



Highways and Engineering Service – Economy and Environment

DRAINAGE CONSULTATION ON APPLICATION – 23/00335/FUL - LAND AT PARKFIELD HOUSE, MIDDLETON

LLFA Consultation Response on behalf of Head of Highways and Engineering

Date of Response: 24th July 2025

LOCATION & PROPOSED DEVELOPMENT

Land at Parkfield House

Residential development comprising of 20 dwellings (Use Class C3) and a 80 bed care home development (Use Class C2) including car parking, landscaping, open space and other associated works following demolition of Parkfield House.

DOCUMENTS REVIEWED

- Coloured Site Layout – MPG.PH.CDSL.01 (02/02/2023)
- Preliminary Drainage Strategy – HYD803-105 (15/05/2025)
- Flood Risk Assessment and Drainage Management Strategy - HYD803_PARKFIELD_HOUSE_FRA&DMS (16/03/2023) (FRA&DS)
- Location Plan - MGP.PH.LP.01 (07/03/2023)

DRAINAGE & FLOOD OFFICER COMMENTS

1. The proposed development site covers approximately 1.16 hectares and is not located within Flood Zone 2 or Flood Zone 3. However, the Flood Map for Planning indicates that a small area within the site boundary is vulnerable to surface water flooding. The site does not fall within Heywood or Littleborough, which are the two designated Critical Drainage Areas in the borough. The development will consist of 20 residential dwellings and an 80-bed care home. Both a Flood Risk Assessment and a Sustainable Drainage Strategy have been provided which meets the minimum requirements for the surface water drainage and foul water drainage.
2. The aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable: The ordered drainage techniques to be assessed with the aim to reduce or omit lower techniques:
 - Control at Source (Infiltration / Recycling)
 - On Site Treatment (Basins, Swales, Rain gardens, Tree pits)
 - Local Treatment (Adoptable Ponds, Basins, Swales etc)
 - Regional Treatment (ditto usually to a larger scale)
 - Discharge to Watercourses / Bodies
 - Discharge to SW Sewers
 - Discharge to Combined Sewers
3. The proposed development includes a drainage strategy (HYD803-105 (15/05/2025)) to manage surface water and foul. This involves a connection to a surface water sewer in Alkrington Park Road which discharges to the River Irk. Surface water run-off will be controlled by a below-ground pipe network and an attenuation crate located to the west of the site as well as proposed permeable paving in external areas to manage the first 5mm of rainfall at the source. Attenuation provided through underground storage. The system will be

capable of managing a 1 in 30-year storm fully contained below ground and a 1 in 100 year + 45% climate change contained onsite with appropriate exceedance routing.

4. Infiltration has been provisionally discounted based on a desk top assessment. The client should undertake their own investigations to determine the feasibility of infiltration throughout the site.
5. The site does not appear to incorporate any green surface-based SuDS source control such as swales, tree-pits, raingardens etc
6. The main drainage infrastructure is being offered for s104 adoption it is assumed the access road will be similarly offered for highways adoption and may require separate highway SuDS source control.
7. The proposals are to discharge foul water generated by the development to the public combined water sewer network within Manchester Old Road to the south of the site.
8. A maintenance plan should be provided for all non-adopted drainage and SuDS components

DRAINAGE & FLOOD OFFICER SUMMARY:

- i. Infiltration potential should be fully assessed and if viable should be the primary option for all areas of the site.
- ii. SuDS source control should be incorporated for private areas and adoptable highways.
- iii. United Utilities s104 pre-design approval in principle for both surface and foul water drainage should be obtained.
- iv. A management and maintenance strategy should be provided.
- v. The proposals are considered to be acceptable in principle subject to assessment / resolution of the points which could be controlled by appropriate conditions.

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