

m83 Associates Ltd

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Drainage Statement

82 Ainsworth Road. Bury, BL8 2RS

1. Introduction

This Drainage Statement has been prepared in response to Bury Council's request for further information dated 28 August 2026 in respect of planning application 2026 035 at 82 Ainsworth Road, Bury, BL8 2RS.

The proposal comprises the change of use of the existing dwellinghouse from Use Class C3 to a five-bedroom, five-person HMO (Use Class C4), together with a single-storey rear extension and rear dormer extension.

The purpose of this statement is to explain the proposed approach to foul and surface water drainage and to demonstrate that the development can be served by an appropriate drainage arrangement without creating an unacceptable increase in flood risk or drainage impact.

2. Existing Site and Development

The application site comprises an existing residential dwelling with rear external amenity space. The existing property is already served by drainage infrastructure associated with its residential use.

The proposed physical works are limited to a single-storey rear extension, a rear dormer and associated internal alterations. The site plan identifies the proposed extension, rear dormer and bike/bin store. The development therefore does not involve a substantial increase in the developed footprint of the site.

3. Existing Drainage

The precise location, depth and condition of existing below-ground drainage connections have not been established from the planning drawings. The existing dwelling is nevertheless an established residential property and is understood to have existing foul drainage serving the house.

Existing drainage connections and manholes should be confirmed on site prior to construction. No new private drainage connection to a public sewer is proposed unless required following confirmation of the existing arrangements and consultation with the relevant statutory undertaker.

4. Proposed Foul Water Drainage

Foul drainage generated by the additional sanitary accommodation associated with the HMO will be connected to the existing foul drainage system serving the property, subject to confirmation of the existing connection and available capacity.

The proposed accommodation includes five shower rooms and a kitchen. The drainage arrangement will be designed so that foul water is conveyed to the existing foul drainage system in accordance with the Building Regulations and the requirements of the relevant statutory undertaker.

The final internal and external drainage layout will be coordinated with the Building Regulations design and construction drawings.

5. Proposed Surface Water Drainage

Surface water generated by the proposed rear extension and altered roof areas will be managed appropriately, with priority given to the use of existing drainage infrastructure where this is suitable and practicable.

At this planning stage, the exact location and capacity of existing surface-water connections have not been verified. The drainage plan therefore identifies the intended drainage principles rather than asserting an unverified below-ground route.

Where practicable, rainwater will be managed close to its source. The feasibility of infiltration or other source-control measures, including a soakaway or permeable surface, will be confirmed having regard to site conditions and the location of existing services. If infiltration is not practicable, an appropriate connection to the existing surface-water system will be used, subject to confirmation and approval.

Rainwater from the proposed extension will not be deliberately directed onto adjoining land or the public highway.

6. Sustainable Drainage and Flood Risk

Bury Council advises that surface-water runoff should be controlled as near to its source as possible through Sustainable Drainage Systems (SuDS). The Council identifies measures including permeable paving, attenuation and soakaways as potential techniques.

The application is a small-scale alteration and change of use of an existing dwelling rather than a major development. Nevertheless, the drainage approach has had regard to the principle of managing surface water close to its source and avoiding an increase in runoff or flood risk.

The drainage design will therefore ensure that surface water is appropriately managed and that the development does not increase flood risk to the application property, neighbouring properties or the public highway.

7. Drainage Plan

The accompanying indicative drainage plan identifies the proposed drainage principles for the site. It distinguishes between foul drainage and surface-water drainage and identifies the proposed extension rainwater collection and intended connection to the existing drainage infrastructure.

The below-ground routes shown are indicative because the existing drainage records and below-ground survey information have not been provided. Existing connections, invert levels, pipe condition and capacity should be verified before construction.

Any final drainage arrangement will be designed and installed in accordance with the Building Regulations, relevant statutory requirements and the requirements of the sewerage undertaker.

8. Conclusion

The proposed development can be accommodated using appropriate foul and surface-water drainage arrangements associated with the existing residential property.

The proposal will retain the existing drainage infrastructure where suitable, manage additional surface water from the extension appropriately and avoid directing water onto neighbouring land or the public highway.

Subject to confirmation of existing drainage connections and the final technical design, the proposal will not create an unacceptable drainage or flood-risk impact. The accompanying plan provides a proportionate response to Bury Council's request for a drainage plan/drainage strategy.