



Highways and Engineering Service – Economy and Environment

DRAINAGE CONSULTATION ON APPLICATION – 25/00713/FUL – UNIT 12 FOTHERGILL FABRICS SMALLBRIDGE BUSINESS PARK, RIVERSIDE DRIVE, OL16 2SH

LLFA Consultation Response on behalf of Head of Highways and Engineering

Date of Response: 11th November 2025

LOCATION & PROPOSED DEVELOPMENT

Unit 12, Fothergill Fabrics, Smallbridge B Park, Riverside Drive, OL16 2SH

A 1255m² extension to the existing unit, with increased internal storage and accompanying service yard area, is proposed to follow the existing footprint. The unit is currently occupied by Fothergill Coated Fabrics Ltd.

DOCUMENTS REVIEWED

- Flood Risk Assessment & Outline Drainage Strategy
- Site Location Plan
- Existing Site Plan
- Proposed Site Plan
- Design & Access Statement
- Flood Map for Planning
- UU SafeDig Records

DRAINAGE & FLOOD OFFICER COMMENTS

1. The proposal is for a partial redevelopment of the existing unit to provide an extension. Most of the area appears to be existing hardstanding.
2. The FRA states the closest feature is River Roch. However, the extracts below indicate that Ash Brook is significantly closer. Whilst the site is shown to be outside Flood Zone 2 or 3 it is close to these zones. In addition, the extracts below indicate a potential culverting of Ash Brook which may result in the watercourse being even closer to the site boundary which should be reviewed. Furthermore, the surface water flood map indicates potential flooding along the northern boundary of the building.
3. The aim should be to discharge the surface run off as high up the following hierarchy of drainage options as reasonably practicable: The ordered drainage techniques to be assessed with the aim to reduce or omit lower techniques:
 - Control at Source (Infiltration / Recycling)
 - On Site Treatment (Basins, Swales, Rain gardens, Tree pits)
 - Local Treatment (Adoptable Ponds, Basins, Swales etc)
 - Regional Treatment (ditto usually to a larger scale)
 - Discharge to Watercourses / Bodies
 - Discharge to SW Sewers
 - Discharge to Combined Sewers

4. Infiltration solutions have been considered and discounted based on interpretation of online BGS data assumptions. This should be reviewed following the completion of onsite investigation.
5. It is proposed to discharge attenuated surface water into the existing site drainage system which in turn discharges to a water course. The proposed drainage design has been based on hydraulic calculations to a 1-in-100-year storm event with a 30% allowance for climate change. Typically, a 45% allowance for climate change is required in line with Rochdale LLFA standards.
6. The drainage strategy proposes a traditional buried storage solution. This is not considered to be the most sustainable option. The design should incorporate green surface-based SuDS source control. The FRA has discounted swales and basins due to spatial constraints which is not necessarily an acceptable reason. However, components such as tree pits and raingardens may offer a compromise.

DRAINAGE & FLOOD OFFICER SUMMARY:

- I. Potential flood risks and main river (Ash Brook) alignments should be reviewed onsite.
- II. The design approach should incorporate a 45% climate change allowance.
- III. SuDS source control should be incorporated.
- IV. Site based infiltration investigation should be assessed.
- V. The above points should be addressed before the application is approved.

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