

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

Our ref: SO/2020/120520/01-L01
Your ref: 65909
Date: 28 September 2020

Dear Sir/Madam

**PRIOR APPROVAL OF PROPOSED DEMOLITION OF FORMER MILL BUILDINGS
BRITANNIA SOAP WORKS, KENYON STREET, RAMSBOTTOM, BURY, BL0 0AB**

Thank you for referring the above application for to the Environment Agency. We have no objection in principle to the proposed development, but we would wish to make the following comments.

Environment Agency Position

Flood Risk

The proposed demolition must be done in strict accordance with the method statement submitted with this application. All materials to be kept outside the 8m easement and be stored away from the river to reduce the risk of pollution.

The proposed demolition may restrict emergency access to the river Irwell designated a main river in an extreme flood event therefore we would ask the applicant to provide the PSO team at PSOWarrington@environment-agency.gov.uk, with a 24/7 contact details to add the contractor to our list to be contacted should a heavy rainfall warning occur whilst carrying out the demolition works.

Informative

This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2016 from the Environment Agency for any proposed works or structures, in, under, over or within 8m of the top of the bank of the River Irwell, designated a 'main river'. This was formerly called a Flood Defence Consent. Some activities are also now [excluded](#) or [exempt](#). A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

Environment Agency
Richard Fairclough House Knutsford Road, Warrington, WA4 1HT.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
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The Environment Agency has discretionary powers to carry out maintenance works on the channels of "main river" watercourses to remove blockages and ensure the free flow of water. Information on riparian landowner's rights and responsibilities can be found at <https://www.gov.uk/guidance/owning-a-watercourse>

Biodiversity

The Industrial area based in accordance with species method statement (D. Anderson Dec 2018), should preferably look to include enhancements outlined in the report to provide a betterment along key ecological network of River Irwell as part of development proposals, and as sought through NPPF.

The close proximity of demolition works to adjoining River Irwell waterbody and ecological receptor, that the existing method statement and in particular risk assessment (FDL004 Rev 01, section 2) be updated to reflect the potential pollution risk posed by demolishing some buildings on the western boundary of site, and what avoidance measures will be adopted to minimise these environmental risks to watercourse and fishery.

Please forward a copy of this letter to the applicant.

Yours faithfully

Mrs SYLVIA WHITTINGHAM
Planning Advisor

Direct dial 0203 0251059

Direct e-mail sylvia.whittingham@environment-agency.gov.uk