

68691 – Land off Victoria Avenue, Whitefield

CONTAMINATED LAND – CONDITION.

The site is located at the former Wheatfields Day Centre. Previously the site was an extra care facility which was demolished approximately ten years ago. Historically the site was made up of open fields. By 1969 two relatively large buildings are mapped on-site, labelled as 'Knowle Hill View', which is positioned roughly within the southeast of the site, and 'Wheatfields' located roughly within the centre of the site. An electrical substation is also found within the south of the site. No other significant changes occur until between the 1992 and 1996 mapping, where the Wheatfields appears to have been extended. Surrounding historical uses include a Brick Field adjacent to the north east of the site, which was later developed as a Trading Estate, and residential developments with garages to the north. A pond was historically situated to the south east of the site.

The site is situated above the Middle Coal Measures Formation Secondary A and Sherwood Sandstone Group Principal Aquifers, overlain by Glacial Till. The site is not within 250m of a registered landfill.

The proposal is to develop 30 residential properties.

A desk study report and site investigation report has been received and commented on by this Section – please see attached response.

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.

EV Charging provision – 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.

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.
23 September 2022