

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

Our ref: SO/2024/124346/03
Your ref: 24/00581/HYBR
Date: 02 June 2025

Dear Tom Hiles,

Hybrid planning application (EIA development) seeking: Full Planning permission for the erection of residential development of 309 dwellings (Use Class C3) with associated access, landscaping including works at land off Hollingworth Road, alongside reconfiguration of and extension to the existing car park and associated works off Rakewood Road. Outline planning permission with access (all other matters reserved) for the erection of primary school

Land To The West Of Hollingworth Road And Land Off Rakewood Road Littleborough

Thank you for reconsulting the Environment Agency with the above application on 16 May 2025. In our previous responses, SO/2024/124346/01 and SO/2024/124346/02, we recommended several conditions for inclusion on contaminated land remediation, as well as advising consideration for the 10% Biodiversity Net Gain (BNG), in addition to the requirement for a Flood Risk Activity Permit (FRAP) for the development. The applicant has now provided material amendments and updated associated documents, including an environmental statement addendum.

Environment Agency Position

Biodiversity

It is recommended that the Rakewood Car Park swale includes a suitable native seed mix capable of withstanding irregular moisture conditions. Additionally, the proposed native groundcover should consist of locally sourced woodland flora, avoiding the use of potentially invasive species such as *Luzula nivea*.

The Environment Agency welcomes hybrid scheme proposals which deliver more than 10% BNG (Tyler Grange, June 2024), that will be maintained for a minimum of 30 years via a conditioned Habitat Management & Monitoring Plan (HMMP), covering all retained and new habitats including SUDs wetlands specified within hybrid application boundary.

Contaminated Land

We have no new comments to make in regards to this reconsultation, however we do wish to note that the conditions recommended as part of our original response, SO/2024/124346/01, still apply.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me at the email address below.

Yours faithfully,

Chris Nugent

Sustainable Places Advisor

SPPlanning.RFH@environment-agency.gov.uk