

Northern Gateway Development Vehicle
LLP
Bury Metropolitan Borough Council
Knowsley Street, Bury, BL9 0SW

Our ref: EQ-0010588/01
Your ref: 73525
Date: 30 September 2026

Environmental Impact Assessment (EIA) Scoping Opinion Request for JPA1.2 to incorporate 1550 dwellings, new school and community facilities, transport links and other associated infrastructure

Land bounded by Simister Lane, Boardman Lane & Baguley Crescent, Simister & Bowlee

Dear Helen Leach,

Thank you for consulting the Environment Agency on the above Environmental Impact Assessment (EIA) Scoping Request, which we received on 13 August 2026.

Environment Agency Position

As part of this consultation, we have reviewed the following document:

- Environmental Impact Assessment: Scoping Report (JPA 1.2 Northern Gateway Residential-Led Development), prepared by Asteer Planning, on behalf of Hollins Strategic Land, dated August 2026.

We note that the site forms the adopted Places for Everyone allocation JPA1.2, Simister and Bowlee (Northern Gateway). Our comments relate specifically to the proposed scope of the Environmental Statement and the protection of controlled waters. They do not comment on the principle of the allocated development.

This report has identified that Ground Conditions and Contamination are not considered to be a topic of environmental significance.

The south-west of the site lies on a Principal Aquifer and the remainder is predominantly on a Secondary A Aquifer. The Principal Aquifer is particularly sensitive, and consideration should therefore be given to the protection of controlled waters.

A historic landfill extends into the northernmost tip of the Western parcel; such areas may represent a potential source of contamination and, given the underlying aquifer designations, should be appropriately characterised through site investigation to confirm whether any pollutant pathways to groundwater are present.

The desk study also identifies a former bleach works or chemical works immediately south of the eastern parcel. The available information does not confirm whether associated infrastructure, drainage features, waste disposal areas or other ancillary activities extended into the site. The former works should therefore be retained as a potential off-site source within the conceptual site model, with any plausible pollutant linkages to controlled waters investigated on a targeted basis.

However, based on the information available at this stage, any potential risks appear to be localised and capable of being adequately investigated and managed through site investigations, remediation where necessary, and verification measures. Therefore, we support the need for appropriate ground investigation and assessment to evaluate risks of contamination.

Based on the information available to date we would agree that including a chapter on ground conditions and contamination is not likely to provide additional benefit at the EIA stage of the development process.

We do however advise the applicant and the planning authority that should this development seek planning permission we would recommend ground investigation, assessment and where necessary remediation along with validation and verification afterwards.

Based on the submission to date we offer the applicant the following advice:

Advice to Applicant

Model Procedures and Good Practice

This development site appears to have been the subject of past industrial activity which may pose a risk of pollution to controlled waters.

We advise that the applicant should:

- Follow the risk management framework provided in Guidance on Land contamination risk management (LCRM) [Land contamination risk management \(LCRM\) - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/612222/LCRM-Guidance.pdf), when dealing with land affected by contamination
- Refer to the [contaminated land](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/612222/LCRM-Guidance.pdf) pages on gov.uk for more information
- Refer to [‘The Environment Agency’s approach to groundwater protection’](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/612222/LCRM-Guidance.pdf)

All investigations of land potentially affected by contamination should be carried out by or under the direction of a suitably qualified competent person and in accordance with BS 10175:2026 Code of practice for the investigation of potentially contaminated sites.

Advice to the Local Planning Authority

Installations and Amenity

The proposed development is within 500m of one or more industrial or waste management site that is regulated by the Environment Agency through the Environmental Permitting (England and Wales) Regulations 2016. The location of this site can be found on Defra's Data Services Platform, available at [Access the public register for environmental information - GOV.UK](#)

The Environment Agency issues Environmental Permits for installations or waste management operations. A permit will require that operators demonstrate they have taken all reasonable measures to prevent pollution of the environment and harm to human health. Pollution can include air quality impacts, odours, noise, pests water quality and ground water impacts. If prevention is not possible, the operator must take steps to minimise the impact from pollution instead. In some cases, this is unlikely to eliminate all emissions and there could be impacts to the environment which may cause local residents some concern. When a new development is built near to an existing permitted facility this does not automatically trigger a review of the Environmental Permit and we will regulate this in line with our [Environment Agency enforcement and sanctions policy - GOV.UK](#)

Planning authorities must satisfy themselves that in land use terms the proposed development is suitable for this location given the proximity to a regulated site/s as described above and the scope of the permit as granted.

Planning policy requirements (paragraph PM4(1-3) of the NPPF) state that new development should integrate effectively with existing businesses and not place unreasonable restrictions upon them.

Please note that in accordance with national planning policy (Policy DM7(1) of the NPPF), planning decisions should assume that permitting regimes will operate effectively. Applicants should be advised to consider our 'Environmental Permitting Guidance' which can be found at: [Check if you need an environmental permit - GOV.UK](#).

Please note our advice and comments are based on the information available to us at the time of the EIA scoping opinion request. In regard to any further enquiries and/or information submitted relating to the proposed development, our position may change if there have been changes to environmental risk, evidence or legislation and/or to planning policy and guidance.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me using the details below.

Yours sincerely,

Ashvi Daia

Planning Advisor, Sustainable Places

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