

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

Reference: PA-0003624/02
Customer reference: 25/00932/FUL
15 June 2026

****Amended Plan - added information submitted**. 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 Rosalind Gralton,

Thank you for contacting us.

This is our response to your consultation 25/00932/FUL.

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. We make the following observations to inform our objection from analysis of the FRA:

We appreciate that due to the space constraints of the site, the applicant is aiming to avoid the requirement for flood compensatory storage. We also appreciate the information presented in 6.10 and 6.11 of the FRA to demonstrate the minimal expected impact from the development, especially as it is a replacement for an existing building. However:

- Regarding it being a replacement building, we still expect opportunities for reducing future flood risk to be taken where possible for new developments, including where the site is in FZ3 and already developed
- We would still expect to be provided with specific evidence regarding the ability of flood waters to freely enter and exit the building without significant obstruction or alteration from natural flow
- 12.3 of the FRA is unclear as to the final finished floor level. We would also expect this to be firm and evidenced against a level which would not reduce or deplete the floodplain storage.

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

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,

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