

From: envsection

Sent: Friday, July 26, 2024 2:13 PM

To: Booth, Claire

Subject: RE: Initial Consultation on Planning Application: Sheet Metal Works, 49 Bury Road, Radcliffe, Manchester, M26 2UG, 70921, - Contaminated Land, Air Quality and COPA

Hi Claire,

Please find my comments below.

CONTAMINATED LAND – CONDITION.

The site currently comprises a small engineering unit which was once part of a larger engineering works (now split into three units). Historically the building has been in use as an Iron Works (c1930), Ventilation Engineering Works (c1957), Sheet Metal Works and currently as part of the adjoining MOT, car servicing and repair business. Geology at the site comprises river terrace deposits overlying middle coal measures, a secondary aquifer. It is not in a radon affected area.

Whilst this is not a sensitive end use, the site has a long history of potentially contaminative use. As such, it is recommended that a watching brief be carried out during excavation and construction works and this section be contacted should any contamination be encountered. It is recommended that photos are taken during works to support a written submission prior to first use. The recommended condition is as follows:

The development hereby approved phase shall not be brought into use until written confirmation is provided to the Local Planning Authority that unexpected or previously unidentified contamination was not encountered during the course of development works.

If, during development, unexpected contamination is found to be present on the site, no further works shall be carried out at the affected location until the following are submitted to the Local Planning Authority for approval:

- I. Risk Assessment (GQRA or DQRA);*
- II. Remediation Strategy & Verification Plan;*

If remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 180(f), 189 and 190 of the National Planning Policy Framework (December 2023).

AIR QUALITY – No comment

INFORMATIVE - The Control of Noise Regulations 1974, 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 1974.

Operations – Environment Section.
26th July 2024