

ENGINEERING CONSULTANCY SERVICES

DRAINAGE CONSULTATION

Date: 27/02/26

Your Ref: 72791

Location: Yew Tree Farm, Ringley Road West, Radcliffe, Manchester, M26 1EB

Proposal: Rebuilding of existing barn and attached storage building, with increase of 460mm to eaves height of barn, to provide 2 no. dwellings

RECOMMENDATIONS

No objections to the proposed development subject to the following:

CONDITION: Development shall not commence until details of surface water drainage proposals have been submitted to and approved by the Local Planning Authority. The scheme 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. Details of proposed maintenance arrangements should also be provided

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 40% 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
N043	Applications for sewer requisitions should be obtained by telephoning United Utilities PLC at either Dawson House (01925 235871) or Hathersage Road (0161 609 7513)
N105	The applicant should ensure that any proposed driveways/paved areas (in excess of 5m ²) situated at the front of properties are constructed of permeable or porous materials. The applicant should refer to Dept. of Communities & Local Government publication "Guidance on the Permeable Surfacing of Front Gardens" for design & construction details.

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A handwritten signature in black ink, appearing to read 'Andy Southgate', with a stylized flourish at the end.

Andy Southgate
Group Manager
Major Projects Group
Engineering and Streetscene