

Bury Planning

4th September 2025

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

Drainage

In response to the united utilities letter ref – DC/22/3808, dated 18/11/22, we have the following responses to the requirements listed below (letter in appendix)

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) advise that surface water from new developments should be investigated and delivered in the following order of priority:

- 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.*

Please find enclosed copy of our proposed drainage strategy. (drainage plan in appendix) in compliance with the above requirements.

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

1. Infiltration / attenuation

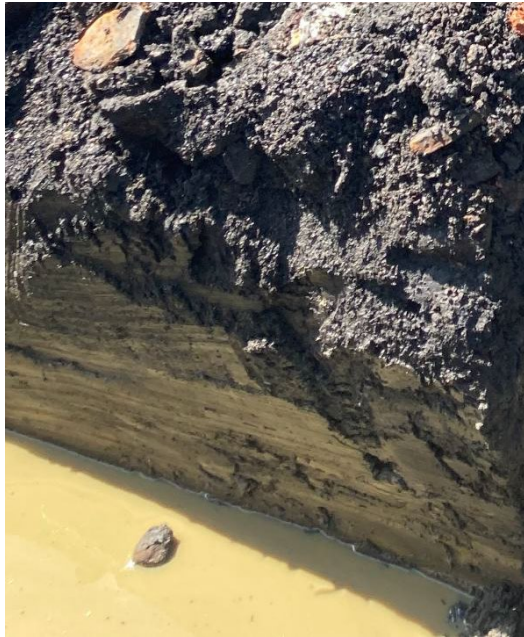
Having carried out trial pit excavations for taking soil samples and foundation designs. The ground is made up of clay from 250mm below ground level and therefore unsuitable for infiltration.

As the site is for 1 nr dwelling, in accordance with United utilities requirements, attenuation has been discounted as attenuation and flow restriction is required for sites with 3+ properties proposed



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BL8 1AT
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Clay foundation excavation with standing water in base of excavation.

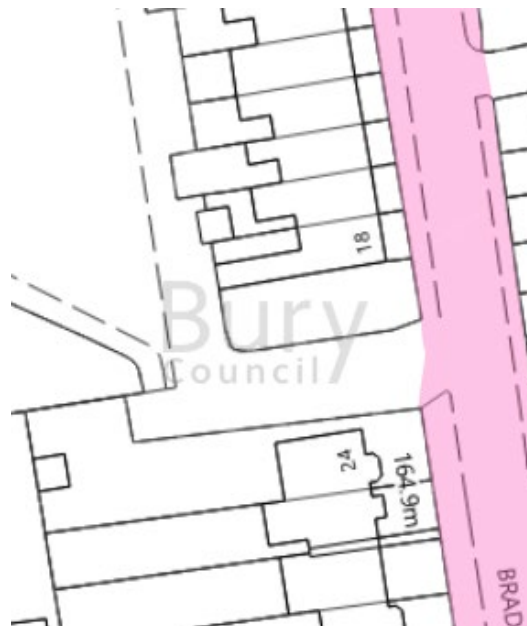
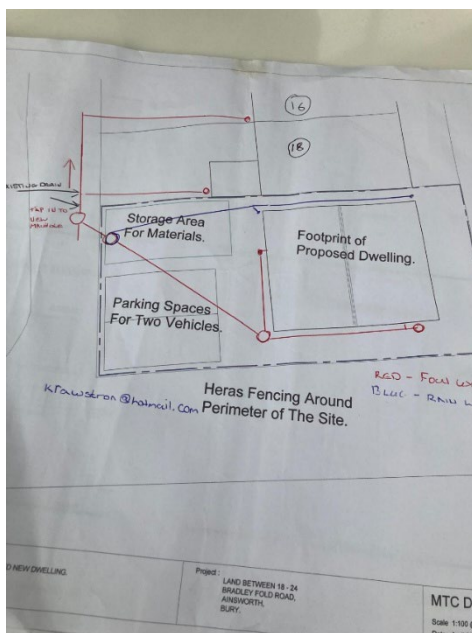
2. To surface water body

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



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

The road is unadopted. The existing drainage network to the area is combined. A connection to a separate surface water drain is not possible.

