

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

**Our ref:** SO/2023/122844/01-L01  
**Your ref:** 68709  
**Date:** 24 January 2023

Dear Jennie Townsend

**ERECTION OF 2 NO. DETACHED DWELLINGS.**

**LAND ADJACENT TO 23 MEADWAY, BURY, BL9 9TY.**

Thank you for consulting us on the above application, on 19<sup>th</sup> January 2023..

Whilst Schedule 4 (t) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 requires the Environment Agency to be consulted on all developments within 20 metres of the top of a bank of, a main river, the Land Drainage Byelaws for our area only seek to control any activity within 8 metres of any flood defence structure, culvert or the bank of a main river, or 16 metres if it is a tidal main. As the proposed development lies between 8 metres and 20 metres away from the main river we have the following comments:

We have produced a series of standard comments for local planning authorities (LPAs) and planning applicants to refer to on 'lower risk' development proposals where flood risk is an issue. These comments replace the requirement for direct case by case consultation with us. This planning application sits within this category.

Our standard comments are known as [Flood Risk Standing Advice](#) (FRSA). We recommend that you view this standing advice in full to obtain the relevant comment or guidance for this proposal.

--

Should you have any queries regarding this response, please do not hesitate to contact me.

Yours sincerely,

**Miss India Blythin**  
**Planning Advisor**

india.blythin@environment-agency.gov.uk