

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

Our ref: SO/2025/125023/01-L01
Your ref: 24/01076/OUT
Date: 23 May 2025

Dear Anne,

**Outline Application (Including Details Of Access, Layout, Scale And Appearance)
For The Erection Of 3no. Two Storey Townhouses.**

**Land To The West Of Rutland Street And South Of Starkey Street, Heywood OL10
4JJ**

Thank you for consulting us on the above application on 22 May 2025.

Environment Agency Position

We have no objection in principle to the proposed development, but we would wish to make the following comments.

Main River Proximity- Advice to LPA

Whilst Schedule 4 (t) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 requires the Environment Agency to be consulted on all developments within 20 metres of the top of a bank of, a main river, via the Land Drainage Byelaws for our area (Greater Manchester, Merseyside and Cheshire) only seek to control any activity within 8 metres of any flood defence structure, culvert or the bank of a main river, or 16 metres if it is a tidal river. As the proposed development lies between 8 metres and 20 metres away from the main river, we have the following comments:

We have produced a series of standard comments for local planning authorities (LPAs) and planning applicants to refer to on 'lower risk' development proposals where flood risk is an issue. These comments replace the requirement for direct case by case consultation with us. This planning application sits within this category.

Our standard comments are known as [Flood Risk Standing Advice](#) (FRSA). We recommend that you view our standing advice in full before making a decision on this application. We do not need to be consulted.

Environment Agency
Richard Fairclough House Knutsford Road, Warrington, WA4 1HT.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

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Should you have any queries regarding this response, please do not hesitate to contact me.

Yours sincerely,

Mrs Holly Jones

Sustainable Places Planning Advisor

Team email: SPPlanning.RFH@environment-agency.gov.uk