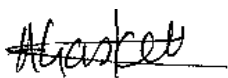


This public sewer is a 225mm diameter vc pipe, to receive drainage from the roof and patio. The sewer is not shown as an asset on united utilities records.

Refer to attached calculation to show reduced surface water discharge to existing sewer network.

Driveway to be made up of a porous wearing course. Details as per attached site / drainage plan.

Regards



Andrew Gaskell, BSc Civil Engineering
HOME Group NW Ltd

APPENDIX

UNITED UTILITIES REQUIREMENTS

SITE & DRAINAGE PLAN SURFACE

WATER CALCULATION

MANAGEMENT PLAN

Bury Council
By email

Your ref: 68667
Our ref: DC/22/3808
Date: 18-NOV-22

Dear Planning Team

Location : Land between 18 & 24 Bradley Fold Road, Radcliffe, Bolton, BL2 5QD
Proposal : Erection of 1 no. dwelling

United Utilities wish to make the following comments regarding the proposal detailed above.

DRAINAGE

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) advise that surface water from new developments should be investigated and delivered in the following order of priority:

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.

We recommend the applicant considers their drainage plans in accordance with the drainage hierarchy outlined above.

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 main river).

In the event that the applicant, or any subsequent developer, approaches United Utilities regarding a connection for surface water to the public sewer, it is likely that we will request evidence that the drainage hierarchy has been fully investigated and why more sustainable options are not achievable. This will be managed through either our 'S106 Sewer Connections' or 'S104 Adoptions' processes.

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.

The applicant should not presume that the principles outlined within a drainage strategy will meet the detailed requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

WATER AND WASTEWATER SERVICES

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. This includes seeking confirmation of the required metering arrangements for the proposed development. See 'Contacts' Section below.

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the arrangements will be suitable for the new proposal.

In some circumstances we may require a compulsory meter is fitted. For detailed guidance on whether the development will require a compulsory meter please visit <https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20212022/> and go to section 7.7 for compulsory metering.

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.

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. Please see 'Contacts' section below.

UNITED UTILITIES PROPERTY, ASSETS AND INFRASTRUCTURE

Water pipelines

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

Wastewater pipelines

United Utilities will not allow a new building 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).

Advice relating to both water and wastewater infrastructure

It is the applicant's responsibility to demonstrate the exact relationship between United Utilities' assets and the proposed development. Developer's 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. Where United Utilities' assets cross the proposed red line boundary, developers must contact our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition.

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 a diversion application 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 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'. 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 water pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently operational. A copy of this document is available on our website.

The applicant or developer should contact our Developer Services team for advice if their proposal is in the vicinity of water or wastewater pipelines and apparatus. It is their responsibility to ensure that United Utilities' required access is provided within their 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. Please see 'Contacts' section below.

CONTACTS

Website

For detailed guidance on water and wastewater services, including application forms and the opportunity to talk to the Developer Services team using the **'Live Chat'** function, please visit:

<http://www.unitedutilities.com/builders-developers.aspx>

Email

For advice on water and wastewater services or to discuss proposals near to pipelines, email the Developer Services team as follows:

Water mains and water supply, including metering - DeveloperServicesWater@uuplc.co.uk

Public sewers and drainage - WastewaterDeveloperServices@uuplc.co.uk

Telephone - 0345 072 6067

Property Searches (for asset maps):

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 <https://www.unitedutilities.com/property-searches/>

Water and sewer records can be viewed for free at our Warrington Head Office by calling 0370 751 0101. Appointments must be made in advance. Public sewer records can be viewed at local authority offices. Arrangements should be made directly with the local authority.

The position of the underground apparatus shown on asset maps is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown on the map.

