

68944 – Asda Stores, Pilsworth Road, Bury

CONTAMINATED LAND – CONDITION.

The site has previously been in use as open field prior to being developed as a warehouse by 1970. Surrounding uses included warehouse and a depot. The site was developed as a supermarket by 1989 and is currently in use as the car park.

The site is not situated with 250m of a registered landfill and is situated above the Lower Coal Measures Secondary A Aquifer which is overlain by Glacio-Fluvial Sand and Gravel deposits.

A site investigation report from 2003 has been submitted, however an updated assessment is required.

Therefore, a Desk Study and Preliminary Risk Assessment will be required for submission.

In line with the National Planning Policy Framework, 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.

EV Charging provision – COMMENT

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 new building regulations (The Building Regulations 2010, Approved Document S, Infrastructure for the charging of electric vehicles), please supply details of the proposed provision for electric vehicle charging.

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.

Thank you

**Operations – Environment Section.
25 November 2022**