



Highways and Engineering Service – Economy and Environment

DRAINAGE CONSULTATION ON APPLICATION – 25/00418/OUT NORTHERN GATEWAY

LLFA Consultation Response on behalf of Head of Highways and Engineering

Date of Response: 30th July 2025

LOCATION & PROPOSED DEVELOPMENT

Land Bound to the North by Brightley Brook, Pilsworth Fisheries, Pilsworth Road & Heywood Distribution Park; The West by Whittle Brook; The East by Birch Industrial Park & Agricultural Fields; and the South by the M62 Corridor.

Application for outline planning permission (all matters reserved) for a national scale employment development, comprising Storage & Distribution (Use Class B8) and Industrial (Use Classes B2, E(g)(ii) and E (g)(iii)) uses (including, but not limited to, Logistics, Manufacturing Processes and Data Centres), with supporting ancillary uses including Hotel (Use Class C1), Commercial, Business & Service (Uses Class E (a-g)), Education (Use Class F1(a)), Local Community (Use Class F2(a-c)) uses, Sui Generis uses (in accordance with the Uses Schedule), and associated demolition works, landscaping, drainage, ecological enhancements, highway works, cycleway and footpath linkages and other ancillary infrastructure.

DOCUMENTS REVIEWED

- Outline Drainage Strategy Report JPA 1.1_784-B048805 rev P01 14/03/2025
- Flood Risk Assessment JPA 1.1_784-B048805 rev P03 March 2025
- Environmental Statement chapter 12 extract
- Design and Access Statement April 2025 (DAS)
- Consultation Report
- Landscape Master Plan

DRAINAGE & FLOOD OFFICER COMMENTS

1. The suite of reviewed documents represents a comprehensive approach and assessment to support the application.
2. The drainage hierarchy within the strategy is slightly out-moded and there is limited assessment of potential water recycling opportunities. 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 reports reference current guidance but, given the potential build out / delivery programme, they should also include an undertaking to assess / consider any subsequent revisions as appropriate.

DRAINAGE & FLOOD OFFICER SUMMARY:

- I. The application is appropriately supported and acceptable in principle, subject to subsequent design details.

Consultation by Keith Mealey

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