

From: Jones, Rebecca <Rebecca.Jones@bury.gov.uk> **On Behalf Of** envsection

Sent: 08 June 2022 11:55

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

Subject: FW: Initial Consultation on Planning Application - 24 Brookfield, Prestwich, Manchester, M25
1EL - Contaminated Land, Air Quality and COPA

Please find my comments below.

CONTAMINATED LAND – CONDITION

The site is currently occupied by a detached house and garden. Current uses in the surrounding area include residential properties, a repair garage, car wash, cafe and a Metrolink line. Previous uses at the site have included open land adjacent to a watercourse. Previous uses in the surrounding area have included a railway line and an infilled river valley which is now a repair garage, car wash and cafe. The site is not located within in 250m of a known landfill. Based on the historical maps a culverted stream may exist to the rear of the property. The site is situated on Fluvioglacial Sand and Gravel Deposits over the Worsley Delf Rock Secondary A Aquifer. The site is located within a Category 2 Radon Affected Area.

As a minimum a desk study is required to assess the potential risks at the site. Additionally, a pre-demolition asbestos survey is 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 Remediation Strategy.

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

Asbestos - Prior to demolition of the structures on site an asbestos survey is to be carried out by an appropriately qualified contractor. Any asbestos identified should 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 - CONDITION

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.

However, Bury Council has been identified by DEFRA as an area requiring to significantly improve air quality. The Government report, 'UK Plan for Tackling Roadside NO₂', published in July 2017, identified Bury Council as an area having one or more roads with concentrations of NO₂ above statutory limits, according to more recent modelling results. Bury is therefore required to address these exceedances and we are currently engaging with Government on our proposed plans to reduce NO₂ concentrations across the borough.

Due to this requirement and in line with the principles of Good Practice set out in the EPUK Guidance, this Section recommends the following condition to be placed on any planning permission granted:

Air Quality Condition: Prior to occupation the applicant shall provide 1 electric vehicle (EV) charge point (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.

8 June 2022.

Regards,

Rebecca.

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