



Highways and Engineering Service – Economy and Environment

DRAINAGE CONSULTATION ON APPLICATION – 24/01171/FUL - BENTGATE HOUSE NEWHEY ROAD MILNROW ROCHDALE OL16 4JY

LLFA Consultation Response on behalf of Head of Highways and Engineering

Date of Response: 18th March 2025

LOCATION & PROPOSED DEVELOPMENT

Bentgate House Newhey Road Milnrow Rochdale OL16 4JY

Erection of one detached dwelling with associated car parking and landscaping

DOCUMENTS REVIEWED

- Location Plan, Drawing No.PL01
- Desktop Study, Report No. 8044
- Existing and Proposed Site Plan, Drawing No. PL02
- Proposed Floor Plans, Drawing No. PL03 Rev A
- Site Sections, Drawing No. PL05
- Proposed Elevations, Drawing No. PL04 Rev A

DRAINAGE & FLOOD OFFICER COMMENTS

1. The proposal is required to submit an sustainable drainage strategy / proposal.
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

The proposal should explore the use of infiltration SuDS to help better manage surface water onsite.

The proposal shows that the new building includes a green roof, further detailing regarding this should be provided on how it will utilised in the proposed drainage scheme.

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. The proposed development is classified as greenfield therefore, should seek to maintain greenfield runoff rates.
5. There are no watercourses within reasonable proximity. Local surface water sewers impact combined sewer systems and therefore drainage proposal should seek to mitigate flows and volumes as much as possible.
6. For additional guidance and support, we would advise completions of a SuDS Proforma form, as it will help to clearly structure any proposed drainage scheme.

DRAINAGE & FLOOD OFFICER SUMMARY:

- I. The proposal is required to submit a sustainable drainage strategy.
- II. 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