

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

Our ref: SO/2025/125078/01-L01
Your ref: 25/00541/FUL
Date: 07 July 2025

Dear Sir/Madam

DEMOLITION AND SITE CLEARANCE OF EXISTING TEACHING BLOCK B AND OUTBUILDINGS AND ERECTION OF NEW TEACHING BUILDING (USE CLASS F1), REPAIR AND ALTERATIONS TO RETAINED TEACHING BUILDINGS, REVISED MEANS OF ACCESS, CAR PARKING, CYCLE PARKING, DRAINAGE, INFRASTRUCTURE, LANDSCAPING AND ANCILLARY WORKS

**HOPWOOD HALL COLLEGE ROCHDALE CAMPUS ST MARYS GATE
ROCHDALE OL12 6RY**

Thank you for referring the above application to the Environment Agency. We object to the proposed development, and we would like to make the following comments.

Environment Agency position

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

Reasons

The application site lies within Flood Zone 3/2 which is land defined by the planning practice guidance as having a high/ medium probability of flooding. The National Planning Policy Framework (paragraph 181, footnote 63) states 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 flood are unknown. This is sufficient reason for refusing planning permission.

The FRA must consider the following:

- FFL to be 1 in 100 + 35% + 600mm freeboard
- 1 in 100 + 35% climate change impacts to the proposed building
- Flood warning and evacuation
- Flood compensation storage for 1 in 100 + 35% climate change
- Flood resistance and resilience for the 1 in 100 + 35% climate change
- No development within 8m of a designated main river

Environment Agency
Richard Fairclough House Knutsford Road, Warrington, WA4 1HT.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

Please request the modelled data from inforequests.gmmc@environment-agency.gov.uk

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 on any revised FRA submitted and we'll respond within 21 days of receiving it. Guidance on how to prepare a flood risk assessment can be found at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>

Advice to LPA

If you are minded to approve this application for major development contrary to our flood risk objection, we request that you contact us to allow further discussion and/or representations from us in line with the [Town and Country Planning \(Consultation\) \(England\) Direction 2021](#).

This statutory instrument prevents you from issuing planning permission without first referring the application to the Secretary of State for Housing, Communities and Local Government (via the National Planning Casework Unit) to give them the opportunity to call-in the application for their own determination. This process must be followed unless we are able to withdraw our objection to you in writing. A failure to follow this statutory process could render any decision unlawful, and the resultant permission vulnerable to legal challenge.

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