

Planning Consultation Response

Initial Planning Application

Environment Section – Air Quality

Application Reference:	72796		
Site:	Land off Holcombe Grove/ Southeast Side of Milltown Street, Radcliffe, Manchester M26		
Proposed Development:	Application for permission in principle for erection of 9 no. dwellings		
To:	Jennie Townsend	From:	Rebecca Jones
Our Reference:	72796.160226.AQ1	Date:	16 February 2026

Recommendations
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 Planning Practice Guidance-Air Quality and 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. To support the principles of the Greater Manchester Clean Air Plan in reducing levels of nitrogen dioxide and in order to manage current and future levels of air pollution Bury Council is encouraging the use of cleaner vehicles. As such and in line 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: AQ01 - AIR QUALITY CONDITION 01: ELECTRIC VEHICLE CHARGE POINTS <i>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 112e, 117e, 187e and 199 of the National Planning Policy Framework (December 2024) and Places for Everyone Policy JP-S5 (Clean Air).</i> If permission is granted, the following information will be required: (i) Details of the proposed EV charging points to be installed including the information sheet detailing the make and model, to demonstrate that they meet the required specification. (ii) Evidence of the installation of the chosen EV charging points, such as photographs.