



DRAINAGE STATEMENT

PRESTWICH CLOUGH FARM, CLOUGH LANE, PRESTWICH

MR & MRS KELLY

MARCH 2026

642-CLOU-RP-002

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DRAINAGE STATEMENT

642-CLOU-RP-002

REPORT ISSUE

Revision	Date	Notes
001	01/04/2026	Initial issue to for planning
002	13/09/2026	Updated to accord with the latest layout amendments

PREPARED BY

Neil Roberts March 2026

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1. SUMMARY

- The proposed development site is located at Prestwich Clough Farm, Clough Lane, Prestwich and is currently a detached house.
- The proposal is to build a replacement dwelling.
- The drainage design is designed in accordance with the Non-Statutory Technical Standards for SuDS and the Greater Manchester Sustainable Drainage Design Guide (March 2025) .
- SuDS: to comply with the NPPF, surface water drainage systems must be designed with sustainability in mind.
- United Utilities sewer asset records show a public foul 225mm sewer within Clough Lane. (Further investigations required).
- Surface water is to discharged from the site to the proposed soakaway (subject to infiltration tests)
- Foul water is to discharged from the site to the public foul 225mm sewer within Clough Lane. (Further investigations required).

2. DESIGN PROPOSALS

- 2.1 The discharge of the Surface Water for the scheme will need to be in accordance with the latest SUDs guidance. (In order of priority i.e.: To the ground via infiltration, re-use on site, to a watercourse, to a surface water sewer and finally to a combined water sewer).
- 2.2 It is proposed to drain the Surface Water from the new house by gravity to a new soakaway to be located within the rear garden.
- 2.3 The Drive will be permeable and will infiltrate into the ground
- 2.4 Ground Infiltration tests are required for the above to work
- 2.5 The nearest watercourse is Prestwich Clough circa 133m to the south.
- 2.6 There are no surface water sewers with the local area.
- 2.7 It is proposed to drain the Foul Water from the new house to the existing foul 225mm sewer in Clough Lane.
- 2.8 The additional of the lower ground floor will require the Foul to be pumped from this level.
The ground and first floor drainage can flow by gravity to the sewer.
- 2.9 A new saddle connection onto the sewer will be required.
- 2.10 Further investigations required.

3. SUDS

SuDS hierarchy as follows:

- 3.1 Infiltration into the ground.
- 3.2 Re-use (rainwater harvesting)
- 3.3 Discharge to a surface water body (e.g., stream/river).
- 3.4 Discharge to a surface water sewer or highway drain.
- 3.5 Discharge to a combined sewer (least preferred)

Typical SuDS components

Ponds, wetlands, filter trenches, swales, rain gardens and soakaways.

The surface water drainage proposals comprise of the following elements:

- 3.6 Private drainage serving the individual dwelling
- 3.7 Permeable drive (infiltrate into ground)
- 3.8 Geocellular Soakaway (infiltrate into ground)

