

Our Ref: J8426030725

3rd July 2025

Rochdale Borough Council

BY EMAIL ONLY

F.A.O. Keith Mealey

Dear Keith

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Re: Proposed Drainage Scheme for Development at Weurdle Street, Halifax Road, Rochdale, OL12 9QD

Thank you for your comments regarding the below ground drainage design for the above scheme.

We would like to clarify some aspects of the proposed design and illustrate changes that have been made to address the concerns raised.

The general topography of the site has been discussed previously and due to this topography, the building has been located on the high side of the site with raised access required from the parking area to the building entrance. This is illustrated on Ryder Architecture drawing ref. POSWD-RYD-00-XX-DR-A-3602, extracted below.



Fig. 1 – Southern Elevation from Ryder Architecture drawing ref. POSWD-RYD-00-XX-DR-A-3602

As you will appreciate, the gradient of the site and the raised entrance level ensure that during a flood event, water would be directed away from the building due to the substantial elevation of the ground floor (circa 1m) in relation to the ground levels on the south of the site.

Discharge of surface water to watercourses was considered in the Sustainable Drainage Assessment carried out by GeoSmart. They determined that “discharging surface water runoff to this feature would require drainage pipework to cross third-party, urbanised land and therefore discharge to surface water feature is not considered feasible.”.

The current SuDS provision includes permeable paving and a restricted discharge rate facilitated by cellular storage and a packaged pumping station due to the site topography. Following the request for a “green surface-based SuDS source control” we have also included a rain garden which will filter runoff from the hard landscaping area in the south-east corner of the site as well as adjacent building rainwater pipes. We trust this provision satisfies the requirement. The location and extent of the rain garden is shown on BMC drawing ref. J8426/D01 Rev C.

If you have any queries on the above at this stage, please do not hesitate to contact.

Kind Regards

Yours Sincerely



Richard Cliffe
For and on behalf of Bell Munro Consulting Limited