

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

Our ref: SO/2021/121688/01-L01
Your ref: 67596
Date: 05 November 2021

Dear Sir/Madam

DEMOLITION OF 17 NO. EXISTING GYPSY AND TRAVELLER PITCHES, AMENITY BLOCKS AND MANAGEMENT BLOCKS FOR THE PROPOSED REDEVELOPMENT OF THE SITE TO PROVIDE 12 NO. PERMANENT GYPSY AND TRAVELLER PITCHES INCLUDING NEW AMENITY BUILDINGS AND MANAGEMENT BLOCK. FERNHILL CARAVAN SITE, EVERY STREET, BURY, BL9 5BE

Thank you for referring the above application to the Environment Agency. We have no objection in principle to the proposed development, but we would wish to make the following comments.

Environment Agency position

Advice to applicant

The developer must apply the waste hierarchy as a priority order of prevention, re-use, recycling before considering other recovery or disposal options. Government guidance on the waste hierarchy in England can be found here:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69403/pb13530-waste-hierarchy-guidance.pdf

Site Waste Management Plans (SWMP) are no longer a legal requirement, however, in terms of meeting the objectives of the waste hierarchy and your duty of care, they are a useful tool and considered to be best practice.

Groundwater and Contaminated Land

We have been unable to provide a site specific review at this time due to a high workload and limited resources. We note that due to the former land uses, adverse concentrations of soil and/or groundwater contamination may exist at the site so the associated risks to controlled waters should be addressed.

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

Cont/d..

We recommend that developers should:

- Follow the risk management framework provided in Guidance on [Land contamination risk management \(LCRM\)](#), 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.
- Consider using the [National Quality Mark Scheme for Land Contamination Management](#) which involves the use of competent persons to ensure that land contamination risks are appropriately managed.
- Refer to the [contaminated land](#) pages on gov.uk for more information

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.

Note to applicant

Should you wish us to review any technical documents or want further advice to address any of the environmental issues raised in this response, we may be able to do this as part of our charged for planning advice service.

Further engagement will provide you with certainty of our position as to what our response to a planning application will be. It should also result in a better quality and more environmentally sensitive development.

As part of our charged for service we will provide a dedicated project manager to act as a single point of contact to help resolve any problems. We currently charge £100 per person per hour, plus VAT. We will provide you with an estimated cost for any further discussions or review of documents. Our standard terms and conditions are available to view online at www.gov.uk/government/publications/planning-and-marine-licence-advice-standard-terms-for-our-charges/planning-and-marine-licence-advice-standard-terms-for-our-charges.

If you would like more information on our planning advice service, including a cost estimate, please contact us at SPPlanning.RFH@environment-agency.gov.uk

Please forward a copy of this letter to the applicant.

Yours faithfully

Mrs SYLVIA WHITTINGHAM
Planning Advisor

Direct dial 0203 0251059

Direct e-mail sylvia.whittingham@environment-agency.gov.uk