

Bury Metropolitan Borough Council
KNOWSLEY STREET, BURY, BL9 0SW

Reference: PA-0003382/01
Customer reference: 72920
05 May 2026

[Application for permission in principle for erection of up to 5 no. dwellings]

Land at Orkney Close/rear of 77 Bury Road Radcliffe M26 2WR

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation 72920.

Environment Agency Position

We have no objection in principle to the proposed development, but we would like to take this opportunity to make the following comments.

Advice to LPA

Flood Risk Standing Advice

The proposed development falls within Flood Zones 2 and 3, which is land defined in the planning practice guidance as being at risk of flooding. We have produced a series of standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us. This proposal falls within this category.

These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice>.

We recommend that you view our standing advice in full before making a decision on this application. We do not need to be consulted.

Please forward a copy of this letter to the applicant.

If you have any questions regarding our response, please contact
spplanning.rfh@environment-agency.gov.uk.

Yours sincerely,

Sylvia Whittingham,
Sustainable Places Advisor

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