

From: Jones, Rebecca on behalf of envsection
Sent: 29 November 2022 16:39
To: Beirne, Thomas
Subject: FW: Initial Consultation on Planning Application - Land adjacent to 8 Haslam Brow, Bury, BL9 0TS, 69015 - Contaminated Land, Air Quality and COPA
Attachments: DocMemoInt2.pdf

Tom,

Please find my comments below.

CONTAMINATED LAND – CONDITIONS.

- The site is currently a densely vegetated area within the boundaries of a residential plot (8 Haslam Brow). The site has historically been in use as open land followed by a garden area with a glass house which has now been demolished. Surrounding land uses have included timber yards, railway land and a garage. The site is not within 250 metres of any registered landfills, although two historical refuse tips have been identified within 250 metres. The site is situated on the Trencherbone Rock Secondary (A) aquifer which is overlain by Glaciofluvial deposits of sand and gravel.

- A desk study report, limited site investigation and subsequent desk-based gas risk assessment was submitted for the development of the adjacent property 8 Haslam Brow (56264) and the contaminated land conditions discharged. However, no contaminated land information has been submitted with this application. A desk study report is required as a minimum.

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 – COMMENTS

The site is **not** located within an 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 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 (dwelling with dedicated parking) 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.
29 November 2022.**

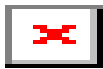
Regards,

Rebecca.

Rebecca Jones
Environmental Protection Officer
Department of Operations
0161 253 6392
rebecca.jones@bury.gov.uk

Privacy Policy

Please visit www.bury.gov.uk/privacy to read our recently updated Privacy Policy which explains how Bury Council uses and shares your personal data to give you the best possible experience across our services.



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From: development.control@bury.gov.uk <development.control@bury.gov.uk>

Sent: 18 November 2022 11:00

To: envsection <envsection@bury.gov.uk>

Subject: Initial Consultation on Planning Application

ENVIRONMENT & DEVELOPMENT SERVICES (DEVELOPMENT CONTROL)

INTERNAL MEMORANDUM

-

Date: 18 November 2022

-

To:

Env Health Contam Land/ Air Quality

3 Knowsley Place

Duke Street

Bury

Proposal: Erection of 1no. dormer bungalow with altered access along Haslam Brow

Location: Land adjacent to 8 Haslam Brow, Bury, BL9 0TS

Application No. 69015

Grid Ref: 380052.04 409992

I wish to notify you that the above planning application has been received and the plans and associated documents can be viewed at <https://planning.bury.gov.uk/online-applications> by following the link to the planning application register and typing in the case number 69015 .

Plans are normally available to view within 2 working days of the date of this email.

If you have any views on the proposal please respond by 09 December 2022. If I have not received your reply within this period, I reserve the right to determine the application unless, within the time allowed for your reply, you have formally requested additional time to consider the application.

Such a request must be accompanied by fully detailed reasons for granting an extension of time and may be cited to the applicant and the general public as being the cause of any failure on the part of the Council to determine the application within the statutory period. The Council will give full publicity to such causes of delay in accordance with Circular 28/83.

If you would like more time to consider the application, please contact the case officer, Tom Beirne

**ENVIRONMENT & DEVELOPMENT
SERVICES (DEVELOPMENT CONTROL)**

INTERNAL MEMORANDUM

-

Date: 18 November 2022

-

To:

EDS

Waste Management

Bradley Fold Depot

Proposal: Erection of 1no. dormer bungalow with altered access along Haslam Brow

Location: Land adjacent to 8 Haslam Brow, Bury, BL9 0TS

Application No. 69015

Grid Ref: 380052.04 409992

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