

From: [Keith Mealey](#)
To: [Nick Brookman](#)
Cc: [Francis Comyn](#); [Chris Woods](#); [John Gilligan WN](#); [Development Management](#); [Network Development](#)
Subject: RE: 25/00546/DOC - Land Bound By Manchester Road, Hareshill Road And Pilsworth Road, West Of Junction 19 Of The M62
Date: 11 November 2025 14:36:52
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Nick

The condition cannot be discharged based on partial information. The diversion details are required as are the phasing details.

S McCanns email is accepting no attenuation of the roof drainage if they ned to go to the watercourse. However, it does not rule out infiltration options if found to be viable and queries infiltration for the hard standings.

A holding tank (Cess Pit) would only be considered for a permanent solution as a last resort. Given that this is part of a major development I cannot see any justification for a cess pit option.

If it is installed as a temporary measure then a timescale for decommissioning should be provided s part of the phasing plan.

In addition the alarm system would need to be telemetry linked and given the proximity of a water course then a backup mitigation for over spills should be provided.

Regards

Keith Mealey

Flood & Drainage Engineer

Public Protection & Customers



ROCHDALE
BOROUGH COUNCIL

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✉ keith.mealey@rochdale.gov.uk

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From: Nick Brookman

Sent: 10 November 2025 07:26

To: Keith Mealey

Cc: Francis Comyn ; Chris Woods ; John Gilligan WN ; Development Management ; Network Development

Subject: RE: 25/00546/DOC - Land Bound By Manchester Road, Hareshill Road And Pilsworth Road, West Of Junction 19 Of The M62

Hi Keith,

Thank you for your comments on this one.

I shared these with the agent and they have issued me with the attached email correspondence and commented that:

“See attached email where the drainage strategy consultant asked Rochdale Council if they would be happy with a drainage strategy for the substation that discharges into the adjacent watercourse at maximum of 5l/s. Stephen McCann at Rochdale Council responded saying since there is the attenuation lagoon next door it is only practical to discharge roof rainwater directly to the lagoon”.

The agent has also advised that:

- For surface water Russell LDP have diverted the existing drain to the watercourse and added a manhole for the substation connection for the roof drainage. We are awaiting details from Ryan at Russell LDP.
- The holding tank is alarmed and emptied when required. The substation is unmanned and so the use of the toilet is extremely infrequent.

I will send the details on the drainage into the watercourse when I have received these. Is the extremely infrequent use of the substation toilet sufficient to allow a permeant holding tank?

Kind Regards

Nick

Nick Brookman

Senior Planning Officer (Devt Mgt)

Economy



☎ [01706 925891](tel:01706925891)

✉ nick.brookman@rochdale.gov.uk

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From: Keith Mealey <Keith.Mealey@Rochdale.Gov.UK>

Sent: 05 November 2025 17:24

To: Nick Brookman <Nick.Brookman@Rochdale.Gov.UK>

Cc: Francis Comyn <Francis.Comyn@Rochdale.Gov.UK>; Chris Woods

<chris.woods@rochdale.gov.uk>; John Gillighan WN <john.gillighan@rochdale.gov.uk>;

Development Management <development.management@rochdale.gov.uk>; Network

Development <network.development@rochdale.gov.uk>

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Nick

Please find drainage comments attached. To summarise

- i. The application is not acceptable in principle.
- ii. The existing watercourse should be incorporated within the proposals.
- iii. The phasing of drainage infrastructure (foul and SW) should be assessed.
- iv. The submission does not reflect the most recent liaison I had with the developer

Regards

Keith Mealey

Flood & Drainage Engineer

Public Protection & Customers



☎ 07872 500 722

✉ keith.mealey@rochdale.gov.uk

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From: Nick Brookman <Nick.Brookman@Rochdale.Gov.UK>

Sent: 14 October 2025 14:59

To: gmeu@tameside.gov.uk; John Gilligan WN <john.gilligan@rochdale.gov.uk>; Planning Liaison <planning.liaison@uuplc.co.uk>; Keith Mealey <Keith.Mealey@Rochdale.Gov.UK>; SPPlanning.RFH <spplanning.rfh@environment-agency.gov.uk>; gmaas@salford.ac.uk; Jonathon Parr <Jonathon.Parr@Rochdale.Gov.UK>

Subject: 25/00546/DOC - Land Bound By Manchester Road, Hareshill Road And Pilsworth Road, West Of Junction 19 Of The M62

Good afternoon all,

I recently took over this application from my colleague Ryan Grant and I appreciate you may have already issued your comments on this application directly to him. However, in Ryan's absence I would be grateful if you could please either issue or re-issue your comments directly to me and our tech support team at development.management@rochdale.gov.uk

I do apologise for contacting you all at once but I am only doing so in the interests of efficiency. Please only reply to me and our tech support team at the aforementioned address and not everyone in the email with your responses.

Thank you very much in advance.

Kind Regards

Nick

Nick Brookman

Senior Planning Officer (Devt Mgt)
Economy



☎ 01706 925891

✉ nick.brookman@rochdale.gov.uk

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