

Bury Metropolitan Borough Council
Town Hall
Knowsley Street
Bury
Lancashire
BL9 0S

Our ref: SO/2025/124727/01-L01
Your ref: 70995

Date: 17 February 2025

Dear Sir/Madam

EXTENSION TO EXISTING FACTORY TO CREATE POWDER PROCESSING FACILITY; PROPOSED DETACHED STORAGE BUILDING AND NEW SILO INSTALLATION. 8 GARDEN STREET, RAMSBOTTOM, BURY, BL0 9BQ

Thank you for referring the above application to the Environment Agency. We object to the proposed development, and we would like to make the following comments.

Environment Agency position

We have reviewed the following reports with respect to potential risks to controlled water.

- Design, Access & Heritage Statement. Formulated Polymer Products Ltd. 8 Garden Street. Ramsbottom. Bury. BL0 9BQ. Prepared by: SKY Design & Consulting Ltd. Date: July 2024.
- Flood Risk Assessment. Formulated Polymer Products Ltd. 8 Garden Street. Ramsbottom. Bury. BL0 9BQ. Prepared by: Peak Associates Environmental Consultants Ltd. Report Ref: 24/099. Date: December 2024.

The Design, Access & Heritage Statement provides an overview of the proposed development, which pertains to the replacement of existing buildings, a factory extension, an additional silo tank and the Flood Risk Assessment report which documents that a new soakaway will be installed on site as shown on Drawing number 100 dated July 2024.

No land quality reports have been submitted to demonstrate the risks to controlled waters from land contamination are fully understood or can be appropriately mitigated during the development.

The application form is ticked 'No' on the relevant land contamination responses. However, it is likely that soil and groundwater have been impacted by contaminants of concern, given the Design, Access and Heritage Statement reports state former land contamination uses have included a cotton mill and engineering works along with the current use as a polymer manufacturer.

Controlled water receptors at risk include the underlying Secondary A aquifer(s) and River Irwell located adjacent to the eastern boundary of the site.

The minimum level of information we require is a preliminary risk assessment prepared in line with our '[Land Contamination Risk Management](#)' guidance on GOV.UK. This is to comply with the requirements of 187 and 196 in the NPPF.

Given this information has not been provided and the submitted reports document the site has been subject to potentially contaminative land uses and the development includes the installation of a new soakaway, we object to this development as the planning application does not demonstrate that the risks to controlled waters are acceptable or can be appropriately managed.

Overcoming our objection

To overcome our objection the applicant should submit a preliminary risk assessment which includes a desk study, conceptual site model and risk assessment. This information must demonstrate to the local planning authority that the risks to controlled waters has been fully understood and can be addressed through appropriate measures. This should include assessing the area of land proposed as a soakaway to assess whether any existing land contamination is likely to be present. Given the previous uses on site, we would expect site investigation works to be completed to characterise soil and groundwater conditions within the area of the proposed soakaway to assess if any existing contamination is present on site along with proposals for relevant infiltration tests to assess if the area of land is suitable to be developed as a soakaway.

Following submission of the preliminary risk assessment, we ask that we are reconsulted to review recommendations for planning conditions within any future planning approval granted for the site.

Informatives

In preparing the preliminary risk assessment we recommend the applicant should:

Model Procedures and good practice

We recommend that developers should:

- Follow the risk management framework set out on our '[Land Contamination Risk Management](#)' guidance.
- Refer to the [Environment Agency Guiding principles for land contamination](#) for the type of information that we required in order to assess risks to controlled waters from the site. The Local Authority can advise on risks to other receptors, such as human health.
- Consider using the [National Quality Mark Scheme for Land Contamination Management](#) which involves the use of competent persons to ensure that land contamination risks are appropriately managed.
- Refer to the [contaminated land](#) pages on GOV.UK for more information.

Once details have been submitted to address the above concerns, we will be happy to comment further.

Please forward a copy of this letter to the applicant

Yours faithfully

Mrs. SYLVIA WHITTINGHAM
Planning Advisor

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