



Highways and Engineering Service – Economy and Environment

DRAINAGE CONSULTATION ON APPLICATION – 25/00283/DOC - LAND OFF HANSON CLOSE, MIDDLETON

LLFA Consultation Response on behalf of Head of Highways and Engineering

Date of Response: 29th May 2025

LOCATION & PROPOSED DEVELOPMENT

Land Off Hanson Close, Middleton

Submission of details to comply with conditions 7 (construction management statement), 8 (contamination remediation approval), 9 (coal mining risk investigation), 10 (CEMP approval), 11 (surface and foul water approval), 12 (soft and hard landscaping approval), 13 (secure cycle storage approval), 16 (sustainable building methods solar panel), 19 (tactile paving and dropped kerbs approval), 20 (boundary details approval), 21 (external lighting approval) and 23 (ev charging points approval) on planning permission 22/01538/FUL

DOCUMENTS REVIEWED

22/01538/FUL

- Decision Notice Document, dated 10th March 2023
- Flood Risk Assessment 22227-PWA-00-XX-RP-C-1000 P03
- Management and Maintenance Plan 24136-PWA-00-XX-RP-C-3000

25/00283/DOC

- MICRODrainage File 24136-PWA-00-XX-CA-C-10 02/12/2024
- Proposed Site Plan 22.135_01_002 rev S
- Proposed Drainage Layout 24136PWA00 XX DR C 1001 P04
- UU Response DC/25/872

DRAINAGE & FLOOD OFFICER COMMENTS

1. The original drainage strategy for 22/01538/FUL discussed assessment of infiltration potential, incorporation of SuDS source controls and SW outfall to public SW sewer. However, the DOC submission has no reference to infiltration or green surface-based SuDS source control. In addition, it is now proposed to install a new independent out fall to River Irk. The outfall would require a permit from the EA and this should be obtained at least in principle before the condition is discharged.
2. The UU response challenges gullies connecting to foul drainage. However, these appear to be internal floor gullies which may receive contaminated wash off flows etc and therefore connection to foul should be acceptable.
3. The drainage Condition 11 states:
The following details shall be included in the application to discharge the drainage condition(s):
(i) Construction details of any attenuation that is required for the sustainable drainage design.
No construction details provided?
(ii) Details of any new outfall to the river Irk and a copy of correspondence with the

EA regarding an application for a new outfall to the river Irk for surface water discharge.
No details / correspondence provided.

(iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in mAOD.

Provided on Drainage Layout drawing.

(iv) The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.

Provided

(v) Construction details for permeable paving including sub-base details e.g. cross-section, if this type of paving forms part of the sustainable drainage system.

No construction details provided?

(vi) Provision of a Management and Maintenance Document explaining how the surface water scheme will be maintained and managed after completion for the lifetime of the development. The document shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime

Provided

DRAINAGE & FLOOD OFFICER SUMMARY:

- i. Infiltration potential should be assessed further before discharge to watercourse is accepted.
- ii. Green surface-based SuDS source control should be incorporated.
- iii. Discharge to main river should be agreed in principle with the EA
- iv. The missing documents above should be submitted.
- v. The above points should be addressed before the condition can be discharged.

Consultation by Keith Mealey

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