4 FURTHER ACTION

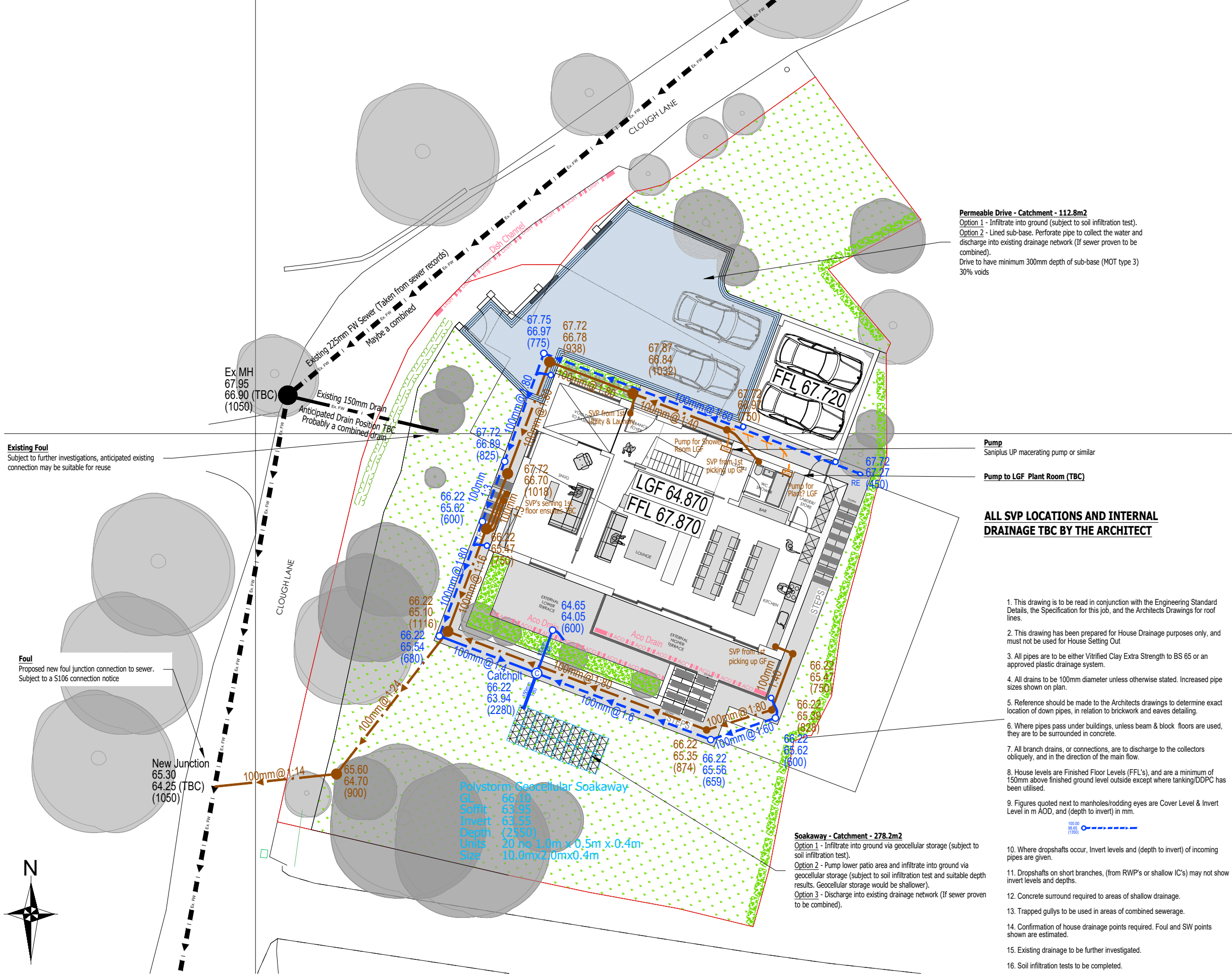
The following outlines the required actions:

- Existing Sewer investigations
- Soil infiltration tests
- Ground investigation
- Foul and SW connection points within the house TBC
- Drainage from the plant room TBC

APPENDIX A – DRAINAGE PROPOSALS

Clough Lane, PRESTWICH

Subject to Approval



KEY

- 100mm Foul Water drain
- 100mm Storm Water drain
- 100mm Combined Water drain
- 150mm/225mm Foul Water drain
- 150mm/225mm Storm Water drain
- 150mm/225mm Combined Water drain
- Foul connection.
- Rainwater downpipe.
- Storm rodding eye.
- Foul/Storm/Combined Mini Access (Max 0.9m deep, 100mm).
- Foul/Storm/Combined PPIC (Max 1.2m deep, 100mm/150mm).
- Foul/Storm/Combined Range 200/315 (over 1.2m deep, max 2.0m, 100mm/150mm).
- Foul/Storm/Combined Range 500/600 (over 1.2m deep, max 3.0m, 100mm to 300mm).
- Foul/Storm/Combined Manhole Type 1 (3-6m)
- Type 2 (<3m) - PCC
- Yard gully (100mm connection).
- Road gully (150mm connection).

