



Highways and Engineering Service – Economy and Environment

DRAINAGE CONSULTATION ON APPLICATION – 25/00200/FUL - CORROSION RESISTANT PRODUCTS LTD TODMORDEN ROAD LITTLEBOROUGH ROCHDALE OL15 9EG

LLFA Consultation Response on behalf of Head of Highways and Engineering

Date of Response: 21st October 2025

LOCATION & PROPOSED DEVELOPMENT

Corrosion Resistant Products Ltd Todmorden Road Littleborough Rochdale OL15 9EG

Part demolition of an existing production unit. Removal of two temporary storage and manufacturing units. Construction of a new two storey extension to the existing production unit and the construction of a new warehouse extension to the existing warehouse. Closure of one existing site access point and re-opening of a previous site access point from Todmorden Road including re-configuration and creation of additional car parking.

DOCUMENTS REVIEWED

Original Application

- Drainage Strategy Report, ref 22090/DSR001 - 12/02/2025
- Flood Risk Assessment, ref 22090/FRA001 - 12/02/2025
- Location Plan, N1238 - PL[0]01
- Existing Site Plan, N1238 - PL[0]02
- N1238 - PL[0]06 PROPOSED OVERALL SITE PLAN - Rev C
- Planning Statement, ref. N1238 / C2

New Documents

- Drainage strategy - 22090/100
- Drainage maintenance plan - 22090/MP001 Rev 1
- Proposed overall site plan - N1238 - PL[0]06 - Rev D
- Drainage strategy - existing drainage provision and contributing areas - 22090/101
- Drainage strategy - pre-development land and post development impermeable areas - 22090/102
- Flood risk assessment - 22090/FRA001_A - 22/08/2025
- Drainage strategy report -22090/DSR001_A - 22/08/2025

DRAINAGE & FLOOD OFFICER COMMENTS

These additional comments have been provided to confirm whether the points raised in the previous LLFA consultation response have been addressed.

The new documents submitted include: Flood Risk Assessment (Rev A, dated 22/08/2025), Drainage Strategy Report (Rev A, dated 22/08/2025), Drainage Strategy layout drawings showing existing and proposed drainage networks, contributing areas, finished floor levels, surface and foul drainage, SuDS components (rain gardens, hydroplanters, permeable paving, cellular storage), and exceedance flood routes, along with a separate Drainage Maintenance Plan.

The new revisions have addressed the majority of the previous LLFA comments as follows:

1. The site's location within Flood Zones 2 and 3 and the associated fluvial flood risk from the River Roch and Town House Brook are confirmed.
2. The FRA acknowledges minor flooding potential to the proposed buildings and confirms that the flood risk is accepted by the applicant as a commercial, less vulnerable development.
3. Finished floor levels remain largely governed by existing site constraints and adjacent building interfaces. However, the FRA now includes justification for this approach and proposes flood resilient construction to 600mm above FFLs.
4. Detailed drainage layouts, area take-offs, and hydraulic modelling have now been provided and reviewed, addressing the previous lack of supporting information. The revised strategy includes a combination of permeable paving, rain gardens, and hydroplanters providing surface and source control SuDS features, with cellular storage where appropriate.
5. The proposed drainage design achieves attenuation for the 1 in 100-year storm plus 40% climate change allowance, with restricted discharge rates of 3 l/s per outfall to adjacent watercourses.
6. A maintenance plan has been provided detailing long-term management responsibilities and inspection frequencies.
7. Water quality considerations have been demonstrated in line with CIRIA SuDS Manual (C753) using mitigation indices, showing adequate pollution control.

DRAINAGE & FLOOD OFFICER SUMMARY:

- I. The proposals are considered to be acceptable and sufficiently developed for the application to be approved.

Consultation by Keith Mealey

Drainage & Flooding Officer

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