

Initial Consultation on Planning Application - Top Park Playing Fields, Bolton Road West, Ramsbottom, Bury, BL0 9NU, Planning Application: 70200 – Contaminated Land, Air Quality and COPA

CONTAMINATED LAND – Conditions

The site is currently occupied by playing fields, a car park and a small pavilion/changing rooms. Current uses in the surrounding area include residential properties and public open space. Previous land uses at the site have included open land and fields, a Refuse Tip (1963), which is marked as disused by 1978, and a park by 1989. Previous uses in the surrounding area have included Hope Mills (Cotton) with reservoir, Hazelhurst Mill (Towel), an Iron Works, Hope Works (Bleaching, Dyeing and Finishing) and areas of waste disposal activity.

The site lies within the boundary of a registered landfill site known as Bolton Road West Landfill, which is a former Victorian tip. The site was later infilled up to 1975 with household and industrial waste, ash and Victorian refuse. The site is owned by Bury MBC Leisure Services who remediated the site in 1993/94. A passive venting trench with venting columns and cowls was installed along the east, south and southwestern perimeter of the site with a bentonite cut off wall along the Bolton Road West boundary.

Additionally, two further registered landfill sites are located within 250m of the site. The site is not in close proximity to any major surface watercourse. The site is situated above the Brooksbottoms Grit Secondary A Aquifer, overlain by glacial till and deposits of made ground/waste material. The Brooksbottoms Coal Seam is thought to be present beneath the site. The site is not situated within a Radon Affected Area.

It is understood that the proposed development comprises the creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, new macadam hardstanding areas, floodlights, storage container; a car park with associated lighting and landscaping; floodlights; and a single storey extension to an existing pavilion/changing rooms.

A Preliminary Risk Assessment and limited site investigation report has been provided. Further investigation including soil sampling and gas monitoring is required. See attached letter C059.051223.1.

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.

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.

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.
5 December 2023.**