



SuDS STATEMENT

IN SUPPORT OF

REINSTATEMENT OF A HEAVILY DAMAGED MID-TERRACE HOUSE, FOLLOWING A NEIGHBOURING GAS EXPLOSION

AT

**102 NELSON STREET, BURY, GREATER MANCHESTER
BL9 9HX**

Date: 10 March 2026

Our Ref: 241043



Glaston Hall
Spring Lane
Glaston, Rutland
LE15 9BZ

01572 822000
glaston@gateleymitherspurslow.com

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1.0 Original Building & Drainage Provisions

- 1.1 102 Nelson Street, Bury is located within the suburban area of Bury, a town in Greater Manchester. It is situated towards the southern end of a row of terrace houses.
- 1.2 The street and surrounding area is an urban built-up development consisting of rows of terrace houses with small gardens to the front and a modest space to the rear.
- 1.3 To the south is a large cemetery and football club. The larger surrounding areas often contains pockets of green space consisting of playing fields and sports clubs.
- 1.4 The building was subject to heavy damage following a gas explosion in the neighbouring property, and demolished due to hazard and safety conditions of the site. The existing drainage and other services were capped and buried for future works.
- 1.5 The drainage provisions to the original building consisted of a standard rainwater gutter to the rear and a stone cornice gutter to the front, that continued through to the neighbouring properties along the terrace. The surface water was dispersed by a shared rainwater downpipe at regular intervals.
- 1.6 The public sewer in the surrounding streets is a combined sewer serviced by United Utilities. The original foul and rear surface water of this building connected into combined public sewer under the street to the rear, Back Nelson Street South. The front surface water connected into the combined public sewer under the street to the front, Nelson Street.

2.0 Existing Ground Conditions and Make Up

- 2.1 The existing site consists of a small front garden and a modest space to the rear. The front garden is covered by a mix of grass and paving. The rear space is covered in a mix of grass and paving.
- 2.2 The neighbouring properties have similar coverings, largely paving or hardstanding.
- 2.3 Nelson Street to the front of the building is asphalt/tarmac covered pavement and road. Back Nelson Street South has paved pavement and cobbled stones. There are street gutters that line both sides of the roads and serviced by others.



- 2.4 We have instructed a Ground Investigation Report to the site where three 150mm diameter boreholes were bored into the ground at various depths between 0.90m and 10.68m on 21st October 2025. Please see below for the table showing the depths of strata found:

TABLE 1 STRATA

Expl. Hole No.	Depth of Made Ground (m)	Depth of Granular Deposits (m)	Depth of Cohesive Deposits (m)	Depth to Bedrock (m)	Depth of Hole (m)
BH1	> 0.90	-	-	-	0.90
BH2	2.80	2.80 – 7.10	7.10 – 8.40	8.40	10.68
BH3	2.20	2.20 – 5.40	5.40 – 8.50	8.50	8.99

BH = Borehole.

- 2.5 Made ground was found as deep as 2.8m from the ground level and consisted of: BH1 & BH2 – a mix of brown gravel, cobble sized fragments of brick and rubble, dark grey ashy slightly silty sand, and gravel sized fragments of clinker, slag, brick, concrete, and stone.
BH3 – dark brown slightly clayey silty sandy gravel sized fragments of brick, stone, and ceramic with some bands of soft to very soft clay.
- 2.6 The made ground was underlain by greyish brown, brown and orangish brown clayey very silty very gravelly fine to coarse sands, the gravel comprising sandstone, siltstone and quartz.
- 2.7 Underlying the above was firm medium strength brown slightly gravelly slightly sandy silty clays with occasional pockets of sand, the gravel comprising of sandstone, siltstone, and quartz.
- 2.8 The superficial depositions were underlain by bedrock of extremely weak grey highly weathered mudstone. Completely weathered to clay in places.

3.0 National Standards SuDS Hierarchy

3.1 Collected for non-potable use

- 3.1.1 The collection of rainwater for re-use has been considered via smaller measures such as water butts, however there is little to no use of any collected water as the garden spaces are mostly paved. There are patches of grass to the rear and front, but not large enough to require additional water other than natural rainfall.



3.2 Infiltration into the ground

- 3.2.1 The upper ground below the surface finishes of the site consists of made ground which is generally considered unsuitable for natural infiltration systems such as a soakaway.
- 3.2.2 The building is a mid-terrace with adjoining gardens, and the installation of such systems could have an adverse effect to changes from the current provisions.
- 3.2.3 We consider it not reasonably practical for a surface water infiltration system to be installed, other than natural means.

3.3 Discharged to a watercourse

- 3.3.1 There is no known watercourse near to the site that can be utilised.

3.4 Discharge to a surface water sewer

- 3.4.1 There is no known surface water sewer near to the site that can be utilised. This has been confirmed by a property search from United Utilities.

3.5 Discharged to a combined sewer

- 3.5.1 There is a public combined sewer located under the road on Nelson Street to the front, and Back Nelson Street South to the rear.
- 3.5.2 The original property had both foul and surface water drained into the public combined sewer via the rear.
- 3.5.3 This has been confirmed by a property search from United Utilities.

4.0 **Proposed Drainage**

- 4.1 We are proposing to utilise the original drainage arrangement and connect into the public combined sewer system.
- 4.2 The rebuilding of the demolished property has no changes or additional features that would increase the amount of surface water to the site. There will be no strain or additional volume added to the current public system.
- 4.3 We have considered methods and systems to incorporate to the site to reduce the surface water discharge into the public sewer. Due to the site location, use, and constraints, we consider no reasonably practical SuDS measures can be incorporated.