

Rochdale Metropolitan Borough Council
Development Control
No.1 Riverside, Smith Street
Rochdale
Lancashire
OL16 1XU

Our ref: SO/2025/124977/02-L01
Your ref: 25/00418/OUT
Date: 03 July 2025

FAO: Ryan Grant

Dear Ryan,

APPLICATION FOR OUTLINE PLANNING PERMISSION (ALL MATTERS RESERVED) FOR A NATIONAL-SCALE EMPLOYMENT DEVELOPMENT, COMPRISING STORAGE & DISTRIBUTION (USE CLASS B8) AND INDUSTRIAL (USE CLASSES B2, E(G)(II) AND E (G)(III)) USES (INCLUDING, BUT NOT LIMITED TO, LOGISTICS, MANUFACTURING PROCESSES AND DATA CENTRES), WITH SUPPORTING ANCILLARY USES INCLUDING HOTEL (USE CLASS C1), COMMERCIAL, BUSINESS & SERVICE (USES CLASS E (A-G)), EDUCATION (USE CLASS F1(A)), LOCAL COMMUNITY (USE CLASS F2(A-C) USES, SUI GENERIS USES (IN ACCORDANCE WITH THE USES SCHEDULE), AND ASSOCIATED DEMOLITION WORKS, LANDSCAPING, DRAINAGE, ECOLOGICAL ENHANCEMENTS, HIGHWAY WORKS, CYCLEWAY AND FOOTPATH LINKAGES AND OTHER ANCILLARY INFRASTRUCTURE.

LAND BOUND TO THE NORTH BY BRIGHTLEY BROOK, PILSWORTH FISHERIES, PILSWORTH ROAD & HEYWOOD DISTRIBUTION PARK; THE WEST BY WHITTLE BROOK; THE EAST BY BIRCH INDUSTRIAL PARK & AGRICULTURAL FIELDS; AND THE SOUTH BY THE M62 CORRIDOR

Thank you for re-consulting the Environment Agency (EA) on the above planning application for the Northern Gateway strategic development site. Re-referral for this planning application was received on the 9th June 2025.

As context to our updated planning position statement below we advise our/the EA's understanding for the purpose of this re-consultation is as follows:

- i. Further to the EA's previous response letter (ref: SO/2025/124977/01-L01) to 25/00418/OUT and initial EA flood risk commentary detailed within, the applicant/agent has now submitted to both Rochdale Council and Bury Council (mirror planning applications) an updated iteration of the flood model (JPA 1.1 Model, June 2025) intended to support the outline planning application for EA review and approval.
- ii. Further to (i) it is recognised and acknowledged by the applicant/developer that pursuant to the site-specific flood model being deemed 'fit for purpose' that it will remain necessary to revised/update relevant wider formal technical submissions made (e.g. current Flood Risk Assessment).

In line with the above, it is recognised by all parties that until relevant revised documentation is formally submitted for the purpose of the planning application

(25/00418/OUT), in line with relevant flood risk planning practice guidance it will not be possible for the EA to withdraw its current/initial 'non-approval' planning position and, in virtue of this, our conditional requirements previously presented (see EA letter response SO/2025/124977/01-L01) should be regarded as informative only at this stage.

- iii. Notwithstanding (i), no further additional/revised documentation pertinent to the EA's planning remit/focus have been formally submitted by the applicant/developer beyond that which has been previously reviewed and commented upon within previous formal EA response (ref: SO/2025/124977/01-L01).
- iv. In recognition to the fact that that the extent of the proposed development site crosscuts the spatial planning jurisdictions of both Rochdale Metropolitan Borough Council and Bury Council it remains intended that 'mirror' planning approvals will be obtained i.e. formal technical submissions made across the two applications for the proposed development will be uniform with no material variations.

Should any of the EA's context/re-consultation understanding detailed above prove incorrect, then we ask that we are notified and provided the opportunity to make further formal representation to the local planning authority.

Environment Agency Position (Updated) - 25/00418/OUT

As submitted and in accordance with the above, (i-iv) overall, we remain unable to recommend the approval of planning permission for 25/00418/OUT, subject to a further revision of the Flood Risk Assessment (FRA) intended to support the proposed development.

Should the local planning authority be minded to grant planning permission, as submitted, contrary to our holding position, we ask that we are notified and provided the opportunity to make further representation prior to planning determination being made. Further, we kindly request we remain engaged for the drafting of final planning condition.

EA Flood Risk Commentary (Updated)

Our unchanged overall planning position for 25/00418/OUT detailed notwithstanding, we advise all parties that having completed review of the latest iteration of site-specific flood model submitted (JPA 1.1 Model, June 2025), respective to outline planning approval sought, the latest flood model iteration is deemed 'fit for purpose' by the EA's Flood Risk Team.

Further to EA commentary under (ii) above identify need for revised FRA submission, to aid proceedings, we would like to take this opportunity to provide all parties with the following further informative/general advisories:

- Pursuant to the submission an updated/acceptable FRA it should be anticipated that, wider to previous EA conditional requirements provisionally shared, an additional pre-commencement condition requirement (pursuant to phase/reserved matters applications) for the submission of Detailed Design Flood Risk Addendum technical Note will be required by the EA. Associated, the right will be reserved within this condition to request additional 'detailed design' fluvial flood modelling whereby reasonable/necessary to determine risk.

- As part of further revised technical submission(s) made for the proposed development/application it should be ensured that, for avoidance of reviewer doubt, any relevant plans/drawings/flood model dependent conclusions clearly detail the iteration of flood model utilised i.e. the June 2025 iteration now deemed 'fit for purpose'.

Please forward a copy of this letter to the applicant/agent. Should you have any queries or questions regarding this response, then please do not hesitate to get in contact.

Pursuant to the approval of the flood model, we look forward to further consultation on this application by the local planning authority in due course.

Yours sincerely,

Mr Andy Davies
EA Project Manager & Planning Advisor

Direct e-mail andy.davies1@environment-agency.gov.uk