

24312-PWA-00-XX-LTR-C-1000-P01

Bury Metropolitan Council
The Lodge House
157 Manchester Road
Bury
BL9 0TD

08 May 2026

To whom it may concern,

Re: Discharge of Condition 9 (Planning Ref: 72790/Full)

Summary

We are writing to you to discharge the condition 9 relating to the planning permission 72790 at Chamber Business Park, Magdalene Road, Bury.

The condition states:

“Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted and approved in writing by the Local planning authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Standards for Sustainable Drainage Systems (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)
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risks of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall be in accordance with the National Standards for sustainable drainage systems (2025) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.”

PWA Responses below:

- (i) An investigation into the hierarchy of drainage options has been undertaken below, which presents the viability of each solution:

PWA Geo-Environmental have produced a Phase 2 Environmental Assessment which presents a summary of the ground conditions, these can be found as greyish brown firm to stiff slightly sandy

gravelly clay, which CPT positions encountered approximately one metre of medium to very dense silty or gravelly sands.

As infiltration has been discounted as a viable solution due to the presence of clays across the site, the next method in priority should be to discharge to a watercourse or surface water body. An assessment of local watercourses has been undertaken, and the River Irwell is approximately 66m West of the proposed site. An open water body can be found within the site; it is known that this waterbody does ultimately discharge to the river via a piped system at a restricted rate where a hydrobrake can be found just downstream of the pond.

- (ii) A previous drainage strategy has been prepared for the whole industrial estate which discharges into the pond. An assessment has been undertaken to determine that the design and as built areas are similar, the assessment has taken a conservative approach (not excluding grassed areas etc.) comparing the design and the actual, the design seems to be around 0.15ha more than the actual. The area for the proposed site which has been allowed for within the pond design can be found as 2.14ha, although the total drained area from the site is actually 1.45ha, providing a betterment.

Some differences can be found within the design and actuals, this can include the invert level:
Designed invert level: 78.640mAOD, actual invert level: 79.000mAOD
Designed total volume: 8358m³, actual volume: 10,094m³ (both have taken a pond depth of 1.79m)

Within the infodrainage model we have altered the ponds invert to be the actual invert level on the site, although for conservation, we have kept the same volume as the designed. These calculations present the 1:100 year + 35% as 80.157m, the 1:100 + 70% as 80.468m and the 1:100 + 70% surcharged is 80.608m (with a surcharged outfall set at a fixed level of the soffit downstream). Therefore, providing 0.182m freeboard with the designed depth scenario.

For the actual scenario, we have utilised the lowest level known to discharge into the pond (this can be found as the gully level which is southwest of the development) as the top of the pond level, this has been found as 81.670mAOD. The volume of the pond has been recalculated with this level, the new volume of the pond would be 17,350m³, this takes into account the actual invert level. The new freeboard provided would be 1.062m (working from the designed volume only NOT ACTUAL). It is deemed that the actual pond is significantly bigger than the design, the actual area contributing is less, and even with 70% climate change on the 1:100 year outfall we would be providing at least 1.062m freeboard. All the calculations for the pond have been undertaken on the design volume which is approximately 8,992m³ less than what is provided on the site.

It is therefore proposed that, as the site area has already been fully accounted for within the existing pond design – both in respect of the greenfield runoff rate to which the pond is restricted and the contributing catchment area draining to it – the development may discharge to the pond at an unrestricted rate without increasing off-site flood risk.

- (iii) The full drainage design including levels of drainage, proposed ground levels and finished floor levels can be found within drawings 24312-PWA-00-XX-DR-C-1002 and 24312-PWA-00-XX-DR-C-2000.
- (iv) Hydraulic modelling has been undertaken for the system to ensure sufficient capacity within the pipe network has been provided.
- (v) Foul and Surface water are drained on separate systems.

Conclusion and Recommendations

In summary, the submitted information demonstrates full compliance with the drainage condition, the proposed development can safely discharge into the existing pond without increasing flood risk, with sufficient capacity, freeboard and mitigation in place. Foul and surface water appropriately managed on separate systems.

If you have any questions regarding the above, please do not hesitate to contact us.

Yours sincerely,
Jamie-lee Emmott
Civil Engineer
For and on behalf of Paul Waite Associates Ltd