

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

Our ref: SO/2023/122980/02-L01
Your ref: 69388
Date: 03 July 2023

Dear Sir/Madam

ADDITIONAL DOCUMENTS SUBMITTED - DEMOLITION OF 13-21 BLACKBURN STREET AND TSB BANK PLUS ERECTION OF NEW THREE-STOREY CIVIC HUB BUILDING, AND NEW LINK BLOCK BETWEEN RADCLIFFE MARKET AND MARKET CHAMBERS BUILDINGS, PLUS REFURBISHMENT OF MARKET CHAMBERS AND MARKET HALL BASEMENT 21 BLACKBURN STREET, BURY, RADCLIFFE, M26 1NN

Thank you for referring additional documents (revised FRA ref: RADHUB-AJP-V4-ZZ-RP-C-3000/Ver P02 dated 6/6/2023 and drawing RADHUB- POZ- ZZ- XX- DR- A-3600 showing the proposed balcony) to the Environment Agency. We would wish to make the following comments.

Environment Agency position

We have reviewed the revised Flood Risk Assessment and we note the revisions and the content of appendix K (waterproofing assessment). The photographs of the river in appendix K clearly show the potential levels of the river in a flood event. The flood levels are significantly above the basement level and the windows of the basement. The proposed elevation drawing RADHUB- PAL- ZZ- XX- DR- A- 3000/P07 suggest that some of the existing windows will be blocked up. This will require detailed consideration in relation to the flood resistance/resilience measures for the basement level as ingress of water through any openings could be rapid, potentially putting users at risk.

We recommend your emergency planners consider the potential risks associated with the basement being over 2m below flood water levels. A flood warning and evacuation plan is likely to be appropriate for this element of the development. Your emergency planners may recommend this is conditioned as part of any approval or that the applicant provides a flood warning and evacuation plan prior to determining the application. Advice is available in the ADEPT/EA Flood Risk Emergency Plans for New Development guidance: -

<https://www.adeptnet.org.uk/floodriskemergencyplan>

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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Regarding the balcony, the section drawing shows that this would extend 3.5m over the channel with proposed extensive props below. The props would be significantly below flood levels and would be prone to accumulating and be at risk of impact damage from floating debris. We recommend that the design of this be reviewed to avoid props or any part of the supporting structure being below the design flood level of 1% AEP + allowance for climate change. As indicated previously, it should not be assumed that the Environment Agency would issue a flood risk activity permit for the proposed balcony as currently proposed.

Advice to applicant

This development will 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 eight metres of the bank of the River Irwell which, is designated a 'main river'. 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>.

Please forward a copy of this letter to the applicant.

Yours faithfully

Mrs. SYLVIA WHITTINGHAM
Planning Advisor

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