

005_4230334_KJ

 21st May 2025

Rochdale Borough Council

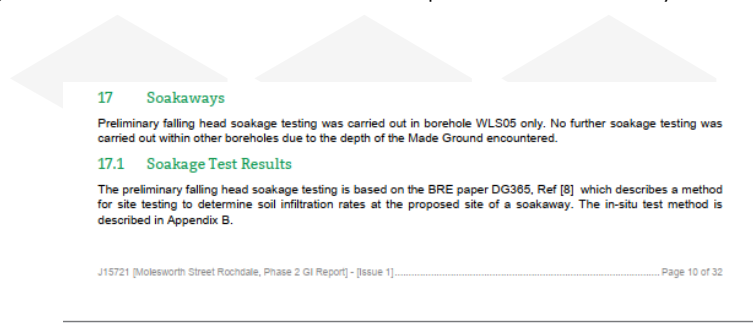
By e-mail

Dear Sirs,

Planning Ref. 25/00312/FUL Water Street/Molesworth Street, Rochdale

We have reviewed the comments made by United Utilities (UU) and respond as follows:

- We addressed the SuDS hierarchy in Section 5.3 - 5.5 of the Drainage Statement (001_4230334_KJ_DS page 11). Appendix A included the SI information;
- A Phase 2 investigation has been carried out, the response on soakaways and infiltration is included below –



One soakage tests were carried out across the site, at the location shown on the attached site plan Figure 3, in Appendix A. The full results of the soakage tests are presented within Appendix B.

The DG365 Ref [8], states that each pit should be allowed to drain three times to near empty, with filling on the same or consecutive days.

The infiltration rate from each trial hole is summarised in the table below. The soakage rate in this report is expressed as l/m²/minute, which is a convenient rate to use. The BRE use a unit of m/sec, which is the value in l/m²/minute divided by 60,000.

Test ID	Test Depth (mbgl)	Design Infiltration Rate		Notes
		l/m ² /minute	m/sec	
WLS05	3.0m	0.21	3.45x10 ⁻⁶	Water at 2.35m at start of test.
		0.15	2.41x10 ⁻⁶	Water at 2.34m at start of test.
		0.17	2.83x10 ⁻⁶	Water at 2.4m at start of test.

*Water levels did not fall below 25% the max water depth. Calculations based on actual fall of water level achieved.

Note: The Design Infiltration Rate is the lowest of the three tests (0.15 l/m²/minute / 2.41x10⁻⁶ m/sec).

Full BRE 365 soakage testing, carried out within trial pits, may be required for formal soakaway design.

Given the depth of potentially unstable made ground encountered across the site, shallow soakage may not be suitable at the site and a positive drainage system may need to be considered

- There is a significant amount of made ground below the site which prohibits infiltration due to the risk of forming a pathway for any contaminants (both those identified in the SI and those that have not been identified, but may be in pockets given the size and previous uses of the site);
- The proposed surface water discharge will not exceed the edited greenfield Q_{bar} rate of 3.2l/s for all events up to and including the 1in100 year + climate change event – see Table 4 of the Drainage Statement;
- Figure 5 of the Drainage Statement clearly shows the proposed FFL and drainage cover/invert levels, which run in separate systems to the site boundary where the discharges combine and connect to the existing combined sewer in Water Street;

- Figure 6 of the Drainage Statement details the proposed finished levels across the site; and
- The demarcation manhole is above the level of the sewer connected to, surcharging is therefore mitigated.

We trust the above and references to the previously submitted report address the concerns of UU and remove the proposed conditions from planning approval if this application is granted.

Yours sincerely

Kevin Jackson
Associate – Civil Engineering
Glanville Consultants

