

Drainage Strategy Statement

Former Ambulance Station

Cemetery Road, Ramsbottom, Bury, BL0 9PU

Document Control

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1. Introduction

This Drainage Strategy Statement is submitted in support of a full planning application for the redevelopment of the Former Ambulance Station, Cemetery Road, Ramsbottom, to provide 3 no. detached dwellings. The statement follows the national drainage hierarchy and provides justification for the proposed connection arrangement based on a reduction in impermeable area compared with the former ambulance station use.

2. Site and Proposed Development

The proposals comprise three detached dwellings with associated access, parking and landscaping. The development replaces an existing previously developed use and reduces the extent of impermeable hardstanding across the site, thereby reducing surface water runoff volumes in comparison with the existing arrangement.

3. Existing Drainage and United Utilities Records

United Utilities (UU) asset records have been obtained for the site locality. The UU Sewer Records plan confirms public drainage infrastructure within the surrounding highway network. The development intends to make a connection on site to the existing manholes serving the former ambulance station (existing points of discharge), subject to verification by survey/CCTV and formal UU connection consent.

Appendix A provides an extract of the UU Sewer Records plan for reference. Asset locations shown are approximate and must be confirmed on site prior to construction.

4. Drainage Hierarchy Assessment (NPPF/NPPG)

In accordance with the National Planning Policy Framework and National Planning Practice Guidance, surface water disposal has been considered in the following order of priority:

- 1) Infiltration to ground (e.g., soakaways/infiltration basins)
- 2) Discharge to a surface water body
- 3) Discharge to a surface water sewer, highway drain or another drainage system
- 4) Discharge to a combined sewer

Infiltration (soakaways): Ground conditions are understood to comprise clay at circa 1m depth. Clay soils typically have low permeability and are not suitable for infiltration drainage. On this basis, and without prejudice to any further BRE365 testing, infiltration/soakaways are not considered feasible or reliable for this site.

Surface water body: No suitable surface water body has been identified within or adjacent to the site boundary for direct discharge.

Surface water sewer/highway drain: A separate surface water sewer connection has not been confirmed as available at this stage and would be subject to further statutory undertaker confirmation.

Combined sewer: Accordingly, the proposed strategy is to continue to use the established drainage route by connecting (via the existing on-site manholes) into the existing network, subject to UU approval. This is considered proportionate and acceptable as the proposal reduces impermeable area and does not increase surface water burden compared to the former use.

5. Proposed Drainage Strategy (Foul and Surface Water)

Foul water: Each dwelling will discharge foul flows via private drainage to on-site inspection chambers/manholes and connect to existing manholes serving the former ambulance station. Connection to the public sewer network will be progressed via the appropriate statutory process (Section 106 connection consent), with detailed design confirmed at Building Regulations stage.

Surface water: Roof and paved area runoff will discharge to on-site pipework and manholes and connect to the existing manholes/outfall used historically by the ambulance station. Where practicable, permeable surfacing will be utilised to provide source control and reduce runoff. As the proposal reduces impermeable area compared to the baseline, dedicated on-site attenuation is not required for this planning-stage strategy (see Section 6).

6. Surface Water Runoff Comparison and Hardstanding Reduction (calculations)

The following comparative calculation uses the previously agreed site figures to demonstrate reduced impermeable area and runoff volume for a 50mm event (0.05m rainfall depth).

Scenario	Impermeable area (m ²)	Rainfall depth (m)	Runoff volume (m ³)
Existing / baseline hardstanding	191	0.05	9.55
Proposed hardstanding	104	0.05	5.20
Reduction	87		4.35

This demonstrates an impermeable area reduction of **87 m²** and a corresponding runoff volume reduction of **4.35 m³** for a 50mm event, equating to approximately **46%** reduction relative to the baseline. On this basis, the development does not increase discharge potential compared to the former use and on-site attenuation is not required as part of this planning-stage strategy.

