

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

Our ref: SO/2024/123853/03-L01
Your ref: 70284
Date: 17 January 2025

Dear Sir/Madam

****ADDITIONAL INFO RECEIVED** APPLICATION FOR RESERVED MATTERS APPROVAL (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) FOR THE ERECTION OF 400 DWELLINGS, RELOCATION OF CRICKET PITCH, INCLUDING A PAVILION, PRACTICE NETS AND SCOREBOX AND INCLUDING ALL DETAILS REQUIRED TO DISCHARGE THE FOLLOWING CONDITIONS FROM APPLICATION 67597; 9 (ACOUSTIC ATTENUATION); 11 (SURFACE WATER DRAINAGE PROPOSALS); 13 (WSI FOR ARCHAEOLOGY); 14 (BAT ROOST ASSESSMENT); 15 (BAT SURVEY FOR NEW CRICKET CLUB SITE); 16 (OTTER ASSESSMENT); 18 (BIRD SURVEY FOR NEW CRICKET CLUB SITE); 19 (RAMS FOR BADGER HABITAT); 20 (INVASIVE SPECIES REPORT); 21 (WATER FRAMEWORK DIRECTIVE ASSESSMENT); 22 (NO NEGATIVE IMPACTS ON RIVER IRWELL ECOLOGY); 23 (LANDSCAPE & HABITAT CREATION DETAILS); 24 (AFFORDABLE HOUSING SCHEME); 25 (RECREATION SCHEME); 27 (PHASING PLAN); 28 (INTERNAL ROAD PATTERN DETAILS); 29 (SCHEME OF LEVELS, DRAINAGE & MODELLING TO SUPPORT APPROVED FRA); 31 (FFL'S OF DWELLINGS); 32 (RIVER IRWELL BUFFER ZONE DETAILS); 37 (REPLACEMENT CRICKET CLUB FACILITIES); 39 (HIGHWAY DETAILS); 40 (SCOOT AT WATER STREET); 41 (PARKING STRATEGY); 44 (TRAVEL PLAN)**

**EAST LANCS PAPER MILL, CHURCH STREET EAST, RADCLIFFE,
MANCHESTER, M26 9PG**

Thank you for referring additional information to the Environment Agency regarding discharge of conditions 20, 21, 29 and 31. We would like to make the following comments.

Environment Agency position

Condition 20

Further to the review of correspondence from Morris Homes to the Environment Agency dated 6th January 2025, which stated that *they will not be asking for condition 20 (Non-Invasives Species Management) to be discharged until further site investigations have been undertaken to help guide wider site remediation strategy and phasing of this element of works, and is to remove from this reserved matters application, Ref: 70284.*

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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Advise to applicant

We will be happy to provide further comment regarding condition 20, when the applicant has undertaken further site investigation, that will help inform wider site remediation strategy, invasive management control techniques and the phasing of such works within the large East Lancashire Paper Mill redevelopment site.

Condition 21

Following review of the submitted Technical Note which outlined the background regarding the decision not to deculvert Crow Tree Farm Brook. We welcome the environmental improvements proposed as part of the scheme and the agreement to provide an 8m buffer for the Crow Trees Farm Brook. Based on the additional information provided we have no further objection to the discharge of condition 21.

Conditions 29 and 31

We have reviewed (FRA Addendum Report A090070-193) and have no objection in principle to the discharge of conditions 29 and 31.

Please forward a copy of this letter to the applicant.

Yours faithfully

Mrs. SYLVIA WHITTINGHAM
Planning Advisor

SPPlanning.RFH@environment-agency.gov.uk