

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

Our ref: SO/2023/123772/01-L01
Your ref: 70218
Date: 27 December 2023

Dear Sir/Madam

SINGLE STOREY EXTENSION OF EXISTING INDUSTRIAL UNIT (CLASS B2/B8) INCLUDING RECLADDING OF THE EXISTING BUILDING ROOF; EXTERNALLY WILL INCLUDE STORAGE TANKS, EXTENSION TO EXISTING SITE ACCESS POINTS, NEW SERVICE YARD, ADDITIONAL CYCLE AND CAR PARKING WITH ELECTRICAL VEHICLE CHARGING SPACES WITH ASSOCIATED INFRASTRUCTURE AND NEW EXTERNAL SEATING AREA GATEWAY HOUSE, PILSWORTH ROAD, BURY, BL9 8RD.

Thank you for referring the above application to the Environment Agency. 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 following measure(s) are implemented and secured by way of a planning condition on any planning permission.

Condition

The development hereby permitted shall not be commenced until such time as a scheme to treat and remove suspended solids from surface water run-off during construction works has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reasons

Construction works could cause silt pollution leading to suspended solids being released into Hollins Vale Wildlife site. Ensuring preventative measures to ensure that no pollution is released is recommended.

Advice to the applicant

Holchem is an upper-tier COMAH establishment and subject to the provisions of the COMAH Regulations 2015, which are enforced by the COMAH Competent Authority (CA). The CA comprises the Health and Safety Executive (HSE) and the relevant environmental regulator: the Environment Agency (EA) in England. The proposed increase in storage could relate to an increase in quantity of COMAH dangerous substances on site or change in location of COMAH dangerous substances. The COMAH Regulations requires that the operator must review and, if necessary, revise a safety report in advance of modifications to the establishment, process or the nature or physical form or quantity of dangerous substances which could have significant consequences for major accident hazards. The safety report needs to be submitted to the CA within a reasonable period of time in advance of the change.

The CA has a duty to examine the safety report, including measures necessary to prevent major accidents and to limit their consequences for human health and the environment.

Please forward a copy of this letter to the applicant.

Yours faithfully

Mrs. SYLVIA WHITTINGHAM
Planning Advisor

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