

**Initial Consultation on Planning Application - Jackson Fold Farm,  
Pilsworth Road, Bury, BL9 8QZ, Planning Application: 69455 –  
Contaminated Land, Air Quality and COPA**

**CONTAMINATED LAND - Comments**

The site is currently occupied by a barn and outbuildings used as stables and storage with caravans and containers also present on site. Surrounding land uses include open land, quarries/landfill sites and the M66 motorway. The site has been occupied by Jackson Fold Farm and tanks, including a sewage tank, since prior to 1848. A tyre works was also situated on site. The site is situated between Pilsworth North and Pilsworth South sand quarries which later became landfill sites. The site is not situated in close proximity to any major surface watercourses, however, ponds and a number of drainage features are located within the surrounding area. The site is situated above the Lower Coal Measures Secondary A Aquifer overlain by Fluvio-glacial Sand and Gravel Deposits. The site is not located within a Radon Affected Area.

The proposed development comprises: the redevelopment of existing cottage/stables into 1 no. dwelling; 11 no. replacement stables with shared access and car parking; and the conversion of the existing barn to create 6 no. dwellings with new rear orangeries, gardens and parking. A Preliminary Risk Assessment has been submitted and reviewed (see attached letter CL786.221123.1). A site investigation and risk assessment have been recommended.

Additionally, it is recommended that an asbestos survey and invasive species survey are completed.

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 – EV Condition**

The site is not located 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.

The proposed development will have off-street parking. 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 61851-1:2019 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.  
22 November 2023.**