

From: envsection <bury.gov.uk>

Sent: 20 March 2025 14:20

To: Booth, Claire <bury.gov.uk>

Subject: RE: Initial Consultation on Planning Application 71623: 701 & 703 Whitefield Road, Bury, BL9 9PL - Contaminated Land and Air Quality

Hi Claire,

Please find my comments below.

CONTAMINATED LAND – CONDITIONS.

The site has historically been in use as open fields. Residential housing was developed in the surrounding areas from 1970. Currently the site is an undeveloped piece of land with housing to all sides. The site is not within 250m of any registered landfill sites and is situated above the Trencherbone Rock Sandstone Secondary A Aquifer which is overlain by River Terrace Deposits.

Due to the sensitivity of the proposed land use, but taking into account the undeveloped nature of the site and surroundings a watching brief for contamination should be carried out. Furthermore, any material imported for garden use should be demonstrated to be suitable for use and free of contaminants.

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:

CL04 - UNEXPECTED CONTAMINATION

CL05 - IMPORTED SOIL

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 1990 of the National Planning Policy Framework (December 2024).

Further information on assessing land contamination in planning can be found [here](#).

AIR QUALITY – CONDITION

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.

The proposed development will have off-street parking. 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 - ELECTRIC VEHICLE CHARGE POINTS

- 1 no. electric vehicle (EV) charging point (minimum 7kW*) per dwelling/parking space.

Certification and photographic evidence of the installation of the agreed electric vehicle charge points shall be submitted to Local Planning Authority for approval prior to the development being brought into use. The infrastructure shall be maintained and operational in perpetuity.

*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used. Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.

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).

Operations – Environment Section.

20/03/2025

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Regards,

Sally