

From: Scott, Judith
Sent: 13 September 2022 14:04
To: Clapworthy, Dean
Subject: RE: Initial Consultation on Planning Application 68174
Attachments: CL1020.130922.1.docx

Hi Dean

Please find my comments below and attached.

CONTAMINATED LAND – CONDITION.

The site is currently in use as the back gardens to 26 and 28 St Peters Road surrounded by residential properties and the cemetery to the north. Historically the site has been in use as open fields prior to being developed as the existing houses in the 1930s.

The site is not within 250m of a landfill site and is situated above the Trencherbone Rock Sandstone Secondary A Aquifer which is overlain by Glacial Till.

It is understood that the proposal is to develop 2 semi-detached residential properties.

A desk study report and site investigation proposal has been received and commented on in the attached letter.

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.

Asbestos Condition - Prior to demolition of the structures on site an asbestos survey is to be carried out by an appropriately qualified contractor. Any asbestos identified shall be disposed of in an appropriate manner.

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.

Regards

**Operations – Environment Section.
13 September 2022.**

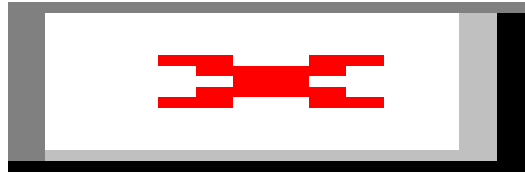
Thank you

Regards
Judith Scott
Environmental Protection Officer
Department of Operations



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From: development.control@bury.gov.uk <development.control@bury.gov.uk>

Sent: 25 August 2022 16:25

To: envsection <envsection@bury.gov.uk>

Subject: Initial Consultation on Planning Application

ENVIRONMENT & DEVELOPMENT SERVICES (DEVELOPMENT CONTROL)

INTERNAL MEMORANDUM

-

Date: 25 August 2022

-

To:

Env Health Contam Land/ Air Quality

3 Knowsley Place

Duke Street

Bury

Proposal: Erection of 2 no. semi-detached dwellings

Location: Land at Burns Avenue, (rear of 26/28 St. Peters Road), Bury

Application No. 68174

Grid Ref: 380662 408791

I wish to notify you that the above planning application has been received and the plans and associated documents can be viewed at <https://planning.bury.gov.uk/online-applications> by following the link to the planning application register and typing in the case number 68174 or by clicking on the link below.

[link to website](#)

Plans are normally available to view within 2 working days of the date of this email.

If you have any views on the proposal please respond by 15 September 2022. If I have not received your reply within this period, I reserve the right to determine the application unless, within the time allowed for your reply, you have formally requested additional time to consider the application.

Such a request must be accompanied by fully detailed reasons for granting an extension of time and may be cited to the applicant and the general public as being the cause of any failure on the part of the Council to determine the application within the statutory period. The Council will give full publicity to such causes of delay in accordance with Circular 28/83.

If you would like more time to consider the application, please contact the case officer,
Dean Clapworthy

**ENVIRONMENT & DEVELOPMENT
SERVICES (DEVELOPMENT CONTROL)**

INTERNAL MEMORANDUM

-

Date: 25 August 2022

-

To:

EDS

Waste Management

Bradley Fold Depot

Proposal: Erection of 2 no. semi-detached dwellings

Location: Land at Burns Avenue, (rear of 26/28 St. Peters Road), Bury

Application No. 68174

Grid Ref: 380662 408791

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If you would like more time to consider the application, please contact the case officer, Dean Clapworthy