

This report was produced using the greenfield runoff tool developed by HR Wallingford and available at www.uksuds.com. The use of this tool is subject to the UK SuDS terms and conditions and licence agreement , which can both be found at www.uksuds.com/terms-and-conditions.htm. The outputs from this tool are estimates of greenfield runoff rates. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, CEH, Hydrosolutions or any other organisation for the use of this data in the design or operational characteristics of any drainage scheme.



Surface water storage requirements for sites

www.uksuds.com | Storage estimation tool

Calculated by:	Aaron Wragg
Site name:	Buckley Wells Bury TMD
Site location:	Bury

This is an estimation of the storage volume requirements that are needed to meet normal best practice criteria in line with Environment Agency guidance "Rainfall runoff management for developments", SC030219 (2013), the SuDS Manual C753 (Ciria, 2015) and the non-statutory standards for SuDS (Defra, 2015). It is not to be used for detailed design of drainage systems. It is recommended that hydraulic modelling software is used to calculate volume requirements and design details before finalising the design of the drainage scheme.

Site Details	
Latitude:	53.58615° N
Longitude:	2.30614° W
Reference:	30304845
Date:	Apr 05 2023 13:16

Site characteristics

Total site area (ha):	.87
Significant public open space (ha):	0
Area positively drained (ha):	0.87
Impermeable area (ha):	0.87
Percentage of drained area that is impermeable (%):	100
Impervious area drained via infiltration (ha):	0
Return period for infiltration system design (year):	10
Impervious area drained to rainwater harvesting (ha):	0
Return period for rainwater harvesting system (year):	10
Compliance factor for rainwater harvesting system (%):	66
Net site area for storage volume design (ha):	0.87
Net impermeable area for storage volume design (ha):	0.87
Pervious area contribution to runoff (%):	30

* where rainwater harvesting or infiltration has been used for managing surface water runoff such that the effective impermeable area is less than 50% of the 'area positively drained', the 'net site area' and the estimates of Q_{BAR} and other flow rates will have been reduced accordingly.

Design criteria

Climate change allowance factor:	1.4
Urban creep allowance factor:	1.0
Volume control approach	Flow control to max of 2 l/s/ha or Qbar
Interception rainfall depth (mm):	5
Minimum flow rate (l/s):	2

Methodology

esti	IH124	
Q_{BAR} estimation method:	Calculate from SPR and SAAR	
SPR estimation method:	Calculate from SOIL type	
Soil characteristics	Default	Edited
SOIL type:	4	4
SPR:	0.47	0.47
	Default	Edited
Hydrological characteristics		
Rainfall 100 yrs 6 hrs:	--	70
Rainfall 100 yrs 12 hrs:	--	94.08
FEH / FSR conversion factor:	1.12	1.12
SAAR (mm):	1057	1057
M5-60 Rainfall Depth (mm):	20	20
'r' Ratio M5-60/M5-2 day:	0.3	0.3
Hydrological region:	10	10
Growth curve factor 1 year:	0.87	0.87
Growth curve factor 10 year:	1.38	1.38
Growth curve factor 30 year:	1.7	1.7
Growth curve factor 100 years:	2.08	2.08
Q_{BAR} for total site area (l/s):	6.8	6.8
Q_{BAR} for net site area (l/s):	6.8	6.8

Site discharge rates	Default	Edited	Estimated storage volumes	Default	Edited
1 in 1 year (l/s):	5.9	5.9	Attenuation storage 1/100 years (m ³):	866	866
1 in 30 years (l/s):	6.8	6.8	Long term storage 1/100 years (m ³):	0	0
1 in 100 year (l/s):	6.8	6.8	Total storage 1/100 years (m ³):	866	866

This report was produced using the storage estimation tool developed by HRWallingford and available at www.uksuds.com. The use of this tool is subject to the UK SuDS terms and conditions and licence agreement, which can both be found at <http://uksuds.com/terms-and-conditions.htm>. The outputs from this tool have been used to estimate storage volume requirements. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, CEH, Hydrosolutions or any other organisation for the use of these data in the design or operational characteristics of any drainage scheme.

