



Eton Hill Road, Radcliffe Drainage Statement

Job Number
FRA251270

Report Date
28th November 2025

Client
Love Padel Ltd

DOCUMENT QUALITY ASSURANCE

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Written By	Dan Percival		
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1. Introduction

1.1. Background

LK Consult Ltd (LKC) were commissioned by Love Padel Ltd to prepare a Drainage Statement to support the discharge of planning conditions relating to the proposed padel court development at Eton Hill Road, Radcliffe.

A planning application for the “erection of 5 no. covered padel courts, conversion of existing building to clubhouse, provision of accessible WC and shower unit and associated car parking, cycle parking and access works” was approved with conditions by Bury Council on 15th October (planning ref. 71775). Condition 13 relates to surface water drainage and states:

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

- 1. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;*
- 2. 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);*
- 3. Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;*
- 4. Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and*
- 5. Foul and surface water shall drain on separate systems.*

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) 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.”

The planning application was supported by a Drainage Strategy Report prepared by Adept (document ref. 100.25007-ADE-ZZ-ZZ-RP-C-001) in March 2025. The Drainage Strategy report concluded that the existing building and site is drained by a private foul and surface water network. The drainage strategy proposed to make use of the existing drainage system in its entirety and as such did not propose to provide any onsite restrictions or attenuations due to the fact that the drained area will remain the same post development. A copy of the proposed drainage layout is included as Appendix A.

This Drainage Statement seeks to support the discharge of Condition 13. It provides commentary on each point of the condition in the context of the proposed development and approved drainage strategy and has been informed by consultation with United Utilities who provided statutory consultee correspondence during determination of the planning application.

2. Consultation with United Utilities

As noted above, United Utilities provided formal correspondence in their role as a statutory consultee during planning determination. United Utilities provided initial comments (included as Appendix B) on 2nd June 2025 in which concerns were raised regarding the proposed drainage strategy. However, United Utilities subsequently suggested the wording of a drainage related planning condition in the event that the LPA granted planning permission.

United Utilities provided further comments on 27th June 2025 (included as Appendix C) in which their concerns regarding the proposed drainage strategy were removed, however, the suggested condition wording remained as per their original comments. It is this wording that was subsequently used to

inform the planning decision notice. A review of the planning application indicates no evidence as to why United Utilities amended their comments.

LKC has since undertaken consultation with United Utilities to clarify their position in relation to surface water drainage. It is understood that discussions were held between United Utilities and Adept during planning determination to clarify the proposed drainage strategy. United Utilities have since confirmed in writing (included as Appendix D) that the proposed development site is *“more within the realm of change of use and as such should not have had drainage conditions put on it and just a recommendation to comply to the drainage hierarchy”*.

3. Consideration of the Drainage Hierarchy

The Planning Practice guidance identifies that surface water runoff should be disposed of in the following order of preference:

1. Into the ground (infiltration);
2. To a surface water body;
3. To a surface water sewer, highway drain, or another drainage system; or
4. To a combined sewer

The drainage hierarchy has been considered as follows:

3.1 Infiltration

The surface water drainage strategy proposes to reuse the existing site drainage network therefore infiltration testing should not be required.

Notwithstanding, an intrusive ground investigation was undertaken by LKC between 17th and 20th October 2025 to establish ground conditions within the site. The findings of the ground investigation are summarised in the Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy report (LKC ref. LKC251563-B1-GI-Eton Hill Road, Radcliffe-R0). The ground investigation comprised the excavation of:

- 9no. window sample boreholes drilled to 0.40-5.45 metres below ground level (m bgl);
- 1no. hand pit excavated to 0.50m bgl; and
- 2no. foundation pits to the existing building excavated to 0.65- 1.25m bgl;

Made ground was recorded in all pits and boreholes to depths of 0.60-1.20mbgl in the western part of the site with depths of 2.00-3.00mbgl in the eastern part of the site (WS107-WS110). The made ground comprised horizons of gravel, sand, silt, clay with anthropogenic material including ash, clinker, brick, concrete and potential small amounts of galligu-type material in the shallow strata in WS107 and WS108.

Superficial strata comprised horizons of loose to medium dense variably gravelly silty sand. Soft consistency gravelly sandy clayey SILT/CLAY was also noted within WS101, WS103 and WS107 to WS110. Peaty SILT or CLAY with a slight natural organic odour was noted in WS103, WS109 and WS110.

No bedrock was encountered during the investigation.

Groundwater strikes were recorded during the investigation in trial pits and boreholes. Perched water and groundwater strikes were recorded at depths of between 2.0mbgl and 4.0mbgl during drilling. Water was not encountered in the hand dug pits.

Based on the presence of made ground and shallow ground water, the use of infiltration for the disposal of surface water runoff is unlikely to be feasible.

3.2 To a Surface Water Body

The nearest watercourse is Hutchinson's Goit which is located adjacent to the eastern boundary of the site. The existing site is drained via a series of private surface water sewers which are understood to discharge into Hutchinson's Goit. The Drainage Strategy submitted as part of the approved planning application proposed to re-use the existing on site drainage network.

3.3 To a surface water sewer, highway drain or another drainage system

It is proposed to discharge surface water runoff generated by the proposed development to the existing on site drainage network. A CCTV survey of the existing site drainage was undertaken as part of the drainage strategy submitted for planning. The CCTV survey identified that surface water from the existing building and hard standing areas discharges to surface water drains that cross the site at multiple locations. The CCTV survey identified that existing sewers are in a mixed condition therefore remedial works will be undertaken as required prior to construction.

Channel drains will be installed around the perimeter of the proposed padel courts to capture runoff from the roof areas and convey this to the existing surface water drainage network.

3.4 To a combined sewer

It is proposed to discharge to the existing on site drainage network therefore discharge to a combined sewer is not required.

4. Surface Water Runoff Rates

The site is already entirely formed by hardstanding surfaces and will remain hardstanding post development. Whilst the changes may result in some minor re-routing of existing drainage, the reality is there will no increase in hardstanding surfaces draining into the existing drainage network and as such discharge rates will remain as per those existing at the site in its current form.

There will be no increase in run-off as a result of the development proposals, and as such no attenuation will be provided at the site.

5. Proposed Levels

Ground levels will be maintained as per existing ground levels (as shown in the Topographic Survey included as Appendix E) albeit within the introduction of the padel courts. The padel courts will be laid flat with a maximum gradient of 1 in 1000 as shown on the Padel Court drawing included as Appendix F.

6. Sewer Surcharge

It is proposed to discharge foul and surface water from the proposed development to the existing on site drainage network. The CCTV survey identified blockages within the existing drainage network which may result in potential surcharging. Remedial works will be undertaken to remove blockages and ensure that the existing drainage network remains operation over the lifetime of the proposed development.

7. Foul and Surface Water Drainage

Foul and surface water runoff will be drained on separate drainage systems. Foul effluent generated by the proposed development will discharge to the existing on site foul drainage network as per the existing situation.

Surface water runoff will drain to the existing on site surface water drainage network. Runoff from the roof areas over the padel courts will drain via rainwater downpipe to channel drains around the perimeter of the courts which will subsequently drain to the existing drainage network.

8. Summary and Conclusions

The site is already entirely formed by hardstanding surfaces and will remain hardstanding post development. There will be no increase in run-off as a result of the development proposals, and as such no attenuation will be provided at the site. Surface water runoff will discharge to the existing on site drainage network. Foul drainage will discharge as per the existing situation to the onsite foul drainage network.

Appendix A – Adept Drainage Strategy

ADEPT

CIVIL AND STRUCTURAL CONSULTING ENGINEERS



Drainage Strategy Love Padel Tennis Facility, Radcliffe

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Project Name: Love Padel Tennis Facility, Radcliffe
Project No. 100.25007
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Table 1 - Revision Table

REVISION	SUITABILITY	DATE	AUTHOR	CHECKED	APPROVED	DESCRIPTION
P01	S2	19/03 2025	L Fletcher	R Rigge	N Brown	1 st Issue for comment
P02	S2	24/03 2025	L Fletcher	R Rigge	N Brown	Client Comments Updated

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Introduction

1.1 Background

Adept Consulting Engineers Ltd were appointed by Corstorphine & Wright on behalf of Love Padel Ltd to carry out a Drainage Strategy to support the planning application for the re-development of a caravan repair and storage site.

1.2 Methodology

The Drainage Strategy is based on information provided by the client such as existing utilities survey & drainage records (CCTV Survey), existing topographical survey and proposed site layout.

Desk based research and a review of regulatory bodies (Bury Council) has been undertaken in relation to the planning application process documentation for drainage i.e. North West Sustainable Drainage Systems (SuDS) Pro-forma & Pro-forma guidance.

The report provides an assessment of the above and outlines the findings and recommendations for a concept drainage design.

2.0 Limitations of report

This report has been prepared by Adept Consulting Engineers Limited on behalf of Corstorphine & Wright in accordance with the background and methodology described above in sections 1.1 and 1.2.

A concept drainage design has been undertaken as part of this study. The concept design is based on the information and assumptions covered in this report at the time of preparation and provide a concept design for points of connection and general design parameters only.

The report is based on the interpretation and assessment of data provided by third parties. Adept Consulting Engineers Limited cannot guarantee the reliability of the third-party information obtained. The conclusions and findings of the report may change if the third-party data is subsequently amended or updated.

3.0 Executive Summary

Table 2 - Executive Summary

SECTION	SUMMARY
Location	Eton Hill Road, Radcliffe, M26 2ZT
Proposed Development	Change of use from caravan repair and storage to a new 5 No. padel tennis court facility with existing workshop building being converted to a new club house. Parking facilities, access works, landscaping and boundary treatment will remain as per the current site layout/surface i.e. existing hardstanding surfacing to remain.
Land use	Brownfield
Topography	Largely flat with a gradual fall east to west across the site. There is an area along the east edge of the site that falls steeply to the east from approx. 73 m AOD to 70.5m AOD.
Site Boundaries	North Private industrial development
	East Green field (Huchinson's Goit watercourse)
	South Private industrial development and children's play centre
	West Private industrial development and shared access road
Surface Water Management	The surface water for the site will be discharged via the existing drainage network of below ground surface water drains, that is then believed to discharge into Huchinson's Goit. Based on the information provided to date there will be no increase in proposed hardstanding to that of the existing for the current proposed development.
Foul Water Management	The foul water for the site will continue to discharge via the existing drainage network of below ground foul water drains. If there is any additional foul discharge this will be agreed with United Utilities.
Maintenance	The maintenance manual for the scheme will be developed alongside guidance provide by CIRIA 753 and proprietary manufactures guidance and will be provided as part of the H&S file for the scheme.

4.0 Description of the existing site

4.1 Site Location

The site is located at Eton Hill Road, Radcliffe, M26 2ZT. UK grid reference is 379566mE, 408324mN

The site location is shown below within Figure 1.



Figure 1 – Site Location

Table 3 - Site Description

SITE DESCRIPTION	
Total Site Area	5,235m ² (Refer to Redline boundary on dwg 100.25007-ACE-ZZ-ZZ-SK-C-100)
Existing Impermeable Area	5,235m ²
Land use	Repair and storage of caravans
Topography	Largely flat with a gradual fall east to west across the site. There is an area to the east of the site that falls steeply to the east from approx. 73 m AOD to 70.5m AOD (this is the bank of the Goit)
Known Site Constraints	Existing drains cross the site, bound on 3 sides by private industrial units and bound by Hutchinson's Goit watercourse to the east.

A topographical survey has been undertaken by Site Surveying Services Ltd in January 2025 and is provided in Appendix A.

4.2 Existing Drainage

The law regarding responsibility for drains and sewers changed on the 1st of October 2011. On this date, the Government transferred the majority of drainage pipes that are either outside a property's boundary or are shared with other buildings to the sewage/water companies. However, not all transferred sewers may be shown on the sewer records.

United Utilities

No United Utilities public sewer records have been obtained at this point in time. However, it is not believed any sewer exist.

GPR survey and CCTV Drainage Survey

A GPR survey and CCTV drainage survey have been undertaken on the site. Both indicate that the existing building discharges in multiple locations for both foul and surface water.

The foul water discharges at two locations to the east and west of the building into a foul drainage run to the south that crosses the site in a west to east direction.

The surface water from the existing building and hard standing discharges to the surface water drains that cross the site at multiple locations.

Existing connections are shown on the record drawing and have been confirmed by the CCTV survey. However, a further CCTV survey will be required as part of the detailed design to confirm final drainage outfall locations.

All existing sewers are presumed to be private and appear to be in mixed condition as such some drainage remediation works may be required for reuse.

A CCTV survey report was not provided, only the CCTV videos and utility survey in Appendix A.

5.0 Proposed development

5.1 Development Outline

The proposed development entails the change of use of the caravan repair and storage to a new Padel tennis court facility and club house. Alongside this, parking facilities will be provided making use of the existing hardstanding on-site. There is no access works, landscaping or boundary treatment being completed. For proposed layouts refer to Appendix B.

The total scheme impermeable area is to remain the same, both pre and post development (Approx. 0.5ha).

The 5 No. padel courts will have a canopy cover with a total area of 0.142ha.

5.2 Legislation

The following applicable legislation & guidance has been reviewed while producing the drainage strategy for the scheme.

National Planning Policy

The Government has established the National Planning Policy Framework (NPPF) the latest of which was published on the 12 December 2024. This sets out the government's planning policies for England and how these are expected to be applied. Chapter 14 specifically relates to drainage systems and requires developments to incorporate sustainable drainage systems in the development

Lead Local Flood Authority

Bury Council as the LLFA provide the following guidance notes;

- Peak rainfall intensity should be considered as the upper limit
- Urban creep shall be applied at 10% - unless this exceeds 100% of the site
- Flood routes onto and off the site must be considered
- Two approaches to discharge rate;
 - “Approach 1” – Long Term Storage is the preferred options. Requiring - the peak runoff rate from the development to any drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event must be as close as reasonably practicable to the greenfield runoff rate from the development for the same rainfall event, but should never exceed the rate of discharge from the development prior to redevelopment for that event.
 - “Approach 2” – Attenuation only. An alternative where greenfield runoff cannot be achieved/it is demonstrated that long term storage is unachievable.

