



Highways and Engineering Service – Economy and Environment

DRAINAGE CONSULTATION ON APPLICATION – 25/00200/FUL - CORROSION RESISTANT PRODUCTS LTD TODMORDEN ROAD LITTLEBOROUGH ROCHDALE OL15 9EG

LLFA Consultation Response on behalf of Head of Highways and Engineering

Date of Response: 15th July 2025

LOCATION & PROPOSED DEVELOPMENT

Corrosion Resistant Products Ltd Todmorden Road Littleborough Rochdale OL15 9EG

Part demolition of an existing production unit. Removal of two temporary storage and manufacturing units. Construction of a new two storey extension to the existing production unit and the construction of a new warehouse extension to the existing warehouse. Closure of one existing site access point and re-opening of a previous site access point from Todmorden Road including re-configuration and creation of additional car parking.

DOCUMENTS REVIEWED

- Drainage Strategy Report, ref 22090/DSR001
- Flood Risk Assessment, ref 22090/FRA001
- Location Plan, N1238 - PL[0]01
- Existing Site Plan, N1238 - PL[0]02
- N1238 - PL[0]06 PROPOSED OVERALL SITE PLAN
- Planning Statement, ref. N1238 / C2

DRAINAGE & FLOOD OFFICER COMMENTS

1. The site is adjacent to the River Roch and located within Flood Zone 2/3.
2. The FRA identifies there is a likelihood of minor flooding of the proposed buildings. The FFLs are partly determined by interfaces with existing buildings. It is understood that the site will remain a private commercial development and therefore the flood risk is being accepted by the applicant as an optimum option.
3. However, it is recommended that floor levels should be 600mm above flood levels. It is not clear why a more resilient option cannot be designed / engineered for this site.
4. Whilst there is a drainage strategy report and associated calculations etc, there is no detailed drainage layout or area take-off provided and this is required prior to obtaining planning approval.
5. The report mentions traditional buried cellular storage. However, surface features such as detention basins &/or ponds are a preferred option where feasible
6. There is no indication of SuDS source control to mitigate initial runoff. Green SuDS source controls such as tree-pits, hydro-planters, swales, basins etc are preferred to permeable paving for sites where infiltration has been discounted.

7. A completed SuDS Proforma should be submitted prior to obtaining planning approval.
8. A maintenance plan and water quality assessment should be provided prior to obtaining planning approval.

DRAINAGE & FLOOD OFFICER SUMMARY:

- I. Further information is required to support the application.
- II. Resolution of some of the issues discussed could impact overall layouts etc.
- III. The above points should be addressed before the application is approved.

Consultation by Keith Mealey

Drainage & Flooding Officer

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