

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

Our ref: SO/2024/124558/01-L01

Your ref: 71273

Date: 03 January 2025

Dear Sir/Madam

ERECTION AND OPERATION OF MATERIAL RECYCLING FACILITY.

PILSWORTH QUARRY, PILSWORTH ROAD, BURY, BL9 8QZ

Thank you for referring the above application to the Environment Agency. We have no objection in principle to the proposed development, but we wish to make the following comments.

Environment Agency position

We have reviewed the submission of:

- Phase I Desk Study report by Wardell Armstrong Ltd dated July 2023, and a
- Phase II Ground Investigation Report by Wardell Armstrong Ltd dated May 2024

The applicant's submissions demonstrate that it will be possible to manage the risks posed to controlled waters by this development.

We believe that it would place an unreasonable burden on the developer to ask for more detailed information prior to the granting of planning permission but respect that this is a decision for the local planning authority.

Considering the above, the proposed development will be acceptable if a planning condition is included requiring the submission of a remediation strategy. This should be carried out by a competent person in line with paragraph 183 of the National Planning Policy Framework.

Without these conditions we would object to the proposal in line with paragraph 180 of the National Planning Policy Framework because it cannot be guaranteed that the development will not be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution.

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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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

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 180 of the National Planning Policy Framework.

Condition

Prior to any part of the permitted 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 180 of the National Planning Policy Framework.

Advice to the applicant

The applicant/ operator will need to apply for either a permit or a variation to the existing landfill permit to cover the proposed Material Recycling Facility.

Please forward a copy of this letter to the applicant.

Yours faithfully

Mrs. SYLVIA WHITTINGHAM
Planning Advisor

SPPlanning.RFH@environment-agency.gov.uk