

Initial Consultation on Planning Application - 70667, 16 Hall Street, Walshaw, Tottington, Bury, BL8 3BD - Contaminated Land and Air Quality

CONTAMINATED LAND – NO COMMENT.

It is noted that the property was only recently converted from residential to commercial use (65332, 2020) and this is a retrospective application to return to residential use. Online photographs indicate no significant changes to the garden and historical mapping indicates no potentially contaminative history. As such we have no comment with regards contaminated land.

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 development has off-street parking. Bury Council has been identified by DEFRA as an area requiring to significantly improve air quality. The required measures to do this are currently under discussion. Due to this requirement, and 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:

***Within 3 months of the application being approved:
one electric vehicle (EV) charging point (minimum 7kW*) per unit
(dwelling with dedicated parking).
Certification and photographic evidence of the installation of the agreed
electric vehicle charge points shall be submitted.***

**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: In accordance with the NPPF, to encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life.

Operations – Environment Section.
12th June 2024