

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

Reference: SO-2026-125571/03
Customer reference: 72480
11 June 2026

'Additional Info.' Application to discharge condition 3 (remediation 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

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation 72480.

Environment Agency position

We have reviewed the following reports by LK Consult Ltd dated May 2026, relating to Controlled Waters risk assessment in support of the application to discharge condition 3 (remediation strategy), condition 4 (verification report) as attached to the full planning permission 69702m, together with the most recent submitted report.

- Phase II Site Investigation Report for 1-2 Halter Inn Works, 11 Redisher Croft, Ramsbottom, Bury, BL0 9SA by Demeter Environmental Ltd dated Sept. 2025, and a
- Phase IIIa Implementation Plan for 1-2 Halter Inn Works, 11 Redisher Croft, Ramsbottom, Bury, BL0 9SA by Demeter Environmental Ltd dated January 2026

We do not recommend the discharge of conditions condition 3 (remediation strategy) and condition 4 (verification report) attached to planning permission 69702.

We believe that the approach which has been adopted by using information from over 10 years ago and reuse of data from the 2025 and 2026 where we have already identified inadequacy in the reporting is not appropriate.

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 would also like to draw the planning authority's attention to the wording of condition 3 which states, *prior to the commencement of development work to be submitted*. This most recent report shows and details that development has commenced. We therefore consider that, as currently worded, it is unlikely we will be able to recommend discharge of these conditions in the future.

Please forward a copy of this letter to the applicant.

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

Yours sincerely,

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