

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

Our ref: SO/2024/124305/01
Your ref: 70903
Date: 15 July 2024

Dear Dean

Land remediation works, construction of vehicular access road and footway from market street with associated infrastructure and structural works.

Land At Pyramid Park, Market Street, Bury, BL9 0BG

Thank you for consulting us on the above application on 9 July 2024.

Environment Agency Position

We have no objection in principle to the proposed development, but we would wish to make the following comments.

Advice to LPA

This development site appears to have been the subject of past industrial activity which poses a high 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

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protection of controlled waters is considered alongside any human health protection requirements. This approach is supported by paragraph 180 of the National Planning Policy Framework.

Please forward a copy of this letter to the applicant.

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

Yours sincerely,

Chris Nugent
Planning Advisor

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