

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

Reference: SO-2026-125590/02
Customer reference: 25/01016/FUL
21 July 2026

Reconfiguration of site to create dual-lane drive-thru facility including alterations car park layout and landscaping to facilitate subdivision of existing restaurant into two separate units. Alterations to external elevations including new drive thru pick up windows, order canopies and bin storage.

Former Pink Drips Unit Sandbrook Park Sandbrook Way, Rochdale, OL11 1RY

Dear Planning Officer,

Thank you for contacting us.

Environment Agency position

We have reviewed the Flood Risk Assessment and Drainage Strategy (ref S13111-JNP-XX-XX-RP-C-1002 P01, dated June 2026) and consider that it satisfactorily addresses our earlier concerns.

We therefore withdraw our previous objection, dated 26/02/2026, and wish to make the following comments.

Advice to LPA/applicant: Flood resistance and resilience

Due to the degree of uncertainty arising from the lack of available data with regards to future change of risk resulting from climate change, we strongly recommend the use of flood resistance and resilience measures and the use of an access/egress plan agreed with local emergency planners.

While surface water is outside of our direct remit, we recommend the use of the attenuation tank suggested in the Flood Risk Assessment (FRA) as a minimum feature.

Physical barriers raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the [Flood Risk and Coastal Change pages](#) of the planning practice guidance. Further guidance on flood resistance and resilience measures can also be found in:

- Government guidance on flood resilient construction [Flood resilient construction of new buildings - GOV.UK](#)
- CIRIA Code of Practice for property flood resilience [Code of practice for property flood resilience C790](#)
- British Standard 85500 – Flood resistant and resilient construction [BS 85500:2015 | 30 Nov 2015 | BSI Knowledge](#)

Matters outside our direct remit

The following issues are not within our direct remit or expertise, but nevertheless are important considerations for managing flood risk for this development. Prior to deciding this application, we recommend that consideration is given to the issues below. Where necessary, the advice of relevant experts should be sought.

- Adequacy of rescue or evacuation arrangements
- Details and adequacy of an emergency plan
- Minimum SuDS requirements, including implementation of the attenuation tank as recommended in the FRA.

We can provide the following information on the characteristics of flooding at this site to help with your decision:

There is a lack of high-detail or highly granular flood modelling data available for this site and its surroundings. There is therefore a degree of uncertainty regarding future risks arising from climate change which should be accounted for.

Advice to LPA: Installations and Amenity

The proposed development is within 500m of one or more industrial or waste management site that is regulated by the Environment Agency through the Environmental Permitting (England and Wales) Regulations 2016. The location of this site(s) can be found on Defra's Data Services Platform, available at - [https://www.gov.uk/guidance/access-the-public-register-for-environmental-information#environmental ...](https://www.gov.uk/guidance/access-the-public-register-for-environmental-information#environmental...)

The Environment Agency issues Environmental Permits for installations or waste management operations. A permit will require that operators demonstrate they have taken all reasonable measures to prevent pollution of the environment and harm to human health. Pollution can include air quality impacts, odours, noise, pests water quality and ground water impacts. If prevention is not possible, the operator must take steps to minimise the impact from pollution instead. In some cases, this is unlikely to eliminate all emissions and there could be impacts to the environment which may cause local residents some concern. When a new development is built near to an existing permitted facility this does not automatically trigger a review of the Environmental Permit and we will regulate this in line with our [Environment Agency enforcement and sanctions policy - GOV.UK](#).

Planning authorities must satisfy themselves that in land use terms the proposed development is suitable for this location given the proximity to a regulated site/s as described above and the scope of the permit as granted.

Planning policy requirements (paragraph 200 of the NPPF) state that new development should integrate effectively with existing businesses and not place unreasonable restrictions upon them.

Please note that in accordance with national planning policy (paragraph 201 of the NPPF), planning decisions should assume that permitting regimes will operate effectively. Applicants should be advised to consider our 'Environmental Permitting Guidance' which can be found at: [Check if you need an environmental permit - GOV.UK](#).

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

Yours sincerely,

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