

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

Our ref: SO/2021/121738/01-L01
Your ref: 67322

Date: 06 December 2021

Dear Tom Beirne

ERECTION OF DETACHED DWELLING.

22 COCKEY MOOR ROAD, RADCLIFFE, BURY, BL8 2HB

Thank you for consulting us on the above application, on 24 November 2021.

Environment Agency Commentary

Unfortunately the area Groundwater and Contaminated Land team is unable to provide a site specific review at this time due to a high workload. We note that due to the former land uses, adverse concentrations of soil and/or groundwater contamination may exist at the site so the associated risks to controlled waters should be addressed.

We recommend that developers should:

- Follow the risk management framework provided in Guidance on [Land contamination risk management \(LCRM\)](#), when dealing with land affected by contamination.
- Refer to our [Guiding principles for land contamination](#) for the type of information that we require in order to assess risks to controlled waters from the site - the local authority can advise on risk to other receptors, such as human health.
- Consider using the [National Quality Mark Scheme for Land Contamination Management](#) which involves the use of competent persons to ensure that land contamination risks are appropriately managed.
- Refer to the [contaminated land](#) pages on gov.uk for more information

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.

Note to applicant

Should you wish us to review any technical documents or want further advice to address any of the environmental issues raised in this response, we may be able to do this as part of our charged for planning advice service.

Further engagement will provide you with certainty of our position as to what our response to a planning application will be. It should also result in a better quality and more environmentally sensitive development.

As part of our charged for service we will provide a dedicated project manager to act as a single point of contact to help resolve any problems. We currently charge £100 per person per hour, plus VAT. We will provide you with an estimated cost for any further

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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discussions or review of documents. Our standard terms and conditions are available to view online at www.gov.uk/government/publications/planning-and-marine-licence-advice-standard-terms-for-our-charges/planning-and-marine-licence-advice-standard-terms-for-our-charges.

If you would like more information on our planning advice service, including a cost estimate, please contact us at SPPlanning.RFH@environment-agency.gov.uk

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

Yours sincerely

Liza Willow

Planning Advisor

Liz.Willow@environment-agency.gov.uk