

PROJECT	DATE	BY	REFERENCE
5031777 – Dig Gate Lane, Rochdale Balance Power BESS site	08/01/2025	CL	5031777-RDG-XX- ST-T-C-112602
TITLE	REV		
Planning Condition 11: Discharge Technical Note	P03		

1. INTRODUCTION

Ridge have been appointed by Balance Power to produce a package of information to discharge several planning conditions associated with the proposed Battery Energy Storage System (BESS) construction at Dig Gate Lane, Rochdale.

This Technical Note provides a summary of the proposed drainage design and levels design to supplement the drawings aimed at discharging the planning conditions, namely:

- Condition 11 – Foul / Contaminated Drainage

2. CONDITION 11 – FOUL / CONTAMINATED DRAINAGE

"The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water, foul water, and any contaminated drainage from fire suppression, has been submitted to, and approved in writing by, the Local Planning Authority in liaison with the Environment Agency. The scheme shall be implemented as approved."

Reason(s): The Northwest River basin management plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies. Without this condition, the impact could cause deterioration of a quality element to a lower status class and/or prevent the recovery of and/or cause deterioration of a protected water body because it would result in the release of priority hazardous substances such as diffuse pollution and siltation; to prevent pollution of the water environment.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works, and a scheme therefore needs to be agreed in advance of the same."

The onsite welfare unit will have a "Portaloo" type facility which will allow waste to be stored, managed and disposed of offsite by a licensed waste management contractor. Therefore, it will not require a main connected foul water drainage connection.

It is proposed to pass any surface water runoff through an automated penstock shut-off valve prior to the flow control chamber. In the event of a fire, this valve will automatically shut, preventing contaminated fire water from entering the watercourse and diverting it into a below ground storage tank (SPEL Tankstor® - 4.0m*19.980m providing 240,000l of storage).

Under current guidance, it is advised that for a BESS site, a storage facility with a capacity of 228,000l is provided, this has been allowed for and indicated on the drainage drawing shown in Appendix A.

The tank will be emptied by the fire brigade (if it fills during an active fire) or suitably appointed contractor (once the fire is extinguished) and contents taken to be suitably disposed of offsite.

Following a fire, the permeable sub-base will be washed through to remove any remaining contaminants before the penstock valve is reopened, and the surface water is allowed to outfall to the watercourse.

The above considerations should sufficiently protect the local watercourses and environment from the risk of contamination or pollution in the event of a fire.

3. CONCLUSION

Ridge have been appointed by Balance Power to produce a package of information to discharge planning conditions associated with the proposed Battery Energy Storage System construction at Dig Gate Lane, Rochdale.

