

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

Our ref: SO/2023/123503/02-L01
Your ref: 69940
Date: 16 February 2024

Dear Sir/Madam

DETAILS SUBMITTED TO ADDRESS PROPOSED CONDITIONS - DEMOLITION OF EXISTING FIRE STATION AND ERECTION OF NEW FIRE STATION INCLUDING NEW TRAINING TOWER, PARKING/MANOUVERING AREAS, FENCING AND LANDSCAPING, PROVISION OF TEMPORARY FIRE STATION ON SITE FOR THE DURATION OF THE REDEVELOPMENT WHITEFIELD FIRE STATION, BURY NEW ROAD, WHITEFIELD, MANCHESTER, M45 7SY

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

Environment Agency position

We have reviewed the following reports as provided for this proposed development.

- Phase 2 Geo-Environmental Investigation Report by IGE Ltd dated May 2023
- Hydrogeological Risk Assessment report by IGE Ltd dated January 2024
- Pilecaps and Ground Beam plan dated Sept. 2023, and a
- Bottom driven mini piling leaflet by Roger Bullivant Ltd.

Based on the new information that has now been presented we are happy to revise our earlier recommendations to the local planning authority.

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 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.

Reason

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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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 paragraph 180 of the National Planning Policy Framework.

Condition

A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected, and inspected. The scheme as approved shall be implemented prior to the occupation of any part of the permitted development.

Reason

To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies in line with paragraph 174 of the National Planning Policy Framework and Position Statement J of [‘The Environment Agency’s approach to groundwater protection’](#).

Condition

Prior to any part of the permitted development/each phase of development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason

To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the National Planning Policy Framework.

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