

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

Our ref: SO/2026/125590/01-L01
Your ref: 25/01016/FUL
Date: 26 February 2026

Dear Sir/Madam

RECONFIGURATION OF SITE TO CREATE DUAL-LANE DRIVE-THRU FACILITY INCLUDING ALTERATIONS CAR PARK LAYOUT AND LANDSCAPING TO FACILITATE SUBDIVISION OF EXISTING RESTAURANT INTO TWO SEPARATE UNITS. ALTERATIONS TO EXTERNAL ELEVATIONS INCLUDING NEW DRIVE THRU PICK UP WINDOWS, ORDER CANOPIES AND BIN STORAGE.

FORMER PINK DRIPS UNIT SANDBROOK PARK SANDBROOK WAY, ROCHDALE, OL11 1RY

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.

Reason(s)

The application site contains land within Flood Zones 3 and 2, which is land defined by the planning practice guidance as having a high/medium probability of flooding, respectively. The NPPF (paragraph 181, footnote 63) and the Flood Risk and Coastal Change Planning Practice Guidance (paragraphs 20 and 21) state 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 are unknown. This is sufficient reason for refusing planning permission.

While the land proposed for the development building is not within the current extent of FZ 3/2, an FRA is still necessary due to the close proximity and the likelihood of falling under one or both of these designations as a consequence of climate change over the next century.

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

Cont/d..

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 if an FRA is submitted and we will respond within 21 days of re-consultation.

Guidance on how to prepare a flood risk assessment can be found at [Flood risk assessments: applying for planning permission - GOV.UK](#).

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