

CONTAMINATED LAND – Conditions

The Environment Section has assessed the application and has concluded that it has a sensitive enduse and the site may be potentially affected by land contamination. The submitted information does not indicate that remedial actions will be needed, however from the proposal it appears that there may need to be an import of soil for soft landscaping/garden areas. Additionally, given the enduse as a precaution a watching brief for the potential of land contamination should be undertaken during the development as such the following conditions are recommended should this application be approved:

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 197 of the National Planning Policy Framework (December 2024).

Further information regarding Land Contamination and the planning process can be found in Bury Council's [Developers Guide](#) and on the [Planning Portal](#).

AIR QUALITY

Permitted Development Rights Class Q permits the conversion of barns and agricultural buildings to residential use subject to prior approval covering transport and highways, contamination, flood risk, impacts of noise of the development, natural light to all habitable rooms and the location and design of the building. As such the Council is unable to assess and apply where necessary air quality mitigation measures to this type of permitted change of use.

Environmental Protection

26/09/25