

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

Our ref: SO/2026/125577/01-L01
Your ref: 72621
Date: 10 March 2026

Dear Sir/Madam

APPLICATION TO DISCHARGE CONDITION NOS. 3 & 4 (CONTAMINATION & REMEDIATION), 21 & 22 (HIGHWAYS), 29, 30, 31 & 32 (PIGS LEE BROOK) OF PLANNING PERMISSION 71244

BEVIS GREEN WORKS, MILL ROAD, BURY, BL9 6RE

Thank you for referring the above application for the discharge of conditions 3, 4, 29, 30 to the Environment Agency. We would like to make the following comment.

Environment Agency position

Contaminated Land (3 and 4)

We have reviewed the submitted reports and note that they, relate to the whole former Tetrosyl site. Since the conditions relate to the entire site, not individual phases, we are unable to recommend that conditions 3 and 4 be formally discharged at this time. We can, however, confirm that no further work is required for Phase 1.

However, we are still working with the developer on Phase 2, and because of this, we cannot yet confirm that the overall requirements of conditions 3 and 4 have been fully met.

Advice to the LPA

For the planning authority's awareness, the Environment Agency has been working closely with the developer/consultants for a long time through our cost-recovery scheme.

We recently met with the team to discuss the ongoing clean-up work on site, following the use of an in-situ Chemical Ozone treatment to address known historic industrial contaminate on.

Environment Agency
Richard Fairclough House Knutsford Road, Warrington, WA4 1HT.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

Flood Risk

We have reviewed the documentation provided for the discharge of conditions 29 and 30 (previously conditions 32 and 33) and we are satisfied that the proposals are consistent with the previously submitted details which were approved under planning application SO/2023/123410. We are therefore satisfied that the proposals sufficiently address flood risk.

However it is still the case that no Flood Risk Activity Permit for the works will be issued until the outstanding problems relating to contaminated land remediation are agreed, and no work should be commenced until a Flood Risk Activity Permit has been approved.

Biodiversity

Regarding the discharge of condition 29 (Pigs Lee Brook details), 31 (Pigs Lee Brook Ecological Network design) & 32 (Pig Lee Brook Method Statement) for the design, construction and conservation management of newly restored and skylighted Pigs Lee Brook River channel and corridor within the former Bevis Green Works site, Bury. Based on adherence with submitted details and plans we recommend the discharge of these conditions.

Engineering layout 456/ED/02T

Site layout 6155/502 Rev. J

Management plan 456/P/MP/01C

New Pigs Lee Brook channel x-sections 6155/507/01 F & 6155/507/02 F

Flow control structure 6155/515/01 C

Watercourse geomorphology 6155/519 Rev. F, 6155/519 Rev. G, 6155/516 Rev. F.

Additional sections 456/ED/53 - 58

Geomorphology Technical Note (JBA, 2020)

Watercourse diversion 6155/522 A

Site infrastructure plan 333-20-001-02 B

Watercourse realignment overview (Urban Regen, 6/8/2021)

Long section details 6155/508 D

Landscape masterplan PDP C-1339-01G, C-1339-05 C, C-1339-06 C & C-1339-07 B River Corridor Management Plan (Barratt Homes, 07/09/2021). It is recommended river corridor, wetland and woodland are managed to prescriptions set out in management plan to preserve and enhance key ecological and landscape assets of Bevis Green riparian site over long term. All schedule 9 invasive species within management plan area (456/P/MP/01C) should monitored and sensitively managed to achieve management plan conservation objectives.

INNS management and monitoring plan (Knotweed eradication, 02/04/2020)

CEMP (Barratt Homes Feb 2021)

Please forward a copy of this letter to the applicant

Yours faithfully

Mrs SYLVIA WHITTINGHAM
Planning Advisor

Direct e-mail SPPlanning.RFH@environment-agency.gov.uk