The LLFA also provide a pre-planning advise service, this has not been sought to date.

Department for Environment, Flooding and Rural Affairs (DEFRA)

DEFRA provided a Non-statutory technical standards for sustainable drainage systems in 2015 which sets out guidance on peak flow control, volume control, flood risk in the development. This guidance requires that for the 1 in 100 year, 6 hour rainfall event must be constrained to a value as close as is reasonably practicable to the greenfield runoff volume for the same event.

To mitigate for climate change the proposed 1 in 100 year (plus climate change allowance) rainfall event must be no greater than the existing 1 in 100 year rainfall event runoff rate. If this cannot be achieved, surface water flood risk increases under climate change.

5.3 Existing Surface Water Flows

The site has an existing network within the redline boundary that currently drains the existing surface area. This has been recorded by a utilities survey & CCTV surveys. The existing network has not been hydraulic modelled.

5.4 Hydraulic Calculations

The drainage strategy described below in section 5.5 has not been hydraulically modelled at this stage. The surface water network for the development will be designed to the hydraulic standards of the Sewer Sector Guidance, these being:

- No surcharge of pipes for the 1 in 2-year storm return period.
- No flooding for the 1 in 30-year storm return period.
- Road, roofs and private hard standing areas have 100% impermeability (run-off coefficient) and full contribute to the flows in the surface water network.

The volumetric run-off values for both the summer and winter simulations set to 0.75 & 0.84.

In accordance with the EA guidance and the design life of the building climate change will be applied at 45% for the 1 in 100yr storm.

Urban creep of 10% will be applied to the proposed development.

5.5 Proposed Surface Water Drainage Strategy

Hierarchy of Discharge

In line with Building Regulations Part H, approved document (2015) sets out a hierarchy for the disposal of surface water which encourages a SuDS approach, the SuDS manual reinforces this and lists that surface water runoff that is not collected for use should be discharged in the following order.

- Infiltration
- Discharge to Surface Waters (i.e. watercourse)
- Discharge to a surface water sewer, highway drain or another drainage system
- Discharge to a combined sewer.

Reviewing these outfall options in order;

The proposed strategy is to re-use the existing drainage network in its entirety as such infiltration test will not be undertaken.

There is a watercourse located just east of the redline boundary, Hutchinson's Goit, which is adjacent to the site.

There is existing surface water drains that cross the site. As the proposed strategy is to utilise the existing drainage in its entirety for the scheme, the existing drainage system is going to remain unchanged. Therefore, it is proposed that the scheme will utilise the network of surface water drains as the point of outfall (Hutchinson's Goit).

Combined sewers will not be used as the point of outfall for surface water on site.

As per Building Regulations the surface water system on the site will be kept separate from the foul.

Proposed Surface Water Flows

"Approach 1" as set out by the LLFA requires a stress test of the proposed greenfield rates. However, due to the proposed site reusing the entirety of the existing system there is insufficient space below ground to provide the attenuation volume required.

For this reason, "Approach 2" is adopted for the site and overall discharge rates.

As the site does not increase the area of drained impermeable area discharging to the existing system and ultimately Hutchinsonson's Goit, the site will not adversely affect the flood risk downstream.

5.6 Sustainable Drainage Systems (SuDS) and Water Quality

Sustainable Drainage Systems (SuDS) have the ability to address four core objectives: water quantity, water quality, amenity and biodiversity. In accordance with the National Planning Policy Framework (NPPF), the Non-Statutory Technical Standards for Sustainable Drainage Systems (2018) and the SuDS Manual (CIRIA 753) SuDS should be specified wherever possible to manage surface water runoff generated onsite.

SuDS are widely accepted as a better approach to managing rainfall than traditional drainage systems. As such a review of the available SuDS techniques has been carried out along with the feasibility on this scheme.

Table 4 - SuDS Technique Review

TECHNIQUE	DESCRIPTION	ADVANTAGES	DISADVANTAGES	Y / N
Rainwater Harvesting	Elements that capture rainwater and facilitate its use within the building or local environment	Reduced reliance on mains water	Cannot be used as attenuation as they are assumed to be full at the point of the storm event.	Y - this is something that could be considered during the detailed design
Below Ground Storage – Geocellular Tank	Storage wrapped in either an impermeable or permeable layer	Can be designed to allow infiltration Lightweight allowing manual install	Difficult to maintain within the tank – especially regarding infiltration potential	N – not required due to the existing and proposed development remaining the same
Green/brown roof	Roofing system that covers the roof with vegetation – designed to intercept and retain the first flush rainfall events	Designed to mimic greenfield view of the site, good ecological benefits, can help insulate the building.	Additional weight on the structural frame, additional maintenance required.	N – existing building not being structural enhanced
Bluroof	Tanking of the roof to allow outlet restriction and attenuation of the rainfall at roof level – allowing for a controlled discharge to the below ground network.	A warm roof can contribute to insulation values of the building. Reduced the volume of below ground attenuation required.	Increased weight on the structure, additional maintenance required to ensure the reduced outlets do not become blocked.	N – existing building not being structural enhanced

TECHNIQUE	DESCRIPTION	ADVANTAGES	DISADVANTAGES	Y / N
Porous and pervious surface materials	Block or porous surfacing that allow water to penetrate, can be designed to infiltrate or conveyed to into storage and the drainage network.	Provided a local source of attenuation, provided initial low level water treatment, can be installed in the same manor conventional surfacing is.	Not suitable for heavy traffic locations, required regular maintenance to prevent filling of voids, coordination required with incoming services.	N – not required due to the existing and proposed development remaining the same
Rain Gardens	A rain garden is a shallow depression, with absorbent, yet free draining soil and planted with vegetation that can withstand occasional temporary flooding.	Reduce the volume of rainwater running off into drains form impervious areas. Provide low level treatment. Provide local flood protection.	Increased annual maintenance, can only be used to reduce attenuation volumes if the ground conditions allow infiltration.	N – site layout does not allow
Linear Drainage – Channels	Formal drainage channels allowing the conveyance and storage of surface water locally	Potentially reduced pipework.	Depending on location enhanced covered need to ensure long term success – only provide a small volume of attenuation.	Y
Linear Drainage – Swales	Linear vegetated drainage features in which surface water can be stored or conveyed.	Good level of pollutant removal, reduced run off rates and can be incorporated into the landscaping design	Significant land taken required to achieve volume sufficient to attenuate flows.	N – site layout does not allow
Infiltration Systems	Elements that facilitate the infiltration of water into the ground. These often include temporary storage areas which allow water to slowly soak into the soil	Reduced run off volume, effective pollutant removal, simple and cost effective	Require suitable pretreatment to prevent contaminated entering the ground water, need to be sited away from structures.	N – The GI does not indicate sufficient rates
Detention Basin / wetland	Large areas of open water, designed to either attenuate or infiltrate surface water	Can be design as a wet or dry system, good pollutant removal, good ecological benefits.	High land take required, infiltration depend on the ground condition	N – site layout does not allow

Once fully developed, the surface water discharge train will be assessed in line with the SuDS manual and scored accordingly.

Once constructed the SuDS features will need to be maintained for the duration of the scheme. The fully defined maintenance manual will be developed though the detailed design phase of the scheme. However, the outline requirements are provided in Appendix C.

Due to the site not altering the impermeable area the LLFA SUDS guidance & proforma has not been completed.

Foul Drainage

Strategy

In accordance with Building Regulations Part H, foul and surface water drainage systems will be kept separate on the Application Site prior to discharge.

United Utilities have not been contacted at this stage. However, it is expected that they will confirm that unrestricted foul flows from the Application Site would be acceptable into the foul sewer that cross the site.

Proposed Peak Foul Water Flows

The proposed peak foul water flow from the Application Site into the public sewer system will be calculated based on the Population Method as described in BS EN 752:2017 and also references British Water Flows and Loads 4, confirmation will be sought from UU regarding the change of use. However, as the existing connection are being utilised this isn't expected to be a problem.

6.0 Conclusions

6.1 Existing Drainage

The building and site is drained by a private foul and surface water networks that outfalls in various locations. The final outfall locations have not been confirmed during this stage of the project, as such the final outfall locations will be confirmed during the detailed design stage.

6.2 Proposed Drainage Strategy

The proposed drainage strategy is to make use of the existing drainage system in its entirety. As such it is not currently proposed to provide any onsite restrictions or attenuation as the drained area from that of the existing to the proposed will remain the same.

Appendix A

Existing Information

- Topographical Survey
- Utilities Survey

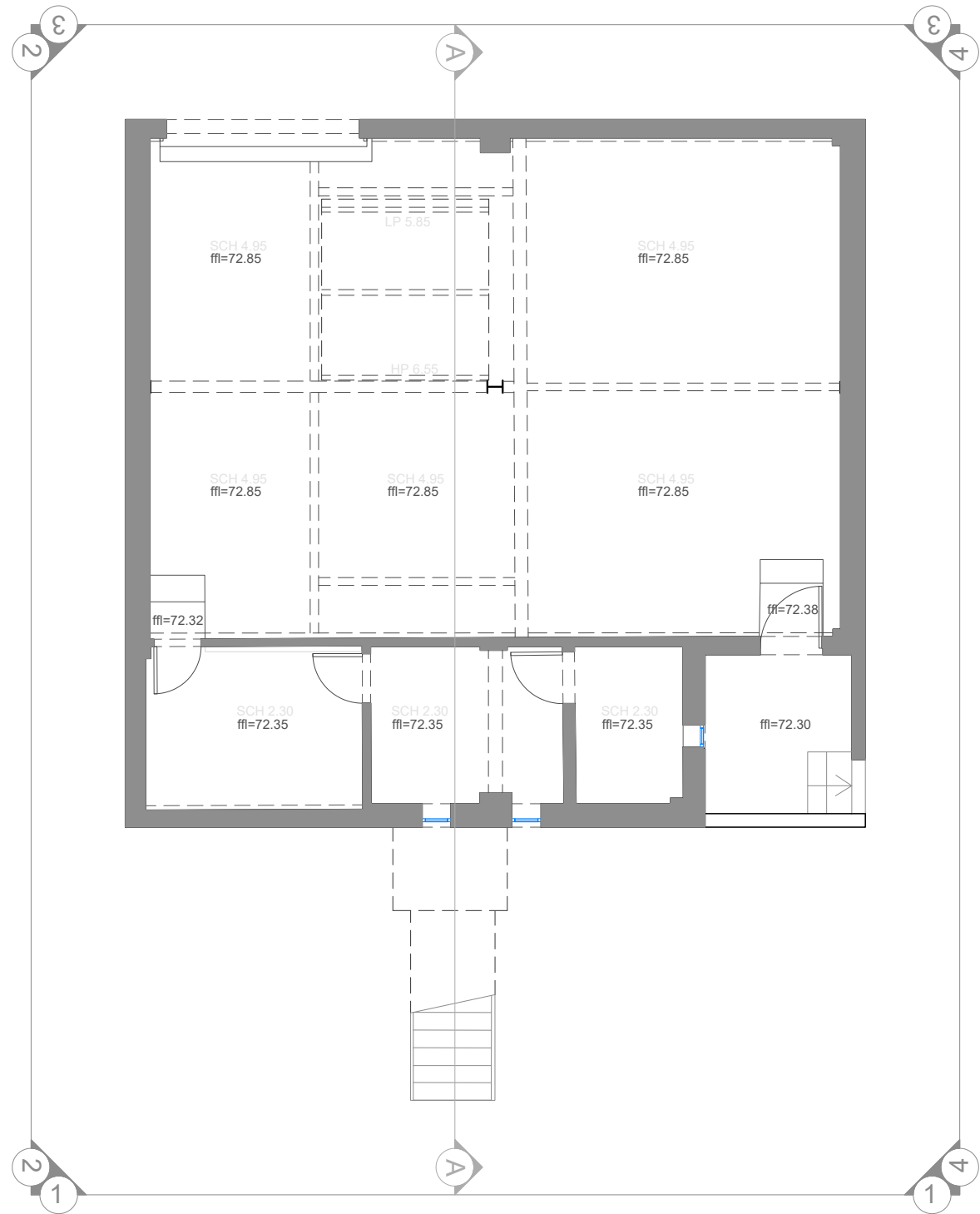
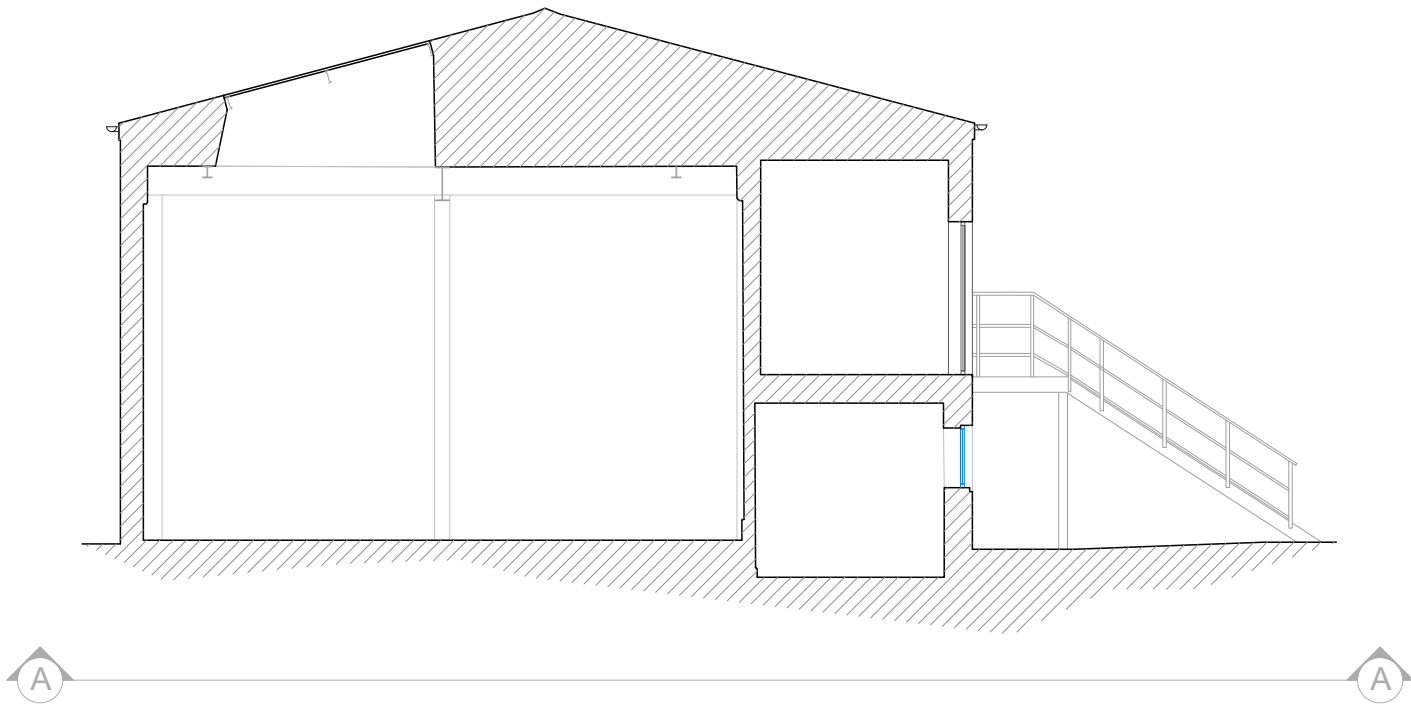
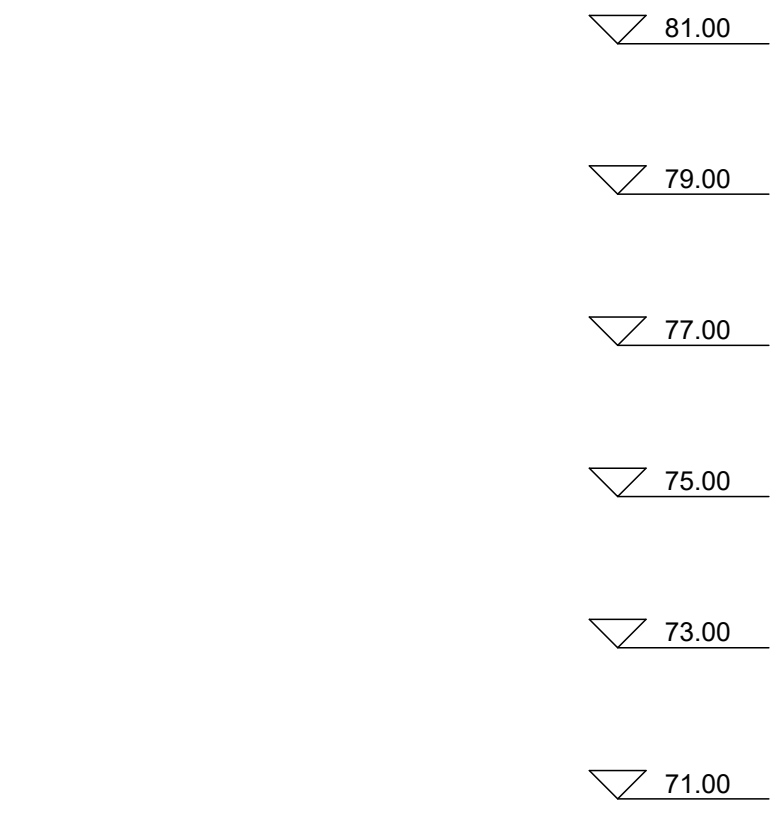


