

ENGINEERING CONSULTANCY SERVICES

DRAINAGE CONSULTATION

Date: 08/07/25

Your Ref: 71834

Location: Bury Interchange and land bounded by Pyramid Park/East Lancashire railway line, Knowsley Place/Duke Street, Bury, BL9 0EJ

Proposal:

RECOMMENDATIONS

No objections to the proposed development subject to the following:

CONDITION: Development shall not commence until details of final surface water drainage proposals have been submitted to and approved by the Local Planning Authority. The scheme shall be in accordance with the principles outlined in the "Phase 1 – Southern Access Footbridge & Metrolink Platform Flood Risk Assessment" must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or subsequent revisions of it. This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution.

Design details should comply with guidance contained in the Greater Manchester's Sustainable Drainage Design Guide, March 25. Consultation with United Utilities should be undertaken to assess mitigations to reduce impacts on the combined sewer system which the system ultimately outfalls to.

Further investigations will be required, including infiltration testing to BRE365 to determine suitability of infiltration measures.

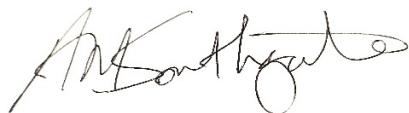
Full details should be submitted and approved by the Local Planning Authority of any proposed reconfiguration of the attenuation tank adjacent to 3KP / Premier Inn, including updated capacity assessment

REASON: To promote sustainable development. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact.

Informative Notes for the Applicant

N039	The site is to be drained on a separate system of drainage with surface water and foul sewage being combined at the last manhole before connection to public sewer
N040	Surface water discharge to be limited to existing flow from site less a minimum 45% reduction in run-off to allow for climate change to prevent surcharge of public sewerage system downstream of the proposed development Chapter 10 of the National Planning Policy Framework - Meeting the Challenge of Climate Change, Flooding and Coastal Change and Unitary Development Plan Policy EN5/1 - New Development and Flood Risk and its associated SPD 16 Design and Layout of New Development in Bury. Climate change allowance should be increased to 70% for sites which fall within Flood Zone 3
N041	Application forms for permission to connect to the public sewer should be obtained by telephoning United Utilities PLC on 08456 020406 or online at www.unitedutilities.com

N042	Applications for Building Over Agreements or sewer diversions should be obtained by telephoning United Utilities PLC on 01925 464714.
N044	Approval for a surface water connection to the watercourse should be obtained from: <i>Main River</i> - Environment Agency, https://www.gov.uk/government/organisations/environment-agency <i>Ordinary Watercourse</i> – Bury Council, Engineering and Streetscene https://www.bury.gov.uk/index.aspx?articleid=11128



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