

69299 – Unit 2, Victoria Retail Park, Victoria Street, Bury

CONTAMINATED LAND – CONDITIONS.

The site is a former gas works, and our records show that some remediation has been undertaken previously to prepare the site for commercial development. Other uses on and adjacent to the site include works, factory, disturbed ground, a mill and a garage. The site is also within 250m of one known landfill site (King George V Playing Fields). The site lies over River Terrace Deposits and the Carnel Rock Sandstone, which is a secondary A aquifer.

The proposal is for the alteration to the external façade of existing building, including partial demolition and external works to accommodate a Drive-Thru Lane.

This Section is not aware if the remedial works that were required for the development of the existing building were carried out. If gas protection measures were installed in the foundation of the building, then these will need to be protected.

In line with the National Planning Policy Framework, there is the potential for contamination on this site therefore we recommend that the following contaminated land conditions are placed on any grant of permission:

CLA5 - Unforeseen Contamination 2 (where CLA1 and CLA2 are NOT on as conditions).

GAS4 - Commensurate Gas Protection Measures.

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

The site is situated adjacent to the Air Quality Management Area and the proposal is likely to increase traffic in the area. 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.

Operations – Environment Section.

10 March 2023