C3B	379544.419	408408.776	73.309
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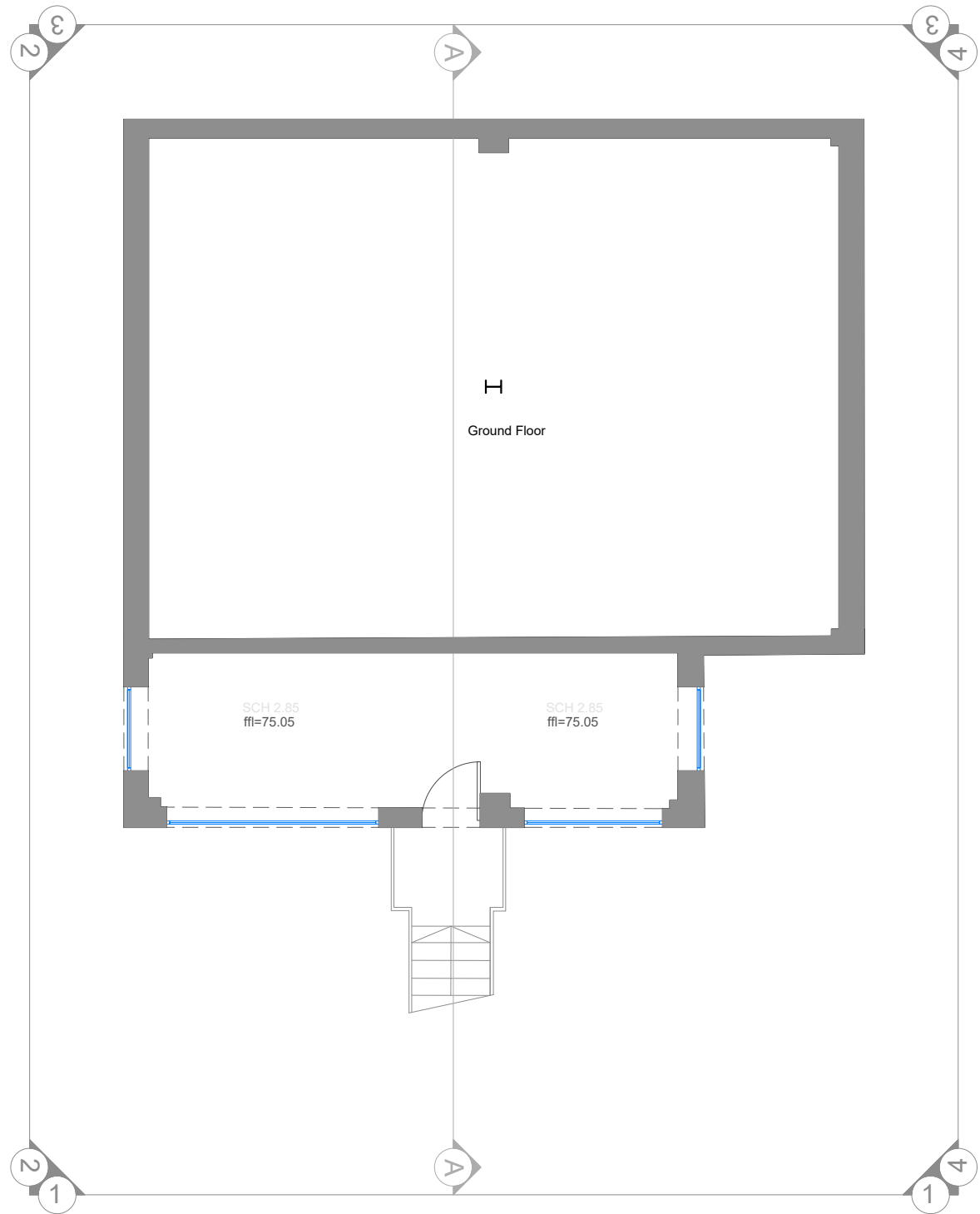
parking m-
cycle rack
cycle shot

and conditions.

purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.



GROUND FLOOR



FIRST FLOOR

MBS FLOOR PLANS - LEGEND

EXTERNAL FOOTPRINT

WALLS *widths checked where possible

PARTITION WALLS

CEILING LINES

BEAMS

TRUSSES & LINTELS

FALSE CEILING LINE

SERVICES

FLOOR LINES

STRUCTURAL CEILING HEIGHT SCH 4.00

FALSE CEILING HEIGHT FCH 3.00

CEILING HIGH POINT HP 4.00

CEILING LOW POINT LP 2.00

FINISHED FLOOR LEVEL ffl=100.00

BEAM HEIGHT BH 5.00

DOOR HEIGHT DH 2.00

ARCH HEIGHT TA 2.00

FLOOR TO CILL SP 1.00

CILL TO LINTEL FC 0.00

CH 0.00

WINDOW *glazing thickness are indicative

DOOR *frames not measured

SLIDING DOOR

STAIRS

SINK

OVEN

FURNITURE

WC

WASH BASIN

SHOWER

BATH

URINAL

*Some columns/beams may be obscured by plaster / fire boarding / concrete / casing. Therefore the true structural position may not be shown.

*Some site areas may be inaccessible. See highlighted areas for further details.

ASSUMED

This elements and areas may be shown as assumed, with dashed lines. Where possible.

Sheet Layout

- This survey may relate to an external Coordinate system. If details such as position and orientation relative to this are required please get in touch.
- All dimensions and measurements given are Scale Factor 1.

Surveyed by	Initials - PB	Dates Surveyed - 13/01/25		
D				
C				
B				
A	24/01/25	Original Issue	PB	MK
Rev	Rev. Date	Purpose of revision	Drawn	Checked



site surveying services

Site Surveying Services Ltd, Unit 1 The Old Saw Mill, Shawbridge Street, Clitheroe, BB7 1LY

T: 01200 438320 W: www.sitesurvey.co.uk

Client
Corstorphine & Wright

Project
Eton Hill Rd, Radcliffe, Manchester

Drawing title
Floor Plans / Section

Scale
1:100 @ A2
DO NOT SCALE

SSS Job No.
S241184

Client Job No.

Drawing number
S241184-DR-M-001

Rev
A

This drawing is not to be used in whole or part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.

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▽ 79.00

▽ 77.00

▽ 75.00

▽ 73.00

▽ 71.00



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▽ 81.00

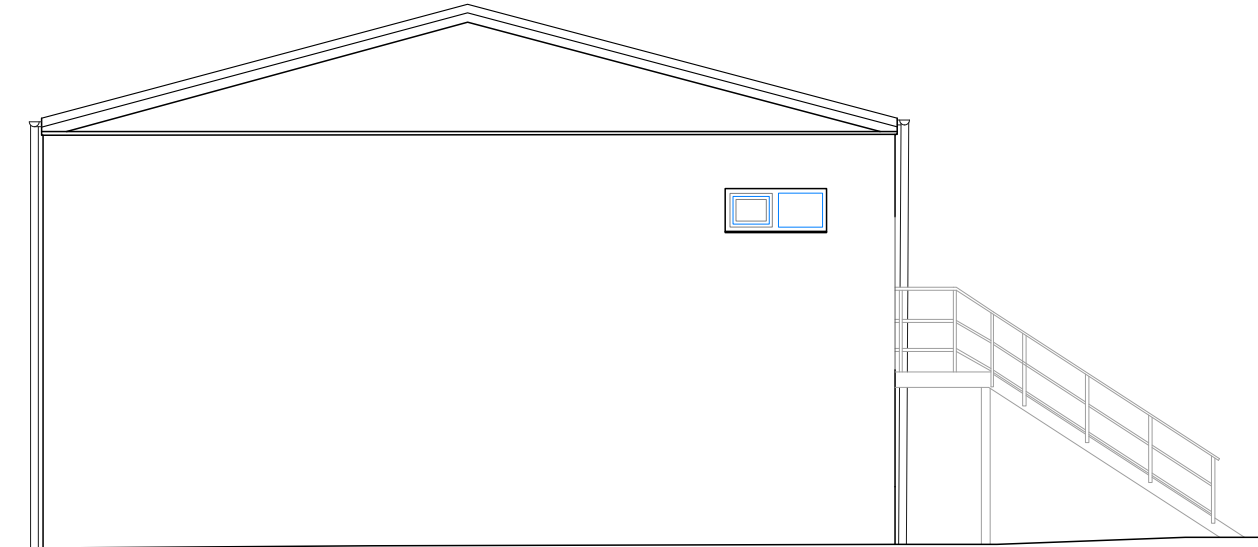
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2

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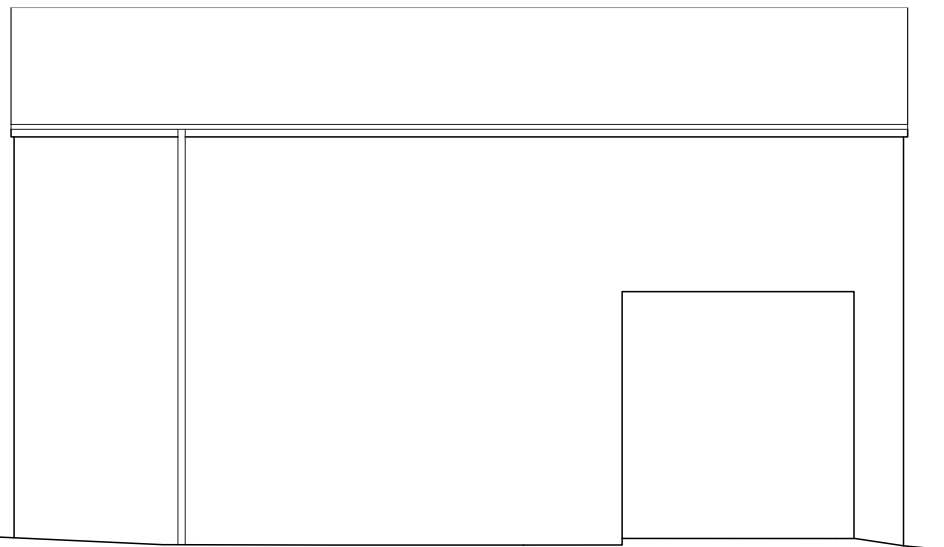
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▽ 71.00



3

3

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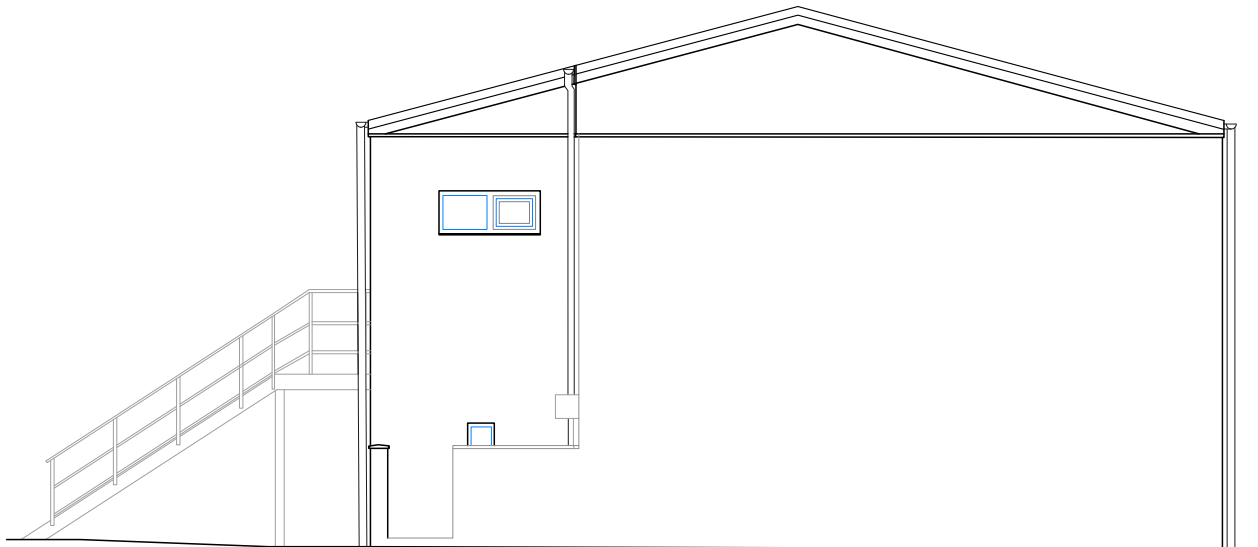
▽ 79.00

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▽ 75.00

▽ 73.00

▽ 71.00



4

4

MBS ELEVATIONS - LEGEND

BUILDING EDGE

GLAZING

DOORS

GROUND LINE

METAL WORK

MISCELLANEOUS

ARCHITECTURAL ELEMENT

PIPES

RAINWATER PIPES

RIDGES

ROOF

SERVICES

STONE

TIMBER

VEGETATION

*Some columns/beams may be obscured by plaster / fire boarding / concrete / casing. Therefore the true structural position may not be shown.

