



Highways and Engineering Service – Economy and Environment

DRAINAGE CONSULTATION ON APPLICATION – 25/00661/FUL RE: 24/00805/OUT - PLOT H4 HEYWOOD DIST'N PARK PILSWORTH RD, OL10 2TR

LLFA Consultation Response on behalf of Head of Highways and Engineering

Date of Response: 20th August 2025

LOCATION & PROPOSED DEVELOPMENT

Plot H4, Heywood Distribution Park, Pilsworth Rd, Heywood, OL10 2TR.

25/00661/FUL - Primary substation including 2 no. switch rooms and 2 no. transformers, vehicular access, and associated infrastructure of 24/00805/OUT

24/00805/OUT - Outline application with all matters reserved for the development of land within Use Classes E(g)(iii) (industrial processes), B2 (general industrial), B8 (storage and distribution) and removal of existing structures and hard standing and associated works | Plot H4 Heywood Distribution Park Pilsworth Rd Heywood

With Links to

25/00738/DOC Discharge of Outline Drainage Conditions

25/00566/REM General Layout.

25/00569/DOC Phasing Plans

DOCUMENTS REVIEWED

- 30042-BGL-XX-XX-TN-D-00001 P03 26/06/2025 Substation Drainage Strategy
- Covering letter 19/06/2025
- Previous Review for 24/00805/OUT and associated emails

DRAINAGE & FLOOD OFFICER COMMENTS

1. The substation appears to be an isolated development within the overall context for Plot H4.
2. The drainage proposal is to discharge attenuated surface water to existing estate drainage infrastructure. However, the drained area is identified as 0.010Ha and therefore is considered too small for attenuation to be of benefit.
3. It is unclear how the drainage interfaces with the wider development proposals within the applications listed above.
4. The site is surrounded by landscaping, and it may be feasible to simply drain the hard standings over edge into these areas.

DRAINAGE & FLOOD OFFICER SUMMARY:

- I. The proposals are acceptable in principle subject to clarification of any interfaces / impacts for the wider site drainage systems.
- II. Options to drain locally to ground should be further investigated.

Consultation by Keith Mealey

Drainage & Flooding Officer

✉ keith.mealey@rochdale.gov.uk