

Ref: J8246101025

Covering Note – Surface Water Drainage

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

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This note has been prepared following on-site discussion with Keith Mealey (LLFA) on 02/10/2025. At the case officer's request, the discharge is to be determined on the basis of a single option. Accordingly, the submitted drawing J8246/01 Rev F shows Option A only: connection to the neighbouring manhole/culvert (MHS1) via third-party land.

Should Option A prove not to be feasible, the LLFA have accepted that a re-submission should be made under Option B.

The proposal will be implemented on a "reasonable endeavours" basis to deliver Option A, 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 A 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 pursued via a resubmission for approval as the alternative outfall.

This note is provided solely to assist discharge of condition 15. It is not legal advice and does not confer rights over third-party land. Delivery remains subject to securing all necessary third-party consents and statutory approvals.