

From: Halligan, Suzanne <
Sent: Tuesday, July 4, 2023 2:25 PM
To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>
Subject: Re: 69388: New Radcliffe Hub

Thanks Dean

Please forward on the evacuation plan once developers have completed, which should include signing up to receive flood warnings.

We can then review the plan and let you have our feedback on that.

thanks
Suzanne

From: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>
Sent: Tuesday, July 4, 2023 2:12 PM
To: Halligan, Suzanne
Subject: RE: 69388: New Radcliffe Hub

Hello Suzanne,

The proposed use of the basement is a flexible events space for private and public use (e.g. concerts/conferences)

If you follow this link and click on 'view associated documents' to see the plans etc -
<https://planning.bury.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal= BURY DCAPR 60472>

The applicant proposes a waterproofing scheme, which includes blocking up windows and the EA have requested conditions requiring a flood warning and evacuation plan for the basement area and notwithstanding the approved plans, agreement of the design of the props or any part of the support structure (of the external balcony) being below the design flood level of 1% AEP + allowance for climate change.

I trust this further clarifies.

Regards

Dean

Dean Clapworthy
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From: Halligan, Suzanne

Sent: Tuesday, July 4, 2023 1:55 PM

To: Norton, Paddy <P.Norton@bury.gov.uk>; Clapworthy, Dean <D.Clapworthy@bury.gov.uk>

Subject: Re: 69388: New Radcliffe Hub

Hi both

Please note, our guidance is on emergency planning.

I note the EA's response and the concerns/comments about the basement being 2m below flood water levels and the ask for a review of the design per the proposed balcony being 3.5m over the channel with extensive properties below.

Per the proposed development below the flood water level, in response to a River Irwell flood event at that location, there is a real risk of internal and external flooding and I note that the EA confirmed there would potentially be rapid ingress of river water into the basement, though there is a note of blocked up windows?

We would need to review the proposed evacuation plan and to understand the extent of potential flooding at that location (flood warning area). Paddy, do you know the history of this area, in terms of previous flooding?

Per emergency planning and response to flooding, we would want to understand the buildings proposed use - are they converting to domestic or commercial use, including the basement? The links to the planning application did not work for some reason?

Speak soon.

Suzanne

From: Norton, Paddy <

Sent: Monday, July 3, 2023 3:34 PM

To: External - Halligan Suzanne <

Subject: FW: 69388: New Radcliffe Hub

Hi Suzanne,

Can you take a look please and any comments let me know.

Thanks

Paddy

From: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>

Sent: Monday, July 3, 2023 3:04 PM

To: Norton, Paddy <

Subject: 69388: New Radcliffe Hub

Hello Paddy. I work out of the planning section and i am dealing with the above planning application.

The site is next to the River Irwell and proposes to utilise the ground floor of the existing Market Chambers building, which is below maximum flood levels.

The Environment Agency has suggested that we consult the emergency planning section given the circumstances (see attached response from the Environment Agency).

Would you have any comments to make?

The application details can be viewed here <http://pad-planning.bury.gov.uk/AniteIM.WebSearch/Results.aspx?grdResultsPS=50>

Many thanks

Dean

Dean Clapworthy

Senior Planning Officer, Bury Council

Development Management, 3 Knowsley Place, Duke Street, Bury, BL9 0EJ