

ENGINEERING CONSULTANCY SERVICES

DRAINAGE CONSULTATION

Date: 03/02/26

Your Ref: 72703

Location: Higher House Farm, 14 Hawkshaw Lane, Tottington, Bury, BL8 4LB

Proposal: Demolition of steel framed stables building and the rebuilding of a stone barn and single storey rear extension to form 1no. dwelling

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

N045	The proposed development is to be served by a septic tank and/or soakaway. The applicant must therefore consult the following regarding this development: - a) Environment Agency, Appleton House, 430 Birchwood Boulevard, Birchwood, Warrington, WA3 7WD. Tel: 01925 840000. b) Bury MBC, Environment & Development Services, 3 Knowsley Place, Duke Street, Bury BL9 0EJ. Mrs Lorraine Chamberlain, Tel. 0161 253 5519.
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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