



Highways and Engineering Service – Economy and Environment

DRAINAGE CONSULTATION ON APPLICATION – 23/01042/ FUL LAND ADJACENT UNIT 6/5D OF EXISTING CALDERSHAW BUSINESS CENTRE INGS LANE ROCHDALE. OL12 7LG

LLFA Consultation Response on behalf of Head of Highways and Engineering

Date of Response: 19th August 2025

LOCATION & PROPOSED DEVELOPMENT

Land Adjacent Unit 6/5D Of Existing Caldershaw Business Centre Ings Lane Rochdale
Erection of business centre comprising 9no' industrial units together with associated parking

DOCUMENTS REVIEWED

- Flood Risk Assessment 23083-DOC-002-A rev B 07/07/2025
- Proposed Drainage Layout 23083-101-rev C
- Reservoir Breach Plan 23083-104 rev A
- Previous Drainage Review Nov 2024
 - Drainage Layout Plan 23083-101 A 19/03/2024
 - Proposed Site Plan 89104-Acc-Zz-00-Dp-A-0101 P1 10/11/2023
 - Drainage Strategy Report 23083-001-A 19/03/2024
 - Existing Drainage Survey 040913 Rev1
 - Phase I Site Investigation
 - Planning Statement April 24

DRAINAGE & FLOOD OFFICER COMMENTS

1. Further to a previous review the applicant has submitted further information together with the summarised responses listed below:

If the local levels confirm the mapping requires a review, then that should be undertaken as part of a Flood Risk Assessment.

We have included a Flood Risk Assessment in this submission, this identifies that the site is not at risk of flooding albeit adjacent areas of flooding, it is elevated such that the flood waters would not reach it but instead flow south down Ings Road that falls away quite steeply.

The relative levels of the dam structure, watercourses / culverts and the site should be assessed together with the condition, maintenance and ownership issues.

We have undertaken a survey of the watercourse and structures and assessed what the repercussion of a failure would be to the site, in terms of ownership we do not know who owns them, whether it be the local authority or the EA, who should be responsible for the maintenance, however the development of this land would have no bearing on the condition.

There is no mention of the culverts/main river routes crossing the site.

We have identified these on the plans and mentioned them in the report.

There is no further discussion regarding SuDS source control.

This is included in the report, there are no landscaped areas, so we have incorporated permeable paving and SUDSPODS on the site to treat the water where it can.

There is no site-based assessment of infiltration.

We do not feel infiltration would be suitable due to the presence of made ground as well as the elevated nature of the site, there is a risk any infiltration would breach the surface downstream.

There is no discussion to support discharge to public sewer when there are watercourses crossing the site.

We have identified the sewer that runs across the access to the site is connected to the culverted Caldershaw Brook.

RBC policy is to daylight culverts as much as possible and there is no discussion in this regard.

There is no opportunity to open up any of the culverts that cross the site."

2. The new outfall to the culvert will require an ordinary watercourse consent application.

DRAINAGE & FLOOD OFFICER SUMMARY:

- I. The submitted proposals are considered to be acceptable.
- II. The design is considered to be sufficiently developed to avoid a requirement for a pre-commencement condition.
- III. It is considered that a pre-occupation / first use condition could be incorporated to capture any design changes during the construction / installation phases.
- IV. The hydraulic calcs have used 40% climate change. This should really be 45% to meet current guidance.

Consultation by Keith Mealey

Drainage & Flooding Officer

 keith.mealey@rochdale.gov.uk