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

Yours faithfully

The Planning, Landscape and Ecology Team

1000 2000 3000



— FN.
— SW
— COMBINED

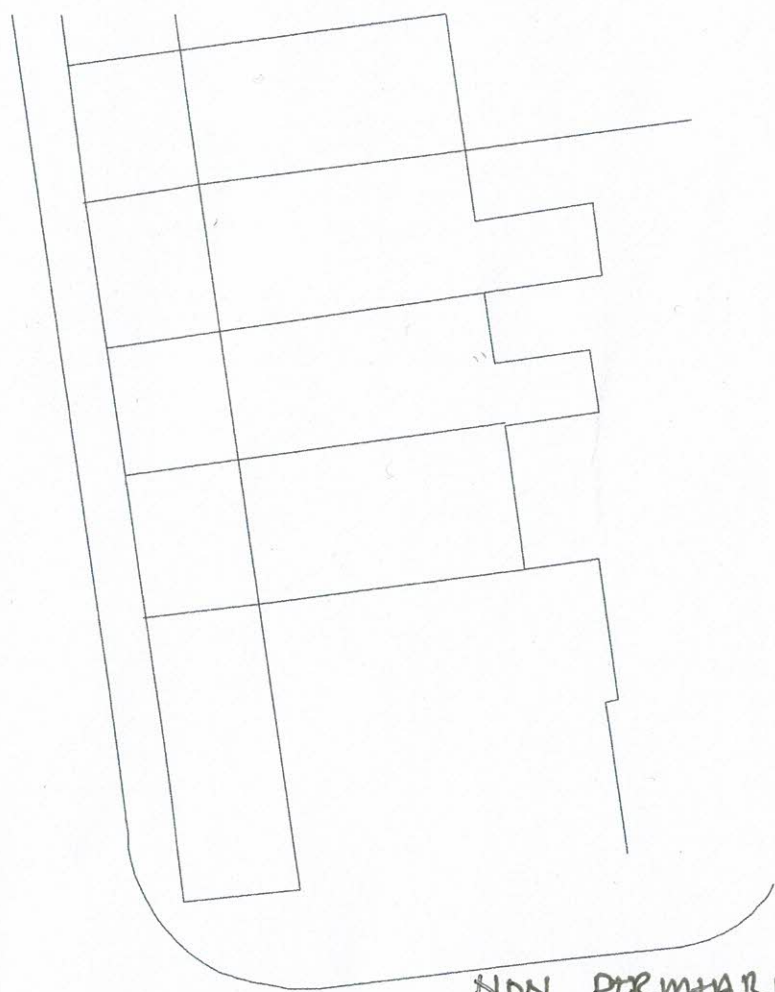
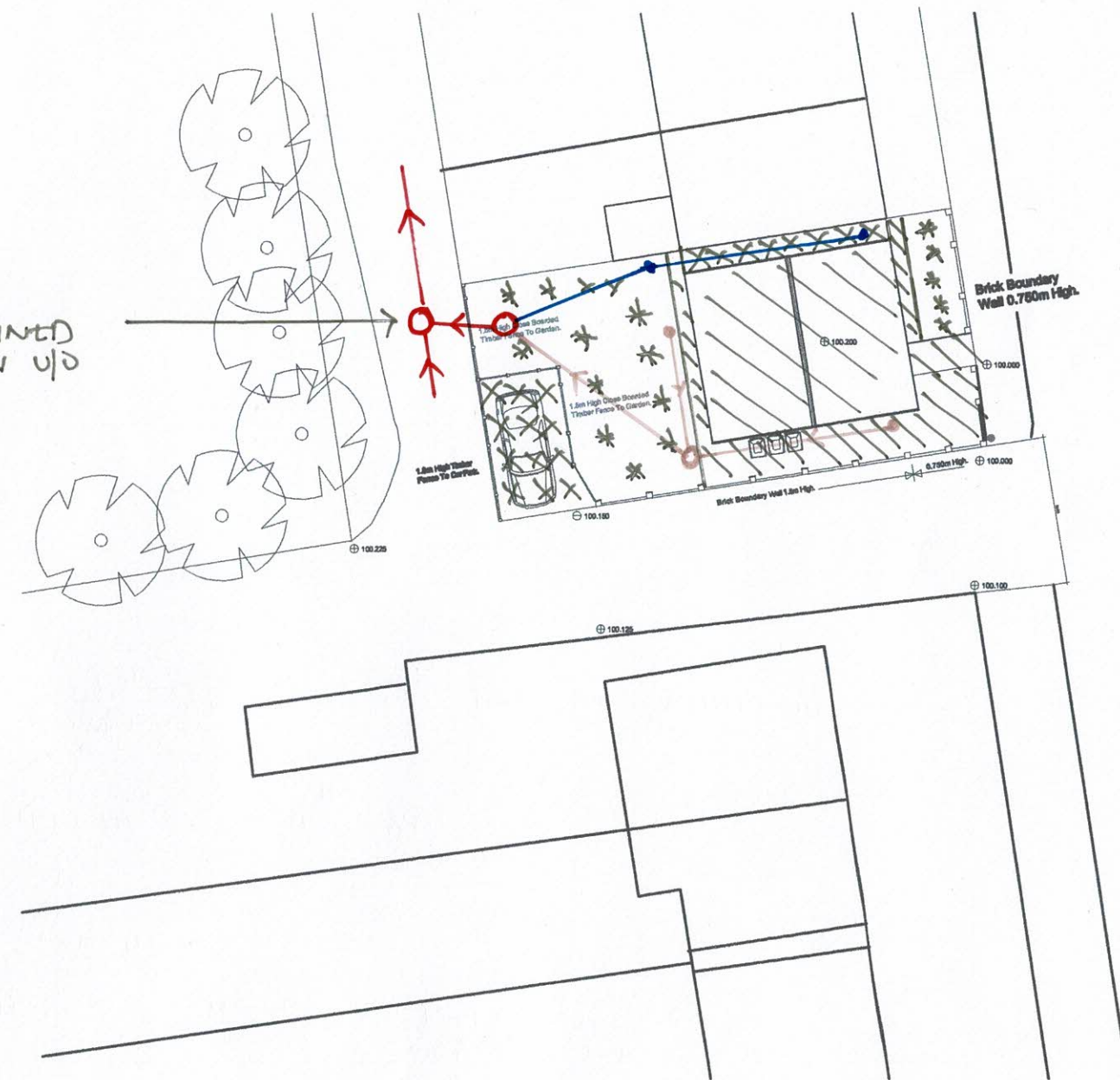
- SW INSPECTION
- FW INSPECTION
- FW MANHOLE
- COMBINED MH.

