

Date: 20th December 2022

Ref: 2250/RPW



PROPOSED DEMOLITION OF EXISTING AGRICULTURAL BUILDING, ERECTION OF 1 NO. DWELLING (PART CONSTRUCTED), ERECTION OF SINGLE STOREY OUTBUILDING (ANCILLARY TO THE EXISTING AINSWORTH HALL FARMHOUSE), AND OTHER ASSOCIATED WORKS

AINS WORTH HALL FARM, AINS WORTH HALL ROAD, BOLTON, BL2 5QT

DRAINAGE STATEMENT TO ACCOMPANY & SUPPORT PLANNING APPLICATION
REF: 68880

Overview / Context

The site to which this statement / application relates centres around the former Ainsworth Hall complex. Ainsworth Hall originally dated from the mid 17th century. The main farmhouse was remodelled and substantially altered in the 2000's and now is a large established family dwelling. In addition to the main dwelling, the site also contains a number of other buildings in various stages of construction / condition. The former workers cottage is currently being rebuilt / renovated to form a separate dwelling, and approval for use as a new dwelling is under consideration as part of this application.

In addition to the new cottage dwelling on the site an existing partially built outbuilding is proposed as ancillary accommodation to the existing main Ainsworth Hall dwelling. All other barn buildings on site will remain although no use is proposed at this stage. It is noted that an existing agricultural building will be demolished as part of the application, as mitigation for the additional structures proposed.

Foul Drainage Proposals

The foul drainage from the existing main dwelling is served by an existing traditional septic tank, located in the rear garden area. At present this is serviced / pumped out on an annual basis. The use of this tank is established and will not change as a result of the proposals. It is however proposed that the 1 no. additional WC within the proposed outbuilding will be connected to this tank.

The new dwelling formed by the rebuilding of the former workers cottage will have 4 new toilets, and it is proposed that a new package treatment plant will be installed to serve this dwelling. Whilst the exact specification of the new tank is yet to be determined, it likely to be a Klargester Biodisc domestic package treatment plant unit, or similar. Further details are available via the following link:

https://www.kingspan.com/gb/en/products/water-management/domestic-sewage-treatment-plants/biodisc-domestic-sewage-treatment-plant/?gclid=EAlaIqobChMImcfoZKI_AIVyO7tCh2G9ARiEAAYAiAAEgK1Nvd_BwE

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The treatment plant will be located within the soft landscaping area adjacent the new driveway to the new cottage property. The exact location / route for the clean water outfall is to be agreed / confirmed following further investigations. Dependant on ground conditions, the first option will be to connect the treatment plant to a soakway accommodated within the newly formed garden, within the proposed domestic curtilage of the new property. Alternative the outfall will be connected to the existing stream to the north of the site.

Further details of the drainage plant locations is indicated on the marked up drawing attached to this statement.

Surface Water Drainage Proposals

The surface water from the existing dwelling connects to the existing stream to the north of the site. This will not change as a result of the proposals. The additional surface water drains to the proposed outbuilding will connect to the existing SW system serving the existing property and will generate minimal additional demand.

Subject to ground conditions and following completion of percolation tests it is proposed that that the surface water drains serving the new cottage dwelling will connected to a new soakaway located within the garden area of the property. If ground conditions do not permit, the surface water drains will be connected to the existing pond to the north of the site. It is noted that the pond has an outfall to the existing reservoir approximately 500m to the south west of the site

The driveway to the new cottage dwelling will have a gravel finish, and will not create any additional surface water drainage demands.

Further details of the surface water drainage installations is indicated on the marked up drawing attached to this statement.

EXISTING SW DRAIN CONNECTION
TO EXISTING STREAM.

NOTES
Copyright in all documents prepared by the architect and any works
included from these documents and drawings shall unless otherwise
expressly stated remain the property of the architect and shall not be
reproduced by any person or corporation in any form or by any means
without the written consent of Good & Tiltman.
DO NOT SCALE OFF THIS DRAWING.
All dimensions to be checked on site and any discrepancies to be
reported to the architect before proceeding.
ALL LEVELS TO BE CHECKED ON SITE.
All discrepancies between information shown on the drawings and the
information in the specification are to be referred to the architect before
proceeding.
All component sizes and references to be checked prior to the ordering
of materials.
Proposals and designations (i.e. contained surface water or fault of
existing drains or site are to be checked and confirmed by the building
control prior to commencement of any drainage works. Any existing
drains to which additional connections are to be made, are also to be
checked as necessary to ensure they are suitable to accommodate
additional capacity and the type of effluent being connected.
All relevant boundary positions are to be checked prior to proceeding.

PROPOSED KILGESTER
BIODISC DOMESTIC
PACKAGE TREATMENT
PLANT SERVING NEW
DWELLING.

EXISTING SEPTIC
TANK SERVING
EXISTING
DWELLING

CLEAN WATER
OUTFALL TO
SOAKAWAY

SW TO
CONNECT
TO EXT.

SOAKAWAY FOR
SW DRAINS TO
NEW COTTAGE

NEW FOUL CONNECTION
FROM NEW OUTBUILDING

PROPOSED DRAINAGE STRATEGY PLAN.