

**Initial Consultation on Planning Application, Fairways Lodge Hotel,
George Street, Prestwich, Manchester, M25 9WS, 70484, –
Contaminated Land, Air Quality and COPA**

CONTAMINATED LAND – CONDITION.

The site is currently occupied by a hotel. The surrounding area is predominantly residential with a golf course to the west of the site. At the time of the first available mapping c1848 the site was shown to be part of the Myrtle Grove Bleach and Dye Works and a reservoir covered the extent of the application site. This was reduced in size with a bowling green shown on the northern part of the site from c1932 with the remaining extent of the reservoir being present until c1973. The current hotel was built c1981. The Bleach and Dye Works remained until the 1970s when the adjacent land became an industrial estate. This land is currently being redeveloped for housing (59884 and 62127). The site does lie within 250 metres of a registered landfill site, but it is understood that this has been remediated as part of the adjacent redevelopment. Singleton Brook flows approximately 150m to the south. The site is situated above the Chester Sandstone and Collyhurst Sandstone Formations (Principal] Aquifers) in the north and south west with the Pennine Upper Coal Measures Formation (Secondary A Aquifer) in the south. The drift comprises glaciofluvial deposits. The site is not situated within a [Radon Affected Area](#) as the area is Class 1.

It is noted the application is for the demolition of existing hotel building and erection of a block of 52 no. retirement living apartments including communal facilities, landscaping and car parking provision.

In line with the National Planning Policy Framework, the site is proposed for a sensitive end use we recommend that the following contaminated land conditions, noting that the Preliminary Risk Assessment aspect has been satisfied, 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.

AIR QUALITY – CONDITION

The site is not located within an Air Quality Management Area. Due to the scale of the development, it is considered very unlikely that the development would create an increase of more than 500 AADT (annual average daily traffic). Therefore, in line with the EPUK Guidance, an air quality assessment will not be required.

The proposed development will have off-street parking. 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 Building Regulations (The Building Regulations 2010, Approved Document S, Infrastructure for the charging of electric vehicles), this Section recommends the following condition to be placed on any grant of permission:

AIR QUALITY CONDITION 01: ELECTRIC VEHICLE CHARGE POINTS

Prior to occupation the applicant shall provide:

- 1 no. electric vehicle (EV) charging point (minimum 7kW*) per unit for dwellings with dedicated parking.
- Electric vehicle (EV) charging points (minimum 7kW*) for a minimum of 20% of car parking spaces for dwellings with unallocated parking.
- Electric vehicle (EV) charging points (minimum 7kW*) for a minimum of 20% of the proposed parking spaces.

Photographic evidence of the installation of the agreed electric vehicle charge points shall be submitted to Local Planning Authority for approval prior to the development being brought into use.

*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used. Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.

Reason: To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable and to safeguard residential amenity, public health and quality of life with respect to Local Air Quality, in accordance with paragraphs 111e, 116e, 180e and 192 of the National Planning Policy Framework (December 2023) and Places for Everyone Policy JP-S5 (Clean Air).

INFORMATIVE - The Control of Noise 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.

22 April 2024