

Your Ref:
Our Ref: S13111-JNP-XX-XX-CO-C-1002/SLL

Chkd: SF

Rochdale Borough Council
By email: Keith.Mealey@rochdale.gov.uk

For the attention of Keith Mealey

28th July 2026

Dear Sir

Re: 25/01016/FUL AND 25/01030/FUL - Former Pink Drips Unit Sandbrook Park Sandbrook Way Rochdale OL11 1RY

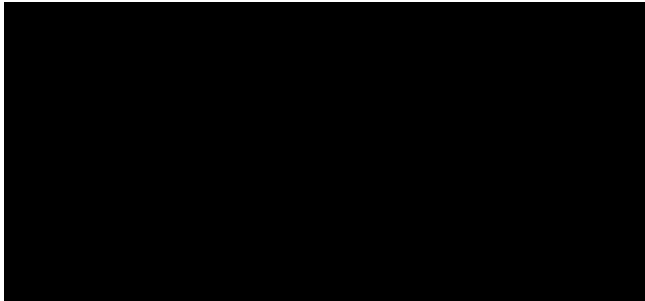
We refer to your comments on the above application dated 15th July 2026. The comments below address the points raised.

1. Final outfall destination for the surface water discharge
 - A GPR survey was undertaken for the site and is reattached in Appendix A. The surveyors also lifted the manholes on the surface water system to confirm the depth of the chambers.
 - The GPR survey shows a 225mm surface water sewer flowing to the south east in the south eastern area of the site, entering a “culvert”, with the depth noted as 5.58m just to the south of the foul water sewer. Noting that the foul water sewer shown on the GPR survey is incorrectly identified as a foul sewer, as the line type in the United Utilities asset mapping in Appendix B of the Flood Risk Assessment and Drainage Strategy shows it to be a combined sewer.
 - The site layout plan which was submitted to support planning application 24-01275 (Starbucks) included in Appendix B shows two drainage features in the south east corner of the former Pink Drips site; a “drainage line” in turquoise with a culvert immediately to the south of this.
 - This would confirm that the “culvert” shown on the GPR survey is the culvert shown on the Starbucks plan.
 - This location is consistent with the location of the culverted Sudden Brook.
 - This demonstrates that the existing drainage regime is therefore discharging to this culvert which is aligned with the GPR survey.
 - The proposed surface water drainage strategy for the site proposes to discharge into an existing manhole in the surface water drainage network upstream of the ultimate discharge to the culverted Sudden Brook.
2. SuDS Hierarchy
 - Rainwater harvesting is not considered to be viable on the site, as the proposed developments consists of drive through lanes (1 or 2 no. depending on the application) around an existing building, so all surface water will be from the roads. Rainfall harvesting usually captures water from roof run-off which has the lowest pollution risk.
 - Infiltration to ground has been agreed as not viable.

- Outfalling to a watercourse is therefore proposed as the discharge methodology at the site.
3. SuDS
- As outlined in the BNG Assessment (Ref. Stant05, Peak Ecology, October 2025), new trees are proposed within tree pits along the north east and south east boundaries. These can be incorporated into the surface water drainage system to provide additional treatment and storage. We would recommend that the drainage drawing is updated at the detailed design stage to reflect their inclusion.
4. FFL
- The building is existing and no level alterations are proposed within this planning application. The existing building has a finished floor level set at 125.4m aOD. This is 250mm above the 1 in 100 year plus climate change level. A freeboard of 300mm is commonly used above the design flood level and the current level difference provides 250mm, which is considered to be reasonable giving that the building is existing.
 - We also note that the site is covered by the Environment Agency's flood warning system, the proposed use is less vulnerable and the site is located in a relatively flat business park. The flat nature of the site provides a very large area to accommodate flood waters crossing the site without increasing flood depth significantly.

We hope that the above addresses your comments. Please let us know if you require further clarification.

Yours sincerely



Appendix A

GPR Survey



**United Utilities Maps
for SafeDig**

Date : 05/06/2026 19:24:26

Centre X: 389283

Centre Y: 411763

Scale : 250

UserName: UTILM4U

**Extract from maps of United Utilities'
Underground Assets**

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plan and private service pipes may be shown by a blue broken line, United Utilities Water will not accept liability for any damage caused by the actual position being different from those shown.

