



Highways and Engineering Service – Economy and Environment

DRAINAGE CONSULTATION ON APPLICATION – 24/00993/FUL - LAND OPPOSITE TO 1-35 BENTLEY STREET, ROCHDALE OL12 6EU

LLFA Consultation Response on behalf of Head of Highways and Engineering

Date of Response: 18th March 2025

LOCATION & PROPOSED DEVELOPMENT

Land Opposite To 1-35 Bentley Street, Rochdale OL12 6EU

Erection of two apartment blocks comprising 23 apartments (13no 2 bed and 10no 1 bed apartments), together with associated parking and landscaping.

DOCUMENTS REVIEWED

- SuDS Proforma
- AEG6577_OL12_Rochdale_07 Drainage Strategy Report
- AEG6577-CIV001-A01 -Drainage Strategy Plan
- AEG6577-CIV002-A01 Contributing Areas Plan
- Drainage Consultation on PreApp/00047/23

DRAINAGE & FLOOD OFFICER COMMENTS

1. The drainage proposal adopts Approach 2 (Q-bar), which focuses on attenuation by limiting surface water discharge rates to the greenfield runoff rate. Discharge is attenuated to 5 l/s for all storm events, including the 1-in-100-year event, with 45% allowance for climate change.

To achieve this, the proposal incorporates 93 m³ of storage capacity through geocellular attenuation tanks.

The applicant has supported their drainage design with INFOdrainage software calculations.

2. Drainage Hierarchy Consideration

The applicant has demonstrated consideration of the drainage hierarchy in their Sustainable Drainage Strategy Report and has selected Hierarchy Approach 3: Discharge to a Surface Water Sewer or Highway Drain.

- Hierarchy Level 1: Infiltration to Ground

This option has been ruled out based on geotechnical advice from a competent person, which determined that infiltration would pose an unacceptable risk of geohazards to the site and surrounding area. As detailed in Section 2.3 of the Drainage Strategy Report, site investigations revealed the presence of clay soils and a high groundwater table, making infiltration testing unlikely to produce viable results.

- Hierarchy Level 2: Discharge to a Surface Water Body

This option was discounted as there are no nearby surface water bodies in proximity to the site that could receive the discharge.

- Hierarchy Level 3: Discharge to a Surface Water Sewer or Highway Drain

The applicant proposes this approach, intending to connect to the existing surface water sewer network. Written confirmation from the Water and Sewerage Company or Highway Authority regarding the proposed connection is required to support this approach.

The proposed drainage scheme is illustrated in Drawing No. CIV-001 A01. Surface water discharge is limited to 5 l/s, managed through a 93 m³ geocellular attenuation tank and the use of permeable paving in the access road and car park areas.

However, there are no other green surface-based SuDS source control components such as rain gardens tree-pits etc. It is considered that these would provide a more sustainable drainage solution and there appears to be scope for their incorporation within the development footprint

3. Responsibility for the ongoing maintenance and management of the SuDS components has been allocated to a Management Company, which will handle these duties privately. This arrangement is supported by a detailed Management Plan, ensuring that all SuDS elements are maintained for the design life of the development, in line with the requirements of the Local Planning Authority.

DRAINAGE & FLOOD OFFICER SUMMARY:

- I. The proposals are acceptable in principle subject to a review of surface-based SuDS components.

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