



WATER ENVIRONMENT REGULATIONS (WER) ASSESSMENT

PROPOSED RESIDENTIAL DEVELOPMENT PLATTING LANE ROCHDALE OL11 2JT

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Revision	Date	Reason
0	May 2025	Original to support planning application.

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1 Introduction.

1.1 Purpose.

To inform & accompany a planning application for a residential development of 2No. residential dwellings, associated driveways/patios & gardens.

An application has been submitted under app No: 24/00772/FUL.

The purpose of the report is to assess the Site against Water Environment Regulations (WER) part of the EU Water Framework Directive (WFD).

1.2 LLFA Consultation.

In April 2025, a consultation was received from the Environment Agency (EA) via Rochdale Planning, requesting a Water Environment Regulations (WER) assessment. The consultation summary is as follows:

Dear Sir/Madam

****ADDITIONAL INFO RECEIVED** THE ERECTION OF THREE RESIDENTIAL DWELLINGS WITH ASSOCIATED CAR PARKING AND LANDSCAPING LAND ADJ TO, PLATTING LANE, ROCHDALE, OL11 2JT**

Thank you for referring additional (updated Ecology Report) information to the Environment Agency regarding the above application. We maintain our objection, and we would like to make the following comments.

Environment Agency position

The additional information did not include a Water Environment Regulations (WER) assessment, formally called WFD assessment. Due to the encroachment on the river corridor of Sudden Brook a WFD assessment will be required.

Overcoming our objection

It may be possible to overcome our objection by submitting a revised scheme which demonstrates how the development can take place without damaging the river corridor.

The developer will need to carry out and submit a WFD assessment prior to the development of any detailed plans.

1.3 WER Assessment Criteria.

WER assessment comprises up to 3 stages as required depending on the complexity and risk of development type.

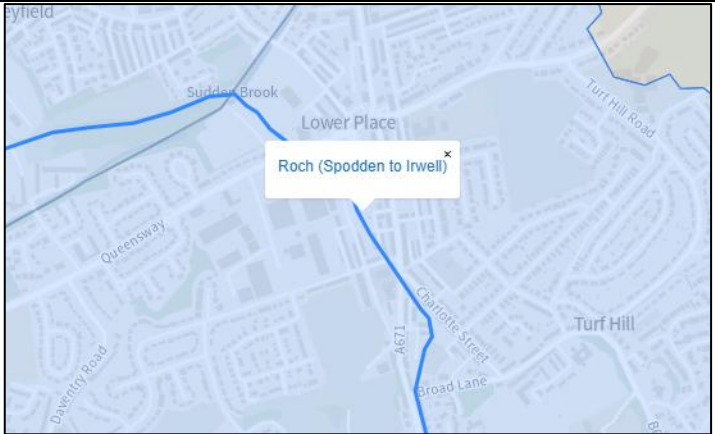
The stages are:

- screening – excludes any activities that do not need to go through the scoping or impact assessment stages.
- scoping – identifies the receptors that are potentially at risk from your activity and need impact assessment.
- impact assessment – considers the potential impacts of your activity, identifies ways to avoid or minimise impacts, and shows if your activity may cause deterioration or jeopardise the water body achieving good status.

The WER assessment compares Site proposals and the potential risks to water quality, habitat, and ecology of defined water bodies. This is done by assessing the objectives of the local River Basin Management Plan (RBMP).

1.4 River Basin Management Plan.

The local RBMP is the Roch (Spodden to Irwell) Water body.

Water Body ID:	GB112069064600.	
Water Body Type:	River.	
Hydromorphological designation:	heavily modified.	
NGR:	SD8611011308.	
Catchment area:	4257.36 ha.	
Length:	21.658 km.	
Catchment area:	42.574 km2.	
Surveillance Water Body:	No.	

The below table identifies the items used to determine water body health, and objectives of the local RBMP in the Roch (Spodden to Irwell) Water body.

