

67342 – Ainsworth nursing home, Knowsley Road, Ainsworth

CONTAMINATED LAND – CONDITION.

The site is currently occupied by the former Ainsworth Nursing Home. Current uses in the surrounding area include open land and residential properties. Previous uses at the site have included a former farm/country house known as Broom Field followed by Ainsworth Hospital for Infectious Diseases and Smallpox. Previous uses in the surrounding area have included potentially infilled features including ponds and filterbeds. There are no registered landfills within 250m of the main site.

The site is not located in close proximity to any major surface watercourses, but there are number of land drains in the surrounding area and a reservoirs to the north east. This is underlain by the Lower Coal Measures Secondary A Aquifer which is lacking in superficial deposits for most of the site with some Glacial Till in the very south of the site.

It is understood that the proposal is to develop 2 residential properties and convert the gatehouse in to residential.

A Desk Study and Preliminary Risk Assessment report has been received. Please find 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 1 EV chargepoint (minimum 7kW*) for each dwelling.

*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 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.
28 September 2021.