

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

Our ref: SO/2024/123853/02-L01
Your ref: 70284
Date: 03 December 2024

Dear Sir/Madam

****ADDITIONAL INFO RECEIVED** APPLICATION FOR RESERVED MATTERS APPROVAL (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) FOR THE ERECTION OF 400 DWELLINGS, RELOCATION OF CRICKET PITCH, INCLUDING A PAVILION, PRACTICE NETS AND SCOREBOX AND INCLUDING ALL DETAILS REQUIRED TO DISCHARGE THE FOLLOWING CONDITIONS FROM APPLICATION 67597; 9 (ACOUSTIC ATTENUATION); 11 (SURFACE WATER DRAINAGE PROPOSALS); 13 (WSI FOR ARCHAEOLOGY); 14 (BAT ROOST ASSESSMENT); 15 (BAT SURVEY FOR NEW CRICKET CLUB SITE); 16 (OTTER ASSESSMENT); 18 (BIRD SURVEY FOR NEW CRICKET CLUB SITE); 19 (RAMS FOR BADGER HABITAT); 20 (INVASIVE SPECIES REPORT); 21 (WATER FRAMEWORK DIRECTIVE ASSESSMENT); 22 (NO NEGATIVE IMPACTS ON RIVER IRWELL ECOLOGY); 23 (LANDSCAPE & HABITAT CREATION DETAILS); 24 (AFFORDABLE HOUSING SCHEME); 25 (RECREATION SCHEME); 27 (PHASING PLAN); 28 (INTERNAL ROAD PATTERN DETAILS); 29 (SCHEME OF LEVELS, DRAINAGE & MODELLING TO SUPPORT APPROVED FRA); 31 (FFL'S OF DWELLINGS); 32 (RIVER IRWELL BUFFER ZONE DETAILS); 37 (REPLACEMENT CRICKET CLUB FACILITIES); 39 (HIGHWAY DETAILS); 40 (SCOOT AT WATER STREET); 41 (PARKING STRATEGY); 44 (TRAVEL PLAN)**

**EAST LANCS PAPER MILL, CHURCH STREET EAST, RADCLIFFE,
MANCHESTER, M26 9PG**

Thank you for referring the above application to the Environment Agency for the discharge of conditions 20, 21, 22, 29 and 32. We would like to make the following comments.

Environment Agency position

Condition 20 (INNS management)

We have reviewed the following - Report & Management Plan, JKS Ltd. Doc: JK23-8787-230524 (08/11/2024), and we do not recommend discharge of condition 20 (INNS management plan) based on current submitted management strategy (JK Solutions Ltd, 08/11/2024) does not provide a definitive treatment option/s and plan showing what

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remediation option is to be adopted where and when, for the existing large East Lancs Paper Mill redevelopment site, and plan that is preferably coordinated with development phasing (Dwg No: PP-01 Rev.D) and particularly planned re-contouring planned along River Irwell corridor (Flood Risk Assessment & Drainage Strategy Addendum Version 9.0 (Tetra Tech, 24/10/2024).

It is noted that potentially one option may be mechanical excavation and burial onsite. However, it seems this option may be limited to only certain retained greenspace areas based on significant land contouring and remodelling to address site flood risk and surface water drainage needs, as well as likely long term maintenance requirements of these new assets.

It is recommended based on identified large presence of INNS neighbouring the ELPM site, particularly along River Irwell, that all proposed graded river embankment areas are actively soft landscaped with appropriate native grass/wildflower seeding as soon as practically and feasibly possible, to ensure new riverbanks are positively re-vegetated and to minimise risk from invasion from nearby INNS populations. Also, any proposed regular use of non-selective herbicides will need to be tightly controlled and coordinated with agreed ELMP soft landscape reinstatement M3477-SD-01-V15, to ensure non target species and new soft landscaping are avoided, and to minimise amount of bare un-vegetated areas created by use of non-selective herbicides, which can create new areas INNS invasion to a site.

Condition 21 (WFD assessment)

Although, we would welcome the submission of the amended East Lancashire Papermill Water Framework Directive Assessment P04 (Tetra Tech, 07/11/2024) and the proposed improvement of River Irwell and Hutchinson's goit waterbodies and are satisfied with the revised design proposals and associated assessment. We require, further justification not to take forward the mitigation measure to deculvert Crow Tree Farm Brook before we can recommend discharge of condition 21.

In determining whether the proposed development does not prevent the water body from achieving good surface water or groundwater status, we must consider whether any mitigation measures assigned to this Heavily Modified Water Body will be prevented from being put in place. There is a mitigation measure IRC2: Deculverting of Crow Tree Farm Brook (SD7908407299) to *deculvert a section of Crow Tree Farm Brook up to confluence with River Irwell. Potential for ~100m opening of channel. High ecological benefit. High cost. High complexity. Potential for opening from SD7907007344 to SD7910207257.* It is Important to note that for a water body to achieve Good Ecological Potential, all assigned mitigation measures must be in place, and therefore if development prevented the delivery of a measure this would make the works non-compliant under the WFD. In line with previous correspondence, we require a robust justification to demonstrate that the measure is not technically viable or cost beneficial, if this mitigation measure is not going to be delivered as part of the scheme or if the development will prevent future delivery of this measure.

Condition 22 (Potential environmental impacts on River Irwell).

Based on the submission of updated and amended Flood Risk Assessment & Drainage Strategy Addendum Version 9.0 (Tetra Tech, 24/10/2024), indicative cross-section DR-S-0001/P02 (Tetra Tech, 07/11/24) outlining planned contouring along River Irwell, the opening up Hutchinsons goit, and adoption of multifunctional sustainable urban drainage solutions (SUDs), in conjunction with adhering with proposed construction environmental management plan (CEMP) (Section 4.3, WFD assessment, Tetra Tech, 07/11/2024) when undertaking these riparian construction works adjoining River Irwell and tributaries, we would have no objection in principle to discharge of condition 22.

Condition 32 (River Irwell riparian buffer)

Based on the submitted planning Layout PLO-P4-Rev. M, Landscape Masterplan M3477-SD-01-Ver 15, drainage strategy layout (sheet 2 of 2) 22166/PL112 Rev.G, site elevation, River Sections SK01/RS/02 Rev.A, and amended riparian scheme design, indicative cross section DR-S-0001/P02 (Tetra Tech, 07/11/24) using a mixture of green and grey solutions in conjunction with stated adoption of CEMP (Section 4.3, WFD assessment, Tetra Tech, 07/11/2024), and planned environmental permit submission for these new works alongside River Irwell, we would have no objection in principle to proposed discharge of condition 32 .

Informative – for consideration in support of the Flood Risk Activity Permit

Proposed new headwalls to be set-back from the banks where practicable or embedded into existing or proposed retaining structures. Outfalls should be angled between 30 and 60 degrees to the direction of flow in the watercourse. Recommend rip-rap solution is set below the existing bed to reduce the risk of scour and consider additional vegetation or bank protection at the transition between the riprap and natural bank.

Condition 29 and 32 - Flood Risk

We have reviewed the document - M3477-SD-01-Ver 15 and the supporting FRA from Tetra Tec 784-B038963 – Version 9 and have no objections to these conditions being discharged.

FFL's shall still be set a minimum of 600mm above modelled 1 in 100 35% climate change.

Please forward a copy of this letter to the applicant.

Yours faithfully

Mrs. SYLVIA WHITTINGHAM
Planning Advisor

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