

CONTAMINATED LAND – CONDITION.

Site is currently a car sales garage. Surrounding current uses include housing and commercial/industrial premises. Previous uses at and adjacent to the site include a timber works, clothing works and unspecified works. The site is not within 250m of a known landfill site but is situated approximately 55m from the River Irwell. The site is underlain by River Terrace Deposits over the Cannel Rock and Lower Coal Measures Minor Aquifers.

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:

CLA5 - Unforeseen Contamination 2 (where CLA1 and CLA2 are NOT on as conditions).

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.
27 February 2023.**