

Bury Metropolitan Borough Council
KNOWSLEY STREET, BURY, BL9 0SW

Reference: SO-2026-125621/02
Customer reference: 72688
22 April 2026

Demolition of existing buildings and erection of a building comprising of a boiler workshop unit; extension to an existing unit (Use Class B2 and ancillary staff accommodation/office) and associated works

Unit 3, Irwell Industrial Estate, Lower Woodhill Road, Bury, BL8 1AR

Dear Planning Officer,

Thank you for referring additional information in support of our previous objection regarding the above application to the Environment Agency.

This is our response to your consultation 72688.

Environment Agency position

We have reviewed the submitted information, which meets with our approval. We can now remove our objection, and we would like to make the following comments.

The proposed development will only meet the NPPF policy to not increase flood risk elsewhere if the following planning condition is included.

Condition

The development hereby permitted must not be commenced until such time as a scheme to show detailed designs of the free movement of flood water via the sides has been submitted to, and approved in writing by, the LPA.

The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the LPA.

Reasons

To ensure that there are no detrimental impacts to flood storage or flood flow routes

Land contamination

- The current or previous use(s) of the development site relating to suggest that the land may be affected by contamination. Land contamination can harm human health, soils, ecosystems, property, drinking waters supplies, groundwater and surface water.
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- Land contamination is a material planning consideration. The planning decision should ensure that the site is suitable for its proposed use, considering any risks from contamination and any proposed land remediation. The planning application should therefore be supported by adequate site investigation information, prepared by a competent person. After remediation is carried out, as a minimum, the land should not be capable of being determined as contaminated land under [Part IIA of the Environmental Protection Act 1990](#). This approach is supported by paragraph 196 of the National Planning Policy Framework.
- The current or previous use(s) of the site may present an unacceptable risk of contamination that could be mobilised during site works and construction, potentially leading to pollution of controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site
- The proposed development will be acceptable, if a planning condition is included requiring the submission and validation of a detailed land contamination management strategy for unsuspected contamination during the enabling, construction and/or development works. By cleaning up land contamination, it will be helping to protect and improve the groundwater quality that supports existing drinking water supply, future supply of drinking water and other environmental uses.
- Without this condition we would object to the proposal in line with paragraph 187 of the National Planning Policy Framework because it cannot be guaranteed that the development will contribute to and enhance the natural and local environment by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate or will not be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution.

- **Condition**

- If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until further investigation and a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

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- **Reason**

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- To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraphs 187 and 196 of the National Planning Policy Framework.

- **Advice to Applicant**

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- Where a site is affected by contamination responsibility for securing a safe development rests with the developer and/or landowner.

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- Developers should:

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- Follow the risk management framework provided in [Land Contamination: Risk Management](#), when dealing with land affected by contamination.

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- 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.

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- Refer to the [contaminated land](#) pages on gov.uk for more information.

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Environmental permit – Flood risk activities - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit [Flood risk activities: environmental permits - GOV.UK](#) or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit [Sign up for flood warnings - GOV.UK](#). It is a free service that provides warnings of flooding from rivers, the sea, and groundwater, direct by telephone, email, or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit [Prepare for flooding: Protect yourself from future flooding - GOV.UK](#).

To get help during a flood, visit [What to do before or during a flood - GOV.UK](#).

For advice on what to do after a flood, visit [What to do after a flood - GOV.UK](#).

Flood resistance and resilience - advice to LPA/applicant

We strongly recommend the use of flood resistance and resilience measures. Physical barriers raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you would like to find out more about reducing flood damage, visit the [Flood Risk and Coastal Change pages](#) of the planning practice guidance. Further guidance on flood resistance and resilience measures can also be found in:

- Government guidance on flood resilient construction [Flood resilient construction of new buildings - GOV.UK](#)
- CIRIA Code of Practice for property flood resilience [Code of practice for property flood resilience C790](#)
- British Standard 85500 – Flood resistant and resilient construction [BS 85500:2015 | 30 Nov 2015 | BSI Knowledge](#)

The following issues are not within our direct remit or expertise but nevertheless are important considerations for managing flood risk for this development. Prior to deciding this application, we recommend that consideration is given to the issues below. Where necessary, the advice of relevant experts should be sought.

Adequacy of rescue or evacuation arrangements

Details and adequacy of an emergency plan

Provision of and adequacy of a temporary refuge

Details and adequacy of flood proofing and other building level resistance and resilience measures

Details and calculations relating to the structural stability of buildings during a flood

Whether insurance can be gained or not

Provision of an adequate means of surface water disposal such that flood risk on and off-site isn't increased

Biodiversity

The application site requires the watercourse unit module to be applied. In line with Statutory Biodiversity Metric, if the red line boundary intersects with the riparian zone the watercourse module is required. The Watercourse Unit Module is applied to the following features: priority rivers; other rivers and streams; canals; ditches and culverted sections of these features.

For rivers and streams, completion of the Watercourse Unit Module is required when a watercourse is on-site, or the watercourse bank top is within 10m of the red line boundary. For ditches, the Watercourse Unit Module is applied where the bank top is located within 5m of the red line boundary. Please note, the adjacent lengths of watercourse must also be included even if the channel itself is not within the site red line boundary.

The Watercourse Unit Module should only be applied to culverts that lie within the red line boundary.

The Environment Agency does not wish to be reconsulted on the Watercourse Unit Module.

Please forward a copy of this letter to the applicant.

If you have any questions regarding our response, please contact spplanning.rfh@environment-agency.gov.uk.

Yours sincerely,

Sylvia Whittingham,
Sustainable Places Planning Advisor

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for people and wildlife



customer service line 03708 506 506
[gov.uk/environment-agency](https://www.gov.uk/environment-agency)