

Planning Consultation Response

Initial Planning Application

Environment Section – Air Quality

Application Reference:	71607		
Site:	Land off Brownhills Close/Bury Road, Tottington, Bury, BL8 3QD		
Proposed Development:	Application for reserved matters approval (appearance, landscaping, layout and scale) following grant of outline permission (67243) for the erection of 5 dwellings and associated works		
To:	Claire Booth	To:	Claire Booth
Our Reference:	CL023a.240325.AQ1	Date:	24 March 2025

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. The required measures to do this are currently under discussion. Due to this requirement, and 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.