

Rochdale Metropolitan Borough Council
SMITH STREET, ROCHDALE, OL16
1XU

Reference: PA-0006694/01
Customer reference: PL/2026/0421
02 July 2026

Construction of 75 self-contained apartments (Use Class C3), comprising 38 No.1-bedroom apartments and 37 No.2-bedroom apartments, with extra care light facilities, residents' facilities, associated landscaping, parking, a new access and internal access road

Land off Royle Road Rochdale OL11 3ET

Dear Michael Atkinson-Smith,

Thank you for contacting us.

This is our response to your consultation PL/2026/0421.

Environment Agency position

We object to this application as it involves building works within 8 metres of a culverted watercourse. As submitted, it is unlikely that we would grant a flood risk activity permit for this application.

Reasons

The proposed development would restrict maintenance and emergency access to the watercourse. The permanent retention of a continuous unobstructed area is an essential requirement for future maintenance and/or improvement works.

The proposed development is likely to adversely affect the construction and stability of the culvert which will compromise its function. The proposed development will therefore increase the risk of flooding.

The building/structure may interfere with natural geomorphological processes and could be placed at risk of damage arising from channel migration/erosion.

As this is a third-party asset, the Environment Agency holds limited information in relation to its design and condition. It is understood that the structure is likely to comprise a box culvert approximately 3m x 3m in dimension, buried at a depth of circa 3m below ground level.

To ensure the ongoing structural integrity and suitability of the culvert, the applicant should undertake a detailed structural survey, supplemented by a CCTV inspection. This will enable confirmation of the culvert's current condition, identify any defects or deterioration, and ensure that it can support the proposed development without increasing flood risk.

Overcoming our objection

To overcome our objection, the applicant should submit an FRA which demonstrates that the development will not increase flood risk. Where possible, it should reduce flood risk overall. 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.

Guidance on how to prepare a flood risk assessment can be found at [Flood risk assessments: applying for planning permission - GOV.UK](#).

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

Yours sincerely,

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