

Staffordshire Moorlands District Council
Development Control
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Our ref: SV/2023/112002/01-L01
Your ref: SMD/2022/0245
Date: 17 October 2023

Dear Sir/Madam

**PROPOSED DETACHED NEW BUILD BUNGALOW AND DETACHED GARAGE
LAND OPPOSITE 1 DORIAN WAY ENDON STAFFORDSHIRE ST9 9EP.**

Thank you for referring the above application which was received on the 09 October 2023.

We note the proposed development is within, 8 metres of top of bank of a designated Main River. New development-built structures and/or storage of materials should ordinarily be set at least 8 metres from the top of bank of a Main River. This is to assist in operational management and maintenance, to help improve flood flow and conveyance, and in the interest of biodiversity.

Based on the scale and nature of the proposed development and without prejudice to any Flood Risk Activity Permit (FRAP), which may be required in this instance, we would offer the following comments at this time.

In addition to obtaining planning permission any works, in, over or under, or within 8 metres of the top of the bank of any Main River may require a FRAP from us under the Environmental Permitting (England and Wales) Regulations 2016. We recommend the applicant contact our area Partnerships & Strategic Overview (PSO) Team at to discuss this further.

For further advice please see: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> .

Please note the riparian owner is responsible for the maintenance of their length of bank, as appropriate.

I trust the above will assist in your determination of the application.

Environment Agency
Hafren House Welshpool Road, Shelton, Shrewsbury, SY3 8BB.
Customer services line:
www.gov.uk/environment-agency
Cont/d..

Yours faithfully

Miss Aileen Parry
Planning Officer

Direct e-mail