

CONTAMINATED LAND.

The site currently comprises a car sales centre, which is understood to now be vacant. Information supplied by the applicant indicates that cars were *prepared and gently serviced* on site and if any heavier works were required it was *outsourced to a local mechanic at local car garages in the area*. As such the potential for land contamination to be present onsite from car maintenance and storage of fuels and oils is considered to be low. As a precautionary approach it is recommended that the following informative be placed on a decision notice, should the application be approved:

INFORMATIVE

The applicant is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the Town and Country Planning Act 1990 and the current Building Control Regulations with regards to contaminated land. If any unforeseen contamination is encountered during the development, the Local Planning Authority (LPA) should be informed immediately. Any investigation / remedial / protective works carried out in relation to this application should be carried out to agreed timescales and approved by the LPA in writing. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

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 in close proximity to an Air Quality Management Area. However, as the application comprises 4 no. car parking spaces, it is not proportionate to recommend a condition for the installation of electric vehicle charging.

Environmental Protection
07/01/2026