

From: [Keith Mealey](#)
To: [Nick Brookman](#)
Cc: [Francis Comyn](#); [Development Management](#); [Network Development](#)
Subject: RE: 24/00975/REM - Land At Waterfold Lane, Heywood, BL9 7JY - Reserved matters application for appearance and landscaping pursuant to 21/01345/OUT (Outline application (including access, layout and scale))
Date: 25 March 2025 16:47:47
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Nick

We have further reviewed

- Flood Risk & Drainage Impact Assessment 2025-016 17/03/2025
- Proposed SW and Foul Drainage Layout 2025-016-01

The revised proposals have discounted infiltration based on a desk top appraisal.

It is proposed to discharge attenuated SW to a public SW sewer which outfalls to the river.

These proposals are acceptable in principle subject to site assessment to confirm that infiltration is not viable. However, this could be conditioned to be reviewed during subsequent Site Investigation works, design phases etc.

The proposal is for a traditional buried storage tank and does not include any SuDS source control. It is recognised that this is small site and therefore features such as ponds and basins may be difficult, but the proposals should be further assessed to incorporate green surface-based SuDS such as swales, rain gardens, tree-pits etc.

The tank is located within the main access road which may not be the optimum location.

In addition it is not clear if there any proposals for drainage &/or Highways adoption.

Keith Mealey

Flood & Drainage Engineer

Public Protection & Customers



 **07872** 500 722

 keith.mealey@rochdale.gov.uk

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From: Nick Brookman

Sent: Wednesday, March 19, 2025 3:14 PM

To: Keith Mealey

Subject: RE: 24/00975/REM - Land At Waterfold Lane, Heywood, BL9 7JY - Reserved matters application for appearance and landscaping pursuant to 21/01345/OUT (Outline application (including access, layout and scale))

Hi Keith,

Following your comments attached and below please see the attached submitted Flood Risk and Drainage Impact Assessment, please could you review this and provide your comments?

Thank you.

Kind Regards

Nick

Nick Brookman

Senior Planning Officer (Devt Mgt)
Economy



☎ [01706 925891](tel:01706925891)

✉ nick.brookman@rochdale.gov.uk

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From: Keith Mealey <Keith.Mealey@Rochdale.Gov.UK>

Sent: 06 February 2025 09:48

To: Nick Brookman <Nick.Brookman@Rochdale.Gov.UK>

Cc: Francis Comyn <Francis.Comyn@Rochdale.Gov.UK>; Development Management

<development.management@rochdale.gov.uk>; Network Development

<network.development@rochdale.gov.uk>

Subject: RE: 24/00975/REM - Land At Waterfold Lane, Heywood, BL9 7JY - Reserved matters application for appearance and landscaping pursuant to 21/01345/OUT (Outline application (including access, layout and scale)

Nick

Please find attached drainage comments.

To summarise the proposed strategy may not be feasible based on the data provided to date and should be reviewed before the application is approved.

The development is adjacent to and impacts a flood risk area and a Flood Risk Assessment should be provided.

Keith Mealey

Flood & Drainage Engineer

Public Protection & Customers



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From: Nick Brookman <Nick.Brookman@Rochdale.Gov.UK>

Sent: Thursday, January 23, 2025 11:21 AM

To: Keith Mealey <Keith.Mealey@Rochdale.Gov.UK>

Subject: RE: 24/00975/REM - Land At Waterfold Lane, Heywood, BL9 7JY - Reserved matters application for appearance and landscaping pursuant to 21/01345/OUT (Outline application (including access, layout and scale)

Hi Keith,

I'm sorry to chase but please could you let me know if you've been able to review this application?

Thank you in advance,

Kind Regards

Nick

Nick Brookman

Senior Planning Officer (Devt Mgt)

Economy



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 nick.brookman@rochdale.gov.uk

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From: Nick Brookman

Sent: 13 January 2025 09:21

To: John Gillighan WN <john.gillighan@rochdale.gov.uk>; Lisa Singleton F

<Lisa.Singleton@Rochdale.Gov.UK>; Keith Mealey <Keith.Mealey@Rochdale.Gov.UK>

Subject: 24/00975/REM - Land At Waterfold Lane, Heywood, BL9 7JY - Reserved matters application for appearance and landscaping pursuant to 21/01345/OUT (Outline application (including access, layout and scale)

Good morning all,

I write with regards to the above referenced reserved matters planning application.

I apologise if you have already provided your comments on this application but please could you forward your comments onto me asap? The application was re-assigned to me just last week.

Lisa – please could you let me know if an Officer is in post to replace Michael Moore on Land Contamination matters?

Kind Regards

Nick

Nick Brookman

Senior Planning Officer (Devt Mgt)

Economy



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