

Bury Metropolitan Borough Council
KNOWSLEY STREET, BURY, BL9 0SW

Reference: PA-0007409/01
Customer reference: 72779
10 July 2026

Demolition of existing chicken shed and erection of agricultural building for same use.

Sillinghurst Farm Castle Hill Road Bury BL9 6UN

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation 72779. We object to the proposed development, and we would like to make the following comments.

Environment Agency position

Objection

We have reviewed the submitted information, but there are insufficient details within the Drainage Strategy.

Reason

The application does not provide enough information regarding the proposed drainage arrangements to enable a full assessment of the environmental impacts associated with increased surface water runoff.

The application states that “no changes are proposed to the drainage system.” However, no supporting evidence has been provided to demonstrate that the existing drainage infrastructure has sufficient capacity to accommodate the additional runoff generated by the proposed development without adverse effects.

Overcoming our objection

To overcome this objection, the applicant should submit a comprehensive Sustainable Drainage System (SuDS) Strategy, including, but not limited to, the following:

- A primary attenuation and retention system designed using local peak rainfall and climate change allowance data.
- Measures to segregate clean surface water from contaminated or washdown water, ensuring that dirty water is collected, contained and managed separately.
- Detailed drainage drawings showing:
 - Surface water runoff pathways;
 - The location and capacity of attenuation features/tanks;
 - Swales and other drainage features, including their dimensions and design capacity.
- Details of the proposed ventilation strategy. If roof ventilation is proposed, an assessment should be provided demonstrating how any changes to roof design, runoff volumes or flow patterns will be managed and mitigated.
- Consideration of the potential effects of roof ventilation on rainwater management, including changes to runoff characteristics arising from the increased building footprint and roof area.
- An Environmental Risk Assessment identifying:
 - Potential environmental risks associated with the proposed infrastructure;
 - Sensitive receptors that may be affected;
 - Appropriate mitigation measures to address and manage identified risks.

The submitted information should demonstrate that the proposed development will not result in increased flood risk, drainage capacity issues, or adverse environmental impacts.

Please forward a copy of this letter to the applicant.

If you have any questions regarding our response, please contact spplanning.rfh@environment-agency.gov.uk.

Yours sincerely,

Sylvia Whittingham,
National Contact Centre: 03708 506 506
spplanning.rfh@environment-agency.gov.uk
Richard Fairclough House, Knutsford Road, Warrington, WA4 1HT

