

Dear Dean,

Please find my comments below.

CONTAMINATED LAND – CONDITION.

The site currently comprises vacant land adjacent to residential properties. The supporting desk study report concluded that there is limited potential for contamination to be present.

Residential properties are a sensitive end use; as such, a watching brief should be carried out during construction for unforeseen contamination. Furthermore, any soil imported for gardens and landscaping should be tested to demonstrate it is suitable for use.

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:

CLA3 - Imported materials.

CLA5 - Unforeseen Contamination 2

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 – NO COMMENT

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. Furthermore, the proposed development will not have off-street parking as such no condition can be applied.

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.
03 APRIL 2024

Regards,

Sally

Sally Shaw
Environmental Protection
Bury Council