

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

Our ref: SO/2020/120565/05-L01
Your ref: 65844
Date: 06 May 2022

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

Further to our response dated 4th May 2022, we would wish would make the additional following comments.

Environment Agency position

The mitigation measures set out in the FRA (approved document) should be followed.

If the LPA consider the site to pass the sequential and exception tests of NPPF and are minded granting permission, the development must be carried out in accordance with the approved flood risk assessment and the mitigation measures within it. Floor and ground levels must follow the design requirements set out in section 5 of the approved FRA (ref: Weetwood Final Report v1.2 dated August 2020).

The proposed floor levels shown on drawing no. 102/F Planning Layout (not within the FRA) do not appear to fully follow the requirements set out in section 5.2 of the FRA. Some of the proposed floor levels do not appear to be 150mm above the platform levels shown set out in fig 11 of the FRA. It is also unclear whether the road levels of 126.65m for highway flood routing between plots 8-12 and Bridge Street

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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would be achievable. We, therefore, advise that the following condition should be included on any permission requiring final details of proposed site levels to be agreed prior to construction.

Condition

The development hereby permitted must not be commenced until such time as details of proposed ground and floor levels has been submitted to, and approved in writing by, the local planning authority.

The scheme shall show compliance with the requirements of the approved FRA (ref: Weetwood Final Report v1.2 dated August 2020), be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason(s)

- To ensure that there are no detrimental impacts to flood storage or flood flow route
- To reduce the risk of flooding to the proposed development and future users

Flood resistance and resilience - advice to LPA/applicant

We strongly recommend the use of flood resistance and resilience measures especially in relation to the proposed conversion of existing buildings within the proposals. Physical barriers raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. Further guidance on flood resistance and resilience measures can also be found in:

Government guidance on flood resilient construction

<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

CIRIA Code of Practice for property flood resilience

https://www.ciria.org/Research/Projects_underway2/Code_of_Practice_and_guidance_for_property_flood_resilience.aspx

British Standard 85500 – Flood resistant and resilient construction

<https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686>

Please forward a copy of this letter to the applicant.

Yours faithfully

Mrs. SYLVIA WHITTINGHAM
Planning Advisor

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