

Ref: J8246071025

Covering Note – Surface Water Drainage

Project: J8246 Wuerdle Street, Rochdale
Issue date: 07/10/25

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This note has been prepared following on-site discussion with Keith Mealey (LLFA) on 02/10/2025. The following surface water discharge options are presented on drawing J8246/01 Rev E:

- Option A (preferred): connection to the neighbouring manhole/culvert (MHS1) via third-party land.
- Option B (fallback): connection to the United Utilities combined sewer.

As recorded by the project team, KM indicated in principle that a dual-option submission as set out above would be accepted. He confirmed that evidence of third-party permissions would not be required at discharge stage for a culvert-based option. Any route involving deep excavation of Halifax Road has been discounted due to unacceptable highway impact following comments from RBC Highways, which the LLFA accepted. This option is not considered viable.

This is a technical note to support condition discharge. The proposed implementation sequence is to proceed on a “reasonable endeavours” basis with Option A. If it subsequently becomes clear that Option A cannot be delivered in practice, Option B will be taken forward as the fallback.

Where reasonable endeavours are: -

1. Within 90 days of the condition discharge, the applicant will evidence that they have taken all reasonable steps to identify and negotiate with the landowners of the two adjacent sites where access is required for Option 1 to be feasible.
2. Assuming (1) is possible, any compensation, warranties, conditions, insurances or other costs or obligations associated with gaining the rights to construct a pipe to MHS1, must be reasonable and proportionate.
3. If the reasonable endeavours at (1) and (2) do not produce a feasible outcome, then the council may opt to apply its own rights of access within 90 days.
4. If a viable route to achieving Option A cannot be identified within the total 180 days from condition discharge, and delivered within the timescale of the build programme, then option B will be the approved alternative.