



Highways and Engineering Service – Economy and Environment

DRAINAGE CONSULTATION ON APPLICATION – 24/00965/FUL - LAND BETWEEN 137 BOARSHAW ROAD AND BOARSHAW WORKING MEN'S CLUB MIDDLETON

LLFA Consultation Response on behalf of Head of Highways and Engineering

Date of Response: 14th May 2025

LOCATION & PROPOSED DEVELOPMENT

Land Between 137 Boarshaw Road And Boarshaw Working Men's Club Middleton

Erection of two storey building comprising 7no' 1 bedroom apartments with associated parking and landscaping

DOCUMENTS REVIEWED

- Drainage Strategy Report, dated 01/09/2022
- Phase II Geoenvironmental Site Assessment, document ref. 16-124-R2-1 08/12/2022
- Proposed Site Plan Masterplan 2024_001_004 rev 0 03/04/2024

DRAINAGE & FLOOD OFFICER COMMENTS

1. Whilst a drainage strategy report has been submitted it does not actually identify a proposed strategy or provide any indication of drainage layouts etc. In addition, the drainage strategy discusses a development for 4No houses whereas the application states an apartment block. The SI report also states it is for an apartment block and shows a different site layout to the drainage strategy or site plan.
2. The applicant must provide a proposed drainage layout that clearly incorporates SuDS features and demonstrates alignment with the drainage hierarchy. This design should be supported by detailed hydraulic calculations to ensure its adequacy and effectiveness.
3. 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
4. The SI report has identified the ground to be permeable, and that infiltration may be viable subject to site testing. These investigations are critical for the drainage design of SuDS and should be completed prior to planning approval.
5. The applicant proposes using permeable paving and soakaways. However, further details are needed, including a comprehensive site layout and detailed drainage drawings.

Additionally, the applicant should explore other SuDS source control options, such as rain gardens , tree pits etc, to better manage surface water on-site.

6. If infiltration proves unfeasible, the applicant must continue adhering to the drainage hierarchy. There is a water course (Whit Brook) located approximately 60 meters southeast. The strategy report has summarily dismissed this due to associated costs. However, there is no evidence to support this assumption. The watercourse is considered to be within reasonable proximity (<30m per dwelling) for site delivering 7 dwellings.
7. The applicant's design feasibility should be based upon 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. Currently, the applicant is providing an 40% climate change, which is insufficient.
8. The proposed site is classified as a greenfield development, requiring the applicant to adhere to greenfield runoff rates. Hydraulic calculations conducted by the applicant are based on these rates, making the proposed design limits acceptable.
9. The drainage strategy should be revisited to provide a proposal in sufficient detail to established confidence that an acceptable solution can be developed at subsequent design stages. If infiltration testing cannot be undertaken at this stage, then the design should be based on a worst-case infiltration rate of 30mm/hr (8.3×10^{-6} m/s).

DRAINAGE & FLOOD OFFICER SUMMARY:

- I. The submitted drainage strategy does not have sufficient detail to support the application.,.
- II. The applicant should conduct site investigations to determine a ground infiltration rate.
- III. The applicant should show further considerations of the drainage hierarchy.
- IV. The above points should be addressed before the application is approved.

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