

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

Reference: PA-0008867/01
Customer reference: NOT/2026/0489
24 July 2026

Prior approval for conversion of ground floor commercial/business use to form 3no. apartments

SUDDEN MILL MANCHESTER ROAD ROCHDALE OL11 4QR

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation NOT/2026/0489.

Environment Agency position

In the absence of a flood risk assessment (FRA), we object to this application and recommend that planning permission is refused.

Reason(s)

The application site lies within Flood Zone 3, which is land defined by the planning practice guidance as having a high probability of flooding.

The NPPF (paragraph 181, footnote 63) and the Flood Risk and Coastal Change Planning Practice Guidance (paragraphs 20 and 21) states that an FRA must be submitted when development is proposed in such locations.

An FRA is vital to making informed planning decisions. In its absence, the flood risks posed by the development are unknown. This is sufficient reason for refusing planning permission.

Overcoming our objection

To overcome our objection, the applicant should submit an FRA which demonstrates that the development is safe without increasing risk elsewhere. Where possible, it should reduce flood risk overall.

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](https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications)<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>.

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

Yours sincerely,

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