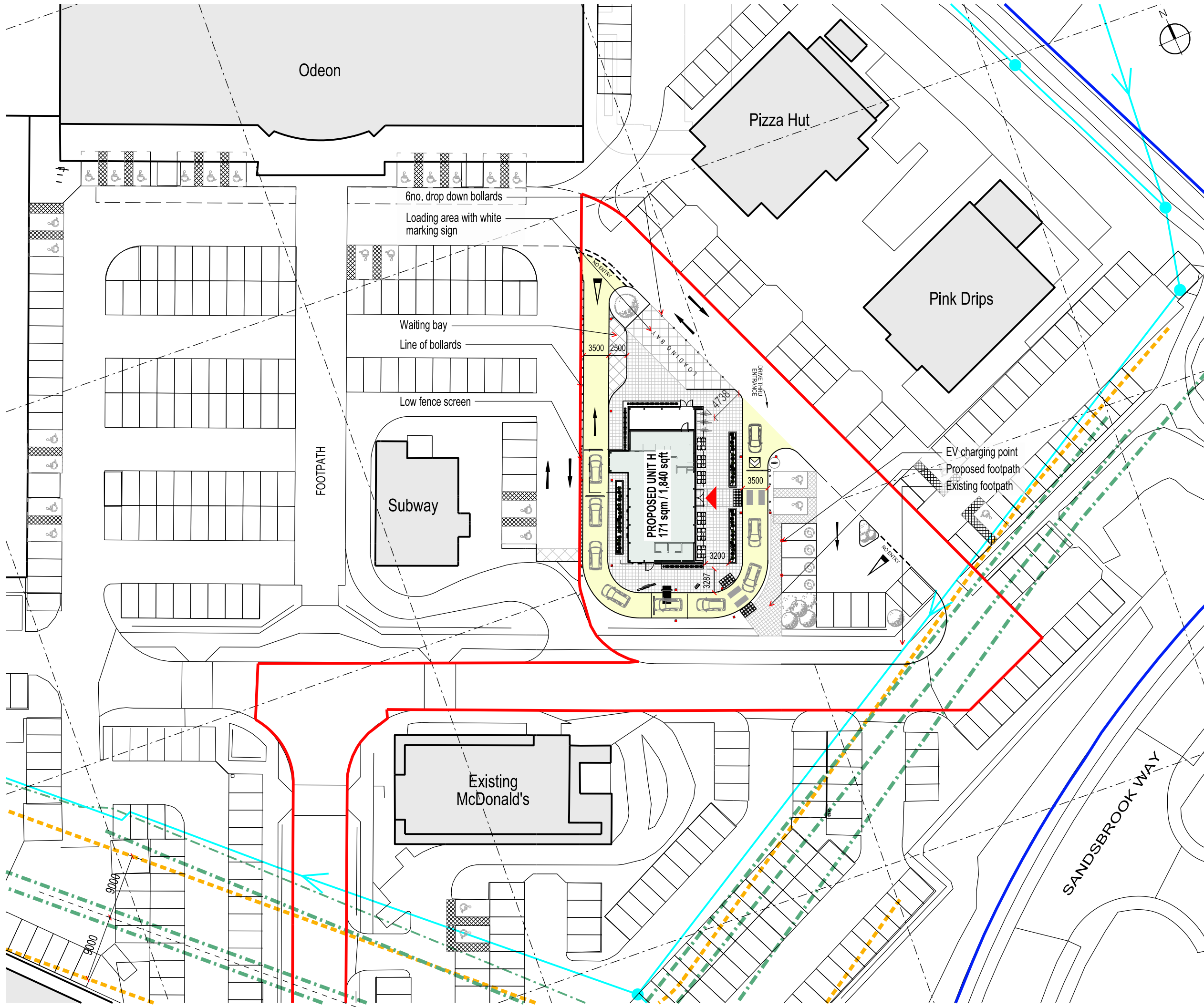
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Appendix B

Starbucks Site Plan

05/07/2023 16:28:46 P:\000\11000\11200-11299\11254\1-Site\11254-P-201 PR SITE PLAN-Scheme 2.dgn Unit H, Sandbrook Park carmen.flood



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0m 5m 10m 15m 20m 25m 30m
SCALE

All service locations subject to site investigation

- Existing building
- Site Ownership Boundary
- Application boundary
- Existing culvert
- Existing culvert 8m easement zone
- Drainage line

15 car parking spaces incl. 2 Blue badge holder parking spaces & 4 EV charging point within the application boundary

Ref to Starbucks drawing 93861-001 TF2

LAYOUT SUBJECT TO SITE SURVEY AND UNDERGROUND SERVICES SURVEY

F	05.07.23	ANNOTATIONS AMENDED	CF
E	05.07.23	DROP DOWN BOLLARDS AND WHITE MARKING ADDED TO LOADING BAY	CF
D	09.03.23	APPLICATION BOUNDARY AMENDED	CF
C	17.08.22	KERB LINE TO DELIVERY BAY REVISED	CF
B	02.08.22	GIA, KERB LINES, APPLICATION BOUNDARY & F.E DOOR REVISED	JT
A	13.07.22	PLANNING ISSUE	CF
REV.	DATE	NOTES	INIT.

CLIENT / PROJECT
AIG HOLDINGS LTD
SANDBROOK PARK, ROCHDALE
OL11 1RY

DRAWING TITLE
UNIT H
PROPOSED SITE PLAN
SCHEME 2

STATUS
PLANNING

DATE	DRAWN	SCALE @ A3
06.07.2022	CF	1:500

PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER	REVISION LETTER
11254	P	201	F	

Site Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Prefix Colour	C

THE RATCLIFFE GROVES PARTNERSHIP
LONDON
19 BEDFORD ROW
LONDON WC1R 4EB
T. 020 7600 6666 E. london@rgp.uk.com
www.rgp.uk.com

MANCHESTER
105 MANCHESTER ROAD
BURY LANCASHIRE BL9 0TD
T. 0161 797 6000 E. manchester@rgp.uk.com

RGF
architects