

Ms R Carney
Development Management
Rochdale Borough Council
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Date: 4 July 2025

Our ref: 70569/02/SPM/BG/33889032v1

Dear Ms Carney

Wuerdle Street, Rochdale, OL16 2SQ | Discharge of conditions attached to planning permission 23/01033/FUL

On behalf of PossAbilities C.I.C [PossAbilities], Lichfields hereby submit this application to discharge conditions 11 (tree protective measures) and 15 (drainage scheme), and partially discharge condition 14 (highways condition survey), attached to the above full planning permission to Rochdale Borough Council [the Council].

PossAbilities is a Community Interest Company that provides adult social care services. It was established in April 2014, after spinning out of Rochdale Council. This includes supported living, day services, short breaks, shared lives and an employment service. PossAbilities provides services for 782 adults with a learning disability and/ or mental health needs primarily under contracts with local authorities. It operates across the North West and West Yorkshire, with services in Rochdale, Widnes, Wigan, Runcorn, Stockport, Oldham, Calderdale and Trafford.

PossAbilities secured planning permission at the above site [the Site] on 8 August 2024 for the following:

“Residential development comprising of 17 supported living apartments including associated office space, entrance hall offering a break out, communal space for residents and visitors with servicing, landscaping, off street car parking and bin storage”

This application has been submitted via the Planning Portal (ref. PP-14103445) and comprises this covering letter alongside the following documents:

- Completed application form;
- Highway condition survey video and photographs;
- Drainage details prepared by Bell Munro Consulting Ltd:
 - Hydraulic Calculations (ref. J8426);

- Foundation Sections (ref. J8426/F02 Rev A);
- Drainage and Hardstanding Build Up Details (ref. J8426/EX02 Rev B);
- SuDS Maintenance Plan (ref. J8426 Rev A);
- Explanatory Letter to Drainage Officer (ref. 8426030725); and,
- Drainage General Arrangement (ref. J8426/DO1 Rev C).

Condition 14

Condition 14 states:

“No development shall take place until a full condition survey of the unadopted highway (Wuerdle Street) has been undertaken and submitted to and approved in writing by the Local Planning Authority. Prior to first occupation of the development, the unadopted highway (Wuerdle Street) shall be returned to its pre-development condition and a further condition survey shall be submitted to and approved in writing by the Local Planning Authority.”

A video survey and photographs are provided alongside this application to demonstrate the current condition of Wuerdle Street.

It is considered that these are sufficient to partially discharge condition 14 and allow works to commence. A further condition survey will be submitted prior to first occupation to fully discharge the condition.

Condition 15

Condition 15 states:

“Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.

The drainage scheme shall include:

(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;

(ii) A restricted rate of surface water discharge to public combined sewer, but only if the Planning Authority agrees that infiltration is discounted by the investigations; in this case, the rate should match the existing predevelopment greenfield runoff rate from the site or 5l/s, whichever is the larger value, or be a reduction in the existing brownfield runoff rate of 50% of Qbar (average annual peak flow, 1 in 2.3 year storm return period).

(iii) Construction details for permeable paving including kerbing and cross-section of open graded sub-base, if this type of paving forms part of the sustainable drainage system.

(iv) Levels of the proposed drainage systems including proposed ground and finished floor levels in mAOD. Foul and surface water shall drain on separate systems at least to the point of discharge from the site, in accordance with Building Control Part H Drainage requirements.

(v) The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.

(vi) Provision of a Maintenance Document explaining how the surface water scheme will be maintained and managed after completion.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation/ use of the proposed development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.”

The GeoSmart Sustainable Drainage Assessment (ref. 80754.01R1) provided alongside the full planning application (ref. 23/01033/FUL) assessed the feasibility of potential discharge options according to the hierarchy set out within national guidance. Infiltration suitability was also mapped onsite and it was determined that infiltration potential was moderate due to the variable permeability of the underlying geology. The Geo2 Phase I/II contaminated land site assessment (ref. 23/1382.1.1) undertaken at the initial application stage found the onsite ground conditions to be made ground overlying clay strata and therefore unsuitable for infiltration. Therefore, discharge to the ground is considered unsuitable as any soakaways at the depth required would be buried within clay.

The Drainage General Arrangement (ref. J8426/Do1 Rev B) provided with this application further assesses the hierarchy set out within the Sustainable Drainage Assessment. Ultimately, due to the underlying clay strata, and the absence of a surface water sewer within or adjacent to the Site, discharge will be to a combined sewer restricted to a rate of 5l/s. Attenuation is to be provided within a tank in the south-west of the Site to aid the gradual release. A packaged pumping station located beneath the car park will restrict the discharge rate. Foul water will also drain to the combined sewer in the north-west of the Site, via a pumping station.

SuDS features will be incorporated including permeable paving within the car park, access, and communal garden area. A rain garden is also provided within the communal garden area, connecting to a perforated pipe. These are detailed within the Drainage and Hardstanding Build Up Details (ref. J8426/EX02 Rev A). This will connect to surface water runs with a silt trap at the end of each run prior to entering the attenuation tank. Rainwater harvesting is also to be provided in the form of water butts.

To mitigate groundwater flood risk, the measures proposed within the GeoSmart assessment have been incorporated into the foundation design where possible, as shown on the foundation sections (ref. J8426/F02 Rev A). This drawing also shows the finished floor levels [FFL] at 154.500.

The MicroDrainage calculations supporting the drainage design are provided within the Hydraulic Calculations (ref. J8426). A SuDS Maintenance Plan is also provided which provides maintenance schedules for the permeable paved areas, inlet structures and inspection chambers, below ground drainage pipes, cellular attenuation, and packaged pumping station. An emergency plan is also provided.

Concluding Remarks

We trust that this application and accompanying documents provide sufficient information to enable you to discharge the aforementioned conditions within the statutory timescales. However, if you require anything further or require any further clarification on any aspect of the information provided, please contact me at this office.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Becca Gray', with a stylized, cursive script.

Becca Gray

Planner

MPlan