.

Regards,

Rebecca.

Rebecca Jones
Environmental Protection Officer
Department of Operations