

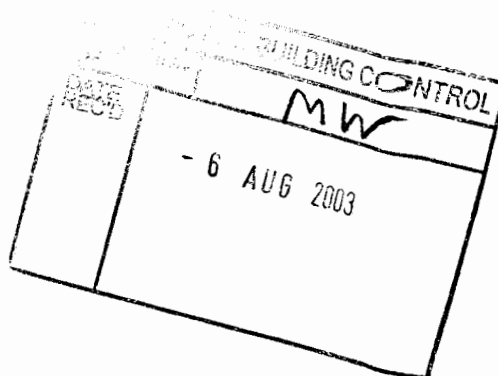


**ENVIRONMENT  
AGENCY**

**Our Ref :** SO/2003/020248-1/1  
**Your Ref :** S/Bclinic1

**Date :** 04 August 2003

Martin Watkins  
Tameside MBC  
Planning & Building Control  
Council Offices  
Wellington Road  
Ashton Under Lyne  
OL6 6DL



Dear Sir/Madam

**DEVELOPMENT BRIEF STALYBRIDGE CLINIC REDEVELOPMENT BRIEF,  
STALYBRIDGE**

Thank you for your letter dated 16 June 2003 which was received on 18 June 2003.

I apologise for the delay in replying, and trust that the Agency's comments, as set out below, will still be taken into consideration.

The Agency welcomes Section 10.0 which deals with flood risk and informs developers to contact the Agency. Therefore I have included the following information in readiness for approaches to be made. However it would be useful if this section also made it clear that any application within the indicative flood plain area will need to be accompanied by a flood risk assessment.

Applicants should contact the Agency before submitting an application as we will be able to give them details of what would be required in the flood risk assessment, and also provide some anticipated flood levels for the river Tame.

The Agency has no objection in principle to the proposed development but wishes to make

The Development Brief should also encourage the use of sustainable urban drainage systems (SUDS). This can have multiple benefits in reducing run-off rates (therefore flood risk), supporting biodiversity and improving water quality.

Yours faithfully

**SAMANTHA TURNER**  
**Planning Liaison Officer**