

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

Our ref: SO/2023/122806/01-L01
Your ref: 68880
Date: 25 January 2023

Dear Sir/Madam

DEMOLITION OF EXISTING AGRICULTURAL BUILDING; ERECTION OF 1 NO. DWELLING (PART CONSTRUCTED); ERECTION OF SINGLE STOREY OUTBUILDING ANCILLARY TO AINSWORTH HALL FARMHOUSE; ASSOCIATED WORKS AINSWORTH HALL FARM, AINSWORTH HALL ROAD, AINSWORTH, BOLTON, BL2 5QT

Thank you for referring the above application to the Environment Agency, which was received on the 5 January 2023. We have no objection in principle to the proposed development, but we would wish to make the following comments.

Environment Agency position

The proposed development will be acceptable if the measure(s) detailed in the non-mains drainage assessment submitted with this application are implemented and secured by way of a planning condition on any planning permission.

Condition

The development permitted by this planning permission shall be carried out in accordance with the approved non-mains drainage assessment including the following specific mitigation measures detailed therein:

- Follows General Binding Rules - [General binding rules: small sewage discharge to the ground - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/general-binding-rules-small-sewage-discharge-to-the-ground)
- Soakaways to be constructed to BS6297:2007
- No connection to watercourse or land drainage system and no part of the soakaway system is within 10 metres of any ditch or watercourse
- No siting of the package sewage treatment plant within 50 metres or upslope of any well, spring or borehole used for private water supply

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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Reason(s)

The Croal River basin management plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies. Without this condition, the impact could cause deterioration of a quality element to a lower status class and/or prevent the recovery of and/or cause deterioration of a protected area drinking water protected area Croal water body.

Advice to the applicant

In addition to planning permission you may also require an Environmental Permit from the Environment Agency. Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit.

Further advice is available at: [Septic tanks and sewage treatment plants: what you need to do: Overview - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/septic-tanks-and-sewage-treatment-plants-what-you-need-to-do)

Please send me a copy of the decision notice and forward a copy of this letter to the applicant.

Yours faithfully

Mrs. SYLVIA WHITTINGHAM
Planning Advisor

Direct dial 0203 0251059

Direct e-mail sylvia.whittingham@environment-agency.gov.uk