

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

Our ref: SO/2025/125396/01-L01

Your ref: 25/00815/FUL

Date: 24 November 2025

Dear Sir/Madam

**FIRST FLOOR AND SECOND FLOOR REAR EXTENSION, LOFT CONVERSION WITH
DORMERS TO CREATE ADDITIONAL ACCOMMODATION TO EXISTING NURSING HOME
RIVERSIDE NURSING HOME**

9 CHURCH STREET LITTLEBOROUGH OL15 8DA

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, which is land defined by the planning practice guidance as having a high 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.

Whilst the Environment Agency acknowledges that the proposed development is defended against the 1 in 100-year storm event, there remains a residual risk, including the potential for defence breach. This risk must be addressed and supported by a Flood Risk Assessment, incorporating both the central and higher central climate change allowances (35% and 46%).



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>

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