

72135 Lester House

CONTAMINATED LAND – No Comment

The Environment Section has assessed the application and has no comments to make regarding contaminated land.

AIR QUALITY

Permitted Development Rights, Class MA permits commercial, business and services (class E) to dwellings (class C3) use subject to prior approval covering transport and highways, contamination, flood risk, noise impact and natural light to all habitable rooms. As such the Council is unable to assess and apply where necessary air quality mitigation measures to this type of permitted change of use.

It is noted that *car parking will be retained in the basement and there will be 20 parking spaces*. 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. As such it is recommended that the provision of electric vehicle charging points be made in line the requirements of the Building Regulations (The Building Regulations 2010, [Approved Document S, Infrastructure for the charging of electric vehicles](#), S2).

Environmental Protection

10th July 2025

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