A	Sept 2026	Design updated to latest layout amendments	NR
Rev	Date	Revision	By Chk

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Project	Mr & Mrs Kelly Clough Lane PRESTWICH		
Title	Drainage Layout		
Scale@ A3	1:200	Date	March 2026
Drawn	NR	Chk	Drng No 642-E300
			A

Permeable Drive - Catchment - 112.8m2
Option 1 - Infiltrate into ground (subject to soil infiltration test).
Option 2 - Lined sub-base. Perforate pipe to collect the water and discharge into existing drainage network (If sewer proven to be combined).
Drive to have minimum 300mm depth of sub-base (MOT type 3) 30% voids

Pump
Saniplus UP macerating pump or similar
Pump to LGF Plant Room (TBC)

ALL SVP LOCATIONS AND INTERNAL DRAINAGE TBC BY THE ARCHITECT

- This drawing is to be read in conjunction with the Engineering Standard Details, the Specification for this job, and the Architects Drawings for roof lines.
- This drawing has been prepared for House Drainage purposes only, and must not be used for House Setting Out
- All pipes are to be either Vitrified Clay Extra Strength to BS 65 or an approved plastic drainage system.
- All drains to be 100mm diameter unless otherwise stated. Increased pipe sizes shown on plan.
- Reference should be made to the Architects drawings to determine exact location of down pipes, in relation to brickwork and eaves detailing.
- Where pipes pass under buildings, unless beam & block floors are used, they are to be surrounded in concrete.
- All branch drains, or connections, are to discharge to the collectors obliquely, and in the direction of the main flow.
- House levels are Finished Floor Levels (FFL's), and are a minimum of 150mm above finished ground level outside except where tanking/DDPC has been utilised.
- Figures quoted next to manholes/rodding eyes are Cover Level & Invert Level in m AOD, and (depth to invert) in mm.
- Where dropshafts occur, Invert levels and (depth to invert) of incoming pipes are given.
- Dropshafts on short branches, (from RWP's or shallow IC's) may not show invert levels and depths.
- Concrete surround required to areas of shallow drainage.
- Trapped gullies to be used in areas of combined sewerage.
- Confirmation of house drainage points required. Foul and SW points shown are estimated.
- Existing drainage to be further investigated.
- Soil infiltration tests to be completed.

