



Highways and Engineering Service – Economy and Environment

DRAINAGE CONSULTATION ON APPLICATION –PL/2026/0141- LAND AT QUEENS DRIVE

LLFA Consultation Response on behalf of Head of Highways and Engineering

Date of Response: 23rd April 2026

LOCATION & PROPOSED DEVELOPMENT

Land at Queens Drive, Rochdale, OL11 2NP

Erection of 3-storey apartment building of consisting 23no. units, erection of 5no. 3-storey dwelling houses, erection of a new sub-station with associated access, car parking, landscaping and boundary treatment

DOCUMENTS REVIEWED

- 22-042 Design Access and Planning Statement (Rev A) (12.03.26)
- 22-042_01A Location Plan (12.03.26)
- 25-446 -- P1 DTS -- Queens Drive Rochdale (2 of 3)
- 25-446 -- P2 GIR -- Queens Drive Rochdale (A)
- 25-446 P1 DTS Queens Drive Rochdale (2 of 4)
- 25-446 P1 DTS Queens Drive Rochdale (3 of 4)
- Desktop Utility Infrastructure Report - Queens Drive Kirkholt (A)
- Existing Site Plan - Site Topographical Survey
- Flood Risk Assessment and Drainage Strategy
- Ground Investigation Report,
- Proposed Landscaping Site Plan
- Proposed Site Plan

DRAINAGE & FLOOD OFFICER COMMENTS

1. The proposed development site covers approximately 0.39 hectares and is located within Flood Zone 1. Flood Maps for Planning indicate that an area within the site boundary is vulnerable to surface water flooding. The development will consist of 23 residential units. A Flood Risk Assessment has been provided. However, the appendices are only provided up to Appendix J and the drainage information, drawings, calcs etc are missing.
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

3. Peak rainfall climate change allowances of 40% for the 1 in 30-year event and 45% for the 1 in 100-year event have been applied, which are considered appropriate for the proposed development.
4. Infiltration has been discounted following Phase II ground investigations, which confirmed poor infiltration rates. In the absence of nearby surface water receptors, discharge to the United Utilities surface water sewer has been identified as the most appropriate solution.
5. Following pre-application discussions with the LLFA, it was agreed to restrict the discharge rate to a maximum of 5 l/s.
6. Above-ground rainwater harvesting tanks will be installed for the houses to capture roof runoff for non-potable uses, such as irrigation and external washing. Roof runoff will also be directed to individual rain gardens within the communal amenity space, providing both temporary storage and water quality treatment through natural filtration.
7. Due to spatial constraints, the apartment block cannot accommodate communal rainwater harvesting. As such, roof runoff will be conveyed to the wider SuDS network and attenuated beneath the apartment car park. Private car parking areas will be constructed using permeable paving, providing initial filtration and enabling storage within the sub-base during storm events.
8. Surface water will discharge to the United Utilities public surface water sewer located adjacent to the site. The greenfield discharge rate is estimated to be 0.9l/s. It is considered that restricting flows this low could result in blockage risks and therefore the discharge from the site will be restricted to 5l/s.
9. Foul and surface water drainage systems will be designed to remain fully separate prior to discharge. Foul water will connect to the existing public combined sewer, with the system designed to accommodate a peak foul flow of 6.7 l/s, which is not anticipated to exceed historical discharge rates from the previous site use.
10. A maintenance plan for the proposed drainage system is included within the Flood Risk Assessment and Drainage Strategy.

DRAINAGE & FLOOD OFFICER SUMMARY:

- i. The proposals described are considered to be acceptable in principle. However, the full suite of drainage information listed in the FRA has not been provided and should be reviewed.

Consultation by Keith Mealey

Drainage & Flooding Officer

 keith.mealey@rochdale.gov.uk