

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

Reference: PA-0006410/02
Customer reference: 72690
03 August 2026

****Amended plan, updated FRA** Single storey rear extension and two storey side extensions**

2 THE ISLAND RAILWAY STREET BURY BURY METROPOLITAN BOROUGH BL9 5QJ

Dear Claire Booth,

Thank you for contacting us.

This is our response to your consultation 72690. We have no objection in principle to the proposed development, but we would like to make the following comments.

Environment Agency position

The proposed development will only meet the NPPF's requirements in relation to flood risk if the following planning condition is included.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (ref HYD1187-THE.ISLAND.SUMMERSEAT-HB-KD-L01) and the following mitigation measures it details:

Finished floor levels shall be set no lower than 103.77 metres above Ordnance Datum (AOD)

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

To reduce the risk of flooding to the proposed development and future occupants

Environmental permit – Flood risk activities - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding, or bridge
- altering, repairing, or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising, or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence), or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the riverbank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural haystacks, straw stacks or manure clamps in these places)

Advice to the applicant

This application is subject to statutory BNG and requires completion of the Watercourse Unit Module by a competent person because:

- a watercourse is onsite,
- the watercourse bank top is within 10m of the redline boundary (i.e. the red line boundary intersects the riparian zone).
- for ditches, the Watercourse Unit Module is applied where the bank top is located within 5m of the red line boundary.
- a culvert lies within the red line boundary.

The Watercourse Unit Module has not been submitted and therefore we advise that the LPA requires further information before it can determine whether the BNG requirement for the water environment has been met. The Environment Agency does not wish to be reconsulted on the Watercourse Unit Module

For further guidance please visit [Flood risk activities: environmental permits - GOV.UK](#) or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

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

Yours sincerely,

Sylvia Whittingham,
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