

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

Our ref: SO/2022/121896/02-L01
Your ref: 67965
Date: 28 March 2022

FAO: David Marno

Dear Sir

**RESIDENTIAL DEVELOPMENT OF 27 NO. HOUSES AND APARTMENTS WITH
CAR PARKING, LANDSCAPED AREAS AND ASSOCIATED WORKS.**

**EAST LANCS PAPER SITE, LAND BETWEEN COCKCLOD STREET/CUNLIFFE
STREET/HOWARD STREET/POLLITT STREET, RADCLIFFE MANCHESTER, M26
9PG**

Thank you for re-consulting us on the above application on 15th March 2022 following the submission of an amended flood risk assessment (FRA 20-B-12866/ELPM updated March 2022).

Environment Agency Position

The amended FRA does not satisfactorily address our earlier concerns. We therefore maintain our objection set out in our response dated 22nd February 2022 (ref SO/2022/121896/01-L01).

Reasons

The applicant hasn't provided any information regarding the previous objection as set out in our letter dated 22nd February. The details needed to be supplied are:

- Crow Tree Farm – the applicant obtained levels in November 2020. We require information/justification as to why these levels haven't been used to set finished floor levels.
- Document 21-B-12866/50 "Model"- it is unclear whether the modelling outputs provided relate to the swale's operability. We require modelling outputs that demonstrate that the swale will operate to store water as intended.
- Turning head at the bottom of Baybutt Street - it isn't clear if levels will be raised for the creation of this. We require confirmation of levels in this area and assessment of any implications for flood risk.

To overcome our objection, the applicant should submit a revised FRA which addresses

Environment Agency
Richard Fairclough House Knutsford Road, Warrington, WA4 1HT.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

the points highlighted above. If this cannot be achieved, we are likely to maintain our objection.

Note to applicant

Should you wish us to review any technical documents or want further advice to address the environmental issues raised/meet the requirements of the conditions recommended, we may do this as part of our charged for planning advice service.

Further engagement will provide you with the opportunity to discuss and gain our views on potential options to overcome our objection with us, before formally submitting further information as part of your planning application. It should also result in a better quality and more environmentally sensitive development.

As part of our charged for service we will provide a dedicated project manager to act as a single point of contact to help resolve any problems. We currently charge £100 per hour, plus VAT. We will provide you with an estimated cost for any further discussions or review of documents. The standard terms of our charged for service are available at: <https://www.gov.uk/government/publications/planning-and-marine-licence-advice-standard-terms-for-our-charges/planning-and-marine-licence-advice-standard-terms-for-our-charges>.

If you would like more information on our planning advice service, including a cost estimate, please contact us at SPPlanning.rfh@environment-agency.gov.uk.

Yours faithfully

Jeni Templeman
Sustainable Places Advisor

e-mail SPPlanning.RFH@environment-agency.gov.uk