NON PERMEABLE

PERMEABLE PAVING / TARMAC

PERMEABLE ARTIFICIAL GRASS

EXISTING COMBINED SEWER. NOT ON UPD MAPPING.



EXISTING SITE AREA - 191 m² (100% CONCRETE).
PROPOSED SITE AREA - 70 m² (ROOF)
= 34 m² (PATHS) TOTAL 104 m²

PERMEABLE

PROPOSED - PARKING - 23.8 m²
GRASS - 64 m² TOTAL 87.8 m²

PROPOSED SITE PLAN.

Revision A - Levels Added. - 22nd September 2022.
B - Amended For Planning. - 10th June 2023.
C - Boundary Wall Amended. - 8th July 2023.
D - Front Boundary Wall Added. - 27th July 2023.
E - Boundary Wall At Rear Amended. - 7th December 2023.
F - Boundary Wall At Rear Amended. - 20th August 2025.

Title:
PROPOSED NEW DWELLING.

Project:
LAND BETWEEN 18 - 24
BRADLEY FOLD ROAD,
AINSWORTH,
BURY.

MTC Designs 31 Exford Drive Bolton BL2 6TB
T: 01204 418714 M: 07708026514

Scale: 1:250 @ A3
Date: June 2022.

Drawing No: P04F

Sketch Sheet

Project LAND BETWEEN 1B & 24
BRADLEY FOLD Rd.
Section DRAINAGE.