*Some site areas may be inaccessible. See highlighted areas for further details.

ASSUMED

This elements and areas may be shown as assumed, with dashed lines. Where possible.

Sheet Layout

1. This survey may relate to an external Coordinate system. If details such as position and orientation relative to this are required please get in touch.

2. All dimensions and measurements given are Scale Factor 1.

Surveyed by	Initials - PB Dates Surveyed - 13/01/25		
D			
C			
B			
A	24/01/25	Original Issue	PB MK
Rev	Rev. Date	Purpose of revision	Drawn Checked



site surveying services

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T: 01200 438320 W: www.sitesurvey.co.uk

Client
Corstorphine & Wright

Project
Eton Hill Rd, Radcliffe, Manchester

Drawing title
Elevations

Scale
SSS Job No. S241184
Client Job No.

Drawing number
S241184-DR-M-002
Rev
A

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Disclaimer

Electromagnetic and/or Ground Penetrating Radar techniques have been used to locate underground utilities and features on this drawing. Variations in ground condition, depth and density of services, as well as signal interference can affect accuracy. Results from these types of surveys are not stable and should the location or depth of service/feature be of importance to a project then it is strongly advised that the excavations should be undertaken to confirm survey results.

Depths given are to the center of all services other than drainage where invert levels or crowns are displayed.

Depths and diameters of utilities measured at manholes and inspection chambers where access is prevented, are by tape from ground level. These are indicative only and may not always be accurate.

Drainage type (a, surface / b, u) combined may not always be clear and are therefore something assumed. Client to verify.

Gully outlet pipes will not be surveyed as standard and what is shown on the drawing is often the assumed route.

A service line may represent multiple cables and/or ducts.

GPS anomalies are corrected/adjusted and may represent services or utilities, voids, saturated ground, or buried concrete foundations.

No liability will be accepted for recovery of any survey provided by to us by the client that have been omitted or used within the deliverables. The same applies to the statutory information provided as part of any desktop study given to us.

We use skilled and modern calibrated equipment to perform our surveys. However, the completeness of any underground survey cannot be 100% guaranteed and we cannot be held responsible for any inaccuracies beyond those that could be reasonably expected by a competent company.

Contractors using this drawing for intrusive work should take all reasonable measures to work safely in accordance with health guidelines "avoiding danger from underground services".

PAS128 Quality Level labeling of utility information by a classification code allows the user of this information to understand clearly how the information was collected and then place an appropriate amount of reliance on it, project risks related to underground utilities can then be properly managed.

QL A Information is obtained by exposing the underground utility using a non destructive excavation technique. The vertical information for this locating method is to the top of the shallowest part of the located service the 3d location is recorded as an x,y,z coordinate.

QL B1 Information is collected by designating the horizontal and vertical location of underground utilities by using electromagnetic pipe and cable locators, sondes or fluid trace, ground penetrating radar and acoustic pulse equipment. Tolerances for B1 classifications are +/- 50mm horizontally and +/- 25mm vertically.

QL B2 Information is collected by designating the horizontal and vertical location of underground utilities by using electromagnetic pipe and cable locators, sondes or fluid trace, ground penetrating radar and acoustic pulse equipment. Tolerances for B2 classifications are +/- 200mm horizontally and +/- 40% of the detected depth vertically.

QL B3 Information is collected by designating the horizontal location only of underground utilities by using electromagnetic pipe and cable locators, sondes or fluid trace, ground penetrating radar and acoustic pulse equipment. Tolerances for B3 classifications are +/- 500mm horizontally with no depth given.

QL B4 Information is added as an assumed route, the underground utilities have been unable to be detected using electromagnetic pipe and cable locators, ground penetrating radar and acoustic pulse equipment however are suspected to exist, this data should be treated with caution.

QL C Information is collected by correlating the survey of visible utility surface features such as manhole plates or manholes with existing drawings and record information to draw a string which shows the approximate position of services. This method does not usually show multiple banks of cables and does not always show three dimensional information.

QL D Information is the most basic level of utility locations using only information based on existing utility drawings and by measuring boundary offsets etc. this method of utility location should always be treated as an indication of the presence of a service only and should not be used for design.

Key and Linestyles

Quality Level (QL) is noted within the line type.

Quality Level B4 and lower is indicated with a dashed line.

Depths are indicated beside the surveyed points.

BT	BT
CATV QL-B2	CATV QL-B2
CCTV QL-B2	CCTV QL-B2
Common QL-B2	Common QL-B2
Drainage Confined Water	Drainage Confined Water
Drainage Foul Water	Drainage Foul Water
Drainage Surface Water	Drainage Surface Water
Earth Cable QL-B2	Earth Cable QL-B2
GPB Trace	GPB Trace
Single Duct QL-B2	Single Duct QL-B2
Fiber Optic QL-B2	Fiber Optic QL-B2
Gas QL-B2	Gas QL-B2
Electric QL-B2	Electric QL-B2
Electric - LV QL-B2	Electric - LV QL-B2
Electric - HV QL-B2	Electric - HV QL-B2
Pipe Above Ground QL-A	Pipe Above Ground QL-A
Pipe Below Ground QL-B2	Pipe Below Ground QL-B2
Unidentified Service QL-B2	Unidentified Service QL-B2
Vodafone QL-B2	Vodafone QL-B2
Virgin Media QL-B2	Virgin Media QL-B2
Water QL-B2	Water QL-B2

Service Band / Cluster of Utilities

Desktop Study Boundary

ESM Boundary

GPB Boundary

Utility Survey Boundary

Symbol colour and abbreviation indicate service type.

Chamber / Manhole	Kiosk
-------------------	-------

Abbreviations

AR	ABOVE GROUND SERVICE	MCW	MANHOLE COLD WATER
AS	ABOVE GROUND SERVICE	NI	NO FURTHER INFORMATION
BD	BACKDROP	NTA	NO TRANSMITTER ACCESS
BT	BRITISH TELECOM CHAMBER	OH	OVERHEAD
CI	CAST IRON	OSA	OUTSIDE SURVEY AREA
CL	COVER LEVEL	PE	POLYETHYLENE
CO	CONCRETE	PR	PIPE RISER
CP	CABLE PIT	PP	POLYPROPYLENE
CR	CABLE RISER	ROD	RODGING EYE
CW	COMBINED WATER DRAIN	RWP	RANIMETER WIRE
EM	EARTH MAT	SAP	SERVICE MARKER POST
EP	ELECTRICITY POLE	SV	SERVICE VALVE
EDT	END OF TRACE	SVR	SOIL VENT PIPE
FE	FOUR POINT	SW	SURFACE WATER DRAIN
FI	FREE INFRARED	TF	TAKEN FROM RECORDS
FW	FULL OF WATER	TY	TELEGRAPH POLE
FS	FULL OF SLODGE	UL	UNRELIABLE DEPTH INFO
FW	FULL OF WATER	UL	UNABLE TO LIFT
G	GULLY	UL	UNABLE TO SONDE
GP	TRACED BY G.P.P.	UL	UNABLE TO SONDE FURTHER
GV	GAS VALVE	UL	UNABLE TO TRACE
GR	GAS RISER	UL	UNABLE TO TRACE
HY	HYDRANT	UL	UNABLE TO TRACE
I	INSPECTION CHAMBER	UL	UNABLE TO TRACE
IL	INVERT LEVEL	UL	UNABLE TO TRACE
LP	LAMP POST	UL	UNABLE TO TRACE
M	MANHOLE	UL	UNABLE TO TRACE
MP	MANHOLE	UL	UNABLE TO TRACE
W	WASTE WATER	UL	UNABLE TO TRACE
WMP	WASTE WATER PIPE	UL	UNABLE TO TRACE

Availability of Statutory Records

Utility Type	Record Provided	Record Owner
BT	no	Openreach
Electric	no	UKPN
Gas	no	Cadent
Sewer	no	United Utilities
Telecom	no	Virgin Media
Telecom	no	Vodafone
Water	no	SSE
Other	no	United Utilities

Sheet Layout

1. The survey has been accurately positioned on the Ordnance Survey National Grid system using GPS observations to the OS Active Network and the latest Ordnance Survey transformation (OSTN15/OSGM15)

2. All levels relate to Ordnance Survey Datum (Newlyn). Vertical control has been established using GPS observations to the OS Active Network and the latest Ordnance Survey transformation (OSTN15/OSGM15)

3. Local Scale Factor has been removed to transform the survey to a flat earth grid (scale factor 1.00000). Local Grid Origin is Control Station C1. This is the only point where OS Grid coordinates are true.

Surveyed by	Initials - OB & AW	Dates Surveyed - 22/01/25
D		
C		
B		
A	23/01/25	Original Issue
Rev	Rev. Date	Purpose of revision
Rev	Rev. Date	Purpose of revision

Drawn	Checked
OB	TH

Site Surveying Services

Site Surveying Services Ltd, Unit 1, Shawbridge Sawmill
Taylor St, Clitheroe BB7 1LY
T: 01200 438320 W: www.sitesurvey.co.uk

Client

Corstorphine & Wright

Project

Eton Hill Rd, Radcliffe

Drawing Site

Utility Survey

Scale	1:200 @ A0	DO NOT SCALE
SSS Job No.	S241184	
Client Job No.	N/A	
Drawing number	S241184-DR-U-001	
Rev	A	

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Disclaimers

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CL A Information is obtained by exposing the underground utility using a non destructive excavation technique. The vertical information for this locating method is to the top of the shallowest part of the located service the 3d location is recorded as an x,y,z coordinate. Tolerances for s1-a classification are +/-50mm horizontally and +/-25mm vertically.

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Key and Linestyles

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Depths are indicated beside the surveyed points.

Service Band (Cluster of Utilities)

Desktop Study Boundary

ESM Boundary

GPS Boundary

Utility Survey Boundary

Symbol colour and abbreviation indicate service type.

Chamber / Manhole

Chamber / Manhole

Kiosk

Abbreviations

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GP	TRACED BY G.P.P.	UTF	UNABLE TO SOND
GV	GAS VALVE	UTL	UNABLE TO TRACE
GR	GAS RISER	VL	WATER LEVEL
HY	HYDRANT	VM	VANISH RECOVERY
I	INSPECTION CHAMBER	VP	VENT PIPE
LP	LAMP POST	WM	WATER METER
MH	MANHOLE	WMP	WASTE WATER PIPE

Availability of Statutory Records

Utility Type	Record Provided	Record Owner
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Sheet Layout

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Surveyed by	Initials - OB & AW	Dates Surveyed - 22/01/25
D		
C		
B		
A	23/01/25	Original Issue
Rev	Rev. Date	Purpose of revision
		Drawn / Checked

site surveying services

Site Surveying Services Ltd, Unit 1, Shawbridge Sawmill
Taylor St, Clitheroe BB7 1LY

