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Environment Agency

25 NOV 2009

JBA Consulting
15 South Street
Atherstone
Warwickshire
CV9 1DF

Our ref: SO/2009/105693/03-L01
Your ref: JBA
Date: 20 November 2009

For the attention of Richard Roebuck

Dear Sir/Madam

DRAFT FLOOD RISK ASSESSMENT ROCHDALE MUNICIPAL OFFICES

Thank you, for referring the above enquiry sent by email dated 19 October 2009. In answer to the points raised, we can advise.

The FRA by JBA dated October 2009, is broadly acceptable. However, any application for planning permission would need to be supported by the following additional information:-

1. The FRA does not include any information in relation to complying with the sequential test element of PPS25. This should be included in the FRA or within another accompanying document with the planning application.
2. The FRA still does not include sufficient detail in relation to the intended method of draining surface water from the site. Although we have discussed design principles with you, there is no information relating to how excess volumes of run-off will be stored/accommodated on site.
3. Information in relation to the intended riverside treatment should be provided. The level of detail submitted will depend on whether the planning application is for full or outline permission. If a full application is made we would recommend that some typical sections are included with the drawings showing before/after bank profiles including ground levels.

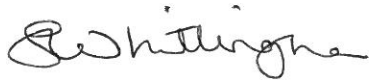
Environment Agency
Appleton House, 430 Birchwood Boulevard, Birchwood, Warrington, Cheshire, WA3 7WD.
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk
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Providing the above information is included in a FRA, we do not envisage any flood risk objection in principle to the proposed development.

I trust you find this information useful.

Yours faithfully



Mrs SYLVIA WHITTINGHAM
Planning Liaison Officer

Direct dial 01925 543362

Direct fax 01925 852260

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