

**Rochdale Metropolitan Borough
Council**

Development Control
Smith Street
Rochdale
OL16 1XU

Reference: PA-0003805/02
Customer reference: PL/2026/0148
07 October 2026

**ERECTION OF 9 DWELLINGHOUSES WITH ASSOCIATED ACCESS, PARKING AND
LANDSCAPING.**

PARCEL OF LAND NORTH OF CALLIARDS MILL OL15 8HP

Thank you for consulting the Environment Agency with amended / additional information which we received 7 September 2026.

Environment Agency position

We have reviewed the additional information provided in the latest flood risk assessment (*ref rep-tjba-hallmark-calliards mill-FRA-010725.docx, prepared by TJ Booth Associates, dated August 2026*).

While the flood risk assessment has answered the majority of our queries, before we are able to remove our formal objection, please can the applicant provide further information as to what assessment has been undertaken for the surface water drainage pond, given its current location within the floodplain.

Please also see the memorandum attached to this response from our Rochdale and Littleborough project team which details the main points we have highlighted.

Overcoming our objection

To overcome our objection, the applicant should submit a flood risk assessment which addresses the points highlighted above.

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.

If you have any questions regarding our response, please contact us.

Yours sincerely,

Stephen Sayce,

National Contact Centre: 03708 506 506

spplanning.rfh@environment-agency.gov.uk

Richard Fairclough House, Knutsford Road, Warrington, WA4 1HT