T: 01200 438320 W: www.sitesurvey.co.uk

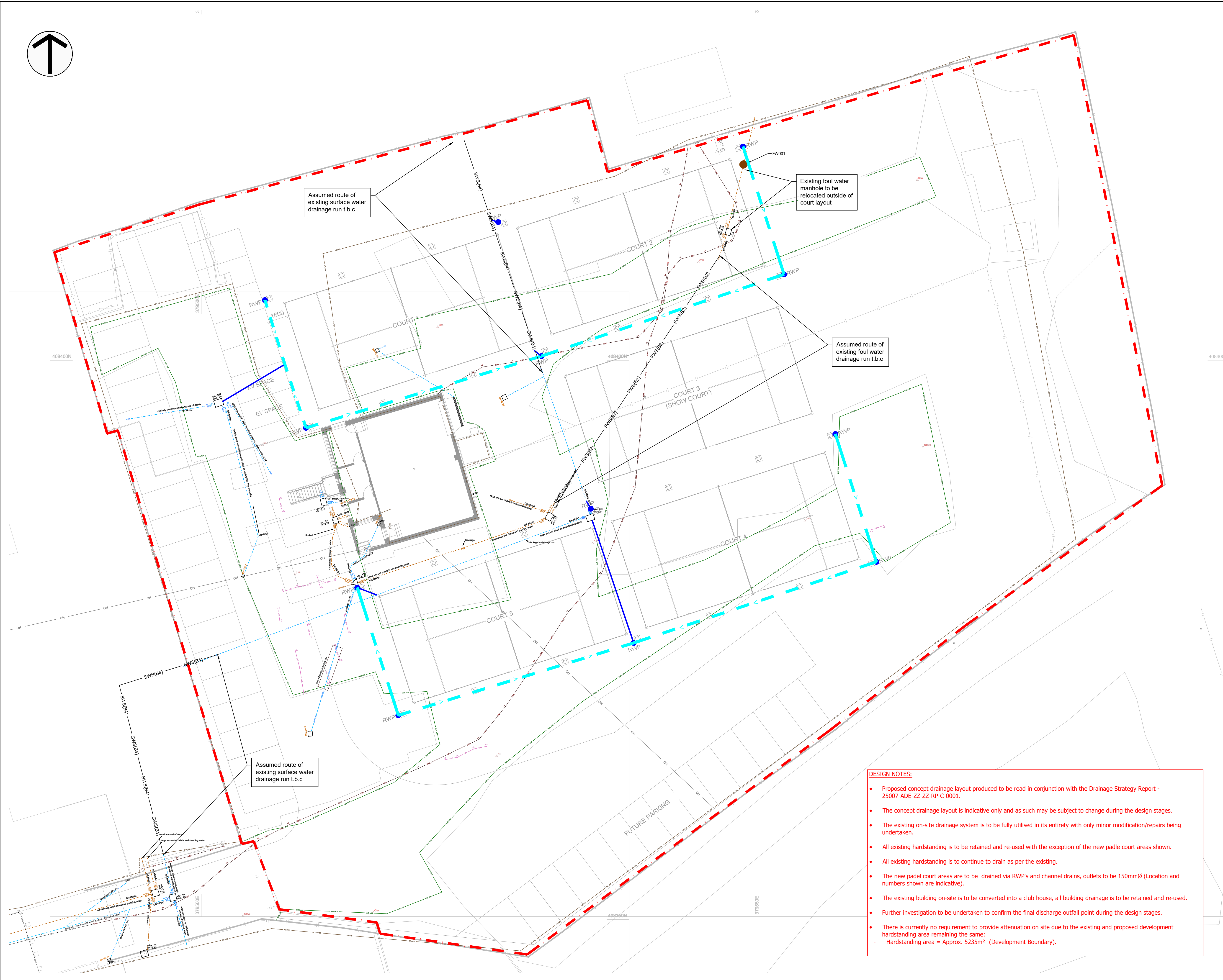
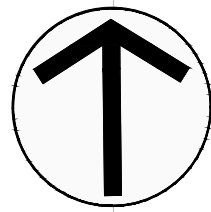
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Project	Eton Hill Rd, Radcliffe	
Drawing title	Utility Survey	
Scale	1:200 @ A0	DO NOT SCALE
SSS Job No.	S241184	
Client Job No.	N/A	
Drawing number	S241184-DR-U-002	
		Rev A

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Appendix B

Proposed Information

- Proposed Concept Drainage Layout
- Proposed Site Ground Floor Plan
- Proposed Site Roof Plan
- Proposed Elevations



DESIGN NOTES:

- Proposed concept drainage layout produced to be read in conjunction with the Drainage Strategy Report - 25007-ADE-ZZ-ZZ-RP-C-0001.
- The concept drainage layout is indicative only and as such may be subject to change during the design stages.
- The existing on-site drainage system is to be fully utilised in its entirety with only minor modification/repairs being undertaken.
- All existing hardstanding is to be retained and re-used with the exception of the new padle court areas shown.
- All existing hardstanding is to continue to drain as per the existing.
- The new padel court areas are to be drained via RWP's and channel drains, outlets to be 150mmØ (Location and numbers shown are indicative).
- The existing building on-site is to be converted into a club house, all building drainage is to be retained and re-used.
- Further investigation to be undertaken to confirm the final discharge outfall point during the design stages.
- There is currently no requirement to provide attenuation on site due to the existing and proposed development hardstanding area remaining the same:
 - Hardstanding area = Approx. 5235m² (Development Boundary).

Do Not Scale

Drawing Notes

Drawing & schedule based on the following information:
Architect's drawing/model: **Corstorphine & Wright**
240956-CWA-SS-00-DR-A-01010
Revision: **01**
Received: **04.03.2025**
Topographic Survey: **S211184-DR-T-001**
Revision: **A**
Received: **23.01.2025**

Health, Safety & Environmental Notes

- Depicts Low Residual Risk
- Depicts Medium Residual Risk
- Depicts High Residual Risk

Refer to Designer's Risk Assessment for Control Measures

KEY

- Site Development Boundary
- Proposed Surface Water
- Proposed Foul Water
- Proposed Channel Drain
- Proposed Rainwater Pipe
- Existing Foul Water
- Existing Surface Water
- Assumed Ex. Foul Water
- Assumed Ex. Surface Water

17.03.25	First Issue	LF	RR	P01
Date	Description	By	Chk	Rev

ADEPT

Web www.adeptsce.com Office Address 7 St James Square, 4th Floor, Manchester, M2 6DN
Email inbox@adeptsce.com
Tel 0161 974 0291

Project
Love Padel Tennis Facility, Radcliffe

Title
Proposed Concept Drainage Layout

Client
Corstorphine & Wright

Scale @ A1 Initial author Initial checker Approver Initial Date
N.T.S. LF RR NB Mar '25

Status Purpose Adept Project Number
S2 Preliminary 100.25007

Project-Originator-Functional Breakdown-Spatial Breakdown-Form-Discipline-Number Rev.
100.25007-ACE-ZZ-ZZ-SK-C-1000 P01



00 Proposed Site Plan
1 : 200

NORTH

0

1.0

2.0

3.0

4.0

5.0

10.0m

01 Layout updated inline with structural

00 Preliminary Issue

Rev Description

04.03.2025 JS RE

09.01.2025 JS RE

Date Drw Chk

— OWNERSHIP BOUNDARY

— SITE BOUNDARY

— SURFACE WATER DRAINAGE

— ELECTRICAL LINE

Client:
Love Padel Ltd

Project:
Padel Tennis Facility , Ratcliffe

Drawing Title:
Proposed Site Ground Floor Plan

Drawing Status:
PLANNING

Manchester Studio
Tribeca House, 25 Dale Street, Manchester, M1 1EY
0161 272 8100
corstorphine-wright.com

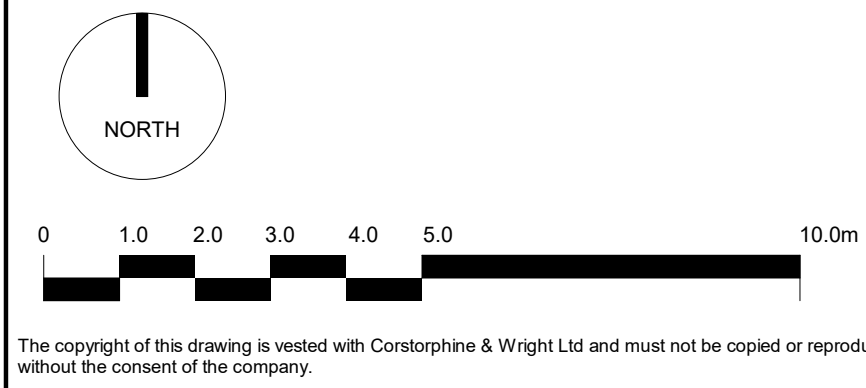
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240956-CWA-SS-00-DR-A-0101

Project No.	Drawn	Checked	Size	Scale	Date
240956	JS	RE	A1	As indicated	04.03.2025

Revision				
01				



RF - Roof Level
1 : 200



01	Layout updated inline with structural
00	Preliminary Issue
Rev	Description

04.03.2025	JS	RE
09.01.2025	JS	RE
Date	Drw.	Chk.

- OWNERSHIP BOUNDARY
- SITE BOUNDARY
- SURFACE WATER DRAINAGE
- ELECTRICAL LINE

Client:
Love Padel Ltd

Project:
Padel Tennis Facility , Ratcliffe

Drawing Title:
Proposed Site Roof Plan

Drawing Status:
PLANNING

Corstorphine & Wright

Manchester Studio
Tribeca House, 25 Dale Street, Manchester, M1 1EY
0161 272 8100

corstorphine-wright.com

Drawing No.
240956-CWA-SS-RF-DR-A-0111

Project No.	Drawn	Checked	Size	Scale	Date
240956	JS	RE	A1	As indicated	04.03.2025



Revision
01



E East Elevation
1 : 100



W West Elevation
1 : 100



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01	Layout updated inline with structural
00	Preliminary Issue
Rev	Description

04.03.2025	JS	RE
09.01.2025	JS	RE
Date	Drw.	Chk.

Client:
Love Padel Ltd

Project:
Padel Tennis Facility , Ratcliffe

Drawing Title:
Proposed Elevations Sheet 1 of 2

Drawing Status:
PLANNING

Corstorphine & Wright

Manchester Studio
Tilbarn House, 25 Dale Street, Manchester, M1 1EY
0161 272 8100

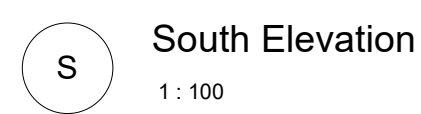
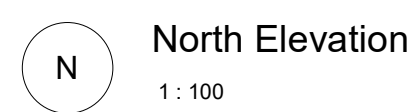
corstorphine-wright.com

Drawing No.
240956-CWA-SS-ZZ-DR-A-0151

Project No.	Drawn	Checked	Size	Scale	Date
240956	JS	RE	A1	1 : 100	04.03.2025



Revision
01



Project No.	Drawn	Checked	Size	Scale	Date
240956	JS	RE	A1	1 : 100	04.03.2025

Appendix C Maintenance

Drainage Asset Maintenance Schedule

■ Surface ■ Foul

Maintenance Activity	Drainage Component	Required Action	Typical Frequency
Visual Inspection	Gully Sump unit Catch pit / silt trap Attenuation structures Channel drain Outlet chamber Flow control chamber Swale Soakaway Pond and wetland Bioretention	Inspect for sediment and debris Inspect inlets and outlets for blockage (where applicable)	Monthly for first year and twice yearly thereafter, after severe storm
	Pipework		Twice yearly
	Full retention interceptor Bypass interceptor Forecourt interceptor		Twice yearly or after severe storm as a minimum, refer to manufacturer guidance. Forecourt interceptor requires emptying after fuel spillage
Monitoring	Attenuation structures	Check attenuation inspection points to ensure emptying is occurring (little to no water should be present after consecutive days of dry weather)	Twice yearly, once after heavy rainfall and once after consecutive dry weather
	Soakaway	Check to ensure emptying is occurring	Annually
	Bioretention	Check operation of underdrains by inspection of flows after rain	Annually
Litter and Debris Removal	Pond and wetland Manhole	Remove all litter and debris	Twice yearly or after severe storm

Litter and Debris Removal - Continued	Pervious paving Swale Soakaway Bioretention All sump units (gullies, channel drains and catch pits) Access chambers and pre-treatment devices Flow control chamber Gutters & leaf guards		Twice yearly (spring, start of winter), or as required
Grass Cutting	Pond and wetland Swale	Grass should be cut to retain grass height within specified design range (typically 75-150mm)	Monthly (during growing season), or as required
Jet Wash	Pipework	High pressure jet-wash any pipe work which has silt accumulation. Care must be taken that any silts within the pipework are not unnecessarily flushed into the attenuation structures (use of bungs and jet-vac of chamber prior to removal of bungs)	Twice yearly, or as required
	Attenuation structures	High pressure jet-wash all perforated pipework and or access points. All water to be jet vac to remove any suspended silts within the water	Five yearly, or as required
Sweeping	Pervious paving	Pervious surfaces need to be regularly cleaned of silt and sediment to preserve their infiltration capacity	Yearly, often less where inspections indicate that it is not required
Silt and Rubber Cleaning	Pervious paving	Jet wash if visible signs of silt and rubber build up. Further maintenance options include locally removing block and geotextile, removing the silt/rubber and replacing as before	Paving to be inspected every spring (when dry)
Repair/Reinstate – Remedial Actions	Soakaway	Remove and reconstruct soakaway and/or replace or clean void fill if	As required

		Bioretention	performance deteriorates or failure occurs Infill any holes in or remove and replace filter medium	As required
	Vegetation Management	Pond and wetland	Build-up of dead vegetation from previous seasons should be removed to reduce organic silt accumulation	Convenient intervals e.g., every three years at the end of landscape contract periods
		Bioretention	Emergent vegetation may need to be harvested to maintain flood volumes Assess plants for disease infection, poor growth, invasive species etc., and replace as necessary.	Every two – ten years, or as required Quarterly inspection, replacement as required
		Sediment Management and Removal	ALL SUDS Sediment accumulation should be monitored as part of the inspection regime, rate of sediment accumulation noted	Appropriate frequencies determined upon inspection
	Inspection	Pipework Manhole	Check if functioning correctly	Once site is fully operational: twice yearly for 1 st year, annually after
		Pumping station/rising main	Impellers will need inspecting and cleaning as required – refer to manufacturer guidance	Refer to manufacturer guidance
		Grease trap	Monthly inspection with removal of grease as required	Monthly
	Sediment Removal	Washdown separator	Inspect for build-up of sediment and remove as required. Refer to manufacturer guidance	Quarterly for 1 st year, twice yearly after. Refer to manufacturer guidance

Additional notes:

- Any defects (broken/misaligned pipes, root infestation, damage to soakaways, missing parts, etc.) that are identified during inspections/maintenance should be reported back to the property/site owner so that the remedial actions can be undertaken promptly to repair these defects.
- SuDS maintenance based on CIRIA 2015 Chapter 32 where further information can also be found.
- Refer to manufacturer guidance for maintenance schedules of all propriety treatment systems.

Appendix B – United Utilities Planning Correspondence (2nd June 2025)

Bury Council
By email

Your ref 71775
Our ref DC/25/1184
Date 02-JUN-25

Dear Planning Team

Location : Former Castlecroft Caravan Centre, Land at rear of Eton Hill Road, Radcliffe, Bury, M26 2ZT

Proposal : Erection of 5no. covered padel courts, conversion of existing building to clubhouse and associated car parking, cycle parking and access works

United Utilities provides the following comments to support the Local Planning Authority in their determination of the planning application detailed above, and to direct the applicant to further sources of support and guidance on matters that might impact their proposal.

