

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

Our ref: SO/2025/125145/03-L01
Your ref: 25/00575/FUL

Date: 02 September 2025

Dear Sir/Madam

****ADDITIONAL INFO RECEIVED** REDEVELOPMENT OF EXISTING VEHICLE STORAGE/BREAKERS YARD (SUI GENERIS) TO INCLUDE THE DEMOLITION OF EXISTING UNIT AND ERECTION OF 2NO' NEW UNITS (CLASS B2/B8) AND THE RETENTION OF 1NO' UNIT TOGETHER WITH NEW BOUNDARY TREATMENTS AND SURFACING**

INDUSTRIAL ESTATE CORPORATION ROAD ROCHDALE OL11 4JB

Thank you for submitting additional information relating to the above application. We maintain our objection and we would like to make the following comments.

Environment Agency position

We currently still have concerns regarding the storage of fluvial flood waters, not surface water. Permeability is not as big a concern as fluvial storage as it is for surface water; most fluvial flood waters will retreat within the channel as the flood recedes, and either way, storage volume whether on permeable surface or not is important to conserve or regenerate.

The applicant has stated in the additional email information received:

"The entire site is impermeable and obstructed. Approximately 214m² is occupied by fixed buildings and covered structures, while the remaining yard area is used for vehicle dismantling and contains extensive raised scrap, sheds, and concrete platforms".

"This condition prevents infiltration, blocks overland flow, and disrupts hydraulic connectivity. No drainage systems are in place. The yard does not contribute any measurable flood storage capacity and instead acts as a barrier to surface water movement during high-flow events".

Based on the 115.01m AOD flood level and slab levels at 114.0m AOD, the new units will be inundated to a depth of 1.01–1.31 metres during the modelled design event. Assuming 132m² of new footprint, the worst-case volume displaced is approximately 159.2m³.

This figure is theoretical and overstates impact, as the equivalent area is already obstructed by raised, impermeable scrap infrastructure.

The proposal introduces meaningful offset through the voided granular subbase beneath 500m² of permeable yard. Assuming:

- *Effective storage depth of 300mm*
- *Porosity of 30%*

The attenuation capacity of the system is:

$$500\text{m}^2 \times 0.30\text{m} \times 0.30 = 45.0\text{m}^3$$

This represents a 28% offset of theoretical displacement, where none previously existed, and is supported by functional surface profiling, drainage routing, and flow compatibility across the yard.

Overcoming our objection

Once adequate evidence is provided for the attenuation improvement, which should include acceptable compensation for loss of volume in a fluvial event, we will be happy to comment further.

Please forward a copy of this letter to the applicant.

Yours faithfully

Mrs. SYLVIA WHITTINGHAM
Planning Advisor

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