

## **CONTAMINATED LAND – No Comment**

The site is currently occupied by Travis Perkins Building Suppliers. Surrounding land uses include a garage, open ground and residential properties. Previous land uses at and adjacent to the site have included a coal yard associated with Bury Road Colliery and a garage. The site does not lie within 250 metres of a known landfill site, however, infilled or raised ground associated with coal mining activity may exist in the area. The site is not located within close proximity to a major surface watercourse but a number of drainage channels and ponds are located within the vicinity of the site. The site is underlain by glacial till over the Cannal Rock and Lower Coal Measures Secondary A Aquifers.

Remediation was carried out at the site in 2011 and gas protection measures were installed in the buildings built at this time. However, it is understood that the proposed welfare cabin will be of prefabricated construction and will be placed directly on existing hardstanding and will have an air void beneath. Consequently, the potential risks from gas ingress are considered low. Additionally, the proposal does not include any soft landscaping. The potential risks to future site users and the environment at the site are considered low and no conditions are required.

## **AIR QUALITY – Comments**

The site is not located within an Air Quality Management Area. Due to the scale of the development it is considered 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.

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), this Section recommends the applicant provides proposals for Electric Vehicle charge points to be installed in the parking areas. We would expect electric vehicle (EV) charging points for 20% of the proposed parking spaces (minimum one charge point). EV charge points shall be 7kW\* as a minimum.

\*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.

*Reason: In accordance with the NPPF, to encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life.*

## **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.  
6 January 2023.**