

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

Reference: PA-0003907/01
Customer reference: 72690
20 May 2026

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.

Environment Agency position

We have reviewed the submitted Flood Risk Assessment prepared by Maybern (Job No. 18-213, April 2026), and we do not agree with the findings. The assumptions are generic, and no evidence submitted to support this. We can supply detailed flood levels and velocities to the applicant, if requested.

Having reviewed the topographical survey data, we can confirm that the proposed and existing dwelling is at risk from the 1 in 100 year and 1 in 100 year plus climate change flood events.

Whilst the FRA confirms that the existing finished floor levels (FFLs) will be matched, the incorporation of flood resilience measures to minimise potential flood damage is welcomed. However, it remains unclear how the proposed - per section 1.5 "The development will not increase flood risk elsewhere" - Can the applicant clarify what data / evidence this statement is based on?

"As such, the works will not displace floodwater, obstruct overland flow routes, or increase surface water runoff." - please submit details to evidence for this. The footprint of the dwelling is increasing, on a site within flood zone 3, therefore flow routes will need to be looked at and addressed.

There is no assessment of climate change and or flood compensation. Although the site is <250sqm it is not automatically exempt from compensation or climate change.

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us if a revised FRA is submitted and we will respond within 21 days of re-consultation.

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**

spplanning.rfh@environment-agency.gov.uk

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