

68614 – land adjacent to 4 Kind Street, Radcliffe

CONTAMINATED LAND – CONDITION.

The site is currently vacant. Current uses in the surrounding areas include residential and commercial premises. Previous uses at the site have included a terraced property, which appears to have been demolished by 1930, the site was then occupied by a number of small buildings of unknown use. Based on aerial photographs the site appears to have used for storage. In the surrounding area previous uses have included bleach works, dye works, rope walk, sand pits, cotton mills, a colliery and infilled reservoirs. The site is not located within 250m of a known landfill site and is not in close proximity to any major surface watercourses. The site situated on Glaciofluvial Sand and Gravel over the Middle Coal Measures Secondary A Aquifer.

No contaminated land assessment has been submitted with the application.

As the site has been previously developed there is likely to be deposits of made ground at the site. Due to the sensitivity of the proposed land use, as a minimum, a Desk Study and Preliminary Risk Assessment will be required.

Consequently, 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 nature and 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, this Section recommends the applicant provides proposals for Electric Vehicle charge points to be installed in the parking areas.

We would expect the installation of an Electric Vehicle charging point for every dedicated parking space (minimum 7kW*) for each dwelling as a minimum.

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.
12 August 2022**