

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

Our ref: SO/2025/125223/01-L01

Your ref: 25/00314/FUL

Date: 15 September 2025

Dear Sir/Madam

CHANGE OF USE OF FIRST AND SECOND FLOORS FROM VACANT COMMERCIAL FLOORSPACE TO 10NO. RESIDENTIAL APARTMENTS (USE CLASS C3) AND EXTERNAL ALTERATIONS INCLUDING NEW WINDOW OPENINGS AND ASSOCIATED GROUND FLOOR CYCLE STORAGE AND EXTERNAL BIN STORAGE

1 DRAKE STREET ROCHDALE OL16 1RE

Thank you for referring the above application to the Environment Agency. We would like to make the following comments.

Environment Agency position

Environment Agency position

In the absence of a flood risk assessment (FRA), we object to this application and recommend that planning permission is refused.

Reason(s)

The application site lies within Flood Zone 3, which is land defined by the planning practice guidance as having a high probability of flooding. The NPPF (paragraph 181, footnote 63) and the Flood Risk and Coastal Change Planning Practice Guidance (paragraphs 20 and 21) state that an FRA must be submitted when development is proposed in such locations.

An FRA is vital to making informed planning decisions. In its absence, the flood risks posed by the development are unknown. This is sufficient reason for refusing planning permission.



Overcoming our objection

To overcome our objection, the applicant should submit an FRA which demonstrates that the development is safe without increasing risk elsewhere. Where possible, it should reduce flood risk overall.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us if an FRA is submitted and we will respond within 21 days of re-consultation.

Guidance on how to prepare a flood risk assessment can be found at: [Flood risk assessments: applying for planning permission - GOV.UK](#)

Please forward a copy of this letter to the applicant.

Yours faithfully

Mrs. SYLVIA WHITTINGHAM
Planning Advisor

Direct e-mail SPPlanning.RFH@environment-agency.gov.uk