



Highways and Engineering Service – Economy and Environment

DRAINAGE CONSULTATION ON APPLICATION – 25/00376/DOC - LINKSIDE SUNNY BROW ROAD MIDDLETON ROCHDALE M24 4BG

LLFA Consultation Response on behalf of Head of Highways and Engineering

Date of Response 11th June 2025

LOCATION & PROPOSED DEVELOPMENT

Linkside Sunny Brow Road Middleton Rochdale M24 4BG

Discharge of condition 15 (surface water drainage scheme) of planning permission 23/00331/FUL
(Erection of 7 no. dwellings, associated access works, infrastructure and landscaping following demolition of the existing dwelling and buildings on site)

DOCUMENTS REVIEWED

23/00331/FUL

- Council Decision Notice, dated 18th April 2023

25/00376/DOC

- Surface Water Management Plan 11426 Rev A March 2025
- Proposed Site Plan
- Below Ground Drainage Layout Sheet 1 - 11426-C-XX-00-GA-6001-P01
- Below Ground Drainage Layout Sheet 2 - 11426-C-XX-00-GA-6002-P01

DRAINAGE & FLOOD OFFICER COMMENTS

1. The proposal is to discharge attenuated surface water to combined sewers which is the bottom rung of the SuDS hierarchy.
2. The proposal has ruled out infiltration based upon the presence of clays being found from site investigations. However, infiltration testing was only carried out at shallow depths to 600mm. It is assumed that the foundation / structural design will need to be supported by a phase 2 SI. Permeable soils may exist at greater depths that could affect drainage design. The deeper soil conditions should be investigated further before discharge to combined sewers could be accepted.
3. The report indicates that the nearest watercourse is approximately 350m from the site. However, the sketch (below) indicates an existing watercourse in close proximity. In addition, the site boundary may prove to be a route for water, potentially providing direct access to the watercourse. The proposal should further investigate the feasibility of discharging to the watercourse. This may require some 3rd party negotiation
4. The existing site incorporates significant unpaved areas that do not show signs of waterlogging or poor drainage. This would suggest that surface water is successfully following established natural drainage patterns. Any proposed drainage strategy should aim to replicate these existing hydrological conditions as much as possible.

5. It is noted that the report indicates that impermeable area is increasing. If alternative drainage options are found to be unavailable then, the volume discharged to the combined sewer system should be minimized and reduced to less than the existing regime. This may involve systems such as recycling water for WC flushing etc.
6. Whilst the proposal includes a discussion of the SuDS Hierarchy and proposed options to include Filter Strips, Permeable Surfacing, Underground Cellular Storage; other options are not adequately investigated. The justification for excluding bio-retention systems and other green SuDS source control measures is inadequate. Landscaped areas alongside the access road appear to present opportunities for more sustainable drainage solutions.



DRAINAGE & FLOOD OFFICER SUMMARY:

- I. Infiltration potential should be further assessed at greater depths.
- II. Discharge to local watercourse should be further assessed.
- III. Existing soft areas drainage regimes should be mimicked as much as possible.
- IV. Green SuDS source control should be incorporated
- V. The above points should be addressed before drainage conditions are discharged.

Consultation by Keith Mealey

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