

From: envsection <@bury.gov.uk>

Sent: 05 May 2026 09:14

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

Subject: RE: Initial Consultation on Planning Application 73000, 2-4 Kings Road, Prestwich, Manchester, M25 0LE

Hi Claire,

We considered a similar application last year at this property under 72404. As such I'll reiterate my comments here.

CONTAMINATED LAND – Radon Protection Required

It is noted that the application includes a basement area to be used for commercial operations. For commercial developments monitoring for radon should be carried out if the space is occupied for more than an hour per week as recommended by the [UKHSA](#). Furthermore, as noted in BRE 211: 2023, *all basements are at increased risk of elevated levels of radon, regardless of geographic location*. As such, protective measures should be incorporated into the build and a site-specific condition for this is recommended:

CONDITION

The proposed development includes a basement. As such radon protection measures for basements in accordance with BRE 211: 2023 must be employed.

A Verification Report detailing the design and installation of the remedial measures must be submitted to the LPA for approval upon completion of remediation works and prior to the development being brought into use.

AIR QUALITY – No Comment

The Environment Section has assessed the application and has no comments to make regarding air quality.

Environmental Protection

05/05/26

envsection@bury.gov.uk

Regards,

Sally

Sally Shaw
Environmental Protection
Bury Council

s.shaw@bury.gov.uk

0161 253 5519

07356 103044

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