

Rochdale Metropolitan Borough Council -
Development Control
SMITH STREET, ROCHDALE, OL16
1XU

Reference: PA-0003624/01
Customer reference: 25/00932/FUL
18 May 2026

**Demolition of existing car wash building and erection single storey building to form bakery pod with associated new parking area and bin store.
OL15 8JA**

Dear Sir/Madam

Thank you for contacting us.

This is our response to your consultation 25/00932/FUL. We would like to make the following comments.

Environment Agency position

In the absence of an adequate 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 whether the development will increase flood risk elsewhere. In particular, the FRA fails to:

Appropriately address the requirement for compensatory flood storage volume. Although the proposed building is to replace the footprint of an existing one, due consideration for appropriate compensation volume is still required in Flood Zone 3a.

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above. Namely, that we require the Flood Risk Assessment to directly and appropriately address the requirement for compensatory flood storage for developments in Flood Zone 3a. This includes accounting for

climate change and using the appropriate allowance, and consideration for all hard standing development.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us if a revised FRA is submitted and we will respond within 21 days of re-consultation.

**If you have any questions regarding our response, please contact
spplanning.rfh@environment-agency.gov.uk.**

Yours sincerely,

**Sylvia Whittingham,
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