

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

Sent: 08 February 2023 17:27

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

Subject: FW: Initial Consultation on Planning Application - 2 Windrush Avenue, Ramsbottom, Bury, BL0 9TU, 69022 - Contaminated Land, Air Quality and COPA

CONTAMINATED LAND – CONDITION

The site is currently occupied by a detached property with gardens. Current uses in the surrounding area include residential properties, a recreation ground and public open space. Previous uses at the site have included open land and the current property which was built between 1939 and 1963. Previous uses in the surrounding area have included Woodhey Chemical Works, later a printing and dyeing works, a plant nursery, an electricity sub-station and ponds. The site is situated within 250m of a registered landfill site, known as Woodhey Dye Works Landfill. Holcombe Brook is located approximately 200m to the north of the site. The site is situated above the Brookbottoms Grit and Lower Coal Measures Secondary A Aquifers, which is overlain by Glacial Till. The site is potentially located within a Radon Affect Area.

A desk study and preliminary risk assessment has not been submitted with the application and is required.

Additionally, a pre-demolition asbestos survey will be required.

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.

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 – COMMENTS

The site is not located within an Air Quality Management Area. Due to the scale of the development it is considered very unlikely that the development would create an increase of more than 500 AADT (annual average daily traffic). Therefore, in line with the EPUK Guidance, an air quality assessment will not be required.

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 applicant provides proposals for Electric Vehicle charge points to be installed in the parking areas.

We would expect one electric vehicle (EV) charging point (minimum 7kW*) per unit as a minimum.

*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 (Appeals) 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.
8 February 2023.**

Regards,

Rebecca Jones
Environmental Protection Officer
Department of Operations