

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

Our ref: SO/2026/125571/02-L01
Your ref: 72480
Date: 11 March 2026

Dear Sir/Madam

'ADDITIONAL INFO.' APPLICATION TO DISCHARGE CONDITION 3 (REMEDICATION STRATEGY), CONDITION 4 (VERIFICATION REPORT), CONDITION 8 (COAL MINING REPORT) AND CONDITION 15 (DRAINAGE STRATEGY) ON PLANNING PERMISSION 69702 UNIT, 1-2 HALTER INN WORKS,

11 REDISHER CROFT, RAMSBOTTOM, BURY, BL0 9SA

Thank you for the submission of additional information pursuant to the application to discharge conditions condition 3 (remediation strategy) and condition 4 (verification report) attached to planning permission 69702. We would like to make the following comments.

Environment Agency Position

We have reviewed most of this information previously, however the submitted reports we feel that they are inadequate and fail to consider risks to controlled water from the current and future condition of the land. The investigation of the contemporary conditions is unsatisfactory and does not meet a standard that addressed paragraphs 187 (e) & (f) as well as paragraph 196 (b) of the National Planning Policy Framework guidance 2024.

We are unable to recommend the discharge of conditions condition 3 (remediation strategy) and condition 4 (verification report) attached to planning permission 69702.

We recommend to the local planning authority that the applicant undertakes additional work to fully characterise the site and assess risks to Controlled Waters

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.

Please forward a copy of this letter to the applicant.

Yours faithfully

Mrs. SYLVIA WHITTINGHAM
Planning Advisor

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