

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

Our ref: SO/2025/125127/01-L01
Your ref: 25/00601/FUL
Date: 28 July 2025

Dear Anna,

Erection Of 2 Sprinkler Tanks And Associated Pump Station Together With A Key Clamp Handrails And Armco Barriers.

Kingsway Business Park, Unit I John Milne Avenue Rochdale OL16 4SY

Thank you for consulting us on the above application, on 17 July 2025.

Environment Agency Position

We have no objection in principle to the proposed development but take this opportunity to provide the following comments.

Contaminated Land Commentary

This development site appears to have been the subject of past industrial activity which poses a risk of pollution to controlled waters.

However, we are unable to provide site-specific advice relating to land contamination as we have recently revised our priorities so that we can focus on:

- Protecting and improving the groundwater that supports existing drinking water supplies
- Groundwater within important aquifers for future supply of drinking water or other environmental use

We recommend that you should:

- Follow the risk management framework provided in Guidance on Land contamination risk management (LCRM) [Land contamination risk management \(LCRM\) - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/land-contamination-risk-management), when dealing with land affected by contamination
- Refer to the [contaminated land](https://www.gov.uk/government/publications/contaminated-land) pages on gov.uk for more information

- Refer to [‘The Environment Agency’s approach to groundwater protection’](#)

We also advise that you consult with your Environmental Health/Environmental Protection Department for advice on generic aspects of land contamination management. Where planning controls are considered necessary, we recommend that the environmental protection of controlled waters is considered alongside any human health protection requirements. This approach is supported by paragraph 187 of the National Planning Policy Framework.

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Should you have any queries regarding this response, please do not hesitate to contact me.

Yours sincerely,

Mrs Holly Jones

Sustainable Places Planning Advisor

Team email: SPPlanning.RFH@environment-agency.gov.uk