

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

Our ref: SO/2020/120565/02-L01
Your ref: 65844
Date: 20 November 2020

Dear Sir/Madam

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 FORMER MONDI/HOLCOMBE MILL, BRIDGE STREET, RAMSBOTTOM, BURY, BL0 0BS

Thank you for consulting the Environment Agency on further details relating to the above application.

Environment Agency position

Further to our comments relating to this application (our ref: SO/2020/120565/01) we have now reviewed the detailed modelling files subsequently provided to us and used to support the FRA. Our reviewer has confirmed that the modelling is acceptable and fit for purpose. The model reviewer's spreadsheet of comments is attached for information.

Although the modelling is deemed acceptable the issues raised in our last response do still need to be clarified. We asked for some clarification regarding the slight variation in flood extents on the site in relation to the 1% AEP baseline event presented by the mapping in appendix D. Our modeller believes this may be related to updates to the baseline model in relation to levels along Bridge Street. We again recommend comment is made on this by the applicant's engineers to explain the differences.

The previous comments made in relation to safe access/egress from the site must also be clarified. We suggest that the velocities and hazards of flood water from the modelling be assessed against the "Flood Risks to People" - R&D Report FD2321/TR and Table 13.1 of FD2320. Access egress routes should be within the white cells of the table representing low hazard when assessed against the design flood including at least

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35% climate change allowance.

Overcoming our objection

The FRA should be revised to address the issues raised above and in our earlier response.

If this cannot be achieved, we are likely to maintain our objection. Please consult us on any revised FRA and we will respond within 21 days of receiving it.

Yours faithfully

Mrs SYLVIA WHITTINGHAM
Planning Advisor

Direct dial 0203 0251059

Direct e-mail sylvia.whittingham@environment-agency.gov.uk

Spreadsheet attached