

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

**Our ref:** SO/2024/124265/01  
**Your ref:** 70861  
**Date:** 04 July 2024

Dear Helen,

**Prior approval for proposed demolition of part of the existing bus station canopy that abuts the existing admiral bingo hall (princess parade).**

**47 MARKET STREET, BURY, BL9 0BH**

Thank you for consulting us on the above application on 19 June 2024.

### **Environment Agency Position**

We have no objection in principle to the proposed development, but we would wish to make the following comments.

### **Advice to LPA**

This development site appears to have been the subject of past industrial activity which poses a high risk of pollution to controlled waters.

However, we are unable to provide site-specific advice relating to land contamination as we have recently revised our priorities so that we can focus on:

- Protecting and improving the groundwater that supports existing drinking water supplies
- Groundwater within important aquifers for future supply of drinking water or other environmental use.

We recommend that you refer to our published '[Guiding Principles for Land Contamination](#)' which outlines the approach which should be adopted when managing this site's risks to the water environment.

We also advise that you consult with your Environmental Health/Environmental Protection Department for advice on generic aspects of land contamination management. Where planning controls are considered necessary, we recommend that the environmental protection of controlled waters is considered alongside any human health protection

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requirements. This approach is supported by paragraph 180 of the National Planning Policy Framework.

Please forward a copy of this letter to the applicant.

Should you have any queries regarding this response, please do not hesitate to contact me.

Yours sincerely,

**Chris Nugent**  
**Planning Advisor**

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