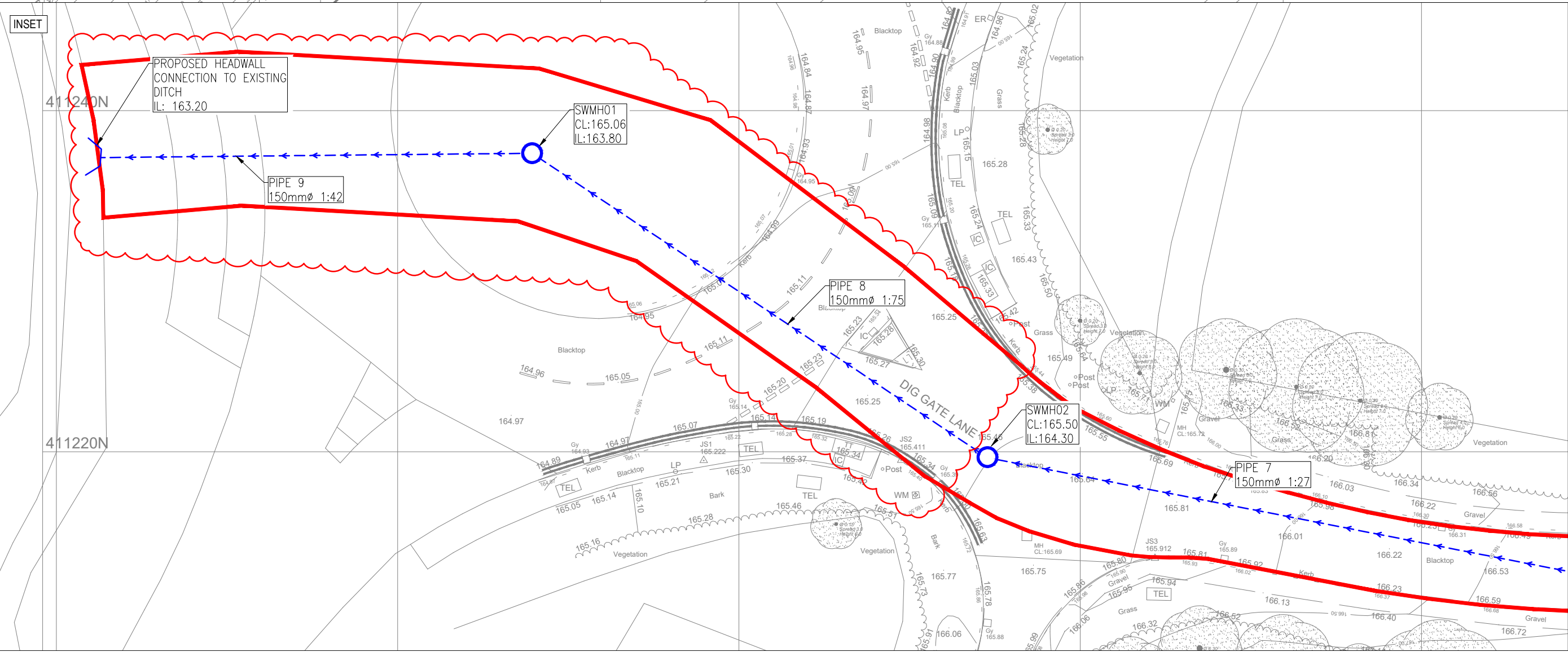
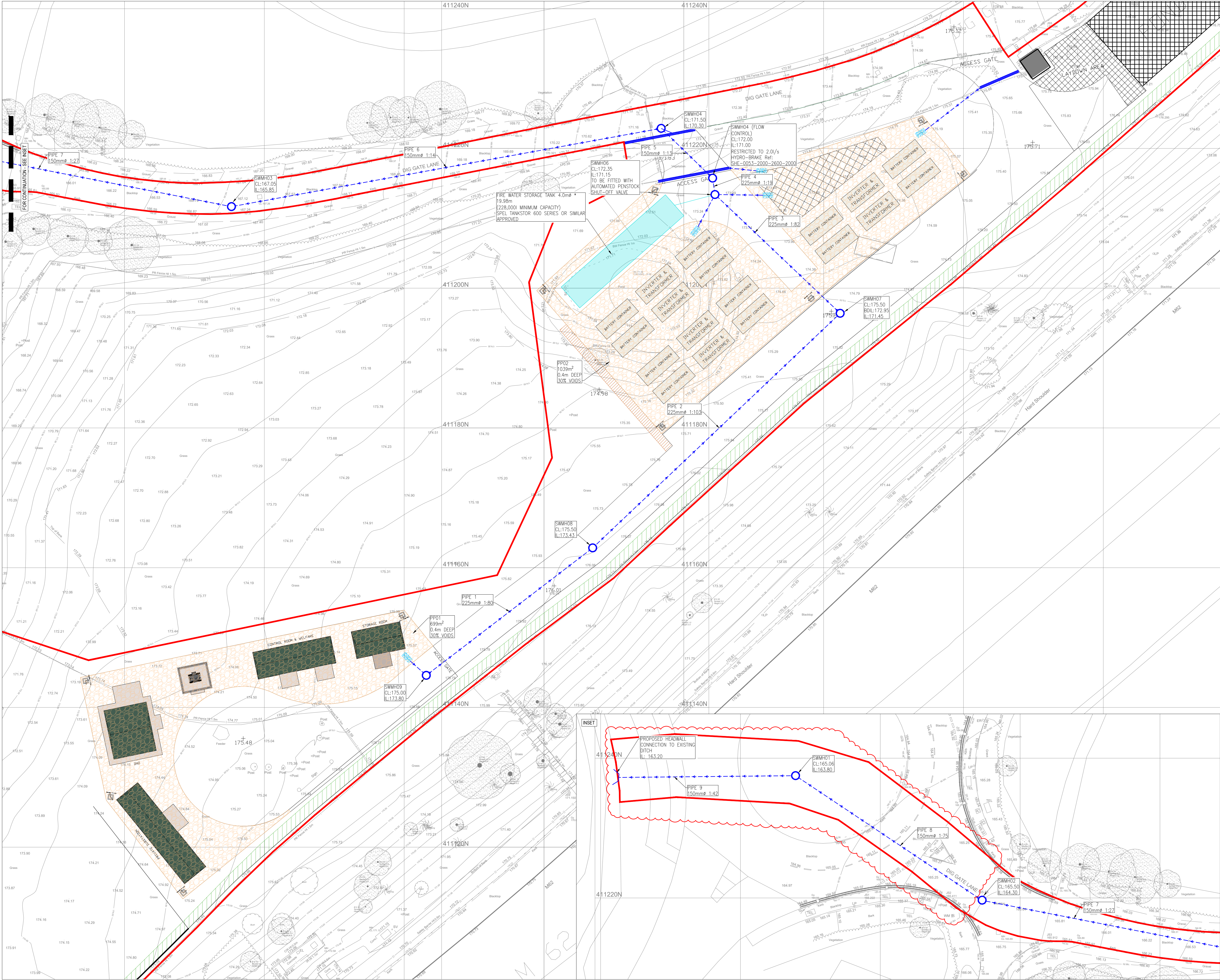
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In addressing the concerns around pollution from fire water, the planning condition is met through the use of an automatic shutoff valve that prevents water leaving the site in the event of a fire, as well as diverting it into a below ground storage tank for disposal off site in a controlled manner.

