

## **CONTAMINATED LAND – Conditions**

The site is currently occupied by a terraced property. Current uses in the surrounding area include housing and agricultural land. The current residential property appears to have been present on the site since prior to 1848. Previous uses in the surrounding area have included an old coal shaft, ponds, agricultural land, a public house and residential dwellings. The site is not located within 250m of a registered landfill site and is not in close proximity to any major surface watercourses, however, a small stream or land drain is shown to flow at the rear of the property. The site is situated above the Milnrow Sandstone (part of the Lower Coal Measures) Secondary A Aquifer which is overlain by Glacial Till Deposits. It is possible that deposits of made ground exist at the site. The site is not located within a Radon Affected Area.

It is understood that the proposal is for the demolition and rebuild of a single terraced dwelling, which includes a basement. Based on the environmental setting and the proposed development, a desk study/preliminary risk assessment (PRA) is required and should be submitted.

In line with the National Planning Policy Framework, as 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.**

Additionally, an asbestos survey will be required before any demolition or refurbishment of existing buildings is carried out.

## **AIR QUALITY - Comments**

The site is not located within an Air Quality Management Area. Due to the scale and nature of the development an air quality assessment will not be required. As there are no parking facilities included in the proposal, no provision of EV charging points would be required.

## **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.**  
**28 November 2023.**