

Initial Consultation on Planning Application, 78-80 Church Street West, Radcliffe, Manchester, M26 2SY, 70563 - Contaminated Land, Air Quality and COPA

CONTAMINATED LAND – CONDITION.

The site is currently occupied by a vacant factory building. Current uses in the surrounding area include commercial and retail premises and housing. Previous uses at the site have included a conservative club, a works a factory and most recently a showroom and workshop. Previous uses within the surrounding area have included a sandstone quarry, timber yards, a dyeworks, cotton mill, railway land and Radcliffe Station, evidence of waste disposal activity, a works, engineering works, Spring Chemical Works, a brass foundry, garages and a scrap yard. The site is not located within 250m of a landfill but is located 75m north of the River Irwell. The site is situated on the Middle Coal Measures secondary A Aquifer, overlain by River Terraced Deposits and Alluvium. Part of the site is located within a Class 2 Radon Affected Area; the majority is Class 1.

It is acknowledged that no new build is proposed however, due to previous use as works and factory there is the potential for contamination of the building to have occurred, as such, a minimum, a Desk Study and Preliminary Risk Assessment will be 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.

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 – CONDITION

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.

The proposed development will have off-street parking. 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 Building Regulations (The Building Regulations 2010, Approved Document S, Infrastructure for the charging of electric vehicles), this Section recommends the following condition to be placed on are placed on any grant of permission:

***Prior to occupation the applicant shall provide:
Electric vehicle (EV) charging points (minimum 7kW*) for a minimum of
20% of car parking spaces for dwellings with unallocated parking.***

***Photographic evidence of the installation of the agreed electric vehicle
charge points shall be submitted.***

**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 61851-1:2019 to be used. Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.*

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.
26 April 2024