

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

Reference: SO-2023-123491/02
Customer reference: 22/01281/FUL
03 July 2026

****Amended Plan - latest information submitted** Erection of 7no. Retail/Storage units with associated car parking and landscaping following demolition of existing MOT centre and scrapyard.**

Brimrod Mill Norman Road Rochdale OL11 4EU

Dear Rachel Carney,

Thank you for contacting us.

This is our response to your consultation 22/01281/FUL. We have reviewed the submitted latest information, which meets with our approval, and we can now remove our previous objection (SO/2023/123491/01-L01). We would like to make the following comments.

Environment Agency position

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 (Project Ref: QFRA 2232 UK Flood Risk Consultants, Version 1, 30th April 2026) and the following mitigation measures it details:

Finished floor levels shall be set no lower than 114.12 metres above Ordnance Datum (AOD)

Compensatory storage shall be provided for a minimum volume of 360 cubic meters, at existing site level 113.20m AOD.

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.

Reasons

To reduce the risk of flooding to the proposed development and future occupants, and to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.

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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