The letter and Appendix should be read in their entirety to support the determination, the design, and should the scheme be approved, the subsequent delivery of the proposal.

DRAINAGE

Directed by the principles set out in the National Planning Practice Guidance 'hierarchy of drainage options' (Paragraph: 056 Reference ID: 7-056-20220825), we require developers and Local Planning Authorities, to do all that they can to avoid surface water entering the public sewer, unless absolutely necessary. This applies to all proposed development. See Appendix 1.1 'Surface Water Hierarchy'.

All options for the sustainable management of surface water must be thoroughly investigated before we will accept any surface water connections from new development to the public sewer. Where a new surface water connection to the public sewer is proposed, we will require robust evidence to demonstrate the drainage hierarchy has been fully investigated and there are no more sustainable options available for the management of surface water.

Following our review of the submitted drainage documents; Drainage Strategy Ref: 100.25007 , Dated 17.03.2025 Rev P01, the drainage proposals are not acceptable to United Utilities. This is because we have not seen robust evidence that the drainage hierarchy has been thoroughly investigated and the proposals are not in line with the Non-Statutory Technical Standards for Sustainable Drainage Systems. The proposed drainage layout does not show the final discharge point to the public sewer, we would also request the drawing be updated with proposed manhole cover and invert levels.

Should planning permission be granted we request the following condition is attached to any subsequent Decision Notice:

CONDITION

Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to 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 Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;***
- (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 risk of sewer surcharge where applicable; and***
- (v) Foul and surface water shall drain on separate systems.***

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) 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.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

To discuss their drainage proposals the applicant should contact our **Developer Services** team by email at SewerAdoptions@uuplc.co.uk. Alternative ways to contact the team are detailed in the Appendix, Section 5.0 'Contacts'.

Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as a main river).

Management and maintenance of Sustainable Drainage Systems (SuDS)

Without effective management and maintenance SuDS can fail or become ineffective which may have a detrimental impact on the surrounding area, including the performance of the public sewer network (where the two systems interact). Therefore, where SuDS is included in a proposed development, we recommend the Local Authority include a condition relating to SuDS

management and maintenance in any subsequent Decision Notice. An example condition is included with the Appendix, Section 2.2.

When considering their drainage proposal, it is the applicant's responsibility to investigate the existence of any infrastructure that might impact their detailed design. This includes water, wastewater, operational and/or abandoned pipelines. United Utilities will not routinely carry out this assessment when reviewing drainage proposals submitted within a planning application. Where infrastructure exists, the drainage design must comply with the relevant United Utilities guidelines and/or Building Regulations. Further information is available on our website: [Working near our pipes - United Utilities](#). Failure to consider existing infrastructure when designing a drainage proposal may result in the applicant having to redesign proposals at a later date.

UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout.

It is important that the supporting information contained in the Appendix, Section 2.0 'United Utilities' Property, Assets and Infrastructure', is read in conjunction with this letter. This provides information that might impact a proposed layout and additional guidance that an applicant or developer must consider when United Utilities assets are located in, or in the locality of, the proposed site.

Where United Utilities' assets exist, it is essential that the applicant, or any subsequent developer, contacts our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. See Appendix, Section 5.0 'Contacts'.

WATER EFFICIENCY IN NEW DEVELOPMENT

All new homes are required to meet the mandatory national standard of 125 litres of water used per person per day (l/p/d) as set out in Building Regulations Approved Document G. If your adopted development plan includes a policy that implements the tighter water efficiency standard of 110 l/p/d for new-build dwellings in Part 3 of Building Regulations, you should ensure that this is a condition of any planning permission you may grant. You should also consider whether there is any adopted development plan policy relating to a water efficiency in the construction of non-residential development. As this is a matter for the local planning authority / building control body, United Utilities would not be involved in the discharge of conditions relating to water efficiency.

We request that a copy of this letter and the Appendix is made available to the applicant.

Yours faithfully

United Utilities' Planning Team

APPENDIX:
Supporting information for the decision maker, applicant, developers and any other interested party

Whilst we provide the following information to support the design and delivery of the proposed scheme, we strongly recommend that the applicant, or any subsequent developer, contacts our Developer Services team or visits our website for more detailed advice on any aspects of United Utilities' assets and services that might impact their proposal. Full contact details can be found in Section 5.0 'Contacts' (below).

1.0 DRAINAGE DESIGN

Surface water (rainwater) flows are very large when compared with foul water flows that come from toilets, showers, washing machines, etc. It is usually surface water flows that increase the risk of sewer flooding, potentially impacting homes and businesses, and can result in unwanted spills from storm overflows into watercourses.

We have embarked on an ambitious investment programme to improve the performance of our wastewater network, particularly relating to the management of surface water. Our focus is to reduce the risk of sewer flooding and the prevention, frequency and intensity of spills from storm overflows, ultimately moving to a position where they are no longer necessary. As we work hard to improve the existing wastewater network, it is important that we do not compromise the results by accepting any unnecessary new surface water connections and that we take all opportunities for the removal of existing flows.

1.1 Surface water hierarchy

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) advise that surface water from new developments is discharged according to the following hierarchy of drainage options:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

The applicant must consider their drainage plans in accordance with the drainage hierarchy outlined above.

United Utilities will only accept new surface water connections to the public sewer in circumstances where the applicant has provided robust evidence that the drainage hierarchy has been fully investigated and more sustainable options for the management of surface water have been proven to be unfeasible.

Surface water connections, particularly to the combined sewer, should only be considered as the last resort.

1.2 Adoption and construction of drainage systems

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewerage Sector Guidance Appendix C – Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.

If the proposal incorporates a SuDS component(s) which interacts with a sewer network that may be offered for adoption by United Utilities, we recommend the applicant seeks further advice regarding the SuDS design; detailed information is available on our website.

Our acceptance of any drainage strategy submitted by an applicant to the Local Planning Authority for approval does not infer that a detailed drainage design will meet the requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design has been submitted directly to United Utilities, assessed and accepted in writing. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.

2.0 PLANNING CONDITIONS; OUR APPROACH TO DRAINAGE CONDITIONS

When appropriate, United Utilities will request planning conditions relating to site drainage. This is important to ensure the delivery of quality drainage design for both new and existing customers. There is also a particular focus on the sustainable management of surface water thorough investigation of the drainage hierarchy which is critical in the management of flood risk and to reduce the frequency and intensity of spills from storm overflows, which is a shared priority for both United Utilities and the customers and communities that we serve.

2.1 Drainage design

In scenarios where **all** relevant information regarding drainage design is available; the design is acceptable and all opportunities for the sustainable management of surface water have been fully investigated, we will usually request a compliance condition to enable the delivery of the proposed design. If **any** relevant information is missing, or where there is insufficient evidence to demonstrate that the drainage hierarchy has been fully investigated, we will request a pre-commencement condition to ensure that all aspects of drainage design are fully considered before any work begins on site.

2.2 Management and maintenance of Sustainable Drainage Systems (SuDS)

The Local Authority should consider a SuDS management and maintenance condition for any scheme where SuDS is included within the proposal. An example condition is below that may be suitable in many circumstances.

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and

agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and*
- (ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.*

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

It is important to note that United Utilities cannot provide comment on an asset that is owned by a third-party management and maintenance company and therefore, would not be involved in any application to discharge a condition relating to SuDS management and maintenance.

3.0 UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

3.1 Water pipelines

United Utilities will not allow building over or in close proximity to a water main.

For any works in the vicinity of water pipelines, including drainage, the applicant must comply with our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: [Working near our pipes - United Utilities](#)

3.2 Wastewater pipelines

United Utilities will not allow any new buildings or structures to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances.

Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details).

3.3 Water and wastewater pipelines and apparatus

A number of providers offer a paid for mapping service, including United Utilities. Alternatively, the plans can be viewed for free. See Section 5.0 'Contacts' for further details.

The position of underground apparatus shown on water and wastewater asset maps 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 plans and private pipes, sewers or drains may not be recorded. We strongly recommend the applicant, or any future developer,

does not rely solely on the asset maps to inform decisions relating to the detail of their site and instead investigates the precise location of any underground pipelines and apparatus.

Where additional information is requested to enable an assessment of the proximity of proposed development features to United Utilities assets, the proven location of pipelines should be confirmed by site survey; an extract of asset maps will not suffice. The applicant should seek advice from our Developer Services team on this matter. See Section 5.0. 'Contacts' (below). United Utilities Water PLC will not accept liability for any loss or damage caused by the actual position of our assets and infrastructure being different from those shown on asset maps.

Developers should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that an application to divert or abandon underground assets is submitted to United Utilities and subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include sustainable drainage features, earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: [Working near our pipes - United Utilities](#).

The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently in operation. This advice is also relevant to any uncharted pipelines (pipelines that do not appear on our asset maps) that might be discovered on site either before or during construction. In this instance, the developer should contact our Developer Services team as soon as possible. See Section 5.0 'Contacts'.

It is the applicant's responsibility to ensure that United Utilities' required access is provided within any proposed layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

4.0 WATER AND WASTEWATER SERVICES, METERING AND CHARGES

If the applicant intends to receive water and/or wastewater services from United Utilities they should visit our website or contact the Developer Services team for advice at the earliest opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See Section 5.0 'Contacts' (below).

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the connection(s) will be suitable for the new proposal or that any existing metering arrangements will suffice. In addition, if reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

In some circumstances a water meter must be installed to premises. Detailed guidance on whether the development will require a compulsory meter is available on our website within our published Charges Schemes; [Our household charges 2025/2026 | United Utilities](#) (Section 8.7).

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services and metering arrangements, at the earliest opportunity. See Section 5.0 'Contacts'.

To promote sustainable development United Utilities offers a reduction in infrastructure charges to applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). Further information can be found on our website: [Sustainability - United Utilities](#)

Business customers can find additional information on our sustainable drainage incentive scheme at [Incentive schemes | United Utilities](#)

5.0 CONTACTS

Contact our **DEVELOPER SERVICES** team as follows:

Website (including 'Live Chat'): [Building & Developing - United Utilities](#)

Email:

WATER (water mains, supply and metering): DeveloperServicesWater@uuplc.co.uk

WASTEWATER (public sewers and drainage): SewerAdoptions@uuplc.co.uk

SLUDGE PIPELINES: DeveloperServicesWater@uuplc.co.uk

Telephone (Monday-Friday, 8am-6pm): **0345 072 6067**

GROUNDWATER PROTECTION ZONES:

Where the proposed site is located in a Groundwater Source Protection Zone, the applicant should contact our Engineering team for advice, by email at Groundwater@uuplc.co.uk

PROPERTY SEARCHES (FOR ASSET MAPS):

The public water and sewer records can be viewed via our online viewing facility for free. Viewings are by appointment only. Email propertysearches@uuplc.co.uk or call **0370 751 0101** to book an appointment.

Alternatively, a number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit [Property Searches | United Utilities](#)

UNITED UTILITIES LEGAL SERVICES (FOR EASEMENT DOCUMENTS):

Copies of relevant deeds may be purchased from United Utilities Legal Services. This information is also available from Land Registry.

To purchase a copy of easement documents from United Utilities, please email: LegalServices@uuplc.co.uk

Appendix C – United Utilities Correspondence (27th June 2025)

Bury Council
By email

Your ref 71775
Our ref DC/25/1184 v2
Date 27-JUN-25

Dear Planning Team

Location : Former Castlecroft Caravan Centre, Land at rear of Eton Hill Road, Radcliffe, Bury, M26 2ZT

Proposal : Erection of 5no. covered padel courts, conversion of existing building to clubhouse and associated car parking, cycle parking and access works.

United Utilities provides the following comments to support the Local Planning Authority in their determination of the planning application detailed above, and to direct the applicant to further sources of support and guidance on matters that might impact their proposal.

The letter and Appendix should be read in their entirety to support the determination, the design, and should the scheme be approved, the subsequent delivery of the proposal.

DRAINAGE

Directed by the principles set out in the National Planning Practice Guidance 'hierarchy of drainage options' (Paragraph: 056 Reference ID: 7-056-20220825), we require developers and Local Planning Authorities, to do all that they can to avoid surface water entering the public sewer, unless absolutely necessary. This applies to all proposed development. See Appendix 1.1 'Surface Water Hierarchy'.

All options for the sustainable management of surface water must be thoroughly investigated before we will accept any surface water connections from new development to the public sewer. Where a new surface water connection to the public sewer is proposed, we will require robust evidence to demonstrate the drainage hierarchy has been fully investigated and there are no more sustainable options available for the management of surface water.

We request that the following drainage condition is attached to any subsequent approval:

CONDITION

Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to 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 Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;*
- (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 risk of sewer surcharge where applicable; and*
- (v) Foul and surface water shall drain on separate systems.*

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) 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.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

To discuss their drainage proposals the applicant should contact our **Developer Services** team by email at SewerAdoptions@uuplc.co.uk. Alternative ways to contact the team are detailed in the Appendix, Section 5.0 'Contacts'.

Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as a main river).

Management and maintenance of Sustainable Drainage Systems (SuDS)

Without effective management and maintenance SuDS can fail or become ineffective which may have a detrimental impact on the surrounding area, including the performance of the public sewer network (where the two systems interact). Therefore, where SuDS is included in a proposed development, we recommend the Local Authority include a condition relating to SuDS management and maintenance in any subsequent Decision Notice. An example condition is included with the Appendix, Section 2.2.

When considering their drainage proposal, it is the applicant's responsibility to investigate the existence of any infrastructure that might impact their detailed design. This includes water, wastewater, operational and/or abandoned pipelines. United Utilities will not routinely carry out this assessment when reviewing drainage proposals submitted within a planning application. Where infrastructure exists, the drainage design must comply with the relevant United Utilities

guidelines and/or Building Regulations. Further information is available on our website: [Working near our pipes - United Utilities](#). Failure to consider existing infrastructure when designing a drainage proposal may result in the applicant having to redesign proposals at a later date.

UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout.

It is important that the supporting information contained in the Appendix, Section 2.0 'United Utilities' Property, Assets and Infrastructure', is read in conjunction with this letter. This provides information that might impact a proposed layout and additional guidance that an applicant or developer must consider when United Utilities assets are located in, or in the locality of, the proposed site.

