

Rochdale Metropolitan Borough Council
Development Control
Number One Riverside
Smith Street
ROCHDALE
Lancashire
OL16 1XU

Our ref: SO/2025/124995/02-L01
Your ref: 25/00200/FUL
Date: 23 October 2025

Dear Sir/Madam

****ADDITIONAL INFO RECEIVED** PART DEMOLITION OF AN EXISTING PRODUCTION UNIT. REMOVAL OF TWO TEMPORARY STORAGE AND MANUFACTURING UNITS. CONSTRUCTION OF A NEW TWO STOREY EXTENSION TO THE EXISTING PRODUCTION UNIT AND THE CONSTRUCTION OF A NEW WAREHOUSE EXTENSION TO THE EXISTING WAREHOUSE. CLOSURE OF ONE EXISTING SITE ACCESS POINT AND RE-OPENING OF A PREVIOUS SITE ACCESS POINT FROM TODMORDEN ROAD INCLUDING RE-CONFIGURATION AND CREATION OF ADDITIONAL CAR PARKING CORROSION RESISTANT PRODUCTS LTD**

TODMORDEN ROAD LITTLEBOROUGH ROCHDALE OL15 9EG

Thank you for referring the above application with additional information to address our previous objection. We would like to make the following comments.

Environment Agency Position

We maintain our objection to the proposed development and refer the applicant to our previous comments, which remain valid and unaddressed.

Flood Risk

No amendments have been made to resolve the concerns previously raised. The justification provided does not adequately address the issues of:

- Inadequate finished floor levels
- Insufficient climate change allowance
- Inappropriate consideration of the development's lifetime

As such, our objection on flood risk grounds remains.

Ecology

We acknowledge receipt of the submitted ecology report in response to our earlier objection. However, further information is required before we can reconsider our position. Specifically:



- The report recommends additional water vole surveys. As the outcomes of these surveys may influence the development layout, we cannot withdraw our objection until the surveys are completed and submitted.

Buffer Zone

No undeveloped buffer zone has been proposed. While we recognise that the site may not currently represent optimal habitat, any justification for a reduced buffer zone must be clearly articulated. The proposed buffer should be appropriate to the site context and must remain free from development.

Once details have been submitted to address our concerns, we will be happy to comment further.

Please forward a copy of this letter to the applicant.

Yours faithfully

Mrs. SYLVIA WHITTINGHAM
Planning Advisor

Direct e-mail SPPlanning.RFH@environment-agency.gov.uk