



Highways and Engineering Service – Economy and Environment

DRAINAGE CONSULTATION ON APPLICATION – 25/00646/DOC - SHEPHERD HEY ASHWORTH ROAD HEYWOOD ROCHDALE OL11 5UN

LLFA Consultation Response on behalf of Head of Highways and Engineering

Date of Response: 7th August 2025

LOCATION & PROPOSED DEVELOPMENT

Shepherd Hey Ashworth Road Heywood Rochdale OL11 5UN

Submission of details to comply with conditions 3 (drainage), 4 (land contamination), 5 (materials), 6 (stonework sample panel) and 7 (window and door frames) on planning permission 23/00725/FUL

DOCUMENTS REVIEWED

25/00646/DOC

- Drainage Strategy - BEK/23152/240202/RSL
- Conditions List
- Condition 5 – Materials
- Discharge of Condition Letter, dated 3rd July 2025

23/00725/FUL - Change of use and conversion of an agricultural building to 1 no. dwelling. Erection of two storey side extension and single storey porch extensions, with associated landscaping and boundary treatments following demolition of existing outbuildings

- Existing Topo Site Plan
- Location Plan
- Revised Existing Site Plan
- Revised Proposed Site Plan

DRAINAGE & FLOOD OFFICER COMMENTS

1. A comprehensive drainage strategy (BEK/23152/240202/RSL) has been provided within the DOC application and demonstrates a consideration of the SuDS hierarchy.
2. 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

Site-specific infiltration testing undertaken to BRE365 methodology has demonstrated that the ground conditions are clayey and impermeable. Water failed to infiltrate in Test Pit 1, and Test Pit 2 was not tested due to similar ground conditions. Infiltration has been ruled out.

No on site or local SuDS features such as swales, rain gardens, or attenuation basins have been proposed as part of the drainage strategy. The current design relies entirely on a conventional piped network and flow control chamber to manage surface water. To better align with the drainage hierarchy features such as permeable paving systems, bioretention areas (rain gardens) adjacent to the parking area, or shallow vegetated swales could be incorporated into the design.

With infiltration deemed unviable, surface water is proposed to discharge to the nearest watercourse approximately 250m east of the site.

3. The strategy directs roof runoff from the new extension into an orifice-controlled chamber, limiting discharge to 5.4 l/s for the 1 in 100 year + 50% climate change events. Although this exceeds the calculated greenfield rate of 0.228 l/s, the higher rate is reduced by the minimum practical orifice size of 50mm to avoid blockage.
4. Applicants should refer to and adopt the principles set out within C753 SuDS Manual 'The SuDS approach to managing surface water runoff'.
5. Foul water will be treated on-site using a package treatment plant suitable for 10 persons before discharging treated effluent to the same receiving watercourse.

DRAINAGE & FLOOD OFFICER SUMMARY:

- i. The drainage proposals are acceptable in principle subject to the above points being addressed during subsequent design stages.
- ii. It is considered that the drainage is sufficiently detailed for subsequent design and implementation to be controlled by appropriate conditions.

Consultation by Keith Mealey

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