

From: Scott, Judith <J.Scott@bury.gov.uk>
Sent: Thursday, March 16, 2023 11:30 AM
To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>
Subject: RE: Initial Consultation on Planning Application

Hi Dean

Please see my comments below and attached responses.

CONTAMINATED LAND – CONDITIONS.

The site has previously been in use as open fields until 1981 when Spurr House care home was developed. Surrounding historical uses have included ponds, a motor body works, and smithies. Currently the site is in use as a care home and is surrounded by open fields with ponds, Unsworth Academy and residential properties.

The site is situated above the Middle Coal Measures Secondary A Aquifer which is overlain by Glacial Till and is not within 250m of a registered landfill site.

The proposal is for the refurbishment and renovation of the existing structure for change of use from care home into a school with areas of external areas of soft landscaping, car parking and multi-use games areas.

A Phase 1 Desk Study and Preliminary Risk Assessment Report has previously been received and commented on by this Section. Further investigation has been recommended and 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 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, the identified asbestos containing material shall be removed by an appropriately qualified contractor, in line with the Demolition Method Statement submitted with this application. Substantiating evidence, including copies of waste transfer documentation and a photographic record of the works, shall be submitted to demonstrate that the asbestos containing material has been disposed of in an appropriate manner.

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 Comment: 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), please supply details of the proposed provision for electric vehicle charging.

Air Quality Condition – Dust: No development shall commence unless and until a scheme to minimise dust emissions has been submitted to and approved in writing by the Local Planning Authority, as outlined in Table 20 Fugitive Dust Emissions Mitigation Measures, of the report (Air Quality Assessment for Pole Lane, Bury, Redmore Environmental, Reference: 6294r1, 20 January 2023). The scheme shall include details of all dust control measures and the methods to monitor emissions of dust arising from the development. The development shall be implemented in accordance with the approved scheme with the approved dust control measures being retained and maintained in a fully functional condition for the duration of the development hereby approved.

Reason: *The information is required to reduce the impacts of dust disturbance from the site on the local environment, pursuant to chapter 11 of the NPPF - Conserving and enhancing the natural environment.*

**Operations – Environment Section.
16 March 2023.**

Please contact me if you have any queries.

Thank you

Regards

Judith Scott
Environmental Protection Officer
Department of Operations