

CONTAMINATED LAND – CONDITIONS.

The site is currently occupied by a former car showroom. Surrounding land uses include retail, industrial and commercial premises, housing and a mosque. The site was formerly used as a yard (by 1910), followed by a garage (by 1975). The current building was constructed between 1997 and 2000. Former uses in the surrounding area include a machinery works, brewery, iron works, timber yard and sawmill, factories, warehouses, a depot and infilled reservoirs. The site is not within 250m of a known landfill site and is not located in close proximity to any major surface watercourses. The site lies above the Lower Coal Measures Secondary A aquifer, which is overlain by fluvio-glacial sand and gravel deposits. The site is not located within a Radon Affected Area.

The proposal is for the change of use (car showroom to retail and offices) and extension to an existing building. The potential risks from ground gas and to human health are considered low. Although a former reservoir was located immediately to the west of the site, this was infilled over 100 years ago and is very unlikely to be a significant source of gas. The site covered by hardstanding.

In line with the National Planning Policy Framework, due to the site history, we recommend that the following contaminated land condition is placed on any grant of permission:

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 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 – CONDITION

The site is 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 such and in line the requirements of the Building Regulations (The Building Regulations 2010, [Approved Document S, Infrastructure for the charging of electric vehicles](#)), this Section recommends the following condition to be placed on any grant of permission:

AQ01 - ELECTRIC VEHICLE CHARGE POINTS

- A minimum of 1 no. electric vehicle (EV) charging point (minimum 7kW*) and at least one in every five remaining parking spaces must be provided with cable routes.

Certification and photographic evidence of the installation of the agreed electric vehicle charge points shall be submitted to Local Planning Authority for approval prior to the development being brought into use. The infrastructure shall be maintained and operational in perpetuity.

*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used. Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.

Reason: To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable and to safeguard residential amenity, public health and quality of life with respect to Local Air Quality, in accordance with paragraphs 112e, 117e, 187e and 199 of the National Planning Policy Framework (December 2024) and Places for Everyone Policy JP-S5 (Clean Air).

Environmental Protection
29/08/25