

From: Jones, Rebecca **On Behalf Of** envsection

Sent: Wednesday, March 29, 2023 11:44 AM

To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>

Subject: FW: Initial Consultation on Planning Application - Unsworth Primary School, Blackley Close, Bury, BL9 8LY, 69334 - Contaminated Land, Air Quality and COPA

Dean,

Please find my comments below.

CONTAMINATED LAND – CONDITION

The site is currently occupied by Unsworth Primary School. Current land uses in the surrounding area include housing and public open space. Previous uses at the site have included open land and a brickworks including a kiln and clay pits. Previous uses in the surrounding area have included a cotton and dye works, infilled reservoirs, a sewage works and landfilling activity. The site is situated adjacent to a landfill site known as Victoria Mill, Parrs Lane Landfill, and is located in close proximity to Parr Brook. The site is underlain by the Middle Coal Measures Secondary A Aquifer, overlain by glacial and glacial fluvial deposits, which is not overlain by any drift deposits. Part of the site is located within a Radon Affected Area (Class 5) where 10 to 30% of homes are estimated to be at or above the Action Level.

A desk study and preliminary risk assessment report has not been submitted with the application and is required for submission.

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 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 – COMMENTS

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.

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.

**Department of Operations – Environment Section.
29 March 2023.**

Regards,

Rebecca.

Rebecca Jones
Environmental Protection Officer
Department of Operations