

From: envsection <bury.gov.uk>

Sent: 19 January 2026 16:17

To: Booth, Claire <bury.gov.uk>

Subject: RE: 71329: Land to side of Genesis House, Stopes Road, Radcliffe, Manchester, M26 3TL - 21 day consultation

Hi Claire,

Whilst the submitted Preliminary Report refers to the previous redline boundary, the change isn't that significant to warrant a revised report. It would be prudent for the consultant when planning the site investigation to take the revised boundary into the conceptual model and revise if applicable.

I would recommend that our current conditions be used, should the application be approved:

CONTAMINATED LAND – CONDITIONS.

CL01 - SITE CHARACTERISATION & RISK ASSESSMENT (omit Preliminary Risk Assessment)

CL02 - REMEDIATION STRATEGY & VERIFICATION

CL03- REMEDIATION & VERIFICATION

CL04 - UNEXPECTED CONTAMINATION

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 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 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. As the proposed commercial development has less than 10 parking spaces it is not proportionate to condition for electric vehicle

charging points, however we would recommend that the applicant considers the installation of an electric vehicle charging point.

Regards,

Sally

Sally Shaw
Environmental Protection
Bury Council