



Highways and Engineering Service – Economy and Environment

DRAINAGE CONSULTATION ON APPLICATION – 25/00575/FUL - IND ESTATE CORPORATION ROAD ROCHDALE OL11 4JB

LLFA Consultation Response on behalf of Head of Highways and Engineering

Date of Response: 30th July 2025

LOCATION & PROPOSED DEVELOPMENT

Ind Estate Corporation Road Rochdale OL11 4JB

Redevelopment of existing vehicle storage/breakers yard (Sui Generis) to include the demolition of existing unit and erection of 2no' new units (Class B2/B8) and the retention of 1no' unit together with new boundary treatments and surfacing

DOCUMENTS REVIEWED

- Flood Risk Assessment
- Flood Risk Assessment Data
- Planning Statement
- Drawing of existing structure to be demolished, drawing no. 25-010.002
- Drawing of existing structure to be retained, drawing no. 25-010.003
- Proposed Site Plan, drawing no. 25-010.004

DRAINAGE & FLOOD OFFICER COMMENTS

1. The proposed development is within Flood Zone 3. The exception test conclusions are considered to be acceptable for this development. The FRA has identified the risks and proposed mitigations to discount raising finished floor levels.
2. The proposed building footprint appears significantly greater than the demolished buildings but there is no discussion of any impacts on flood storage or potential compensation requirements.
3. The proposed surface water management strategy relies primarily on infiltration through porous tarmac and a stone subbase, with exceedance flows directed to ACO linear drains. However, no drainage layouts or calculations have been provided. The FRA does not identify / confirm the final discharge point for excess runoff that cannot be accommodated by infiltration. Furthermore, no infiltration testing has been undertaken to confirm the viability of the proposals in principle.
4. 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.
5. The FRA discusses flood levels relative to Node 6 states this is the closest available node to the site. Defended modelled fluvial node locations in FRA Data report indicates nodes 3, 4, and 5 are closer. Please clarify this discrepancy.

6. There are no green surface-based SuDS source control components indicated. Ino landscaping proposals have been provided. Incorporation of rain gardens, treepits, hydroplanters etc may be feasible and should be assessed.

DRAINAGE & FLOOD OFFICER SUMMARY:

- I. The current strategy to utilise infiltration should be confirmed with site-based testing.
- II. Drainage layouts and calculations should be provided.
- III. Final outfall / discharge points for surface water should be confirmed.
- IV. Flood storage compensation impacts should be assessed.
- V. Flood node data query to be clarified.
- VI. The above points should be addressed before the application is approved.

Consultation by Keith Mealey

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