



Highways and Engineering Service – Economy and Environment

DRAINAGE CONSULTATION ON APPLICATION – 24/01120/FUL LANCASHIRE DOG TRAINING AND BEHAVIOUR CENTRE BAMFORD ROAD HEYWOOD ROCHDALE OL10 4TF

LLFA Consultation Response on behalf of Head of Highways and Engineering

Date of Response: 11th June 2025

LOCATION & PROPOSED DEVELOPMENT

Lancashire Dog Training and Behaviour Centre Bamford Road Heywood Rochdale OL10 4TF

Demolition of existing building and erection of three storey building comprising 6no. two bed apartments with associated car parking, boundary treatments, bin store and landscaping

DOCUMENTS REVIEWED

- Resubmitted Drainage Scheme Report 2833-3 (still dated Oct 2024?)
- *Previous LLFA Review 07/02/25*
- *Drainage Scheme Report 2833-1 October 2024*
- *Location Plan*
- *Proposed Floor Plans, drawing number 22.2892.2A*
- *Existing Site Plans, drawing number 22.2892.2C*
- *Proposed Site Plans, drawing number 22.2892.2D*

DRAINAGE & FLOOD OFFICER COMMENTS

1. The resubmitted report endeavours to further support comments from the initial report that there is insufficient room to investigate infiltration options or implement them. Spatial constraints are not of themselves appropriate reasons to avoid provision of sustainable developments.
2. The existing site plan indicates external areas on all sides of the site. In addition, it is assumed that the foundation / structural design for the proposal will require support from a Geotechnical investigation with associated bore holes / trial holes etc. Therefore, the comment that there is no room to undertake infiltration testing is not accepted.
3. The proposed site plan indicates a space behind the building of approx 10m. The plot is approx 15m wide. Traditional soakaways should preferably be approx 5m from a building and 3m from a boundary. Therefore, there appears to be a footprint of approx 2mx9m in this area based on the current building layout. In addition shallow diffuse infiltration methods do not require the same offset distances.
4. The proposed site plan indicates landscaped areas and therefore it is unclear why SuDS source control such as raingardens, tree-pits etc cannot be incorporated.
5. If, following investigations, the only option is discharge to sewer then mitigation of the volumes should be considered. If SuDS source controls are not viable then water recycling for WC flushing etc may be required.

6. The reported spatial constraints are based on the current site layout. It is not clear if alternative layouts would provide greater potential to deliver a more sustainable proposal.
7. There is no hydraulic design for the system. The sketch suggests that each tank will have a flow control set at 5l/s which would allow the site to discharge at 10l/s. If, following investigations, the only option is discharge to sewer then the flow control should restrict the whole system to max 5l/s.

DRAINAGE & FLOOD OFFICER SUMMARY: (UNCHANGED FROM PREVIOUS REVIEW)

- I. The proposed drainage strategy is not acceptable in principle because infiltration options have not been adequately assessed.
- II. There is no incorporation of SuDS source control.
- III. Further details to drawings and hydraulic calculations required.
- IV. The above points should be addressed before the application is approved.

Consultation by Keith Mealey

Drainage & Flooding Officer

 **Mob 0787 2500 722** / Office 01706 924657

 keith.mealey@rochdale.gov.uk