

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

**Our ref:** SO/2025/124928/03-L01  
**Your ref:** 24/01086/FUL  
**Date:** 25 November 2025

Dear Sir/Madam

**\*\*ADDITIONAL INFO RECEIVED\*\* CHANGE OF USE FROM EXISTING BARN TO 2NO'  
RESIDENTIAL DWELLINGS AND ANCILLARY EXTERNAL ALTERATIONS AND LANDSCAPING |**

**LOWER TOWN HOUSE BARN TOWNHOUSE ROAD LITTLEBOROUGH**

Thank you for referring additional details to the Environment Agency to address our previous objection. We would like to make the following comments.

**Environment Agency position**

**Flood Risk**

Following review of the additional details we can now withdraw our objection, and we would like to include the following conditions.

The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition is included.

**Condition**

The development shall be carried out in accordance with the submitted flood risk assessment (ref rep-tjba-wharmby-lwr townhouse fm-FRA-3009251.docx 4th November 2025) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 158.04 metres above Ordnance Datum (AOD)
- Flood resilience methods detailed in section 2.6 to be used up to 158.33m AOD.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

**Reasons**

- To reduce the risk of flooding to the proposed development and future occupants



**Advice to the applicant**

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings about flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what to do after a flood, visit <https://www.gov.uk/after-flood>.

**Biodiversity**

The submitted site plan (Drawing 04) meets with our approval, subject to compliance with the ecological survey recommendations provided by Tyrer Ecological Consultants (July 2024)."

Please send me a copy of the decision notice and 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](mailto:SPPlanning.RFH@environment-agency.gov.uk)