



Highways and Engineering Service – Economy and Environment

DRAINAGE CONSULTATION ON APPLICATION – 25/00274/FUL – 104A AND 104B DURHAM ST ROCHDALE OL11 1AP

LLFA Consultation Response on behalf of Head of Highways and Engineering

Date of Response: 15th May 2025

LOCATION & PROPOSED DEVELOPMENT

104A And 104B Durham St, Rochdale, OL11 1AP

Change of use of existing warehouse and offices to create 10 self-contained apartments (Use Class C3) alterations to fenestration, dormer extensions; rooflights and render to the front and side elevations

DOCUMENTS REVIEWED

- Location Plan
- Planning Statement
- Existing and Proposed Block Plans
- Existing Elevations
- Existing Ground Floor Plan
- Existing First Floor Plan
- Existing Mezzanine Floor Plan
- Existing Section X-X
- Proposed Ground Floor Plan
- Proposed First Floor Plan
- Proposed Second Floor Plan
- Proposed Elevations V
- Proposed Section X-X

DRAINAGE & FLOOD OFFICER COMMENTS

1. No drainage information has been provided. The development is for internal alteration of an existing building. There does not appear to be any external works or landscaping proposed.
2. The aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable: The ordered drainage techniques to be assessed with the aim to reduce or omit lower techniques:
 - Control at Source (Infiltration / Recycling)
 - On Site Treatment (Basins, Swales, Rain gardens, Tree pits)
 - Local Treatment (Adoptable Ponds, Basins, Swales etc)
 - Regional Treatment (ditto usually to a larger scale)
 - Discharge to Watercourses / Bodies
 - Discharge to SW Sewers
 - Discharge to Combined Sewers
3. The applicant's design feasibility should be based on a 1-in-100-year storm event with a 45% allowance for climate change, which is appropriate for peak rainfall. This climate allowance is appropriate for the 'Irwell Management' Catchment area for 'More Vulnerable'

vulnerability class.

4. There are no SW sewers or waterbodies within reasonable proximity and therefore existing drainage is assumed to discharge to local combined sewers. The existing site is classified as a brownfield; and should therefore aim to achieve a minimum of 50% betterment of existing runoff regimes. The nature of the development and a small site footprint of approx 400m² limits the drainage options. However, it may be feasible to incorporate hydro-planter units at the bottom of rainwater down pipes or install rainwater harvesting for potable uses such as WC flushing.

DRAINAGE & FLOOD OFFICER SUMMARY:

- I. The application should be supported with a sustainable drainage strategy / proposal
- II. The above points should be addressed before the application is approved.

Consultation by Keith Mealey

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