

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

Our ref: SO/2023/123167/01-L01
Your ref: 69547
Date: 12 May 2023

Dear Jennie Townsend,

PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING FOUR DETACHED DWELLINGS.

LAND WEST OF LOWERCROFT ROAD, BURY, BL8 3GQ.

Thank you for consulting us on the above application, on 5th May 2023.

Environment Agency Position

We have no objection in principle to the proposed development but take this opportunity to provide the following comments.

Environment Agency Commentary

This development site appears to have been the subject of past industrial activity which poses a risk of pollution to controlled waters.

However, we are unable to provide site-specific advice relating to land contamination as we have recently revised our priorities so that we can focus on:

- Protecting and improving the groundwater that supports existing drinking water supplies
- Groundwater within important aquifers for future supply of drinking water or other environmental use

We recommend that you refer to our published '[Guiding Principles for Land Contamination](#)' which outlines the approach which should be adopted when managing this site's risks to the water environment.

We also advise that you consult with your Environmental Health/Environmental Protection Department for advice on generic aspects of land contamination management. Where planning controls are considered necessary, we recommend that the environmental protection of controlled waters is considered alongside any human health protection requirements. This approach is supported by paragraph 174 of the National Planning Policy Framework.

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Should you have any queries regarding this response, please do not hesitate to contact me.

Yours sincerely,

Miss India Blythin
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Environment Agency
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