

From: Scott, Judith
Sent: 24 January 2022 12:45
To: Clapworthy, Dean
Subject: RE: Initial Consultation on Planning Application 67625
Attachments: CL1001.240122.1.docx

Hi Dean

Please see my comments below.

CONTAMINATED LAND – CONDITIONS

The site is currently occupied by former terraced housing with a ground floor retail unit. Current uses in the surrounding area include residential properties and commercial premises. Previous uses at the site have included open land followed by a row of terraced properties by 1893, part of which was later converted to a warehouse. Previous uses in the surrounding area have include a gas works, cotton mills, reservoirs, clay pits, a preserve works, leather works and a felt hat works. The site is not located within 250m of a known landfill site and is not located in close proximity to a major surface watercourse. The site is situated over Glacial Till over the Lower Coal Measures Secondary A aquifer. As the site has previously been developed it is likely that deposits of made ground are present on the site.

It is understood that the proposed development comprises the demolition of the existing building and erection of 24 apartments and 1 retail unit with 18 car parking spaces.

A Desk Study report has been received – please see this Section’s response attached.

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.

Asbestos Condition - Prior to demolition of the 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.

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 – CONDITION

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 following condition to be placed on are placed on any grant of permission:

Air Quality Condition: 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).

*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).

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.
24 January 2022.**

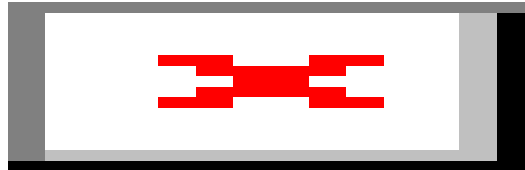
Many thanks

Regards

Judith Scott
Environmental Protection Officer
Department of Operations



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Please visit www.bury.gov.uk/privacy to read our recently updated Privacy Policy which explains how Bury Council uses and shares your personal data to give you the best possible experience across our services.

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From: development.control@bury.gov.uk <development.control@bury.gov.uk>

Sent: 19 January 2022 14:51

To: envsection <envsection@bury.gov.uk>

Subject: Initial Consultation on Planning Application

ENVIRONMENT & DEVELOPMENT SERVICES (DEVELOPMENT CONTROL)

INTERNAL MEMORANDUM

-

Date: 19 January 2022

-

To:

Env Health Contam Land/ Air Quality

3 Knowsley Place

Duke Street

Bury

Proposal: Demolition of existing building and erection of 24 no. apartments and 1 no. retail unit with 18 no. car parking spaces

Location: 121-131 Bell Lane, Bury, BL9 6BB

Application No. 67625

Grid Ref: 381442.2 411246.4

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 67625 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 February 2022. 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, Dean Clapworthy

**ENVIRONMENT & DEVELOPMENT
SERVICES (DEVELOPMENT CONTROL)**

INTERNAL MEMORANDUM

-

Date: 19 January 2022

-

To:

Pollution Control

Environmental Health

3 Knowsley Place

Duke Street

Bury

Proposal: Demolition of existing building and erection of 24 no. apartments and 1 no. retail unit with 18 no. car parking spaces

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**ENVIRONMENT & DEVELOPMENT
SERVICES (DEVELOPMENT CONTROL)**

INTERNAL MEMORANDUM

-

Date: 19 January 2022

-

To:

Conservation Officer

3 Knowsley Place

Duke Street

Bury

Proposal: Demolition of existing building and erection of 24 no. apartments and 1 no. retail unit with 18 no. car parking spaces

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Application No. 67625

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**ENVIRONMENT & DEVELOPMENT
SERVICES (DEVELOPMENT CONTROL)**

INTERNAL MEMORANDUM

-

Date: 19 January 2022

-

To:

Drainage

Operations - Engineering Consultancy

3 Knowsley Place

Duke Street

Bury

Proposal: Demolition of existing building and erection of 24 no. apartments and 1 no. retail unit with 18 no. car parking spaces

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Application No. 67625

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**ENVIRONMENT & DEVELOPMENT
SERVICES (DEVELOPMENT CONTROL)**

INTERNAL MEMORANDUM

-

Date: 19 January 2022

-

To:

EDS

Waste Management

Bradley Fold Depot

Proposal: Demolition of existing building and erection of 24 no. apartments and 1 no. retail unit with 18 no. car parking spaces

Location: 121-131 Bell Lane, Bury, BL9 6BB

Application No. 67625

Grid Ref: 381442.2 411246.4

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