

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

Our ref: SO/2022/121922/03-L01
Your ref: 67946
Date: 16 May 2022

Dear Sir/Madam

REPLACEMENT OF MILLTOWN STREET FOOTBRIDGE WITH NEW FOOT/CYCLE BRIDGE. LAND ON THE SOUTH-EAST SIDE OF, MILLTOWN STREET, RADCLIFFE.

Thank you for submitting further details to address our concerns from our previous email dated 17 March 2022, regarding the above planning application. We would wish to make the following comments.

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. In particular, the FRA fails to:

- Address flood risk mitigation measures for the lifetime of the development
- The proposed designs need to demonstrate that they will not make the development resilient to the flood.

- Reference to the full removal of the existing bridge support. Document 660-023-001 confirms the “Existing bridge pier and remaining span to be taken down to riverbed level and removed off site to tip”, but the FRA states in section 4.2 that the pier will be “taken down to top of culvert” subject to Environment Agency approval. The Environment Agency would require a full removal to bed level of any redundant in channel structures, which needs to be reflected in the FRA.
- Confirmation in the FRA is required to support an “open stair way” on the southern bank, as agreed in pre application discussions with the applicant, to unimpeded overland flow routes
- The new structure could potentially be the source of vandalism to the gauging station located on the north bank, and additionally, no reference is made to the access requirements the Environment Agency will require during and after construction.

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 re-consult us on any revised FRA submitted and we’ll respond within 21 days of receiving it.

Advice to the LPA

Once construction of the structure is completed, there remain opportunities for the Environment Agency to work with the LPA to upgrade services at the gauging station. With improved technology, we would welcome the opportunity to discuss attaching some form of gauging service to the structure to better inform flood levels for the Environment Agency.

Please forward a copy of this letter to the applicant.

Yours faithfully

Mrs. SYLVIA WHITTINGHAM
Planning Advisor

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