

69580 – Land & buildings at Murray Road/2 – 10 Princess Parade/47 – 51 Market Street & Bury Market, Bury

CONTAMINATED LAND – CONDITIONS.

The site is currently occupied by commercial/retail buildings and Bury Markets Office. Current uses in the surrounding area include commercial/retail buildings, Bury Market and Bury College Buildings. Previous uses at the site have included residential properties, retail and commercial buildings, the Theatre Royal and Opera House which was later a cinema, a garage and a clinic. Previous uses in the surrounding area have included abattoirs, railway land, retail and commercial premises and former Bury Market buildings. The site is located within 250m of a known landfill site (Pyramid Park Landfill) but is not in close proximity to any major surface watercourse. The site is situated over glaciofluvial sand and gravel deposits over the Lower Coal Measures Secondary A Aquifer.

The proposal is to demolish buildings and build a flexible events hall with associated servicing, parking and landscaping and a new canopy over the outdoor market.

A Phase 1 Desk Study and Site Investigation Report has been received and commented on by this Section (see attached response). Further investigation has been recommended and is therefore required.

In line with the National Planning Policy Framework, there is the potential for contamination on this site therefore 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.

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.

15 June 2023