Classification Item.	Status.	Year.	Reasons.
1. Ecological.	Moderate	2015	Disproportionately expensive: Disproportionate burdens; Technically infeasible: No known technical solution is available
1.1. Biological quality elements.	Good	2027 - Low confidence	Disproportionately expensive: Disproportionate burdens; Technically infeasible: No known technical solution is available
Invertebrates.	Good	2027 - Low confidence	Disproportionately expensive: Disproportionate burdens
Macrophytes and Phytobenthos Combined.	Not assessed	2015	Disproportionately expensive: Disproportionate burdens; Technically infeasible: No known technical solution is available
1.2. Physico-chemical quality elements.	Moderate	2015	Disproportionately expensive: Disproportionate burdens; Technically infeasible: No known technical solution is available
Acid Neutralising Capacity.	Good	2015	
Ammonia (Phys-Chem).	Good	2015	
Dissolved oxygen.	Good	2015	
Phosphate.	Moderate	2027 - Low confidence	Disproportionately expensive: Disproportionate burdens; Technically infeasible: No known technical solution is available
Temperature.	Good	2015	
pH.	Good	2015	
1.3. Hydromorphological Supporting Elements.	Not assessed	2015	
1.4. Supporting elements (Surface Water).	Good	2027 - Low confidence	Disproportionately expensive: Disproportionate burdens
Mitigation Measures Assessment.	Good	2027 - Low confidence	Disproportionately expensive: Disproportionate burdens
1.5. Specific pollutants.	High	2015	
Iron.	High	2015	
Permethrin.	High	2015	
2. Chemical.	Good	2063	Disproportionately expensive: Disproportionate burdens; Natural conditions: Chemical status recovery time; Technically infeasible: No known technical solution is available
2.1. Priority hazardous substances.	Good	2063	Natural conditions: Chemical status recovery time; Technically infeasible: No known technical solution is available
Benzo(a)pyrene.	Good	2015	
Cadmium and Its Compounds.	Good	2015	
Dioxins and dioxin-like compounds.	Good	2015	
Heptachlor and cis-Heptachlor epoxide.	Good	2015	
Hexabromocyclododecane (HBCDD).	Good	2015	
Hexachlorobenzene.	Good	2015	
Hexachlorobutadiene.	Good	2015	
Mercury and Its Compounds.	Good	2040	Natural conditions: Chemical status recovery time
Perfluorooctane sulphonate (PFOS).	Good	2039	Technically infeasible: No known technical solution is available
Polybrominated diphenyl ethers (PBDE).	Good	2063	Natural conditions: Chemical status recovery time

Classification Item.	Status.	Year.	Reasons.
2.2. Priority substances.	Good	2027 - Low confidence	Disproportionately expensive: Disproportionate burdens
Cypermethrin (Priority).	Good	2027 - Low confidence	Disproportionately expensive: Disproportionate burdens
Fluoranthene.	Good	2015	
Pentachlorophenol.	Good	2015	
2.3. Other Pollutants.	Does not require assessment	2015	

2 Site Proposals.

2.1 Existing Site Plan.

A copy of the Existing Site Plan can be found in the Appendix showing the Site and topography.

The Application Site is located to the east of Platting Lane in a mixed residential/commercial area, and comprises land formerly used by neighbouring properties for timber storage sheds.

The only water body in the local area is Sudden Brook which forms the east Site boundary.

The Site is a nominally level plot of land with a slight slope from the Platting Lane pavement (west), to the Sudden Brook top of bank. This area is generally covered by modified grassland, with areas of dilapidated buildings (sheds), developed land (sealed surfaces) such as macadam and concrete, and some small areas of mixed scrub.

The east side of the Site comprises the river corridor with top of bank down to the water edge comprising areas of natural trees, bramble/ivy and general undergrowth.