7. Construction, Adoption and Approvals

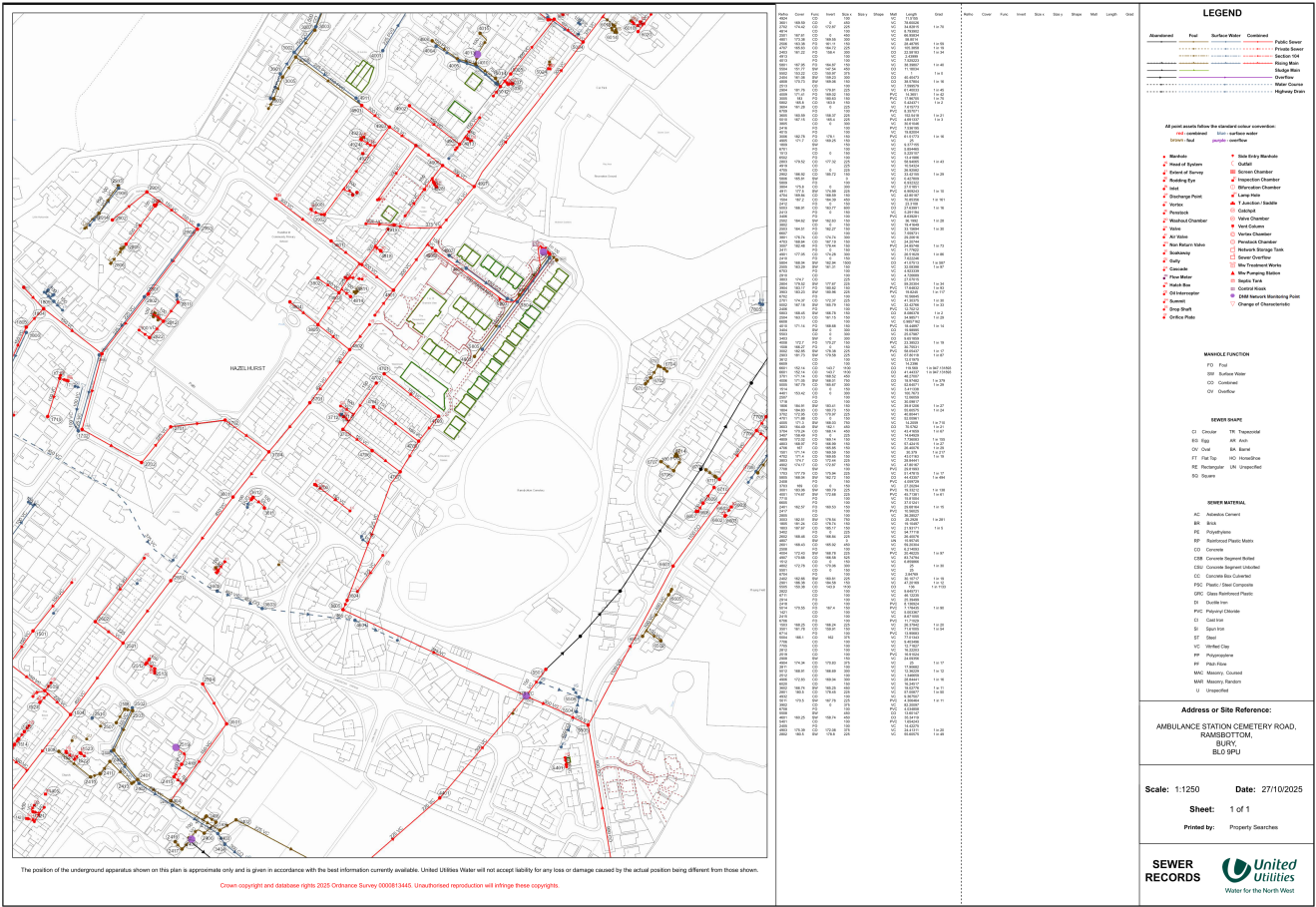
Prior to commencement, the developer will verify the existing drainage arrangement by CCTV survey and/or trial holes to confirm manhole locations, inverts and condition. A formal application for connection will be made to United Utilities under the relevant statutory process (Section 106 and/or Section 104 if any adoption is proposed). All works will maintain required easements and avoid building over/close to public sewers without written approval.

8. Maintenance and Management (summary)

Private drainage within the site will be maintained by the respective homeowner/management company. Routine inspections of gullies and manholes will be undertaken with clearance of debris and silt as required. Where permeable paving is provided, periodic sweeping/vacuuming will be undertaken to maintain permeability.

Appendix A – United Utilities Sewer Records Extract

United Utilities Sewer Records plan extract (for guidance only; verify exact positions on site prior to works).



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