

Bury Planning

4th September 2025

Re: Land between 18 & 24 Bradley Fold Road, Radcliffe, Bolton, BL2 5QD - 68667

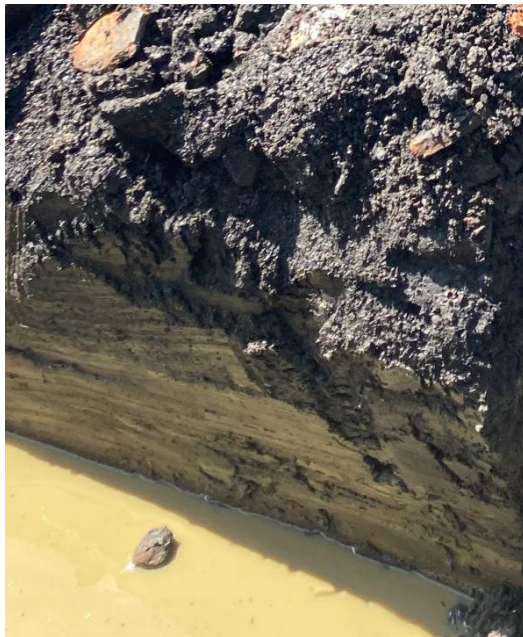
Drainage

Please find enclosed copy of our proposed drainage strategy.

In accordance with NPPF we have discounted the following methods of surface water drainage from site

1. Infiltration.

Having carried out trial pit excavations for taking soil samples and foundation designs. The ground is made up of clay from 250mm below ground level and therefore unsuitable for infiltration.





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2. To surface water body

There are no surface water bodies in the locality of the site.



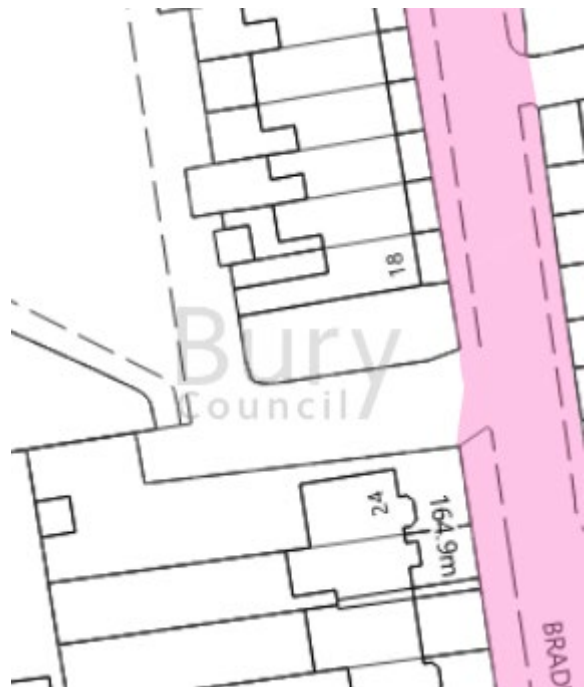
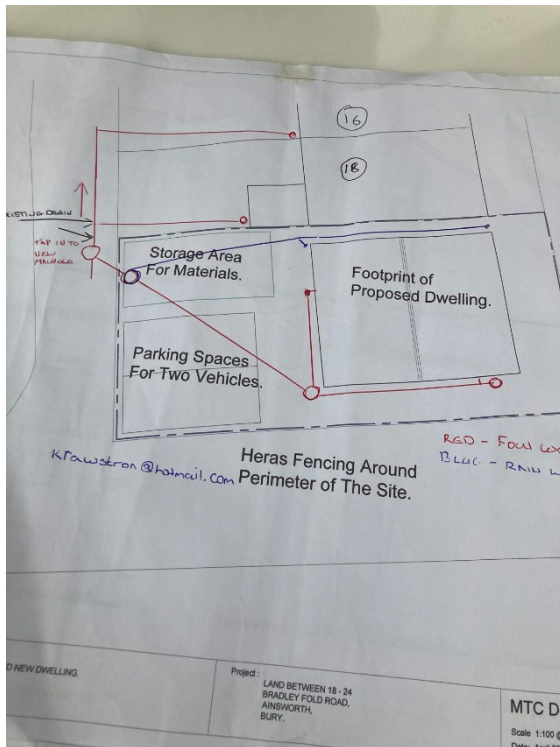


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3. There is an existing combined drain located to the rear of 18 Bradley Fold Rd. We propose to connect to this drain, combining both surface and foul water within the site boundary.

The road is unadopted



This public sewer is a 225mm diameter vc pipe, to receive drainage from the roof and patio. Driveway to be made up of a porous wearing course.

The sewer is not shown as an asset on united utilities records, therefore no application to connect into drain required.

Should you have any queries, please do not hesitate to contact us.

Regards

A handwritten signature in black ink, which appears to read 'Andrew Gaskell'.

Andrew Gaskell, BSc Civil Engineering
HOME Group NW Ltd

HOME Group NW Ltd. Company Nr.16493610. ARCHITECTURE. ENGINEERING.