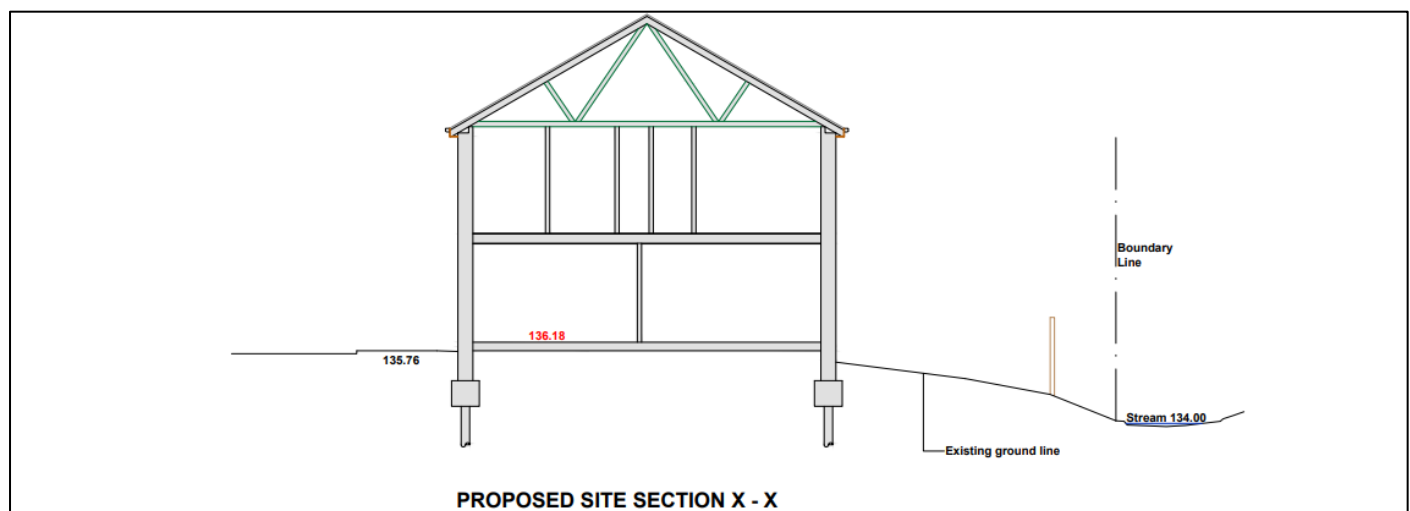
Sudden Brook is the only water body that could potentially be impacted by Site proposals.

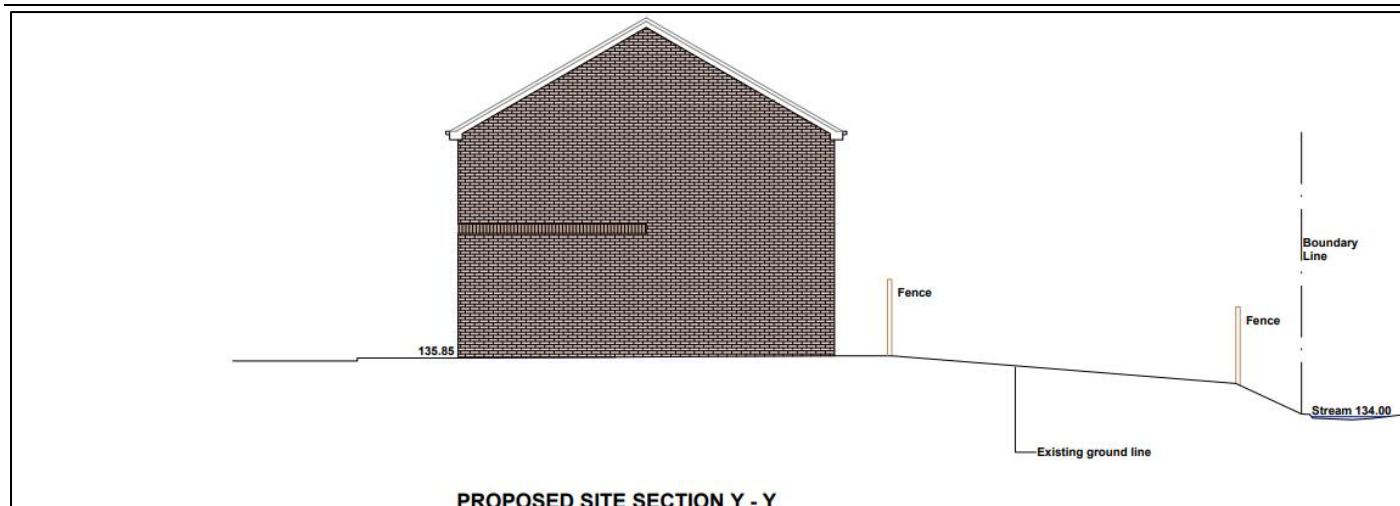
2.2 Proposed Site Plan.

Refer to Proposed Plan in the appendix.

The proposed development is to comprise only the upper 'nominally level' part of the Site, with the proposed fence line to the new properties places at the Sudden Brook top of the bank. The area that currently comprises the river corridor (top of bank down to the waters edge), is to remain as a natural bank with mixed scrub & trees to be left in this location.

The proposed cross sections through the Site (east-west), show the proposed fencing at top of bank, ensuring the development does not encroach onto the river corridor:





3 WER Assessment.

3.1 Screening.

The screening assessment is undertaken to exclude any activities that do not need to go through the scoping or impact assessment.

