

CONTAMINATED LAND – CONDITION.

The site is currently vacant and is generally flat but slopes steeply at the rear down to the back lane. Adjacent land uses include a corner shop, takeaway and residential dwellings. Previous land uses at the site have included open land, a small building known as 34 Albion street and a possible yard. In the surrounding area previous uses have included bleach works, dye works, coal pits, clay pit and brick works, a paper mill and an electricity substation. The site is located within 250m of a landfill site known as George V Playing Fields Landfill. A tributary of the River Irwell is located 180m to the east of the site. The site is underlain by glacial till over the Middle Coal Measures Secondary A aquifer.

It is understood that the proposal is for a two storey building with retail to ground floor and office space above.

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.

21 June 2022.