

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

Our ref: SO/2022/122687/01-L01
Your ref: 68993
Date: 08 December 2022

Dear Sir/Madam

**ERECTION OF ANCILLARY PLANT EQUIPMENT COMPRISING OF 2 NO.
STORAGE TANKS AND FAN ARRAY WITH CONCRETE BASE WALLWORK HEAT
TREATMENT LTD, LAND OFF PARKER STREET/LORD STREET, BURY, BL9 0RE**

Thank you for referring the above application to the Environment Agency, which was received on the 18 November 2022. We have no objection in principle to the proposed development, but we would wish to make the following comments.

Environment Agency position

Flood Risk

Barn Brook flows in culvert beneath Parker Street and the north-eastern part of the application site. Barn Brook is a designated "main river" watercourse. We note that the proposed storage units to be sited in the yard area do not appear to be over the culvert or have any extensive foundation requirements.

Advice to applicant

Environmental permit

This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2016 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the culverted Barn Brook which, is designated a 'main river'. Some activities are also now [excluded](#) or [exempt](#). A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

Biodiversity

We recommend the developer incorporates a 10% biodiversity net gain as part of their development, this is in keeping with the 25year environment plan as published by government (<https://www.gov.uk/government/publications/25-year-environment-plan>). This approach is supported by paragraphs 174 and 180 of the National Planning Policy Framework (NPPF) which recognise that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains for biodiversity.

Groundwater

Materials and chemicals likely to cause pollution should be stored in appropriate containers and adhere to guidance for the storage of drums and intermediate bulk containers.

Any facilities, above ground, for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges, and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land, or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Appropriate procedures, training and equipment should be provided for the site to adequately control and respond to any emergencies including the clean-up of spillages, to prevent environmental pollution from the site operations

Please forward a copy of this letter to the applicant.

Yours faithfully

Mrs. SYLVIA WHITTINGHAM
Planning Advisor

Direct dial 0203 0251059

Direct e-mail sylvia.whittingham@environment-agency.gov.uk