Where United Utilities' assets exist, it is essential that the applicant, or any subsequent developer, contacts our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. See Appendix, Section 5.0 'Contacts'.

WATER EFFICIENCY IN NEW DEVELOPMENT

All new homes are required to meet the mandatory national standard of 125 litres of water used per person per day (l/p/d) as set out in Building Regulations Approved Document G. If your adopted development plan includes a policy that implements the tighter water efficiency standard of 110 l/p/d for new-build dwellings in Part 3 of Building Regulations, you should ensure that this is a condition of any planning permission you may grant. You should also consider whether there is any adopted development plan policy relating to a water efficiency in the construction of non-residential development. As this is a matter for the local planning authority / building control body, United Utilities would not be involved in the discharge of conditions relating to water efficiency.

We request that a copy of this letter and the Appendix is made available to the applicant.

Yours faithfully

United Utilities' Planning Team

APPENDIX:
Supporting information for the decision maker, applicant, developers and any other interested party

Whilst we provide the following information to support the design and delivery of the proposed scheme, we strongly recommend that the applicant, or any subsequent developer, contacts our Developer Services team or visits our website for more detailed advice on any aspects of United Utilities' assets and services that might impact their proposal. Full contact details can be found in Section 5.0 'Contacts' (below).

1.0 DRAINAGE DESIGN

Surface water (rainwater) flows are very large when compared with foul water flows that come from toilets, showers, washing machines, etc. It is usually surface water flows that increase the risk of sewer flooding, potentially impacting homes and businesses, and can result in unwanted spills from storm overflows into watercourses.

We have embarked on an ambitious investment programme to improve the performance of our wastewater network, particularly relating to the management of surface water. Our focus is to reduce the risk of sewer flooding and the prevention, frequency and intensity of spills from storm overflows, ultimately moving to a position where they are no longer necessary. As we work hard to improve the existing wastewater network, it is important that we do not compromise the results by accepting any unnecessary new surface water connections and that we take all opportunities for the removal of existing flows.

1.1 Surface water hierarchy

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) advise that surface water from new developments is discharged according to the following hierarchy of drainage options:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

The applicant must consider their drainage plans in accordance with the drainage hierarchy outlined above.

United Utilities will only accept new surface water connections to the public sewer in circumstances where the applicant has provided robust evidence that the drainage hierarchy has been fully investigated and more sustainable options for the management of surface water have been proven to be unfeasible.

Surface water connections, particularly to the combined sewer, should only be considered as the last resort.

1.2 Adoption and construction of drainage systems

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewerage Sector Guidance Appendix C – Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.

If the proposal incorporates a SuDS component(s) which interacts with a sewer network that may be offered for adoption by United Utilities, we recommend the applicant seeks further advice regarding the SuDS design; detailed information is available on our website.

Our acceptance of any drainage strategy submitted by an applicant to the Local Planning Authority for approval does not infer that a detailed drainage design will meet the requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design has been submitted directly to United Utilities, assessed and accepted in writing. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.

2.0 PLANNING CONDITIONS; OUR APPROACH TO DRAINAGE CONDITIONS

When appropriate, United Utilities will request planning conditions relating to site drainage. This is important to ensure the delivery of quality drainage design for both new and existing customers. There is also a particular focus on the sustainable management of surface water thorough investigation of the drainage hierarchy which is critical in the management of flood risk and to reduce the frequency and intensity of spills from storm overflows, which is a shared priority for both United Utilities and the customers and communities that we serve.

2.1 Drainage design

In scenarios where **all** relevant information regarding drainage design is available; the design is acceptable and all opportunities for the sustainable management of surface water have been fully investigated, we will usually request a compliance condition to enable the delivery of the proposed design. If **any** relevant information is missing, or where there is insufficient evidence to demonstrate that the drainage hierarchy has been fully investigated, we will request a pre-commencement condition to ensure that all aspects of drainage design are fully considered before any work begins on site.

2.2 Management and maintenance of Sustainable Drainage Systems (SuDS)

The Local Authority should consider a SuDS management and maintenance condition for any scheme where SuDS is included within the proposal. An example condition is below that may be suitable in many circumstances.

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and

agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and*
- (ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.*

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

It is important to note that United Utilities cannot provide comment on an asset that is owned by a third-party management and maintenance company and therefore, would not be involved in any application to discharge a condition relating to SuDS management and maintenance.

3.0 UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

3.1 Water pipelines

United Utilities will not allow building over or in close proximity to a water main.

For any works in the vicinity of water pipelines, including drainage, the applicant must comply with our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: [Working near our pipes - United Utilities](#)

3.2 Wastewater pipelines

United Utilities will not allow any new buildings or structures to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances.

Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details).

3.3 Water and wastewater pipelines and apparatus

A number of providers offer a paid for mapping service, including United Utilities. Alternatively, the plans can be viewed for free. See Section 5.0 'Contacts' for further details.

The position of underground apparatus shown on water and wastewater asset maps 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 plans and private pipes, sewers or drains may not be recorded. We strongly recommend the applicant, or any future developer,

does not rely solely on the asset maps to inform decisions relating to the detail of their site and instead investigates the precise location of any underground pipelines and apparatus.

Where additional information is requested to enable an assessment of the proximity of proposed development features to United Utilities assets, the proven location of pipelines should be confirmed by site survey; an extract of asset maps will not suffice. The applicant should seek advice from our Developer Services team on this matter. See Section 5.0. 'Contacts' (below). United Utilities Water PLC will not accept liability for any loss or damage caused by the actual position of our assets and infrastructure being different from those shown on asset maps.

Developers should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that an application to divert or abandon underground assets is submitted to United Utilities and subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include sustainable drainage features, earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: [Working near our pipes - United Utilities](#).

The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently in operation. This advice is also relevant to any uncharted pipelines (pipelines that do not appear on our asset maps) that might be discovered on site either before or during construction. In this instance, the developer should contact our Developer Services team as soon as possible. See Section 5.0 'Contacts'.

It is the applicant's responsibility to ensure that United Utilities' required access is provided within any proposed layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

4.0 WATER AND WASTEWATER SERVICES, METERING AND CHARGES

If the applicant intends to receive water and/or wastewater services from United Utilities they should visit our website or contact the Developer Services team for advice at the earliest opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See Section 5.0 'Contacts' (below).

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the connection(s) will be suitable for the new proposal or that any existing metering arrangements will suffice. In addition, if reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

In some circumstances a water meter must be installed to premises. Detailed guidance on whether the development will require a compulsory meter is available on our website within our published Charges Schemes; [Our household charges 2025/2026 | United Utilities](#) (Section 8.7).

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services and metering arrangements, at the earliest opportunity. See Section 5.0 'Contacts'.

To promote sustainable development United Utilities offers a reduction in infrastructure charges to applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). Further information can be found on our website: [Sustainability - United Utilities](#)

Business customers can find additional information on our sustainable drainage incentive scheme at [Incentive schemes | United Utilities](#)

5.0 CONTACTS

Contact our **DEVELOPER SERVICES** team as follows:

Website (including 'Live Chat'): [Building & Developing - United Utilities](#)

Email:

WATER (water mains, supply and metering): DeveloperServicesWater@uuplc.co.uk

WASTEWATER (public sewers and drainage): SewerAdoptions@uuplc.co.uk

SLUDGE PIPELINES: DeveloperServicesWater@uuplc.co.uk

Telephone (Monday-Friday, 8am-6pm): **0345 072 6067**

GROUNDWATER PROTECTION ZONES:

Where the proposed site is located in a Groundwater Source Protection Zone, the applicant should contact our Engineering team for advice, by email at Groundwater@uuplc.co.uk

PROPERTY SEARCHES (FOR ASSET MAPS):

The public water and sewer records can be viewed via our online viewing facility for free. Viewings are by appointment only. Email propertysearches@uuplc.co.uk or call **0370 751 0101** to book an appointment.

Alternatively, a number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit [Property Searches | United Utilities](#)

UNITED UTILITIES LEGAL SERVICES (FOR EASEMENT DOCUMENTS):

Copies of relevant deeds may be purchased from United Utilities Legal Services. This information is also available from Land Registry.

To purchase a copy of easement documents from United Utilities, please email: LegalServices@uuplc.co.uk

Appendix D – LKC Correspondence with United Utilities

Dan Percival

From: wastewaterdeveloperservices@uuplc.co.uk
Sent: 14 November 2025 10:23
To: Dan Percival
Subject: RE: Former Castlecroft Caravan Centre, Land at rear of Eton Hill Road, Radcliffe, Bury,

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Dan

Thank you for taking my phone call today.

As you have confirmed, the paddle court is going to be using the existing drainage on the development and the impermeable area are staying the same.

This sits more within realm of change of use and as such should not have had drainage conditions put on it and just a recommendation to comply to drainage hierarchy.

Should the above not be sufficient do let me know and I will get our planning team to produce the usual official UU response to that stance.

Kind Regards

Gulshan



Gulshan Seetulparsad, MEng (Hons)

Developer Engineer (Greater Manchester Area)
Developer Services & Metering
Customer Services
T: 01925 429092
unitedutilities.com



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----- Original Message -----

From: Dan Percival [d.percival@thelkgroup.com]

Sent: 11/11/2025 14:00

To: wastewaterdeveloperservices@uuplc.co.uk

Subject: RE: Former Castlecroft Caravan Centre, Land at rear of Eton Hill Road, Radcliffe, Bury,

Hi Steve,

I am just wondering if Gulshan is back from leave and is able to get in touch? Our Client is keen to move things forward but it would be useful for us to understand the conversations that took place between UU and Adept during planning determination.

Best regards,

Dan

Dan Percival

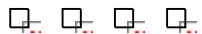
Principal Consultant – Flood Risk & Drainage

07774 280531

0161 763 7200

www.thelkgroup.com

d.percival@thelkgroup.com



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From: wastewaterdeveloperservices@uuplc.co.uk <wastewaterdeveloperservices@uuplc.co.uk>
Sent: 04 November 2025 15:42
To: Dan Percival <d.percival@thelkgroup.com>
Subject: RE: Former Castlecroft Caravan Centre, Land at rear of Eton Hill Road, Radcliffe, Bury,

Hi Dan,

Gulshan is back from leave next week; I will ask him to get in touch with you to discuss.

If you need anything in the meantime, please let me know.

Thanks

Steve



Steve Searle
Developer Engineer
Developer Services
M: 07468 354040
unitedutilities.com

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Please note that I am out of the office on Thursdays with limited access to email. I will look to reply to your email on my return. Alternatively, you can contact our Customer Care Team via email or phone - wastewaterdeveloperservices@uuplc.co.uk/0345 072 6067

----- Original Message -----

From: Dan Percival [d.percival@thelkgroup.com]
Sent: 03/11/2025 10:54
To: wastewaterdeveloperservices@uuplc.co.uk
Subject: RE: Former Castlecroft Caravan Centre, Land at rear of Eton Hill Road, Radcliffe, Bury,

Hi Steve,

Many thanks for the swift response on this and looking into things whilst your colleague is on leave.

The submitted drainage strategy prepared by Adept proposed to reuse the existing on site drainage network in its entirety with only modification/repairs being undertaken. However, the submitted drainage strategy did not propose any restriction in discharge rates or attenuation as the existing and proposed hardstanding area remains the same.

It would be useful to understand when your colleague is due back from leave as a conversation with them would be useful. For context, we are currently seeking to provide costs for undertaking detailed drainage design but we need to understand exactly what we are costing for beforehand!

Best regards,

Dan

Dan Percival

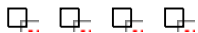
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d.percival@thelkgroup.com



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From: wastewaterdeveloperservices@uuplc.co.uk <wastewaterdeveloperservices@uuplc.co.uk>

Sent: 03 November 2025 09:49

To: Dan Percival <d.percival@thelkgroup.com>

Subject: FW: Former Castlecroft Caravan Centre, Land at rear of Eton Hill Road, Radcliffe, Bury,

Good Morning Dan,

Thank you for your email.

I believe the amendment in response was because of a conversation occurred between our engineer and 'the consultant'. As my colleague is currently on leave, I have no further information.

Without understanding the reason for the change in wording, the perspective of United Utilities in line with the Northwest SuDS Pro-forma and the SuDS Manual C753, any new development should aim to discharge at greenfield rates:

Previously Developed / Brownfield

If you are proposing to use an existing drainage system for surface water management on your development site, your drainage system can be designed to 'previously developed' standards. For sites covered by buildings or impermeable hard surfaces this may require a reduction to existing rates to be applied to satisfy local planning policies – please check with your Local Planning Authority (LPA). For the avoidance of doubt, 'use of an existing drainage system' means utilising the entirety of the existing drainage system on site and does not refer to simply the point of discharge.

If you are proposing to demolish an existing building and replace it with a new building but will use the existing means of surface water removal in entirety, this would be classified as 'previously developed.'

Greenfield

If you are proposing to install a new drainage system for surface water management on your development site then your drainage system must be designed to 'greenfield' standards, even if the land has been previously developed. It may be worth checking your Local Planning Authority's Local Plan for a local policy position.

If you are proposing to construct buildings on land which has been previously developed (i.e. brownfield) but are installing a new surface water drainage system connecting to the existing outfall, this would be classified as 'greenfield.'

If you are proposing to construct buildings on unbuilt 'green' land and will be installing a new surface water drainage system connecting to a new or existing outfall, this would be classified as 'greenfield'.

If the change in use amounts classifying the development as previously developed, then UU wouldn't object in line with the above when consulted.

Thanks

Steve



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Please note that I am out of the office on Thursdays with limited access to email. I will look to reply to your email on my return. Alternatively, you can contact our Customer Care Team via email or phone - wastewaterdeveloperservices@uuplc.co.uk/0345 072 6067

From: Dan Percival <d.percival@thelkgroup.com>

Sent: 28 October 2025 15:20

To: Planning Liaison <Planning.Liaison@uuplc.co.uk>

Subject: Former Castlecroft Caravan Centre, Land at rear of Eton Hill Road, Radcliffe, Bury,

Good Afternoon,

LK Consult Ltd (LKC) are currently working on behalf of Love Padel Ltd to support the discharge of planning conditions in relation to the erection of 5no. covered padel courts, conversion of existing building to clubhouse and associated car parking, cycle parking and access works at the subject site (Bury Council planning ref. 71775). At this stage, LKC are seeking to support the discharge of Condition 13 which relates to surface water drainage.

