



Highways and Engineering Service – Economy and Environment

DRAINAGE CONSULTATION ON APPLICATION – 23/00570/DOC

Consultation Response on behalf of Head of Highways and Engineering

Date of Response: 7th July 2023

LOCATION & PROPOSED DEVELOPMENT

Submission of details to comply with conditions 11 & 12 (drainage scheme) on planning permission 20/01093/FUL. 1 Dobfield Road, Rochdale, Rochdale, OL16 3AW. Residential development of 13 dwellings, incl. landscaping & car parking.

DRAINAGE CONDITIONS

11. *No development shall commence until a surface and foul water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must 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;*
- ii. A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and*
- iii. A timetable for its implementation.*

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.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

12 *Foul and surface water shall be drained on separate systems.*

APPLICANT'S SUBMISSION

- Proposed Drainage Plan drg EBC01070-200/P5 dated 12.06.23 by Elliot Bond Consulting
- Proposed Drainage Details drg EBC01070-201/P2 dated 12.06.23 by Elliot Bond Consulting
- SW Drainage Calculation by Elliot Bond dated 29 May rev A

DRAINAGE & FLOOD OFFICER COMMENTS

The Drainage Design details have been changed since the Drainage Officer's consultation of 9th June noted that treated effluent from packaged sewage plants for each dwelling needs to be sent to 'soakaway fields' which are separate to roof soakaways. These requirements now conform to Building Regulations Section H.

The road access gullies will also drain to soakaway units under the roads.

As such, the Applicant has demonstrated that the site's proposed drainage installation will meet sustainable drainage standards

DRAINAGE OFFICER RECOMMENDATIONS:

For the reasons provided above, I have no objection to the discharging of Drainage Conditions 11 & 12.

Consultation by [REDACTED]

Drainage & Flooding Officer

