

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

Our ref: SO/2024/124276/01-L01
Your ref: 24/00271/FUL
Date: 09 July 2024

Dear Tom Hiles

ERECTION OF FOUR INDUSTRIAL UNIT COMPRISING 9 SELF-CONTAINED UNITS (USE CLASS E(G)(III), B2 AND B8), WITH ANCILLARY OFFICE SPACE, CAR PARKING, ACCESS, HARD AND SOFT LANDSCAPING AND OTHER ASSOCIATED WORKS

SANDBROOK BUSINESS PARK SANDBROOK WAY ROCHDALE OL11 1LQ

Thank you for referring the above application to the Environment Agency. We have no objection in principle to the proposed development but wish to make the following comments.

Environment Agency position

Advice to applicant

The developer must apply the waste hierarchy as a priority order of prevention, re-use, recycling before considering other recovery or disposal options. Government guidance on the waste hierarchy in England can be found here:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69403/pb13530-waste-hierarchy-guidance.pdf

Site Waste Management Plans (SWMP) are no longer a legal requirement, however, in terms of meeting the objectives of the waste hierarchy and your duty of care, they are a useful tool and considered to be best practice.

Advice to LPA

Flood Risk Standing Advice

The proposed development falls within Flood Zone 2, which is land defined in the planning practice guidance as being at risk of flooding.

We have produced a series of standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us. This proposal falls within this category.

These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice>

We recommend that you view our standing advice in full before making a decision on this application.

Environmental Permit

The proposed site location is within 8 metres of a designated statutory main river.

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- On or within 8 metres of a main river (16 metres if tidal).
- On or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal).
- On or within 16 metres of a sea defence.
- Involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert.
- In a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit www.gov.uk/guidance/flood-risk-activities-environmental-permits or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Please forward a copy of this letter to the applicant.

Yours sincerely

Mrs. SYLVIA WHITTINGHAM
Planning Advisor

SPPlanning.RFH@environment-agency.gov.uk

