

## **CONTAMINATED LAND – CONDITIONS.**

In line with the National Planning Policy Framework, we recommend that the following contaminated land conditions are placed on any grant of permission:

### **CL04 - UNEXPECTED CONTAMINATION**

### **CL05 - IMPORTED SOIL**

*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 on assessing land contamination in planning can be found in Bury Council's [Developers Guide](#) and on the [Planning Portal](#).

## **AIR QUALITY – Comment**

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 proposed development will have off-street parking. 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. However, as this is a commercial development and there are less than 10 spaces proposed it is not proportionate to recommend a condition for electric vehicle charging, but we would recommend that the applicant provides this as good practice.

## **Environmental Protection**

**19/12/25**

[envsection@bury.gov.uk](mailto:envsection@bury.gov.uk)