Classification Item.	Potential Site Impacts.	Scoping Assessment Required.	Impact Assessment Required.
1. Ecological.	No potential impact from the Site either in the construction or habitation phase of development. As described above in the Site Proposals section, the existing river bank is to be left in its current natural state. Refer to separate BNG assessment which states: "Watercourses: The baseline habitat value of the site is 0.28 units, comprising other rivers and streams. The post development habitat value of the site is 0.28 units, comprising other rivers and streams. This results in a net change in biodiversity of - 0.00% (i.e. no net change)."	Not required.	Not required.
1.1. Biological quality elements.	No impact as above.	Not required.	Not required.
Invertebrates.	No impact as above.	Not required.	Not required.
Macrophytes and Phytobenthos Combined.	No impact as above.	Not required.	Not required.
1.2. Physico-chemical quality elements.	No potential impact from the Site either in the construction or habitation phase of development.	Not required.	Not required.
Acid Neutralising Capacity.	No impact as above.	Not required.	Not required.
Ammonia (Phys-Chem).	No impact as above.	Not required.	Not required.
Dissolved oxygen.	No impact as above.	Not required.	Not required.
Phosphate.	No impact as above.	Not required.	Not required.
Temperature.	No impact as above.	Not required.	Not required.
pH.	No impact as above.	Not required.	Not required.
1.3. Hydromorphological Supporting Elements.	No potential impact from the Site either in the construction or habitation phase of development.	Not required.	Not required.



Classification Item.	Potential Site Impacts.	Scoping Assessment Required.	Impact Assessment Required.
	The development limit will be the top of river bank, and thus no development will encroach into the river corridor. River morphological features will remain the same.		
1.4. Supporting elements (Surface Water).	No potential impact from the Site either in the construction or habitation phase of development. No additional surface water runoff will be created from the development. River hydromorphological features will remain the same.	Not required.	Not required.
Mitigation Measures Assessment.	No impact as above.	Not required.	Not required.
1.5. Specific pollutants.	No potential impact from the Site either in the construction or habitation phase of development. No specific pollutants noted in either past uses or the proposed end use. No impacts noted.	Not required.	Not required.
Iron.	No impact as above.	Not required.	Not required.
Permethrin.	No impact as above.	Not required.	Not required.
2. Chemical.	No potential impact from the Site either in the construction or habitation phase of development. No historic or proposed site activity which could impact the watercourse environment regarding chemicals.	Not required.	Not required.
2.1. Priority hazardous substances.	No impact as above.	Not required.	Not required.
Benzo(a)pyrene.	No impact as above.	Not required.	Not required.
Cadmium and Its Compounds.	No impact as above.	Not required.	Not required.
Dioxins and dioxin-like compounds.	No impact as above.	Not required.	Not required.
Heptachlor and cis-Heptachlor epoxide.	No impact as above.	Not required.	Not required.
Hexabromocyclododecane (HBCDD).	No impact as above.	Not required.	Not required.
Hexachlorobenzene.	No impact as above.	Not required.	Not required.
Hexachlorobutadiene.	No impact as above.	Not required.	Not required.
Mercury and Its Compounds.	No impact as above.	Not required.	Not required.
Perfluorooctane sulphonate (PFOS).	No impact as above.	Not required.	Not required.
Polybrominated diphenyl ethers (PBDE).	No impact as above.	Not required.	Not required.
2.2. Priority substances.	No impact as above.	Not required.	Not required.
Cypermethrin (Priority).	No impact as above.	Not required.	Not required.
Fluoranthene.	No impact as above.	Not required.	Not required.
Pentachlorophenol.	No impact as above.	Not required.	Not required.
2.3. Other Pollutants.	No impact as above.	Not required.	Not required.

3.2 Scoping Assessment.

Not required.

3.3 Impact Assessment.

Not required.

4 Conclusions.

The Site has been screened under a Water Environment Regulations assessment, against the objectives of the local River Basin Management Plan.

No impacts have been noted.

The area of the Site to be developed is outside of the watercourse corridor, and will not impact water quality, habitat, or ecology of Sudden Brook and the wider Roch (Spodden to Irwell) water body.

This report should be issued to Planning to address Environment Agency concerns.

Signed.....  .

D.S. Slattery BSc (Hons).

T J Booth Associates.

Authorised...  .

T J Booth BSc (Hons), C. Eng. C. Env. MICE.

T J Booth Associates.

5 Appendix.

5.1 Location Plan.



5.2 Existing Plan/Topographic Survey.