



Highways and Engineering Service – Economy and Environment

DRAINAGE CONSULTATION ON APPLICATION – 24/01125/DOC - MOUNT COTTAGE SCHWABE STREET MIDDLETON ROCHDALE M24 4TN

LLFA Consultation Response on behalf of Head of Highways and Engineering

Date of Response: 1st July 2025

LOCATION & PROPOSED DEVELOPMENT

Mount Cottage Schwabe Street Middleton Rochdale M24 4TN

Submission of details to comply with conditions 3 (drainage), 7 (details of window and doors), 9 (scheme of biodiversity), 11 (earthwork clearance or demolition) and 12 (method statement) on planning permission 23/00603/FUL Demolition of existing dwelling and erection of replacement including the erection of a detached, single storey annexe.

DOCUMENTS REVIEWED

- RBC LLFA Response 22/04/2025
- Infiltration Calculation
- Drainage Strategy GA Plan XXXX-ADS-XX-00-DR-C-500 P3

DRAINAGE & FLOOD OFFICER COMMENTS

1. The proposals show drainage from one building discharging surface water to a soakaway which is acceptable in principle. However, it is not clear how the other buildings are being drained.
2. No testing report has been provided to support the infiltration calculations. The calcs use a climate change allowance of 30%, this should be increased to 45%.
3. The calcs are not supported by an area take-off plan. A drained area of 145m² is indicated but this is less than the building footprint on the layout plan. It is not clear if all 3 buildings are draining to the single soakaway indicated.
4. In addition are the external paved surfaces are also draining to the soakaway or are they intended to be permeable paving.
5. There are no green surface-based SuDS source control methods indicated.
6. Given that infiltration appears to be feasible for the site then diffuse infiltration via permeable paving and source control would reduce the soakaway sizes to a degree.

DRAINAGE & FLOOD OFFICER SUMMARY:

- i. The proposals are not sufficiently detailed or comprehensive for all aspects of the development.
- ii. The proposals should incorporate green surface-based SuDS source control as much as possible.

- iii. The above points should be addressed before the condition can be discharged.

Consultation by Keith Mealey

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