

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

Our ref: SO/2024/124613/02-L01
Your ref: 70222
Date: 24 July 2025

Dear Sir/Madam

DISCHARGE OF CONDITIONS 4, 6 AND 8.

**FORMER MONDI/HOLCOMBE MILL, BRIDGE STREET, RAMSBOTTOM, BURY,
BL0 0BS**

Thank you for referring further details regarding the above application for the discharge of conditions 4, 6, and 8 to the Environment Agency. We would like to make the following comments.

Environment Agency position

We understand from additional correspondence that the site is now being considered in two distinct phases. Phase 1 being the former mill building complex whilst the second phase relates to a land parcel to the south-west where a historic landfill is known to be present.

We have reviewed the following documents:

- Letter Report by Betts Geo Ltd dated March 2025 regarding PfAS Testing in Concrete at Former Mondi/Holcombe Mill, Bridge Street, Ramsbottom, Bury, BL0 0BS, and a
- Remediation Strategy Report by Betts Geo Ltd (version 4 dated March 2025)

We have previously reviewed and provided comments to the developer and their environmental consultants on this matter. We advise the local planning authority that:

Condition 4

Phase 1

We are satisfied that condition 4 attached to planning permission 70222 can be discharged at this time.

Phase 2

We do not recommend the discharge of condition 4 attached to planning permission 70222 at this time as we believe further investigation, testing and assessment is required and advise that this should include a methodology to bring this waste material back in to use as the Environment Agency's current position aligns with the Waste Framework Directive (2008/98/EC) and in particular the relevant Article 6(1) and 6(2) wording.

Condition 5

We do not recommend the discharge of condition 5 for either Phase 1 or Phase 2 at this time as a validation and verification report is required once remediation on site has been completed to a satisfactory state.

Condition 8

We do not recommend the discharge of condition 8 for either Phase 1 or Phase 2 currently. We advise that where piling and ground improvements are necessary then a suitable piling risk assessment is necessary. This work has not been submitted to date.

Advice to the applicant

We advise that the Environment Agency's guidance on Piling in layered ground: risks to groundwater and archaeology (Science Report SC020074/SR) for additional support.

Please forward a copy of this letter to the applicant.

Yours faithfully

Mrs. SYLVIA WHITTINGHAM
Planning Advisor

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