DRAINAGE SCHEME

for

Mr ZAIN ALI

PROPOSED CAR PARKING AREA

at

663 OLDHAM ROAD, ROCHDALE

NOVEMBER 2020

REFORD

Consulting Engineers Limited

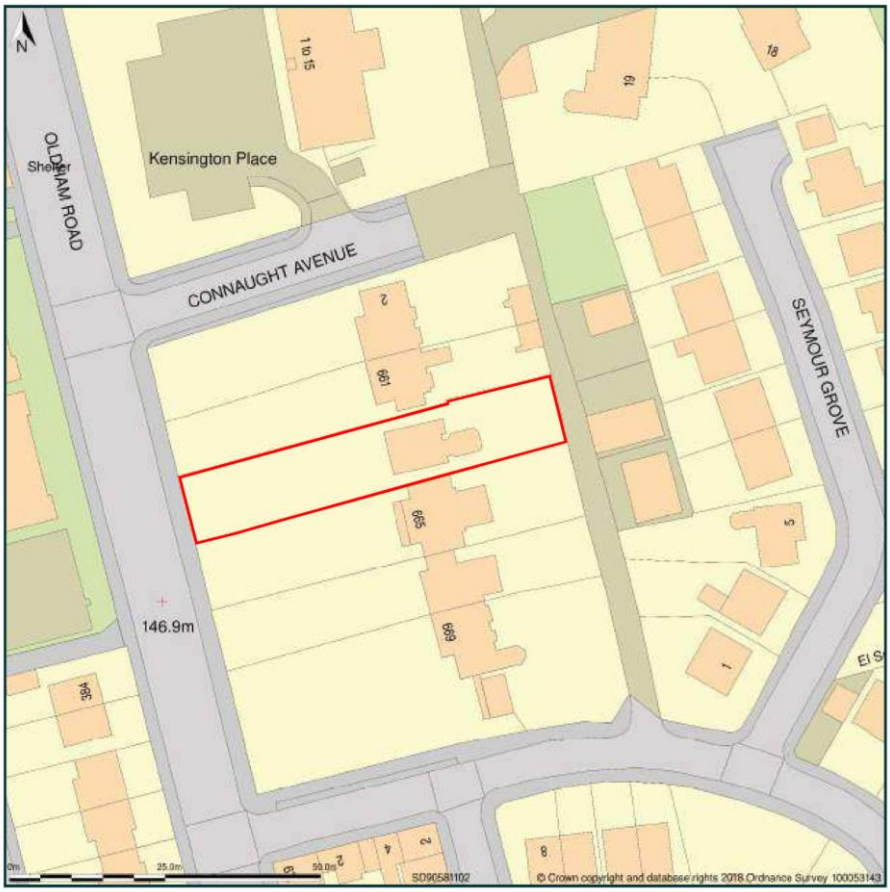
7 Hall Road, Fulwood, Preston, PR2 9QD

Mobile: 07970 265334 Email: r.e.ford@virginmedia.com

Company number: 09620365 VAT Reg. 215 5638 12

1. INTRODUCTION

1.1 This drainage scheme has been produced on behalf of Mr Zain Ali to discharge the drainage condition required by the Planning Inspector (Planning appeal reference APP/P4225/C/19/3235618) for a proposed parking area at 663 Oldham Road, Rochdale. The location of the site is shown below.



1.2 The planning condition is as follows:

Within one month of the date of this decision, a scheme for the design, construction and drainage of the car parking area shall be submitted to and approved in writing by the local planning authority. The car parking area shall be constructed in accordance with the approved details and retained thereafter for the parking of up to two cars.

1.3 This report addresses the design of the drainage associated with the proposed parking area.

2. SITE DETAILS

2.1 The site comprises land to the front of the existing residential property, which lies on the eastern side of Oldham Road and from which access is taken. The area is approx. 320m^2.

2.2 The proposal is for a new parking area within the confines of the site.

2.3 The parking area is to be constructed with a gravel finish over the majority of the area broken up with strips of block paving and a permeable block paving finish for the first 5m length into the area from Oldham Road.

2.4 Areas of soft landscaping have been provided throughout the proposals.

2.5 The area of soft landscaping within the proposals is approx. 100m^2 and the parking area is approx. 220m^2.

2.6 The proposed layout of the parking area is shown on drawing 01 – Rev A that was submitted in support of the planning appeal.

3. DRAINAGE SCHEME

Surface water drainage

3.1 In accordance with the National Standards for Sustainable Drainage, the drainage scheme should incorporate the use of Sustainable Drainage (SuDS) where possible. The approach promotes the use infiltration features in the first instance. If drainage cannot be achieved solely through infiltration due to site conditions or contamination risks, the preferred options are (in order of preference):

(i) a controlled discharge to a local waterbody or watercourse, or

(ii) a controlled discharge into the public sewer network (depending on availability and capacity).

The rate and volume of discharge should strive to provide betterment and be restricted to the pre-development values as far as practicable.

3.2 It is intended that surface water runoff from the proposed access be dealt with by the use of a SuDS scheme as follows.

3.3 The parking area is to be constructed with a gravel finish over the majority of the area broken up with strips of block paving and a permeable block paving finish for the first 5m length into the parking area from Oldham Road.

3.4 Areas of soft landscaping have been provided throughout the proposals. They include:

- An area at the front of the proposed access where it enters from Oldham Road.
- Linear hedges that extend along most of the southern boundary of the site adjoining no. 665 Oldham Road to include 3no. peached trees.
- Linear hedges along the northern boundary of the site adjoining no. 661 Oldham Road to include 3no. peached trees.
- Hedges and planting to the front of the dwelling 663 Oldham Road, removing the previously proposed gravels areas.

3.5 It is intended that surface water will infiltrate through the permeable surfaces and runoff to naturally drain at its edges into the adjacent landscaped areas where it will be allowed to soakaway or be taken up by the soft planted / grassed areas or evaporated.

3.6 There may, potentially, be periods where the upper strata may become saturated and surface ponding may occur but this will be shallow in depth and will disappear over a short period of time.

3.7 It is also intended for a channel drain to be placed across the access along the line of the back of footway to Oldham Road to intercept any surface water that might runoff onto the highway. The channel drain will enable a discharge of surface water into the soft planted areas.

<u>Foul water drainage</u>

3.8 There is no foul water associated with the parking area proposals.

4. CONCLUSIONS

4.1 This drainage scheme has been produced on behalf of Mr Zain Ali to discharge the drainage condition required by the Planning Inspector (Planning appeal reference APP/P4225/C/19/3235618) for a proposed parking area at 663 Oldham Road, Rochdale.

4.2 It is intended that surface water will infiltrate through the permeable surfaces and runoff to naturally drain at its edges into the adjacent landscaped areas where it will be allowed to soakaway or be taken up by the soft planted / grassed areas or evaporated.

4.3 It is also intended for a channel drain to be placed across the access along the line of the back of footway to Oldham Road to intercept any surface water that might runoff onto the highway. The channel drain will enable a discharge of surface water into the soft planted areas.