

**Town and Country Planning
(Environmental Impact Assessment) Regulations 2017
Screening Opinion Under Regulation 5**



Planning Ref. No:- 73108

Site Location: Land east of Walmersley Road, Bury, BL9 5JX

Proposed Development: Town and Country Planning (Environmental Impact Assessment) Regulations 2017:
Screening Opinion Request for Outline Planning Permission for mixed use development for up to 350 dwellings (including 40% affordable), employment/commercial, local retail centre, mobility hub, public open space and associated infrastructure. Access is applied for in detail, all other matters are reserved for future determination.

Q1. Is the development of a type described in Schedule 1 of the 2017 Regulations?

No

Q2. Is the development described in Column 1 of Schedule 2 of the 2017 Regulations?

Yes

10 (b) The site would comprise an infrastructure project of urban development involving more than 150 dwellings and comprising an overall development area which exceeds 5 hectares.

Q3. Is the development to be located within a sensitive area?

No

The site is not located within a 'sensitive area' as defined by Regulation 2(1) of the EIA Regulations.

The site is not designated as a Site of Special Scientific Interest and European site, a national park, the Broads or Area of Outstanding Natural Beauty. It is not a World Heritage site or a scheduled monument site as described within paragraph 32 of the NPPG.

The applicant states that an Ecological Impact appraisal including Protected Species Surveys has been completed and would be submitted with an application. It is stated that the survey work and reports will set out measures which would be adopted to protect or replace existing trees.

Q4. - Does it meet any of the relevant thresholds and/or criteria in column 2 of Schedule 2?

Yes

The Planning Practice Guidance (PPG) provides guidance on EIA screening and how to assess whether a development is likely to give rise to significant environmental effects based on the criteria set out in schedule 3 of the Regulations.

PPG also provides a set of indicative thresholds and criteria which gives an indication of the types of impact that are more likely to be significant for particular types of development. This will inform whether an EIA is required.

The proposed development of up to 350 dwellings would be above the threshold of 150 dwellings and the site area of 19.9 hectares would be above the threshold of 5 hectares.

The development proposes a mixed use development of up to 350 dwellings new accesses, employment and commercial units of up to 2500 sqm, retail centre of up to 249 sqm and provision of open space and green infrastructure on a site of 19.9 hectares.

The site is bounded by the M66 motorway to the north and east, which could generate noise impacts and therefore influence the layout. Walmersley Road and residential development is to the south and west. The current state of the site is one of green space and open land, vegetated and treed with a significant area within the eastern part of the site TPO'd.

One of the criteria to assess whether an EIA would be required is whether the new development would be greater in scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination.

The site is vacant and development free and as such a mixed use for 350 houses, commercial development to deliver up to 2500sqm, retail floorspace and associated infrastructure within a 19.9 hectare site would add significant different and diverse uses to what currently exists on site.

The site is also located on land and an area which at the upper end of Walmersley Road could be considered semi-rural. It is therefore considered the development could bring about significant urbanising effects in this location, including increase in traffic, emissions, noise and air quality, and particularly located close to the M66 motorway.

Q5. - Taking Account of the selection criteria in Schedule 3, is the proposal likely to have significant effects on the environment?

Yes

The site's previous uses include being used as a landfill site and there may well be some significant risks of pathways, including a brook through the site of transmission of deposited and licensed waste.

The site is identified as Part 2A land of the Environmental Protection Act 1990 and a site of significant concerns.

Given the scale of the development, the site, and extent and juxtaposition of surrounding development and previous land use, it is the opinion of the Council that the development proposed would require the submission of an Environmental Statement under the EIA Regulations 2017.

Significant Environmental effects are likely - (Positive opinion)

Signed: J Townsend

Date: 05/05/2026