

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

Our ref: SO/2025/125098/02-L01
Your ref: 25/00463/FUL
Date: 15 December 2025

Dear Sir/Madam

****ADDITIONAL INFO RECEIVED** 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 additional information (ref 94068, Rev B, dated 18 Nov 2025) regarding the above application. This meets with our approval, and we can therefore remove our objection. However, the following condition should be included in the decision notice.

Environment Agency position

Flood resistance and resilience measures as described in the FRA should be implemented.

The proposed development will only meet the NPPF'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 94068, Rev B, dated 18 Nov 2025) and the following mitigation measures it details:

- The flood resistance and resilience measures described in paragraphs 6.5 to 6.8 of the FRA shall be implemented.

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.

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

Cont/d..

Reason(s).

- To reduce the risk of flooding to the proposed development and future occupants
- To ensure the development can be rapidly repaired and otherwise returned to use after a flood event.

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