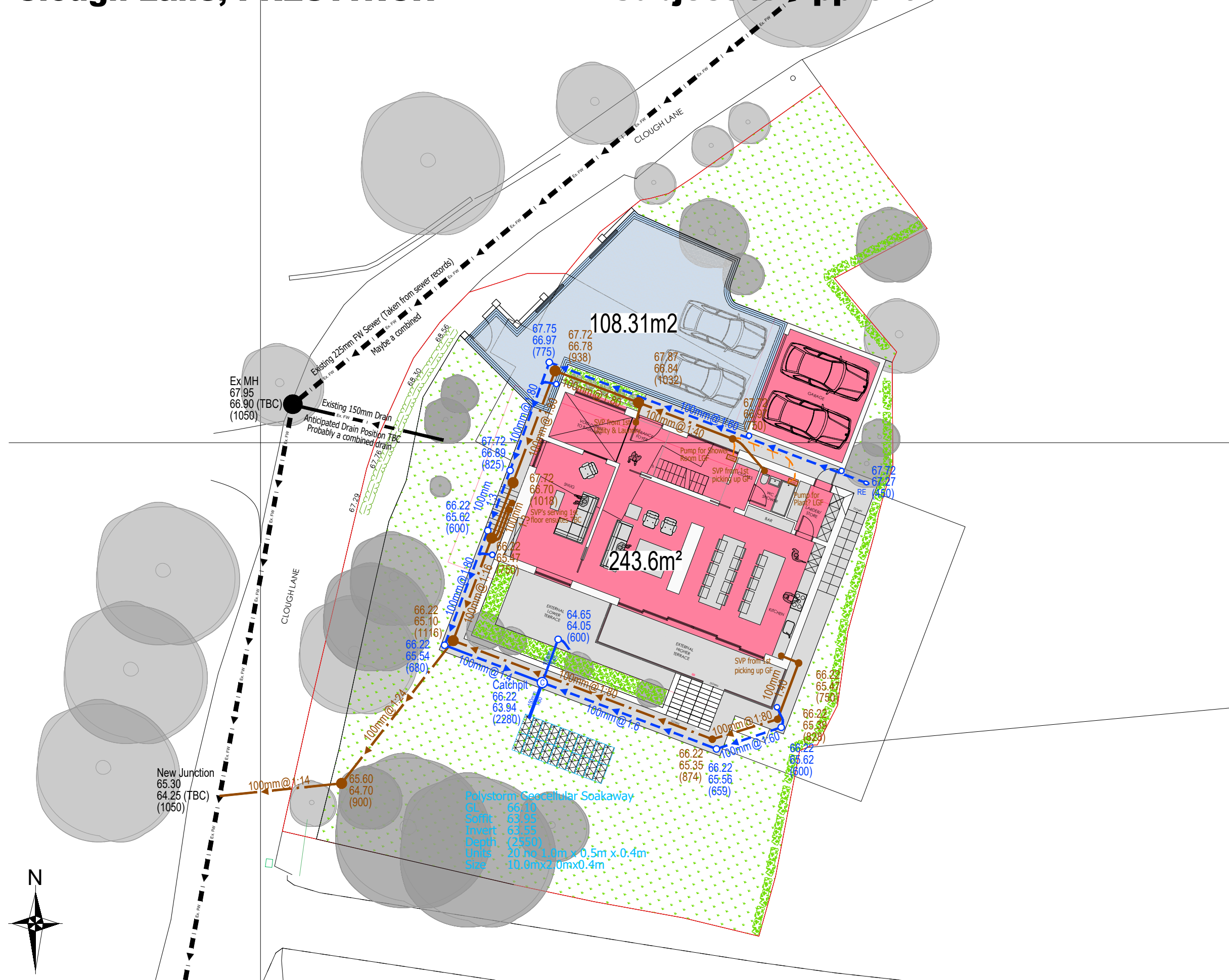
Soakaway - Catchment - 278.2m2
Option 1 - Infiltrate into ground via geocellular storage (subject to soil infiltration test).
Option 2 - Pump lower patio area and infiltrate into ground via geocellular storage (subject to soil infiltration test and suitable depth results. Geocellular storage would be shallower).
Option 3 - Discharge into existing drainage network (If sewer proven to be combined).

Polystorm Geocellular Soakaway
CL 66.10
Soffit 63.95
Invert 63.55
Depth (2550)
Units 20 no 1.0m x 0.5m x 0.4m
Size 10.0mx2.0mx0.4m

Existing Foul
Subject to further investigations, anticipated existing connection may be suitable for reuse

Foul
Proposed new foul junction connection to sewer.
Subject to a S106 connection notice

Subject to Approval



A	Sept 2026	Design updated to latest layout amendments	NR	
Rev	Date	Revision	By	Chk

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Project **Mr & Mrs Kelly**

**Clough Lane
PRESTWICH**

Title	SW Catchment Plan
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Scale@ A3 1:200	Date March 2026
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Drawn	Chk	Drg No	
NR		642-E301	A

Clough Lane, PRESTWICH

Subject to Approval



KEY

- RTW900

4C (No. of courses)

4C (No. of courses)

4C (No. of courses)