Project No.	Date
Volume	Sheet
By	Checked



COMPARISON CALCULATION OF EXISTING SITE v PROPOSED
HOUSE TO SHOW DRAINAGE VOLUME INTO EXISTING SEWER
SYSTEM.

EXISTING SITE RAINWATER INTENSITY.

$$191 \text{ m}^2 \times 0.05 \text{ (50mm/hr)} \quad \underline{9.55 \text{ m}^3}$$

$\therefore 9.55 \text{ m}^3$ SURFACE WATER AS EXISTING CONDITION.

PROPOSED SITE RAINWATER INTENSITY.

$$104 \text{ m}^2 \times 0.05 \text{ (50mm/hr)} \quad \underline{5.2 \text{ m}^3}$$

$\therefore 5.2 \text{ m}^3$ SURFACE WATER AS PROPOSED.

$$(87 \text{ m}^2 \times 0.05) = 4.35 \text{ m}^3 \text{ INFILTRATION.}$$

REDUCTION OF ON SITE RUN OFF DUE TO ADDITION
OF PERMEABLE AREAS

$$9.55 \text{ m}^3 - 5.2 \text{ m}^3 = 4.35 \text{ m}^3$$

$$\therefore \underline{4.35}$$

$$4.35 = 0.45$$

$\therefore 0.45 \times 100 = \underline{45.5} \% \text{ REDUCTION OF}$
SURFACE WATER INTO
EXISTING DRAINAGE
NETWORK.

1. Introduction

This Maintenance and Management Plan outlines the long-term maintenance procedures for the surface water and foul drainage systems serving the new build house site at land between 18 & 24 Bradley Fold Rd

It ensures that the installed drainage systems continue to function effectively, prevent flooding or pollution, and comply with the requirements of the Lead Local Flood Authority (LLFA) and Building Regulations Part H.

2. Objectives

- Maintain full functionality and capacity of the drainage systems.
 - Prevent blockages, siltation, and pollution.
 - Ensure compliance with design standards (SuDS Manual CIRIA C753).
 - Define ownership and responsibilities for maintenance.
-

3. Drainage Overview

System Components:

- Permeable paving with sub-base storage
 - inspection chambers
 - Outfall to existing combined sewer
 - Foul drainage connection to unadopted combined sewer
 - Roof and yard gullies connected to surface water system prior to combining with foul system
-

4. Management Responsibilities

System	Responsible Party	Notes
Private drainage within individual plots	Homeowner	Maintain gutters, downpipes, gullies
Adopted sewers	Water company (post adoption)	Responsibility transfers post Section 104 agreement

5. Maintenance Schedule

5.1 General Inspection

Item	Frequency	Action Required
Visual inspection of manholes, gullies, and gratings	Quarterly	Check for silt, debris, blockages
Inspection after heavy rainfall	As required	Identify ponding or overflow
Litter and debris removal	Monthly	Remove from inlets/outlets

5.2 Permeable Paving

Activity	Frequency	Notes
Sweep surface with vacuum sweeper	Twice per year	Remove sediment build-up
Inspect joints for clogging	Annually	Replace jointing material if blocked
Check for ponding	After major rainfall	Identify surface failures

5.3 Filter Drains / Trench Drains

Activity	Frequency	Notes
Inspect inspection chambers	Biannually	Check for silt accumulation
Jet clean pipe runs	Every 2–5 years	As required depending on sediment levels

5.4 Foul Drainage

Activity	Frequency	Notes
Inspect manholes	Annually	Check for leaks or blockages
Jet / rod pipelines As required Only if slow flow or blockage detected		

6. Access and Safety

All inspection chambers, manholes, and SuDS features are to remain accessible. Maintenance activities should only be carried out by competent personnel following safe working practices.

7. Record Keeping

- Maintain a **log of all inspections and maintenance** activities.
- Keep **CCTV survey reports, jetting records, and service logs** on file for a minimum of 10 years or until adoption.

8. Review and Updating

This plan should be reviewed:

- Every **5 years**, or
 - After significant modification to the drainage system or the site layout.
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