

Planning Consultation Response

Initial Planning Application

Environment Section – Air Quality

Application Reference:	72703		
Site:	Higher House Farm, 14 Hawkshaw Lane, Tottington, Bury, BL8 4LB		
Proposed Development:	Demolition of steel framed stables building and the rebuilding of a stone barn and single storey rear extension to form 1 no. dwelling		
To:	Jennie Townsend	From:	Rebecca Jones
Our Reference:	CL1024.200126.AQ1	Date:	20 January 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

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).

It is proposed to install the following the electric vehicle charge point:

- Rolec Wallpod EV (3.5kW/7.2kW, Type 2, Mode 3).

If permission is granted, the following information will be required:

- Evidence of the installation of the chosen EV charging point (Rolec Wallpod EV), such as photographs.