



Highways and Engineering Service – Economy and Environment

DRAINAGE CONSULTATION ON APPLICATION – 25/00045/REM - PLOT 3 LAND TO SOUTH OF PILSWORTH ROAD HEYWOOD OL10 2TT

LLFA Consultation Response on behalf of Head of Highways and Engineering

Date of Response: 9th April 2025

LOCATION & PROPOSED DEVELOPMENT

Plot 3 Land To South of Pilsworth Road Heywood OL10 2TT

Submission of reserved matters (including Appearance, Landscaping, Layout and Scale) for the construction of a Class B8 (storage or distribution) distribution centre with ancillary office accommodation, gatehouse and access arrangements, car parking, HGV bays, sprinkler tanks and pump house, landscaping, spur road and other associated works, pursuant to 22/01569/OUT

DOCUMENTS REVIEWED

22/01569/OUT

- South Heywood Plot 3, Flood Risk Assessment and Drainage Strategy, October 2022.
- Planning Decision Notice, dated 9th January 2023

25/00045/REM

- Plan - 17-01-2025 - EXISTING SITE PLAN - 25-00045-REM
- Plan - 17-01-2025 - CULVERT GENERAL ARRANGEMENT - 25-00045-REM
- Plan - 17-01-2025 - FOUL AND SURFACE WATER CATCHMENT PLAN - 25-00045-REM
- Plan - 17-01-2025 - FOUL AND SURFACE WATER DRAINAGE LAYOUT SHEET 1 OF 2 - 25-00045-REM
- Plan - 17-01-2025 - FOUL AND SURFACE WATER DRAINAGE SHEET 2 OF 2 - 25-00045-REM
- Plan - 17-01-2025 - LANDSCAPE MASTERPLAN - 25-00045-REM
- Plan - 17-01-2025 - OVERLAND FLOW ROUTING PLAN - 25-00045-REM
- Plan - 17-01-2025 - SUPERSEDED - WATERCOURSE DIVERSION GENERAL ARRANGEMENT - 25-00045-
- Plan - 20-01-2025 - PROPOSED EXTERNAL SURFACES - 25-00045-REM
- Plan - 17-01-2025 - FOUL RISING MAIN DRAINAGE LAYOUT SHEET 1 OF 2 - 25-00045-REM
- Plan - 17-01-2025 - WATERCOURSE DIVERSION CROSS SECTIONS SHEET 1 OF 2 - 25-00045-REM
- Plan - 17-01-2025 - WATERCOURSE DIVERSION CROSS SECTIONS SHEET 2 OF 2 - 25-00045-REM
- Plan - 17-01-2025 - WATERCOURSE DIVERSION LONG SECTION - 25-00045-REM

DRAINAGE & FLOOD OFFICER COMMENTS

1. Please clarify the design philosophy for the water course (Brightly Brook) diversion. The inlet culvert dimensions, and upstream catchment are not identified.
2. RBC policy is for culverts to be daylighted as much as possible. Has this been assessed for the upstream / inlet culvert.

3. The drawings note that the culvert may be affected by potential highway projects for Pilsworth Road. Please clarify what liaison has been undertaken with RBC Highways.
4. The attenuation proposals are for traditional buried storage. This is not considered to be the most sustainable approach. A major development such as this should have scope to incorporate green surface-based SuDS source control such as basins, swales etc.,
5. Please provide hydraulic calculations &/or modelling for all drainage aspects, including but not limited to
Greenfield runoff estimates
Various SW networks design
Attenuation storage volumes and drain down times.
Foul PS & rising main design

DRAINAGE & FLOOD OFFICER SUMMARY:

- I. The overall design and strategy are acceptable in principle subject to resolving the above points.
- II. This may involve amendments to layouts and should therefore be addressed before the application is approved rather than being addressed by conditions.

Consultation by Keith Mealey

Drainage & Flooding Officer

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