

From: Jones, Rebecca **On Behalf Of** envsection

Sent: 29 November 2022 10:58

To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>

Subject: FW: Initial Consultation on Planning Application - 305 Middleton Road, Manchester, M8 4LY, 69027 - Contaminated Land, Air Quality and COPA

Dean,

Please see my comments below and a copy of our previous responses to the Desk Study Report.

CONTAMINATED LAND – CONDITION.

The site has historically been in use as open land situated within the boundary of a Dye Works. The whole site was developed for housing in the 1950s when the current house was built. The property is in use as a Surgery by 1971. Historical nearby uses have included a garage, a dye works and military land. The site is not within 250m of a registered landfill site and is situated above the Sherwood Sandstone Primary Aquifer overlain by Glacial Till. Currently the site is in use as a dwelling and the proposal is to demolish part of the building and rebuild a new dwelling.

A desk study report has previously been submitted and has been commented on in the attached letter (CL992.170821.1):

- Geo-Environmental Phase 1 Desk Study, 305 Middleton Road, Manchester, M8 4LY, Adeptus, Reference: A200716-R01, July 2020.

An updated version of the desk study report was provided in November 2022 in support of application 67944. The report concluded that the risks to human health and the environment were low, but recommended that a watching brief should be kept during the development to identify and deal with any previously unforeseen contamination. Condition 4 (CLA1) of 67944 was recommended for discharge (see attached email):

- Geo-Environmental Phase 1 Desk Study, 305 Middleton Road, Manchester, M8 4LY, Adeptus, Reference: A200716-R01, July 2020.

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:

CLA2 - Contaminated Land implementation of Remediation Strategy and Site Verification Report.

Asbestos Comment - 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

The site is situated within Bury's Air Quality Management Area.

Due to the scale of the development, it is considered unlikely that the development would create an increase of more than 100 AADT (annual average daily traffic). Therefore in line with the EPUK Guidance, an air quality assessment is not required.

However, in line with the principles of Good Practice set out in the EPUK Guidance, consideration should be given to mitigating the impact of poor air quality on future residents who would reside within an AQMA.

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 any grant of permission:

Air Quality Condition: Prior to occupation the applicant shall provide 1 electric vehicle (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.
29 November 2022.

Regards,

Rebecca.

Rebecca Jones
Environmental Protection Officer
Department of Operations