

Rochdale Metropolitan Borough Council
Development Control

Our ref: SO/2025/125266/01-L01
Your ref: 25/00277/FUL

Date: 7 October 2025

Sent via email

Dear Planning Team

Partial demolition of existing building followed by formation of hardstanding to create yard

Land to the rear of 7 to 15 Lodge Street, Middleton, M24 6AA

Thank you for consulting us on the above.

Environment Agency position

We have **no objection** to the proposal, subject to the following condition and informative being included in any permission granted.

The proposed demolition and potential redevelopment would introduce new receptors into an area where combustion emissions and engine noise are possible environmental factors.

1. Air Quality

- The plant is compliant with MCPD emission limits, but emissions from the 7 m stacks may contribute to local air quality impacts under certain meteorological conditions.
- The planning site is close to residential dwellings, so **dispersion modelling** or a screening assessment may be needed to confirm that future sensitive receptors (if residential use is proposed) will not be at risk.

2. Noise and Amenity

- Combustion engines can produce operational noise and low-frequency vibration.
- The existing permit requires the operator to prevent “significant degradation of local air quality” and to operate with appropriate techniques, but no direct noise limits are imposed.

Any future development should be supported by a **Noise Impact Assessment (NIA)** and mitigation (e.g. acoustic design) to prevent conflict between new receptors and the existing power station.

3. Safeguarding of the Installation

- The Whitbrook Power plant is critical infrastructure, permitted to operate up to 5,000 hours annually.
- Residential or commercial redevelopment must not lead to operational restrictions through nuisance complaints or planning conditions.

The LPA should ensure prospective residents/occupiers are informed of the proximity to the power station and that the planning decision safeguards its lawful operation.

Condition 1: Prior to development, the applicant shall submit an Air Quality Impact Assessment and Noise Impact Assessment to the local planning authority. Both assessments should include where necessary, appropriate mitigation measures to reduce the impact.

Reason: To ensure there will be no conflict between new receptors and the existing power station.

Informative: The site lies near an operational MCP/Specified Generator. New residents should be informed to safeguard its continued lawful operation.

Condition wording

If you wish to amend the wording of our requested conditions or if you wish to merge them with other Local Planning Authority conditions, please contact us to discuss the revised wording.

Decision notice

In accordance with the planning practice guidance ([determining a planning application, paragraph 019](#)), please notify us by email within two weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Please note that our comments are based on the details available to us at the time of writing. If any subsequent changes are made to the application, please reconsult us.

Should you have any queries regarding this response, please contact me.

Yours faithfully

Miss Jennifer Wilson
Planning Specialist

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