

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

Our ref: SO/2026/125571/01-L01
Your ref: C
Date: 19 February 2026

Dear Sir/Madam

**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**

Thank you for referring the above application for the discharge of conditions 3 (remediation strategy) and 4 (verification report), to the Environment Agency. We do not recommend discharge of conditions 3 and 4 and we would like to make the following comments.

Environment Agency position

We have reviewed the following submissions:

- 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 are aware of the additional reporting for the site in the form of the Geoenvironmental Investigation Report and Remediation Strategy by LK Consult Ltd dated April 2025 however due to the age of this report we have not assessed it as it is unlikely to accurately reflect the contemporary condition of the site.

We have reviewed the submitted reports and consider them inadequate, as they fail to accurately assess the risks to controlled waters arising from both the current condition of the land and its future development. The investigation of existing site conditions is unsatisfactory and does not meet the standard required to address

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

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paragraphs 187(e) and 187(f), as well as paragraph 196(b), of the National Planning Policy Framework (2024).

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

Direct e-mail SPPlanning.RFH@environment-agency.gov.uk