A review of the planning portal identifies that the planning application was supported by a Drainage Strategy prepared by Adept which proposed to reuse the existing site drainage system in its entirety without any restriction on surface water flows or attenuation.

United Utilities were consulted during the planning determination period and originally provided comments on 2nd June 2025 (UU ref DC/25/1184) in which UU noted that the proposed drainage strategy was not acceptable due to insufficient information, however, condition wording was suggested in the event the LPA granted permission. It is noted that UU provided further comments on 27th June 2025 (UU ref DC/25/1184 v2) which appeared to remove the concerns regarding the proposed drainage strategy that were raised in the original consultation. Based on a review of the planning portal, it is not clear why UU's position regarding the proposed strategy changed, however, the change in position suggests UU further considered the proposed drainage strategy and were satisfied that this was sufficient for planning.

Notwithstanding, the additional UU comments still referred to the same suggested planning condition as the original consultation response which has subsequently been incorporated into the planning decision notice. However, this condition appears onerous as it requires an investigation into the hierarchy of drainage options, restricted rate of discharge (and thus the provision of attenuation to achieve any restriction), levels of the proposed drainage system and mitigation measures to manage the risk of sewer surcharge. The information required to support the discharge of this condition appears to be odds with the submitted drainage strategy which proposed to reuse the existing drainage network.

At this stage, we are concerned that the information required to support the discharge of this condition could result in significant additional civil works and costs for our client who was hoping to reuse the existing drainage network as per the submitted drainage strategy. As such, we are hoping you can advise on the following :

1. Why UU's stance changed between the original comments and updated comments. Was any further information provided to UU during determination?
2. If UU's stance on the drainage changed, why was the suggested condition wording not altered to reflect the change in position?
3. Do UU agree that that proposed reuse of the existing drainage network, subject to confirmation of final outfall locations is acceptable and that no restriction in discharge rate is required?

Hopefully the above is clear, but I would be happy to arrange a meeting to discuss further if required.

Kind regards,

Dan

Dan Percival

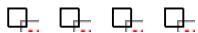
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Appendix E – Topographic Survey



SURVEY STATIONS			
Name	Easting	Northing	Height
C	379526.400	408364.623	72.917
C1	379534.793	408334.521	72.910
C1A	379515.372	408350.637	72.426
C1B	379508.366	408380.854	72.780
C2	379521.125	408302.981	72.528
C2A	379533.928	408333.681	73.240
C3	379580.449	408348.483	73.737
C1AA	379521.252	408331.747	71.838
C1AB	379503.739	408350.349	72.609
C1BSL	379564.501	408350.349	73.201
C4	379564.983	408383.639	72.804
C1C	379505.475	408392.622	72.804
C3A	379563.989	408416.125	73.343
C3B	379544.419	408408.776	73.309

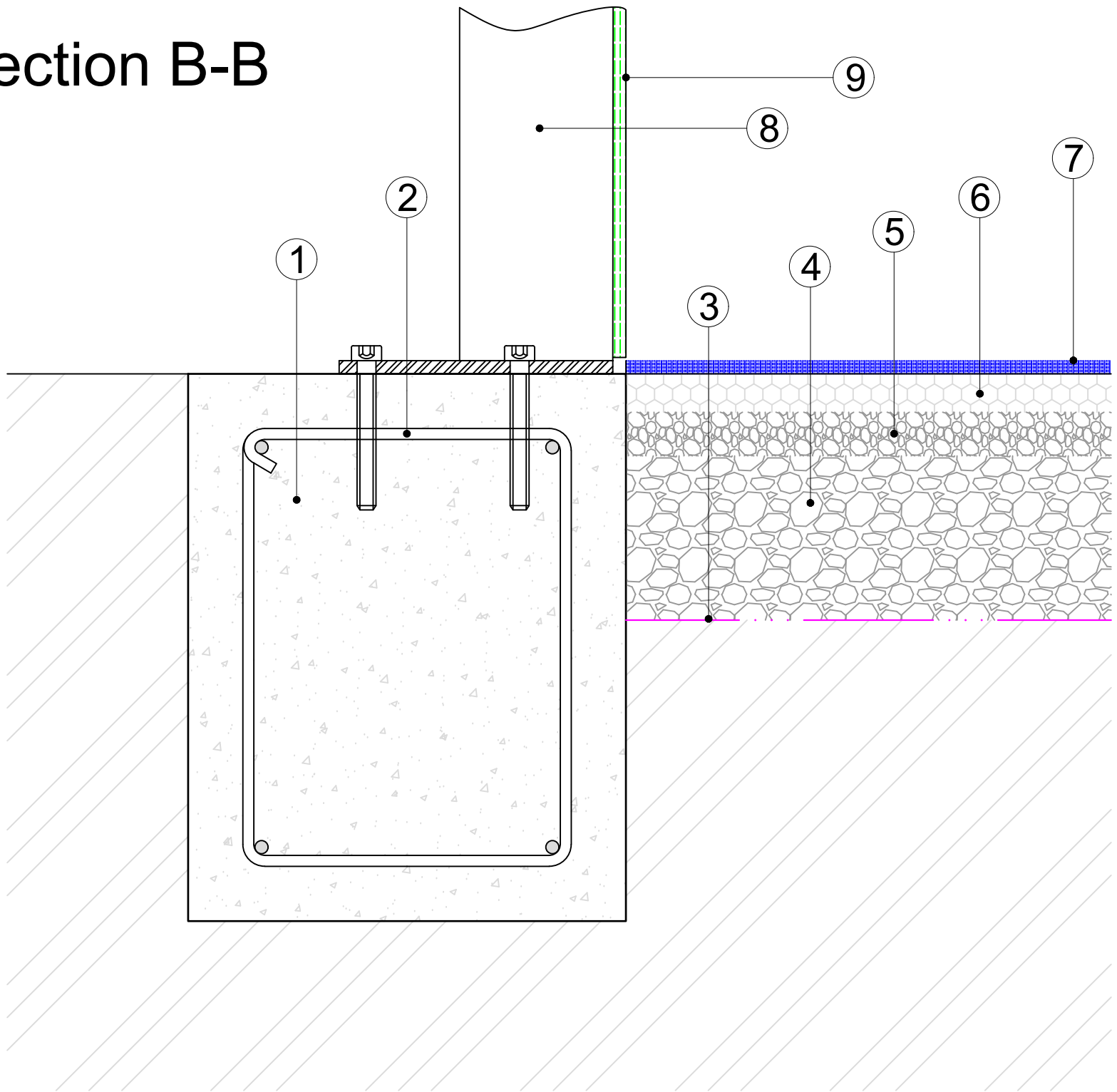
bottom of batter / wood / ridge / timber face / gutter
 top of batter
 break line / discontinuity
 wall (see text nearby for height / width / type)
 retaining wall (see text nearby for height / width / type)
 channel (all levels at channel unless noted)
 kerb levels (shown parallel to channel -)
 railway
 drain / river / canal
 overhead lines / buildings (not surveyed unless specified)
 — OH —
 concrete / ramp
 building stone
 face of cladding / flower bed
 canopy
 verge
 fence (see text nearby for height / width / type)
 — | — (panel / security / etc.)
 columns / gridlines / conveyors / column face
 brick
 cycle lane / bus lane / white line (see text)
 tanks / decking
 hedge scaled to width
 greenhouses
 line may be as above, if just one edge
 i.e. for level specific surveys both sides
 need text not to show level change
 (see text for type / height / width / etc)
 path / window / door
 track
 contours 50 60
 50.00

Drawing No	0101	Rev	P-1
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Appendix F – Padel Court Drawings

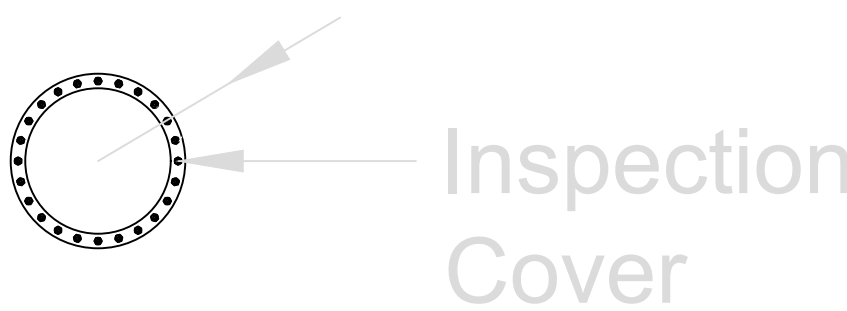
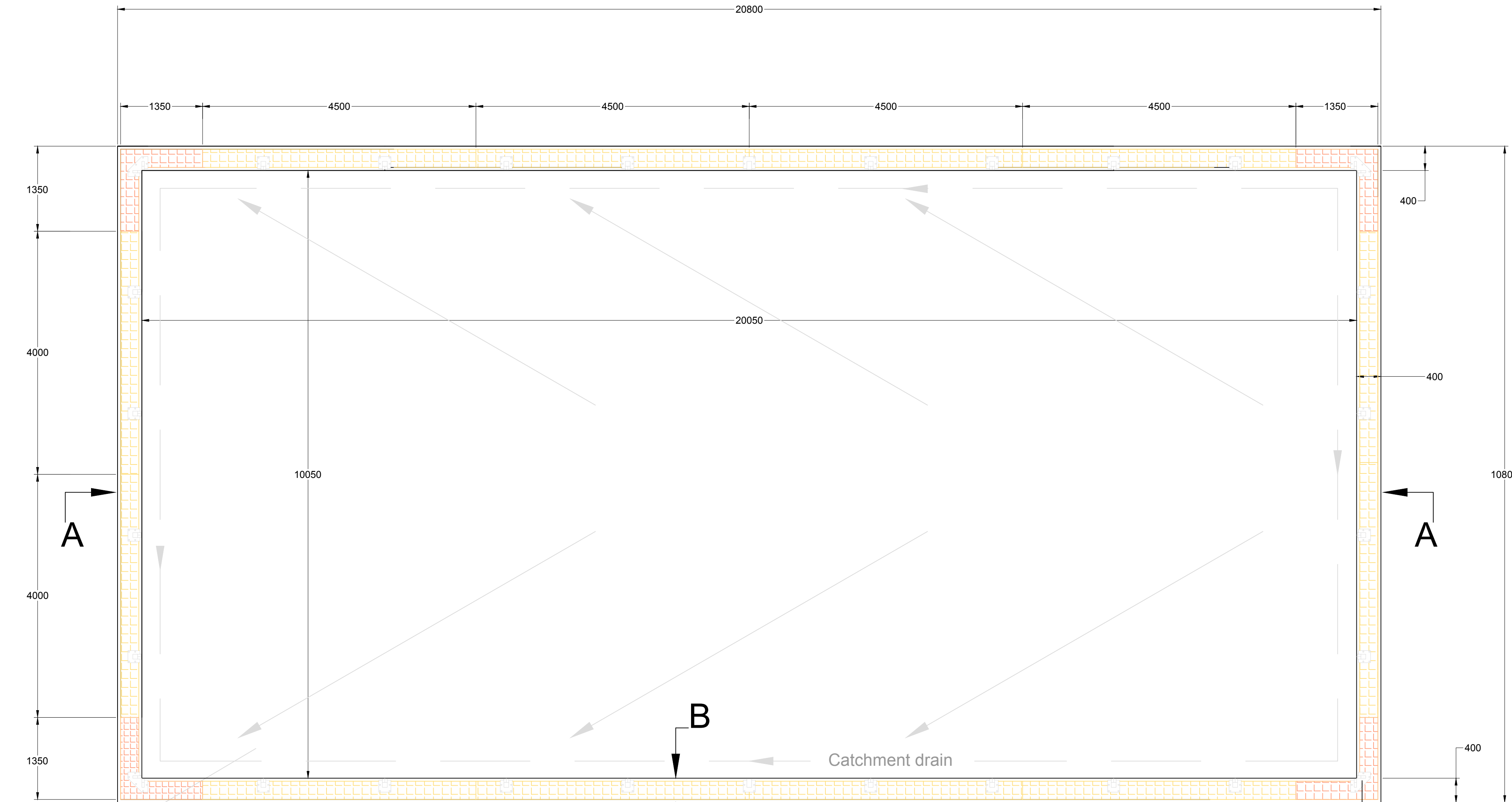
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

Section B-B

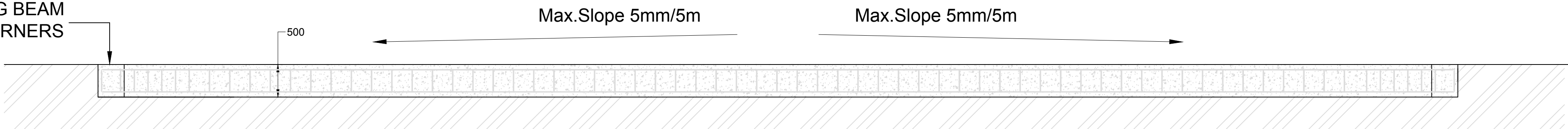


- 1 - Concrete (C30 min.) Ring Beam
- 2 - Steel Reinforcing Ø10mm
- 3 - Geotextile membrane
- 4 - 200mm min. compacted frost retardant aggregate
- 5 - 10mm binding course (30-40mm)
- 6 - 6mm open porous macadam surface course (30mm)
- 7 - Artificial turf
- 8 - Steel support posts
- 9 - Toughened float glass

Items 1-6 by Groundworks Contractor



NB! - IT IS ESSENTIAL THE TOLERANCE FOR THE RING BEAM IS +/-3mm OR BETTER ACROSS ALL FOUR CORNERS



Section A-A

- Links @ 200mm centres
- Links @ 300mm centres

Please Note - steel reinforcement is only required should the ground conditions dicate. Free draining solid soil should not require reinforcing, if in doubt seek specialist advice.



Date MAY 2023	Scale NTS
Title STANDARD FOUNDATION	
Dwg No: STD-P-091	Rev No:

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