

From: Jones, Rebecca on behalf of envsection
Sent: 21 December 2022 14:11
To: Booth, Claire
Subject: FW: Initial Consultation on Planning Application - Holhouse Farm, Holhouse Lane, Tottington, Bury, BL8 4HD, 69078 - Contaminated Land, Air Quality and Risk Assessment
Attachments: DocMemoInt2.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Claire,

Please find my comments below.

CONTAMINATED LAND - No comment

The site is currently occupied by agricultural land. Current uses in the surrounding area include housing. Previous uses at the site have included a residential property known as Hall House (1893) and a small building possibly associated with a smallholding (1930). Previous uses within the surrounding area include a gravel pit, ponds and a well. The site is not within 250m of a known landfill site and is not located in close proximity to a major surface watercourse. The site is situated on the Lower Coal Measures Secondary A Aquifer overlain by glacial till deposits.

The risks from ground gas are considered low due to the lack of nearby former landfill sites and the fact that the building will be well ventilated with a large roller shutter door. With relation to contaminated land, the former uses at the site are unlikely to have resulted in significant contamination and the proposed end use as a barn is not considered sensitive, therefore the risks to human health and the environment are considered low.

Consequently, no contaminated land conditions are considered necessary

AIR QUALITY - No Comment

The Environment Section has assessed the application and has no comments to make.

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.
21 December 2022.

Regards,

Rebecca.

Rebecca Jones
Environmental Protection Officer
Department of Operations
0161 253 6392
rebecca.jones@bury.gov.uk

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From: development.control@bury.gov.uk <development.control@bury.gov.uk>
Sent: 19 December 2022 15:20
To: envsection <envsection@bury.gov.uk>
Subject: Initial Consultation on Planning Application

ENVIRONMENT & DEVELOPMENT SERVICES
(DEVELOPMENT CONTROL)

INTERNAL MEMORANDUM

Date: 19 December 2022

To:
Env Health Contam Land/ Air Quality
5. Knowsley Place
Duke Street
Bury

Proposal: Erection of an agricultural building

Location: Holhouse Farm, Holhouse Lane, Tottington, Bury, BL8 4HD

Application No. 69078

Grid Ref: 377484 414702

I wish to notify you that the above planning application has been received and the plans and associated documents can be viewed at <https://planning.bury.gov.uk/online-applications> by following the link to the planning application register and typing in the case number 69078 or by clicking on the link below.

link to website

Plans are normally available to view within 2 working days of the date of this email.

If you have any views on the proposal please respond by 09 January 2023.
If I have not
received your reply within this period, I reserve the right to determine
the application
unless, within the time allowed for your reply, you have formally
requested additional
time to consider the application.

Such a request must be accompanied by fully detailed reasons for granting
an
extension of time and may be cited to the applicant and the general public
as being the
cause of any failure on the part of the Council to determine the
application within the
statutory period. The Council will give full publicity to such causes of
delay in
accordance with Circular 28/83.

If you would like more time to consider the application, please contact
the case officer,
Claire Booth