

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

Sent: 01 December 2022 16:05

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

Subject: FW: Initial Consultation on Planning Application - 12 Owlerbarrow Road, Bury, BL8 1RD, 69063 - Contaminated Land, Air Quality and COPA

Dean,

Please find my comments below.

CONTAMINATED LAND – CONDITIONS

The site is currently occupied by a detached dwelling and garden. Surrounding current uses include residential properties, open land and a high school. Previous land uses at the site have include open land before the current property was constructed in the 1970s. Previous uses in the surrounding area have included a tank, infilled ponds and coal mining (a former shaft is located 150m to the NW). The site is not located within 250 metres of a registered landfill site or in close proximity to any major surface watercourse. The site is situated on glacial till over the Lower Coal Measures Secondary A Aquifer. Two faults are located within the vicinity of the site.

It is understood that the proposal is to construct a residential property in an existing domestic garden. A desk study has been submitted and reviewed (Phase 1 Desk Study, Land at 12 Owlerbarrow Road, Bury, BL8 1RD, Demeter Environmental, Reference: 18-03-05 Rev 0, March 2018). The report recommends that a watching brief be kept to identify and deal with any previously unforeseen contamination (see attached response letter CL1004.011222.1). Additionally, if any topsoil is to be imported for use in garden areas, chemical testing will be required to demonstrate that it is clean and suitable for use. Waste transfer documentation will be required for any excess soil material removed from site.

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:

CLA2 - Contaminated Land implementation of Remediation Strategy and Site Verification Report.

(reference report: Phase 1 Desk Study, Land at 12 Owlerbarrow Road, Bury, BL8 1RD, Demeter Environmental, Reference: 18-03-05 Rev 0, March 2018).

Asbestos Comment - Prior to demolition or refurbishment of any structures on site an asbestos survey is to be carried out by an appropriately qualified contractor. Any asbestos identified shall be disposed of in an appropriate manner.

AIR QUALITY - COMMENT

The site is not within an Air Quality Management Area. Due to the scale of the development it is considered very unlikely that the development would create an increase of more than 500 AADT (annual average daily traffic). Therefore, in line with the 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, this Section recommends the applicant provides proposals for Electric Vehicle charge points to be installed in the parking areas.

We would expect one electric vehicle (EV) charging point (minimum 7kW*) per unit (dwelling with dedicated parking) as a minimum.

*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 (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.
1 December 2022.**

Regards,

Rebecca.

Rebecca Jones
Environmental Protection Officer
Department of Operations