

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

Our ref: SO/2024/124613/04-L01
Your ref: 70222
Date: 24 October 2025

Dear Sir/Madam

****ADDITIONAL INFO RECEIVED** DISCHARGE OF CONDITIONS 4, 6 AND 8.**

**FORMER MONDI/HOLCOMBE MILL, BRIDGE STREET, RAMSBOTTOM,
BURY, BL0 0BS**

Thank you for referring the additional information regarding the discharge of conditions 4, 6 and 8, attached to planning permission 70222.

Environment Agency position

We have reviewed the submission of a Letter report from Betts Geo Ltd dated 7 October 2024 regarding piling and decommissioning of boreholes. We note that we have already received this information and provided comments as per our correspondence ref. SO/2024/124613/03-L03 dated Sept. 2025. Within this response we also referred the applicant to our previous advice and guidance to the local planning authority (Our ref. SO/2024/124613/02-L01 dated July 2025).

Condition 4

Our records show that we have previously advised the planning authority regarding Condition 4 of the permission that for *Phase 1* we are satisfied that condition 4 can be discharged at this time.

However, for *Phase 2* we are unable to recommend the discharge of condition 4 attached to planning permission 70222 at this time as we believe further investigation, testing and assessment is required and advise that this should include a methodology to bring this waste material back in to use as the Environment Agency's current position aligns with the Waste Framework Direction (2008/98/EC) and in particular the relevant Article 6(1) and 6(2) wording.

Environment Agency
Richard Fairclough House Knutsford Road, Warrington, WA4 1HT.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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Condition 6

Condition 6 Borehole Decommissioning - we are unable to recommend to the local planning authority that this condition can be discharged at this time as there is insufficient information in the letter report paragraph to confirm the safe decommissioning of the boreholes on site.

We note that shallower boreholes will be removed in their entirety however, for all other boreholes or investigation locations we recommend that the applicant refer to the Environment Agency's Good practice for decommissioning redundant boreholes and wells (dated 2012) which can be found at this location:

https://webarchive.nationalarchives.gov.uk/ukgwa/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6478_8cbe6f.pdf

Condition 8

A check of the records has indicated that we have previously advised the planning authority on this matter. No further, detailed, information has been provided on this occasion therefore our advice remains unchanged.

We are unable to recommend the discharge of condition 8 for either Phase 1 or Phase 2 currently. We advise that where piling and ground improvements are necessary then a suitable piling risk assessment is necessary. This work has not been submitted to date.

We advise that the applicant consider the relevant regulatory guidance Piling in layered ground: risks to groundwater and archaeology, Environment Agency, Science Report SC020074/SR dated 2006 which can be found at <https://assets.publishing.service.gov.uk/media/5a7da38640f0b65d88633835/scho0906blt-e-e.pdf>.

Please forward a copy of this letter to the applicant.

Yours faithfully

Mrs. SYLVIA WHITTINGHAM
Planning Advisor

Direct e-mail SPPlanning.RFH@environment-agency.gov.uk