

CONTAMINATED LAND – CONDITIONS.

Further to approval 68885, a Preliminary Risk Assessment report was submitted and considered in our consultation response of the 21st August 2024 (CL1088.210824.1). This concluded that no remedial measures were required and as such conditions 4 and 5 were recommended for discharge. The application form stated that development of 68885 has commenced but is not completed. It is unclear how far development has progressed.

It is noted that the [proposed elevations plan](#) shows habitable rooms below ground level. Whilst the location is not within an area affected by radon, basement style developments are *considered to be at 'higher risk' of containing elevated levels of radon. This is because a basement will have several surface areas in contact with the soil through which the gas can permeate, rather than the single footprint surface area that a property without a basement has* (See [UK Radon Association](#)). As such radon protection measures should be incorporated into the build in association with the necessary waterproofing. As such a condition for this is recommended. We would also recommend that conditions for unexpected contamination and imported soil are included in accordance with our current approach for residential developments.

In line with the National Planning Policy Framework, the site is proposed for a sensitive end use and includes a basement, we recommend that the following contaminated land conditions are placed on any grant of permission:

CL04 - UNEXPECTED CONTAMINATION

CL05 - IMPORTED SOIL

Radon In Basement Specific Condition

The proposed development includes a basement. As such radon protection measures for basements in accordance with BRE 211: 2023 must be employed.

A Verification Report detailing the design and installation of the remedial measures must be submitted to the LPA for approval upon completion of remediation works and prior to the development being brought into use. The report shall include a completed BRE211 Radon Protective Measures Quality Management Record, documented evidence of the installation inspection and proposed timeframe for post occupation monitoring. The report must also be provided to the homeowner at the point of sale.

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 199 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 – CONDITION

It is recommended that the existing condition, no.6, on approval 68885 be revised to our current condition and reason:

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).

Environmental Protection

13/04/26

envsection@bury.gov.uk