The size of the tank has been designed to accommodate the required 1,900l/min for 2 hours in accordance with design guidance. (minimum 228,000l capacity).

This is further satisfied by the use of a permeable subbase material as the sitting for the BESS and Gas Peaker units. This reduces the risk of any contaminated water running on hard standing areas into the surrounding environment.

APPENDIX A – SURFACE WATER DRAINAGE LAYOUT



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LEGEND

- SITE BOUNDARY
- - - PROPOSED PRIVATE S.W. DRAIN
- PROPOSED MANHOLE
- PROPOSED LINEAR DRAIN
- PERMADRAIN PERMAVOID DIFFUSER UNIT
- PERMEABLE SUB-BASE SURFACING (30% VOIDS) 0.4m DEEP

SCALE

2 2 4 6 8 10
m

SCALE 1:250

P02 DRAINAGE RUN ADJUSTED WITHIN REDLINE BOUNDARY	18/12/2025	SS	TC
P01 INITIAL ISSUE	02/12/2025	CL	TC
REV DESCRIPTION	DATE	BY	CHKD
ORIGINATOR:	www.ridge.co.uk		



PROJECT NUMBER: 5029223

CLIENT: BALANCE POWER

IN ASSOCIATION WITH:

PROJECT:
DIG GATE LANE
GAS PEAKER & BESS SITE
ROCHDALE

TITLE:
PROPOSED DRAINAGE STRATEGY LAYOUT

DRAWN BY:	CL	CHECKED BY:	APPROVED BY:
SCALE:	1:250 @ A1	DATE:	02/12/2025
STATUS:	DESCRIPTION:		
S3	FOR COMMENT		
DRAWING No:	5031777-RDG-XX-ST-D-C-110500		
PROJECT:	ORG:	FUNCTION:	SPATIAL:
5031777	RDG	XX	ST
			D
			C
			110500
			P02