

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

Our ref: SO/2024/124442/01-L01
Your ref: 70730
Date: 11 October 2024

Dear Sir/Madam

PROPOSED CHANGE OF USE AT GROUND FLOOR FROM CLASS E TO CLASS F1A (PROVISION OF EDUCATION) INCLUDING ANCILLARY ACCOMMODATION AND TEACHING CLASSROOMS.

REMMETS HOUSE, LORD STREET, BURY, BL9 0RE

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

Environment Agency position

Advice to the applicant

We would recommend an updated structural survey of the culvert to show its structural integrity.

The culvert is third party owned, but please note the following:

Regarding responsibilities over the culvert the Environment Agency may, when resources allow, undertake inspections of the culvert to identify any issues that may increase the risk of flooding. This is done in exercise of our permissive powers contained in the Water Resources Act 1991 (as amended by the Flood and Water Management Act 2010).

Any inspections or other works previously completed by the Environment Agency do not create an obligation for the Environment Agency to continue such works in the future, nor do the Environment Agency become responsible for the maintenance of the culvert should defects occur.

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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Ultimately, maintenance of the watercourse, including this culvert, remains the responsibility of the riparian landowner. These responsibilities are explained in <https://www.gov.uk/guidance/owning-a-watercourse>

Please forward a copy of this letter to the applicant.

Yours faithfully

Mrs. SYLVIA WHITTINGHAM
Planning Advisor

SPPlanning.RFH@environment-agency.gov.uk