

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

Reference: PA-0004688/01
Customer reference: 73195
17 June 2026

Application to discharge condition 6 (materials), condition 7 (construction environmental management plan (CEMP)), condition 8 (protected species survey), condition 10 (precautionary working method statement), condition 11 (invasive species), condition 12 (nesting birds & bats), condition 13 (habitat management & monitoring plan (HMMP)), condition 15 (surface water drainage), condition 17 (contaminated land), condition 18 (remediation), condition 20 (unexpected contamination), condition 22 (electric vehicle charging points), condition 23 (dust emissions), condition 28 (Wild Street junction), condition 29 (adopted highway details), condition 30 (estate roads), condition 31 (construction traffic management plan (CTMP)) on planning permission 71426.

Land adjacent to Bealey Industrial Estate, Dumers Lane, Radcliffe, Manchester, M26 2BD

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation 73195. We would like to make the following comments.

Environment Agency position

We have reviewed the submitted report detailing the Supplemental Ground Investigation and Remediation Strategy for Land Adjacent to Bealey Industrial Estate, Radcliffe in support of the application to discharge condition 17 (contaminated land), condition 18 (remediation), condition 20 (unexpected contamination), on planning permission 71426.

Based on the additional work carried out to further investigate the site as well as the overall environmental location we can recommend the discharge of conditions 17 (contaminated land), and 18 (remediation) currently.

However, we are unable to recommend discharge condition 20 (unexpected contamination) as this refers to conditions encountered during the development process and captured in a future validation and verification report.

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

Yours sincerely,

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