

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

Our ref: SO/2025/125041/01-L01
Your ref: 71916
Date: 23 June 2025

Dear Ms Townsend

**TO DISCHARGE CONDITION 17 (CONTAMINATED LAND) ON PLANNING
PERMISSION 70993**

WARTH INDUSTRIAL PARK, WARTH ROAD, BURY, BL9 9NB

Thank you for referring the above application for the discharge of condition 17. We have reviewed the following reports:

- Outline Phase 1 and Phase 2 Geo-Environmental Investigation Report by IGE Consulting Ltd for the proposed redevelopment of Land south of Warth Road, Bury.

Environment Agency position

The information, which has been collected and presented on this occasion is limited and nearly two years old. We believe that further ground investigation work is needed that includes additional sampling of soil, groundwaters and the adjacent surface course. A detailed assessment of risk is needed and that is likely to indicate remediation of the site is indicated.

The ground investigation has identified the presence of elevated concentrations of contamination to be present, which are likely to pose a significant risk of adverse effect to controlled water receptors.

Advice to the applicant

The results of this reported phase of ground investigation has identified elevated (and adverse) concentrations of hazardous substances in the shallow groundwater. Therefore, consideration of the prevent and limited requirements of the Groundwater Daughter Directive is needed in terms of adequate measures to prevent ongoing contamination.

We are unable to recommend the discharge of condition 17 (contaminated land) on planning permission 70993 currently.

Once details have been submitted that address our concerns, we will be happy to comment further.

Please forward a copy of this letter to the applicant.

Yours sincerely

Mrs. SYLVIA WHITTINGHAM
Planning Advisor

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