

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

Our ref: SO/2023/123093/04-L01
Your ref: 69164
Date: 02 May 2024

Dear Sir/Madam

[AMENDED PLANS/ ADDITIONAL INFO] ERECTION OF A RETAIL UNIT (USE CLASS E) AND SYNAGOGUE WITH ASSOCIATED CAR PARKING, LANDSCAPING, ASSOCIATED EXCAVATION WORKS AND ACCESS ARRANGEMENT AND ADDITION OF BASEMENT FOR USE FOR STORAGE. REMOVAL OF INTERNAL STAIRWELL FROM PREVIOUSLY APPROVED APPLICATION 63054.

FORMER TEXACO GARAGE, BURY OLD ROAD, PRESTWICH, M25 0HH

Thank you for referring further details to the Environment Agency. We would wish to make the following comments.

Environment Agency position

We have reviewed this most recent submission (Supplementary Ground Investigation & Controlled Waters Risk Assessment for the proposed redevelopment of the Former Texaco Filling Station, Bury Old Road, Prestwich by EAL Ltd dated April 2024) in the context of our previous technical narrative regarding the site. We continued to maintain our previous technical commentary.

However, despite the identified gaps in this phase of works we have considered the information on ground conditions as a whole and, pursuant to the full planning application for the erection of a retail unit (Use Class E) and synagogue with associated car parking, landscaping, associated excavation works and access arrangement and addition of basement for use for storage, we are happy to withdraw our earlier objection to the development.

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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Advice to the applicant

Given the current condition of the site and that development has already commenced we have taken a pragmatic approach to the development and this full planning application. It is therefore our position that we do not recommend conditions be attached to the planning permission going forwards from this time as all major earthworks appear to have been completed and the final ground levels achieved.

Please forward a copy of this letter to the applicant.

Yours faithfully

Mrs SYLVIA WHITTINGHAM
Planning Advisor

SPPlanning.RFH@environment-agency.gov.uk