

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

Our ref: SO/2022/121896/01-L01
Your ref: 67965
Date: 22 February 2022

Dear Sir/Madam

RESIDENTIAL DEVELOPMENT OF 27 NO. HOUSES AND APARTMENTS WITH CAR PARKING, LANDSCAPED AREAS AND ASSOCIATED WORKS. EAST LANCS PAPER SITE.

LAND BETWEEN COCKCLOD STREET/CUNLIFFE STREET/HOWARD STREET/POLLITT STREET, RADCLIFFE MANCHESTER, M26 9PG

Thank you for consulting us on the above application, on 26th January 2022.

Environment Agency Position

In the absence of an acceptable Flood Risk Assessment (FRA) we object to this application and recommend that planning permission is refused.

Reasons

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 30 to 32 of the Flood Risk and Coastal Change section of the planning practice guidance. The FRA does not therefore adequately assess the flood risks posed by the development and requires updating. In particular:

- Crow Tree Farm – the applicant obtained levels in November 2020. We require information/justification as to why these levels haven't been used to set finished floor levels.
- Document 21-B-12866/50 "Model"- it is unclear whether the modelling outputs provided relate to the swale's operability. We require modelling outputs that demonstrate that the swale will operate to store water as intended.
- Turning head at the bottom of Baybutt Street - it isn't clear if levels will be raised for the creation of this. We require confirmation of levels in this area and assessment of any implications for flood risk.

Overcoming our objection

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 consult us on any revised FRA submitted.

Yours faithfully

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Cont/d..

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