



Highways and Engineering Service – Economy and Environment

DRAINAGE CONSULTATION ON APPLICATION – 25/00381/OUT – LAND NORTH AND EAST OF STAKEHILL INDUSTRIAL ESTATE

LLFA Consultation Response on behalf of Head of Highways and Engineering

Date of Response: 22nd May 2025

LOCATION & PROPOSED DEVELOPMENT

Land North And East Of Stakehill Industrial Estate, Middleton

Outline planning application (with all matters reserved except the means access) for the development of up to 314 residential dwellings (Use Class C3) and employment uses (Use Class B2/B8 including ancillary office space (Use Class E)) comprising up to 13,047sqm Gross External Area together with associated parking, highway infrastructure, works to public rights of way, areas of public open space, landscaping, drainage, ecological enhancements and other works ancillary thereto

DOCUMENTS REVIEWED

- Sustainable Drainage Statement 233493-BWB-ZZ-XX-T-W-0005_SDS P01

DRAINAGE & FLOOD OFFICER COMMENT

1. The drainage statement is sufficiently comprehensive to support the outline application. However, the greenfield run off estimates are based on a permeable soil index. Despite the report querying the appropriateness, the calculations and reported results have not been revised.
2. A soil index of 1 has been used for the site which is typically associated with well drained permeable sandy or loamy soils over highly permeable limestone, chalk, sandstone or related drifts. A soil index of 4 / 5 is considered more appropriate for the Rochdale area. This would result in higher greenfield runoff values.
3. The proposal uses the correct climate change allowance of 45% for residential developments into the 2070's.
4. No infiltration has yet been undertaken and the strategy indicates this is to be addressed at later stages. Whilst this is acceptable in principle, no housing layouts etc should be regarded as fixed until the drainage strategy is more fully developed.

DRAINAGE & FLOOD OFFICER SUMMARY:

- I. The outline drainage strategy is acceptable in principle, and it is considered the application could be approved subject to conditions.

Typical LLFA Condition

Notwithstanding the approved plans and before development commences, the outline proposals and principles discussed in the Drainage Strategy should be further developed to provide a detailed surface water drainage scheme that prioritises the use of the most sustainable surface water drainage systems based on the findings of a detailed ground investigation shall be submitted to and approved in writing by the local planning authority.

The scheme shall include a timetable for implementation; take account of advice received from the Council as Lead Local Flood Authority and other relevant agencies and providers; satisfy the flow regimes and run-off rates set out in policy.

It should include maintenance arrangements to ensure an acceptable standard of operation for the lifetime of the development and where possible provide multifunctional benefits.

The drainage scheme should confirm / incorporate as a minimum

- Final outfall arrangements in accordance with the SuDS Hierarchy. This should be supported by site specific data of infiltration potential. Together with comprehensive assessments of feasibility for alternatives for discharge to a water body, open watercourse, culvert or public surface water sewer.
- Final SuDS template options with appropriate justification for selected / excluded components for all development areas eg.
 - Highways / access roads.
 - Development parcels
 - Public open space
 - Landscaped areas
- Details of proposed attenuation including volumes and drain down times
- Detailed design of the fully integrated drainage system.
- Details for management of infrastructure including preliminary discussions / agreements in principle with any adopting / controlling bodies.
- Details of any discussions / agreements with any 3rd party land or asset owners.

The approved scheme shall be implemented in full in accordance with any approved timetables for implementation.

Notwithstanding any prior applications or approvals, any previously submitted drainage proposals should not be considered as acceptable pending discharge of this condition.

Notwithstanding any prior applications or approvals, any previously submitted site, housing, other buildings and road layouts should not be considered as fixed / unchangeable pending discharge of this condition.

This is a single condition and partial discharge arrangements will not be considered.

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