

Plan:8 Town Planning Ltd

Mr Marno
Planning
Bury Metropolitan Borough Council
Development Control,
The Planning Service,
3 Knowsley Place,
Bury,
BL9 0EJ

13th May 2025

Dear Mr Marno

Application to discharge drainage condition 11 of permission 68661. The applicant also requests that the application to discharge the drainage condition is also linked to the S73 amendment application under reference 71819 which is due for determination by 18th June 2025.

Site Address: Ainsworth Nursing Home, Knowsley Road, Bolton, BL2 5PT

References:

Planning Portal PP-14015443
Original Planning Permission 68661
S73 Amendment Application 71819

The proposed drainage surface water and foul will be infiltration.

As you will note in the enclosed response from UU advise us that they do not have a public sewer within 500metres of the site.

Other dwellings on the site have packaged sewage treatment plants for foul drainage and soakaways for surface water.

Both foul and surface water will go into a single soakaway as shown on R A Fisk Plan 3551.16/B Site Plan Drainage A1

The drainage hierarchy as per National Planning Practice Guidance:

- 1. Infiltration
- 2. Discharge to waterbody
- 3. Discharge to surface water sewer or highway drain
- 4. Discharge to combined sewer (last resort)

NPPF hierarchy the first option is infiltration which is proposed here. No other options are available.

Registered in England Company No. 06279898 M10 Maxron House Green Lane Romiley Stockport SK6 3JQ	VAT number: 311692226	Plan:8 Town Planning Ltd www.plan8townplanning.co.uk info@plan8townplanning.co.uk
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Information submitted with the application:

- R A Fisk Plan 3551.16/B Site Plan Drainage A1
- 017900-08 BA,BAx, BB & NB BioDisc Installation Manual - BioDisc BA, BAX, and BB are sewage treatment plants that use a rotating biological contactor (RBC) technology to treat wastewater. These systems are designed for domestic use in homes and small businesses, removing pollutants from sewage to produce a treated effluent that can be discharged to a watercourse or soakaway system. The location is shown on R A Fisk Plan 3551.16/B.
- Ainsworth Nursing Home, Knowsley Road, Bolton, BL2 5PT PDE - 26.03.25 Pre-Development Enquiry for Ainsworth Nursing Home, Knowsley Road, Bolton, BL2 5PT UU Reference Number: 07195283
- DS1146P-06 (BA-BB BAX Biodisc Gravity Sales Drawing) BA BioDisc General Assembly to be used at the site for drainage – shown on R A Fisk Plan 3551.16/B Site Plan Drainage A1
- PDE Guidance - Pre Development Enquiry Guidance -
- UU Email dated 26 March 2025 from seweradoptions@uuplc.co.uk to robert@rafisk.co.uk REF - 07195283 - Pre-Development - The Gate House, Ainsworth Nursing Home, Bolton with Pre-Development response. “Please note that the nearest public sewer to your site is over 500m away to the south on Knowsley Road which is a 150mm combined sewer. Unfortunately we have no other suitable sewer networks in the area so suspect the current properties on the area are run on septic tanks or similar.”

The applicant respectfully requests that the pre-commencement part of the drainage condition, condition 11 of permission 68661 is discharged. The applicant also requests that the application to discharge the drainage condition is also linked to the S73 amendment application under reference 71819 which is due for determination by 18th June 2025.

I look forward to hearing from you.

Yours sincerely,

Simon Plowman MA MRTPI

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