

CONTAMINATED LAND – CONDITIONS.

The site currently comprises a cricket ground. Historical information indicates no historical potentially contaminative use of the site, but we hold no information regarding any material that may have been brought onto the site during its use. It is also noted that there will be landscape improvements as part of the proposals. As such, precautionary conditions for unexpected contamination and import of soil are recommended to be placed on any grant of permission:

CL04 - UNEXPECTED CONTAMINATION

CL05 - IMPORTED SOIL

INFORMATIVE

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 in Bury Council's [Developers Guide](#) and on the [Planning Portal](#).

AIR QUALITY

The site is located within and adjacent to an Air Quality Management Area (AQMA). Due to the scale of the development, it is considered unlikely that the development would create an increase of more than 100 AADT (annual average daily traffic). Therefore, in line with the EPUK Guidance, an air quality assessment will not be required. It is noted that the location of the padel courts will be adjacent to the AQMA with an area of landscaping within the AQMA.

The proposed development will use the existing 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. However, as no new parking is proposed a condition for electric vehicle charging points is not proportionate, but the applicant is advised to consider incorporating such measures if an opportunity arises.

Environmental Protection

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Regards,

Sally

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Environmental Protection