Aco Drain

Dish Channel

1 in 20

1 in 40

101.15

102.15

FFL 103.15

LGF 100.15
- Brick Retaining Wall

Underbuild

Tanking

Double DPC

Aco Channel Drain

Dish Channel Drain

Drive/Footpath Gradient

Garden Gradient

Existing Ground Level

Proposed Ground Level

FFL

Lower Ground Floor FFL

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Project **Mr & Mrs Kelly**

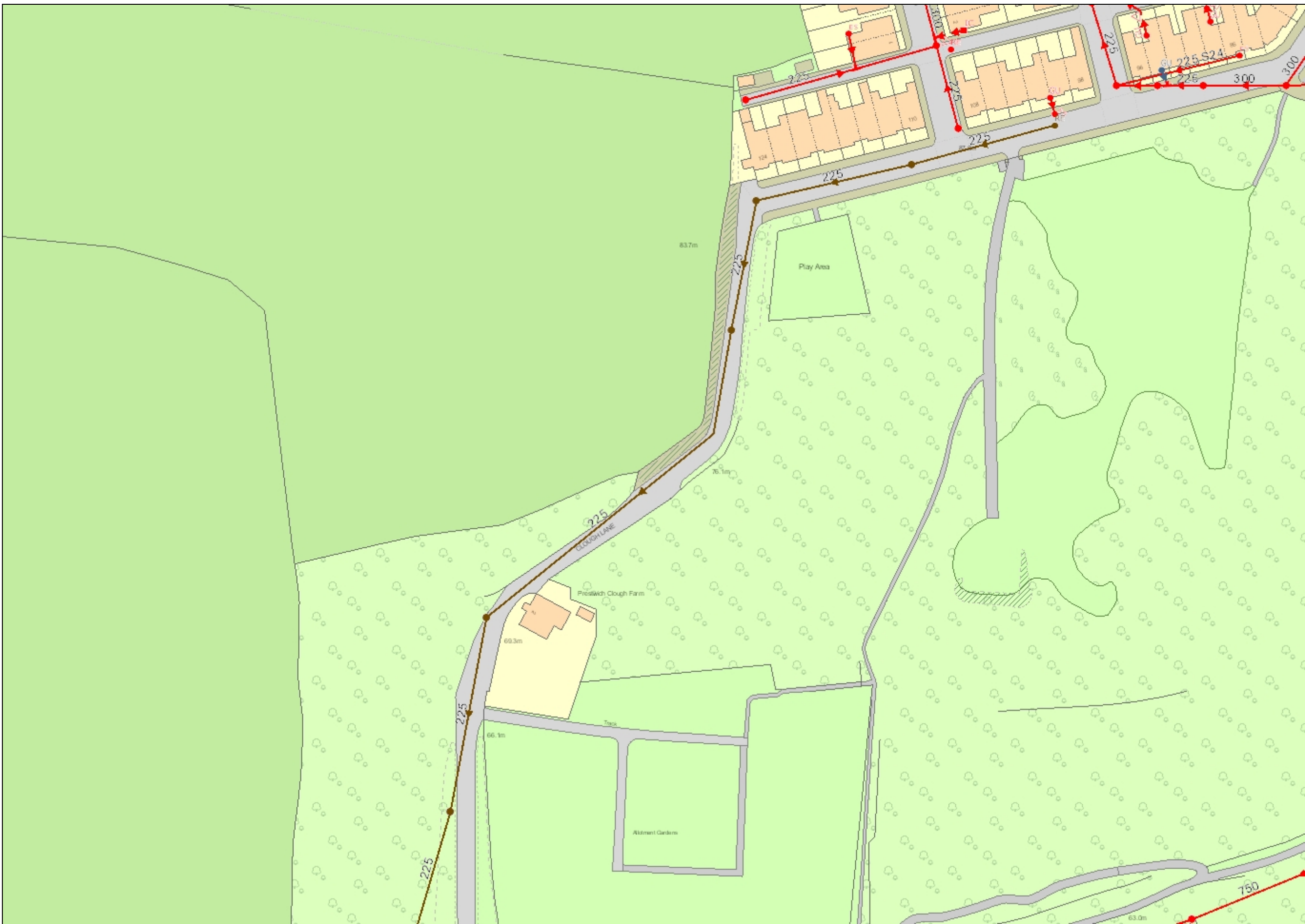
**Clough Lane
PRESTWICH**

Title
External Works Layout

Scale@ A3 1:200 Date March 2026

Drawn NR Chk Drg No 642-E900 A

APPENDIX B – SEWER RECORDS



**United Utilities Maps
for SafeDig**

Date :	12/01/2026 15:39:01
Centre X:	380648
Centre Y:	403644
Scale :	1000
UserName:	NETWRKPLS

**Extract from maps of United Utilities'
Underground Assets**

The position of the underground apparatus shown on this plan 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 plan and private service pipes may be shown by a blue broken line. United Utilities Water will not accept liability for any damage caused by the actual position being different from those shown.

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APPENDIX C - FLOOD MAP EXTRACT

KeyFlood
extentWater
storageFlood
defenceMain
Rivers