



Highways and Engineering Service – Economy and Environment

DRAINAGE CONSULTATION ON APPLICATION – 25/00519/FUL AND 25/00541 HOPWOOD HALL COLLEGE ROCHDALE CAMPUS, ST MARYS GATE, ROCHDALE, OL12 6RY

LLFA Consultation Response on behalf of Head of Highways and Engineering

Date of Response: 22nd July 2025

LOCATION & PROPOSED DEVELOPMENT

Hopwood Hall College Rochdale Campus, St Marys Gate, Rochdale, OL12 6RY

25/00519/FUL Application for enabling works comprising site clearance, site remediation, archaeological investigations, temporary means of access(es) and temporary means of enclosure, installation of utility and drainage infrastructure and associated works in order to prepare the site for redevelopment

25/00541/FUL Demolition and site clearance of existing Teaching Block B and outbuildings and Erection of New Teaching Building (Use Class F1), repair and alterations to retained teaching buildings, revised means of access, car parking, cycle parking, drainage, infrastructure, landscaping and ancillary works

DOCUMENTS REVIEWED

- DRAINAGE GENERAL LAYOUT - DWG. NO. FE0012-ROS-XX-XX-D-C-0500 REV. P03
- DRAINAGE MANHOLE SCHEDULE - DWG NO. FE0012-ROS-XX-XX-D-C-0510 REV. P02
- DRAINAGE STANDARD DETAILS SHEET 1 - DWG NO. FE0012-ROS-XX-XX-D-C-0560 REV. P02
- DRAINAGE STANDARD DETAILS SHEET 2 - DWG NO. FE0012-ROS-XX-XX-D-C-0561 REV. P02
- DRAINAGE STANDARD DETAILS SHEET 3 - DWG NO. FE0012-ROS-XX-XX-D-C-0562 REV. P02
- GROUND INVESTIGATION REPORT TE1880-TE-00-XX-RP-GE-002-V02
- SITE PLAN - DWG NO. FE0012-SRA-XX-XX-D-A-0205
- SITE PLAN - DWG NO. FE0012-SRA-XX-XX-D-A-0206
- UTILITY SURVEY OF LAND - DWG NO. S25552-U

DRAINAGE & FLOOD OFFICER COMMENTS

1. The enabling works application 25/00519/FUL incorporates installation of drainage infrastructure and therefore the comments below are considered to apply to both applications.
2. The proposals are for a traditional buried storage solution to discharge attenuated flows to a public surface water sewer, which then discharges to the River Roch. There are no reports (FRA, SuDS Proforma, Drainage Strategy etc) provided to support the design and there is no indication of SuDS source control on the drawings.
3. The site is adjacent to the River Roch and falls within Flood zones 2 and 3. Therefore, a flood risk assessment is required to ensure any flood risks have been appropriately

assessed.

4. Applications for major development and for sites in Critical Drainage Areas are required to submit a SuDS Proforma and Sustainable Drainage Assessment.

Legislative/Policy Drivers

- CS Policy G8
- UDP Policies EM/7 and EM/8
- NPPF

Please refer to this guidance.

- North West SuDS Pro-forma Guidance –
https://thefloodhub.co.uk/wp-content/uploads/2020/05/FAQs_Launch_Final.pdf
- <https://thefloodhub.co.uk/planning-development/>
- <https://www.unitedutilities.com/builders-developers/>

5. The proposal should aim 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
6. The proposal'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.
7. The Ground Investigation Report indicates that infiltration is unsuitable due to the presence of made ground and poor results from infiltration testing.
8. The proposed development is located on a brownfield site. However, the existing drainage regimes have not been identified, the original development may have had controlled drainage discharges which would need to be considered. Given the existing flood risks in the area, the proposals should restrict discharge to greenfield runoff rates.
9. The proposals should aim to incorporate green surface-based SuDS source control and attenuation in preference to less sustainable traditional buried storage and conventional RWP and gully arrangements.

DRAINAGE & FLOOD OFFICER SUMMARY:

- I. The application should be supported by appropriate reports / documentation
 - Flood Risk Assessment
 - Drainage Strategy
 - Sustainable Drainage Assessment
 - SuDS Proforma

- Management / Maintenance Plan
- II. The existing drainage regimes should be investigated / assessed
- III. Traditional buried storage solutions should be avoided.
- IV. Attenuation to greenfield rates should be assessed.
- V. The above points should be addressed before the application is approved.

Consultation by Keith Mealey

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