

Rochdale Metropolitan Borough Council -
Development Control
Smith Street, Rochdale, OL16 1XU

Reference: PA-0007947/01
Customer reference: 25/01030/FUL
23 July 2026

Reconfiguration of the site to create single lane drive-thru facility including alterations car park layout and landscaping. Other works include new drive-thru pick up window canopy.

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

Dear Anna Hayes,

Thank you for consulting the Environment Agency (EA) on the above application on 8 July 2026.

Environment Agency Position

We have no objection in principle to the proposed development but wish to make the following informative comments. As part of this consultation we have reviewed the following documents:

- Flood Risk Assessment and Drainage Strategy, prepared by JNP Group Consulting Engineers, dated June 2026, Ref: S13111-JNP-XX-XX-RP-C-1001 P01,
- Proposed Site Plan Former Pink Drips Unit 1 Option 1" (Drawing No. 11649, Rev D)

Flood Risk

The proposed development is sufficiently distant from the open section of Sudden Brook and does not appear to directly affect the culverted main river. This response is based on the submitted layout shown on *Drawing No. 11649, Rev D*. Any future amendments bringing development closer to the main river or affecting the culvert, a Flood Risk Activity Permit (FRAP) may be required.

Advice to Applicant / LPA

Environmental permit – Flood risk activities

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit [Flood risk activities: environmental permits - GOV.UK](#) or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Please note that this response is based on the information provided at this time and if this changes in the future, we would need to consider our position again. If you have any further questions, please do not hesitate to contact me.

Many thanks,

Chris Nugent

Planning Specialist

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