

## **NENGINEERING CONSULTANCY SERVICES**

### **DRAINAGE CONSULTATION**

**Date:** 12/03/26

**Your Ref:** 72688

**Location:** Unit 3, Irwell Industrial Estate, Lower Woodhill Road, Bury, BL8 1AR

**Proposal:** Demolition of existing buildings and erection of a building comprising of a boiler workshop unit; extension to an existing unit (Use Class B2 and ancillary staff accommodation/office) and associated works

### **RECOMMENDATIONS**

No objections to the proposed development subject to the following:

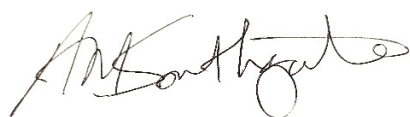
**CONDITION:** Development shall not commence until details of surface water drainage proposals have been submitted to and approved by the Local Planning Authority. The scheme must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or subsequent revisions of it. This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Design details should comply with guidance contained in the Greater Manchester's Sustainable Drainage Design Guide, March 25. Details of proposed maintenance arrangements should also be provided

**REASON:** To promote sustainable development. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact.

### **Informative Notes for the Applicant**

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| N039 | The site is to be drained on a separate system of drainage with surface water and foul sewage being combined at the last manhole before connection to public sewer                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| N040 | Surface water discharge to be limited to existing flow from site less a minimum 40% reduction in run-off to allow for climate change to prevent surcharge of public sewerage system downstream of the proposed development Chapter 10 of the National Planning Policy Framework - Meeting the Challenge of Climate Change, Flooding and Coastal Change and Unitary Development Plan Policy EN5/1 - New Development and Flood Risk and its associated SPD 16 Design and Layout of New Development in Bury. Climate change allowance should be increased to 70% for sites which fall within Flood Zone 3 |
| N041 | Application forms for permission to connect to the public sewer should be obtained by telephoning United Utilities PLC on 08456 020406 or online at <a href="http://www.unitedutilities.com">www.unitedutilities.com</a>                                                                                                                                                                                                                                                                                                                                                                               |
| N042 | Applications for Building Over Agreements or sewer diversions should be obtained by telephoning United Utilities PLC on 01925 464714.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| N043 | Applications for sewer requisitions should be obtained by telephoning United Utilities PLC at either Dawson House (01925 235871) or Hathersage Road (0161 609 7513)                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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| N044 | Approval for a surface water connection to the watercourse should be obtained from:<br><i>Main River</i> - Environment Agency, <a href="https://www.gov.uk/government/organisations/environment-agency">https://www.gov.uk/government/organisations/environment-agency</a><br><i>Ordinary Watercourse</i> – Bury Council, Engineering and Streetscene<br><a href="https://www.bury.gov.uk/index.aspx?articleid=11128">https://www.bury.gov.uk/index.aspx?articleid=11128</a> |
| N046 | The applicant should ensure that adequate grease traps are fitted to any foul connections from the premises. This will prevent foul flooding of properties downstream of the premises due to blockages in the public sewerage system caused by the solidification of hot grease and fat discharged from the premises.                                                                                                                                                        |
| N047 | Under Section 111, Water Industry Act 1991 the applicant should ensure that oils, chemicals, sanitary products and other artificial articles are disposed of in an appropriate manner and not released into the drainage and sewerage system.                                                                                                                                                                                                                                |
| N107 | The proposed development is situated within a High Risk Flood Zone 2/3. The Environment Agency should be consulted regarding this application.                                                                                                                                                                                                                                                                                                                               |
| N050 | Without the approval of the Environment Agency / Bury Council, Engineering Design and Construction Group no building is to be constructed or works carried out within 3m of the centreline of a culverted watercourse or within 8m of the top of the embankment of a main river.                                                                                                                                                                                             |
| N052 | The applicant should note that a 762x1143 mm diameter combined sewer passes through the proposed development. The applicant must plot the exact position of the public sewer in relation to any proposed buildings.                                                                                                                                                                                                                                                          |
| N053 | No building should be constructed within 3m of the centreline of the public sewer without the approval of United Utilities PLC.                                                                                                                                                                                                                                                                                                                                              |
| N054 | Floor levels of any proposed buildings should be a minimum of 300mm above any adjacent road.                                                                                                                                                                                                                                                                                                                                                                                 |
| N056 | Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written permission of the Environment Agency is required for any works or structures in, under, over or within 8m of the top of the bank of the main river – River Irwell.                                                                                                                                                                                                          |
| N057 | Details of any proposed new surface water outfalls, which should be constructed entirely within the bank profile, must be submitted to the Development Control section of the Environment Agency for approval in accordance with the Water Resources Act 1991.                                                                                                                                                                                                               |
| N105 | The applicant should ensure that any proposed driveways/paved areas (in excess of 5m <sup>2</sup> ) situated at the front of properties are constructed of permeable or porous materials. The applicant should refer to Dept. of Communities & Local Government publication “Guidance on the Permeable Surfacing of Front Gardens” for design & construction details.                                                                                                        |



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