

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

Our ref: SO/2023/123093/03-L01
Your ref: 69164
Date: 20 February 2024

Dear Sir/Madam

[AMENDED PLANS/ ADDITIONAL INFO] ERECTION OF A RETAIL UNIT (USE CLASS E) AND SYNAGOGUE WITH ASSOCIATED CAR PARKING, LANDSCAPING, ASSOCIATED EXCAVATION WORKS AND ACCESS ARRANGEMENT AND ADDITION OF BASEMENT FOR USE FOR STORAGE. REMOVAL OF INTERNAL STAIRWELL FROM PREVIOUSLY APPROVED APPLICATION 63054.

FORMER TEXACO GARAGE, BURY OLD ROAD, PRESTWICH, M25 0HH.

Thank you for referring amended plan details (Email dated 5 February 2024) to the Environment Agency. We would wish to make the following comments.

Environment Agency position

The submitted letter report dated 2 February 2024, does not contain any substantive new information. We, therefore, maintain our objection and wish to make the following comments.

We note from this letter report, confirmed by previous submissions, that ground works have already commenced and that '*the developer excavated the majority of the basement excavation in in 2021 removing most of the Made Ground from the basement area.*', the letter report also states that foundations have already been installed (since 2023) which leads us to the conclusion that these in themselves may have introduced preferential contaminant migration pathways, which were not present before or have been adequately assessed in terms of risks to controlled waters.

We have considered our position carefully and note that all nationally available guidance (from the Environment Agency, Defra, and Industrial sources) identifies fuel filling stations to be a potential high risk land use for environmental receptors.

Advice to the LPA/Applicant

The site is in a moderately sensitive environmental location, and we have been advising the local planning authority since 2015 that the site required further, substantial ground investigation.

We recommend that the developer should:

- Follow the risk management framework provided in Guidance on Land contamination risk management (LCRM) [Land contamination risk management \(LCRM\) - GOV.UK \(www.gov.uk\)](#), when dealing with land affected by contamination.
- Refer to our [Guiding principles for land contamination](#) for the type of information that we require in order to assess risks to controlled waters from the site - the local authority can advise on risk to other receptors, such as human health.
- Refer to the [contaminated land](#) pages on gov.uk for more information.
- Refer to [‘The Environment Agency’s approach to groundwater protection’](#)
- Consider the requirements of the relevant paragraphs of the [National Planning Policy Framework](#) guidance document 2023.

Once details have been submitted to address the above, 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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