

From: [Keith Mealey](#)
To: [Claire Ringwood](#)
Cc: [Francis Comyn](#); [Development Management](#); [Network Development](#); [Chris Woods](#); [John Gilligan WN](#)
Subject: RE: 25/00116/FUL - Rear of 83 Marland Fold
Date: 30 April 2025 10:41:19
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.jpg](#)

Claire

Sorry but I don't agree that the issues which we identified to be addressed prior to approval should be conditioned i.e.

Infiltration potential should be fully assessed and if viable should be the primary option for all areas of the site.

The attenuation tank should be reviewed with regards to requirements and location.

Adoption strategies for drainage and highways should be clarified.

Resolution of these points could impact the overall layout.

We have repeated examples of where an application has been approved subject to drainage conditions but then have to compromise on the drainage solution because the applicant/developer has been unwilling to revise layouts accordingly and argues that the submitted layout has been approved.

If they feel unable to resolve these issues at this time then I would suggest (as previously indicated) :

- The drainage is redesigned assuming infiltration is the primary option for roof and highway drainage as well as the private parking. In addition, drainage from these areas should also incorporate SuDS source controls within their design. This could be based on a worst case infiltration rate of 1×10^{-6} m/s which would identify the maximum size of soakaways, basins etc. If site testing realises more favourable results the dimensions / requirements could then be reduced at the DOC stage.
- Drainage and highways should be designed to adoptable standards.

Keith Mealey

Flood & Drainage Engineer
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Please consider the environment before printing this email.

From: Claire Ringwood <Claire.Ringwood@Rochdale.Gov.UK>
Sent: Friday, April 25, 2025 11:12 AM
To: Keith Mealey <Keith.Mealey@Rochdale.Gov.UK>
Subject: FW: 25/00116/FUL - Rear of 83 Marland Fold

Hi Keith

Further to your comments of 25th March 2025 please find attached a response from the applicants engineer. They have also responded separately to UU and I've included this letter for info.

Amended plans will be submitted and I will re-consult you when these arrive however, in the meantime if you have any comments to make on the attached please let me know.

Kind regards

Claire Ringwood
Senior Planning Officer (Devt Mgt)
Economy



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From: Jack Callaghan <jack@maybern.co.uk>
Sent: 22 April 2025 17:16
To: Claire Ringwood <Claire.Ringwood@Rochdale.Gov.UK>
Cc: Katie Delaney <katie@maybern.co.uk>
Subject: RE: 25/00116/FUL - Rear of 83 Marland Fold

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Hello Claire,

Thank you for providing the assessment for the application. I have annotated your email below to provide answers to the queries laid out within your assessment.

I attach responses provided by our drainage consultant (REFORD) addressing comments

provided by UU and the LLFA. Please may you forward these on.

I will provide a letter in response to GMEU comments, from ERAP (the consultant ecologist) under separate cover.

In terms of the ancient woodland issue they have raised, which was not known at the time of submission, it appears that Unit 6 along with the associated hardstanding and ancillary buildings, falls within the 15m buffer zone of the ancient woodland adjacent to the site. I attach the buffer plan provided by our architect for reference (7164 002 Ancient woodland approximate position). We have instructed the architect to prepare a re-plan accordingly, for the removal of Unit 6 and potential adjustments to the red edge – this replan will also enable us to satisfy some of your comments on the proposal/design. Due to this, I would kindly request that you hold the application to allow us to submit a replacement layout within the next couple of weeks.

Kind regards

Jack Callaghan

Graduate Planner

BA (Hons), MSc



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