

Supplementary Statement to Comments Received from LLFA (07/03/2025)

Planning Reference 24/01214/FUL - Heywood Civic Square, Lcpl Stephen Shaw Mc Way, Heywood, OL10 1LW

Through planning process comments were received from the Lead Local Flood Authority dated 11th February 2025 for the proposed redevelopment of the Heywood Civic Square. For ease of reference the original comments are provided below along with designer comments provided in green text.

Documents Reviewed

- Drained areas, drawing no. 34242-SUT-ZZ-XX-DR-C-6005 P01 03/12/24 This is still the current version of this drawing.
- Proposed Drainage Alterations 34242-SUT-ZZ-XX-DR-C-6201 P01 04/12/24 The current version of this drawing is now Proposed Drainage Alterations 34242-SUT-ZZ-XX-DR-C-6201 P03 (issued with this response)
- Hardworks and Edgings GA 3546-PLA-XX-XX-DR-L-1000 P02 28/11/24 Drawing by others.
- Softworks GA 3546-PLA-XX-XX-DR-L-2000 P02 28/11/24 Drawing by others.
- Design & Access Statement (DAS) 3546-ID-001-01 25/11/24 Drawing by others.

Drainage & Flood Officer Comments

1. The proposals do not incorporate a developed drainage strategy / proposal. This is a high-profile project and should be supported a drainage strategy and completed North West SuDS proforma. The SuDS proforma is not required as this is not a major application.
2. The drawings indicate that surface water is being discharged to combined sewers which is not acceptable in principle, unless all other alternatives have been comprehensively assessed and discounted.

The discharge hierarchy has been considered in developing the drainage strategy. In the first instance retaining runoff at source should be considered, then a where possible a discharge to a surface sewer/drain followed by discharge to a combined sewer.

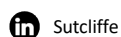
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Soakaways are not deemed viable at this location as the Soilscape 17 (slowly permeable seasonally wet loamy clayey soils with impeded drainage), site investigations have confirmed made ground to depths of 4m, and nearby by buildings including the Civic Hall have basements.

With regards to existing drainage infrastructure a drainage investigation was undertaken which confirmed that drains and sewers in the vicinity of the building are combined drains and sewers. There is no option for using the second tier of the hierarchy, so the drainage strategy has been developed based on surface water runoff being managed at Tier 3.

3. There is no assessment of the existing drainage regimes.

A CCTV survey was carried out to understand the existing surface water runoff management for the Square. It identified that all surface water drainage features (aco channels, gullies) discharge to combined drainage local to the existing building or the public combined sewer.

A rough model of the existing drainage was modelled in InfoDrainage to estimate the peak 2yr event. The runoff rate from the peak 2 yr event was reduced by 50% to offer improvement.

4. There is no SI report or site-based assessment of infiltration potential.

Site investigation was carried out for the extension to the Heywood Civic Building, the site investigation showed made ground to depths of up to 4m.

5. It is acknowledged that there are no watercourse/bodies or SW sewers within reasonable proximity to the site.

Noted, drainage surveys confirm this situation.

6. The DAS discusses incorporation of raingardens etc. It is assumed that these are the soft landscaped areas. There is no indication that the proposed paved areas are being directed towards the planted areas or that they are designed to be rain gardens.

Raingardens are detailed as part of the landscaping proposal, connections from the raingardens are noted on the updated drainage plan.

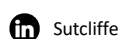
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7. There is no appreciable reduction of the impermeable footprint or other mitigation to reduce existing discharge rates and volumes.

The proposed scheme is a modernisation of an existing public square that is predominantly paved. The Client's brief required the external hardscaping support the multi-functional nature of the space to facilitate more open access to the space. While the nature of the public square requires hardscaping, planted areas have been introduced and the old, raised planters removed. In doing so there is more opportunity for runoff to reach soft landscaped areas and raingardens have been introduced maximise the opportunity available in this project. It is not possible to fully quantify the losses attributed to rain gardens they will appreciably manage day to day events for the supported catchments while larger less frequent events are managed by and overflow mechanism.

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