

Our Ref: 4926/2022-01-12/JA/LPA/01
12 January 2022

Attn: Ms H Leach
Bury Council
3 Knowsley Place
Duke Street
Bury BL9 0EJ

By email: H.Leach@bury.gov.uk

Mold Office
Park House
Broncoed Business Park
Ffordd Byrnwr Gwair
Mold
CH7 1FQ

Contact: James Aldridge
01239 727028
james.aldridge@weetwood.net
www.weetwood.net

Dear Helen

FORMER MONDI/HOLCOMBE MILL, BRIDGE STREET, RAMSBOTTOM, BURY

I refer to planning application ref: 65844 "*Erection of 72 no. dwellings including the retention and conversion of 2 existing buildings to residential use (5 no. units), the retention of a chimney and the demolition of a derelict building, together with engineering operations to create a development platform and associated parking, landscaping, drainage, the layout of internal estate roads and footways and other associated works*" at the above site.

Weetwood prepared a Flood Risk Assessment report¹ (FRA) dated 7 August 2020 to accompany the above planning application. The FRA was supported by detailed hydraulic modelling based upon the Environment Agency's (EA) Mid Irwell hydraulic model. The hydraulic modelling considered 30%, 35% and 70% increases in peak river flow to account for the likely impact of climate change and was submitted to the EA for review on 19 October 2020.

The EA confirmed by way of a consultation response letter dated 20 November 2020 (ref: SO/2020/120565/02-L01) that the hydraulic modelling is "*acceptable and fit for purpose*".

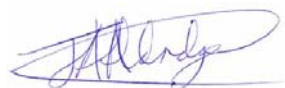
The EA updated its guidance with respect to climate change on 20 July 2021. Current guidance requires assessment of the Central peak river flow allowance for the Irwell Management Catchment, equivalent to a 35% increase in peak river flow for the 2080's climate epoch.

The flood risk mitigation measures presented by the FRA include raising the residential development platform above peak modelled flood levels in a 1 in 1,000 annual exceedance probability (AEP) event, preventing flooding of the development platform in a 1 in 100 AEP event including a 35% increase in peak river flow, and setting the finished floor levels of the refurbished residential dwellings no lower than the peak flood level in a 1 in 100 AEP event including a 35% increase in peak river flow.

The proposed flood alleviation scheme also ensures that the development generally has a negligible impact on flood risk elsewhere in up to a 1 in 100 AEP event including a 35% increase in peak river flow.

Based upon the above, the submitted FRA and associated consultation responses are considered to remain valid in light of the EA's updated climate change guidance.

Yours sincerely



James Aldridge BEng (Hons) MSc MCIWEM
Director

¹ Holcombe Mill, Ramsbottom, Flood Risk Assessment, Final Report v1.2, August 2020, Ref: 4714/FRA/Final/v1.2/2020-08-07