

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

Our ref: SO/2025/125098/01-L01
Your ref: 25/00463/FUL

Date: 18 July 2025

Dear Sir/Madam

**ERECTION OF TWO-STOREY FRONT AND SIDE EXTENSIONS FOLLOWING
REMOVAL OF EXISTING COVERED PLAY AREA, INSTALLATION OF CLADDING
AND ALTERATIONS TO FENESTRATION TO ALL ELEVATIONS**

**LITTLEBOROUGH AFTER SCHOOL CLUB CALDERBROOK ROAD
LITTLEBOROUGH ROCHDALE OL15 9JN**

Thank you for referring to 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 an acceptable flood risk assessment (FRA) we object to this application and recommend that planning permission is refused.

Reason(s)

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change planning practice guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:

- Make an appropriate recommendation for minimum finished floor levels. This is still appropriate given the flood zone and residual risks to ensure the property will not be excessively vulnerable to flooding.

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

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.

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