

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

Our ref: SO/2023/123053/01-L01
Your ref: 69469
Date: 18 April 2023

Dear Sir/Madam

SINGLE STOREY EXTENSION AT SIDE/REAR WITH EXTERNAL CANOPY TO NEW ENTRANCE DOOR AND RAISED DECKING AREA WITH STEPS TO GARDEN LEVEL; SOLAR PANELS TO ROOF AT FRONT 14 CUNNINGHAM DRIVE, BURY, BL9 8PP

Thank you for referring the above application to the Environment Agency, which was received on the 29 March 2023. We would wish to make the following comments.

Environment Agency position

We object to this application as it involves building over a culvert. As submitted, it is unlikely that we would grant a flood risk activity permit for this application.

Reasons

- The proposed development would restrict essential maintenance and emergency access to the watercourse. The permanent retention of a continuous unobstructed area is an essential requirement for future maintenance and/ or improvement works.
- The proposed development is likely to adversely affect the construction and stability of the culvert which will compromise its function. The proposal will therefore increase the risk of flooding to the area.

If the applicant wanted to peruse the permission, they will need to get the culvert surveyed for its accurate location and condition rating. This doesn't mean that planning permission / flood risk activity permit would be granted.

Overcoming our objection

To overcome our objection, the applicant should submit an FRA which demonstrates that the development is safe without increasing risk elsewhere. Where possible, it should reduce flood risk overall.

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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If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it. Guidance on how to prepare a flood risk assessment can be found at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>.

Please forward a copy of this letter to the applicant.

Yours faithfully

Mrs. SYLVIA WHITTINGHAM
Planning Advisor

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