

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

Reference: PA-0003805/01
Customer reference: PL/2026/0148
26 May 2026

8 Bungalows with associated access, parking, and landscaping

Parcel of land north of Calliards Mill OL15 8HP

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation PL/2026/0148.

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.

Reasons

The submitted FRA [ref 'rep-tjba-hallmark-oakenrod-CMRA-260224.docx', prepared by TJ Booth Associates, dated July 2025] 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. We would make the following comments:

Whilst the proposed finished floor levels for this development appears to suitably account for the flood levels from the Roch, the FRA also refers to raising the existing topography. We would need to see a more detailed plan and site layout at a closer scale and more information about the proposed topography changes to properly understand the impact on finished floor and flood levels, as well as understanding access and egress arrangements.

The Environment Agency is currently developing plans for the next stage of the Rochdale and Littleborough Flood Risk Management Scheme which may alter the flood risk from the Roch and tributaries for the proposed development. Near to the proposed development potential changes include removal of the weir, channel

realignment works to the south of the site, and installing debris posts immediately upstream of Smithy Bridge Road. We have undertaken some preliminary scheme modelling, which shows that if these measures were implemented, the proposed site location would still sit in the floodplain. However, it may be worth taking into consideration that some flood risk factors may change (e.g. accounting for potential blockage of the debris posts).

Overcoming our objection

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

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.

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

Yours sincerely,

Sylvia Whittingham,
Sustainable Places Advisor

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