

From: Jones, Rebecca (Environmental Protection) < On Behalf Of envsection

Sent: Wednesday, October 25, 2023 4:57 PM

To: Leach, Helen

Subject: FW: Initial Consultation on Planning Application - Site of Radcliffe Leisure Centre, Spring Lane, Radcliffe, Manchester, M26 2SZ, 70071 - Contaminated Land, Air Quality and COPA

Helen,

Please find attached a copy of my comments.

CONTAMINATED LAND – CONDITIONS

The site is currently in use as Spring Lane School (a pupil referral unit) and a Leisure Centre including a temporary swimming pool, and a former electricity sub-station. Current uses in the surrounding area include housing, a Metrolink Line and station and commercial buildings. Previous uses at the site have included open land associated with a farm, followed by railway land including a goods shed and goods station, a cricket ground and allotment gardens. By 1979 the site had been developed as a school. Surrounding former land uses have included a former railway line, a gravel pit, mineral water works, iron works, a rope walk, sawmill, unspecified works, a colliery and residential developments. The site is within 250m of one landfill site, known as Darbyshire Street Landfill, which is an infilled railway cutting. There are two surface watercourses situated within 250m of the site including the Manchester, Bury and Bolton Canal which flows along the northwest boundary of the site and the River Irwell to the south. The site is situated above the Carboniferous Middle Coal Measures Secondary A Aquifer which is overlain by Glacial Till and River Terrace Deposits. It is likely that deposits of made ground exist at the site. The site is not located within a Radon Affected Area.

A desk study and preliminary site investigation report have been submitted. It is recommended that following the demolition of the existing buildings, further intrusive investigation and risk assessment should be completed. Please see attached response CL295.251023.1.

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.

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 – Electric Vehicle Charge Points

The site is located adjacent to an Air Quality Management Area (Spring Lane). Due to the scale of the development, it is considered likely 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 will 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, and the requirements of the new building regulations (The Building Regulations 2010, Approved Document S, Infrastructure for the charging of electric vehicles), this Section recommends the following condition to be placed on any grant of permission:

- **Commercial with 10 or more parking spaces:** Prior to occupation the applicant shall provide electric vehicle (EV) charging points for 20% of the proposed parking spaces. EV chargepoints shall be 7kW* 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 61851-1:2019 to be used. Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.

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.
25 October 2023.**

Regards,

Rebecca.

Rebecca Jones
Environmental Protection Officer
Department of Operations