

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

Reference: PA-0002998/01
Customer reference: 72782
09 June 2026

Application to discharge condition 3 (materials), condition 4 (Highways access), condition 5 (Highways design), condition 6 (construction traffic management plan), condition 7 (management/maintenance of estate roads), condition 14 (contaminated land), condition 18 (brook protection method statement), condition 20 (bat/bird boxes) on planning permission 69463

Station Works, Bury Road, Radcliffe, Manchester, M26 2UA

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation 72782.

Thank you for the submissions of reports in support of the application to discharge condition 14 (contaminated land), on planning permission 69463.

We have reviewed the submission of:

- A Phase 2 Ground Investigation Report (dated Jan. 2024) by Westlakes Environmental Ltd, and a
- Remedial Strategy Report by IGE Consulting Ltd (dated June 2024).

On this occasion we do not believe sufficient information has been collected for the site to adequately characterise the site and therefore additional information is still needed to understand the site and risks posed by the site. It also means that insufficient information has been gathered to support the later remedial strategy.

Therefore, we do not recommend that condition 14 (Contaminated Land) attached to planning permission 69463 is discharged at this time.

Advice to applicant

Model Procedures and good practice

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

We recommend that you should:

- Follow the risk management framework provided in Guidance on Land contamination risk management (LCRM) [Land contamination risk management \(LCRM\) - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/land-contamination-risk-management-lcrm), when dealing with land affected by contamination
- Refer to the [contaminated land](https://www.gov.uk/guidance/contaminated-land) pages on gov.uk for more information
- Refer to [‘The Environment Agency’s approach to groundwater protection’](https://www.gov.uk/guidance/the-environment-agencys-approach-to-groundwater-protection)

All investigations of land potentially affected by contamination should be carried out by or under the direction of a suitably qualified competent person and in accordance with BS 10175 (2001) Code of practice for the investigation of potentially contaminated sites.

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

Yours sincerely,

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