Buckley Wells, East Lancashire Railway

Appendix E
Extract from Ground Infiltration Report

By

Booth King Partnership Limited.

Address: 9c Tollgate House, Bridge Street, Ramsbottom, BL0 9AB
Telephone: 01706 822022

Email: office@booth-king.co.uk
Website: www.booth-king.co.uk

4 ASSESSMENT OF RESULTS

For a design soakaway rate the lowest infiltration rate results from each pit should be adopted. Therefore this is $1.44\text{E-}05$ m/s in S1 test 2. This equates to $8.64\text{E-}04$ m/min and 0.052m/hour.

However the strata was not sufficiently free draining to allow triplicate tests in each location and groundwater was encountered at the base of the first excavation of S3 at 1.1mbgl.

Location S2 was the only pit excavated in granular material only, however it was not possible to complete one infiltration test at this location and only 46% head was achieved after 300 minutes.

Buckley Wells, East Lancashire Railway

Appendix F
UU and LLFA Correspondence

By

Booth King Partnership Limited.

Address: 9c Tollgate House, Bridge Street, Ramsbottom, BL0 9AB
Telephone: 01706 822022

Email: office@booth-king.co.uk
Website: www.booth-king.co.uk

Aaron Wragg

From: seweradoptions@uuplc.co.uk
Sent: 14 April 2023 14:14
To: Aaron Wragg
Subject: Pre Development Enquiry for: Bury Bolton Street Station UU Reference Number : 03864143 [Filed 17 Apr 2023 16:27]

Good afternoon Aaron,

Pre Development Enquiry for: Bury Bolton Street Station UU Reference Number : 03864143

We have carried out an assessment of your application which is based on the information provided. This pre-development advice on your drainage strategy will be valid for 12 months. Your drainage strategy will need to be reviewed by other competent authorities as part of the planning process, and we advise that you carry out the necessary site investigations to confirm the viability of your proposals.

If your investigations require access to our public sewer network, we ask that you contact our network engineers with a request for an access certificate via our main contact telephone number 0345 6723 723 or refer to the link below:

<https://www.unitedutilities.com/builders-developers/working-near-our-assets/>

Foul Water

Foul flow from this site will be allowed to drain into the public foul water/combined sewer system.

United Utilities would not object to the foul water connection to the 300mm diameter public combined sewer within Barton Street located to the North West of your proposed development at an unrestricted rate.

In accordance with our infrastructure plans we may ask you to change your point of connection. Therefore please contact us when you are ready to formalise your drainage proposals, we would suggest before you submit for Full Planning.

Surface Water

All surface water flow from the proposed development should drain in-line with the drainage hierarchy, as outlined in Paragraph 80, (Reference ID: 7-080-20150323), of the National Planning Practice Guidance. We also recommend you prioritise the use of multi-functional sustainable drainage systems for the management of surface water in accordance with national planning policy.

Generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable.

This is outlined as follows, in order of priority:

1. **into the ground (infiltration);**
2. **to a surface waterbody;**
3. **to a surface water sewer or highway drain;**
4. **to a combined sewer.**

For guidance, The [North West SuDS Pro-Forma](#) provides information on the appropriate evidence required at each stage of the hierarchy, to demonstrate how each level has been discounted.

The Lead Local Flood Authority has responsibility for all surface water drainage concerns and their input to your proposal is critical. You should also consider whether it is necessary to discuss your proposal with the Environment Agency, or Internal Drainage Board (if operating in your area).

The Local Planning Authority are the determining authority for any application for planning permission and the appropriate authority for determining cost viability of a proposed drainage scheme, such assessments are outside of the jurisdiction of United Utilities.

Infiltration

Surface water runoff generated from this development should discharge to the ground via infiltration system where

feasible.

A detailed evidence based feasibility assessment must be carried out in line with Chapter 25 of the CIRIA SuDS Manual 2015 to determine whether infiltration is a suitable method of surface water disposal. Particular attention must be paid to Ground Water Source Protection Zones to ensure that the risk of pollution to these valuable resources is not compromised. Details can be obtained from the government website:

<https://www.gov.uk/guidance/groundwater-source-protection-zones-spzs#find-groundwater-spzs>

If your site is in a Groundwater Source Protection Zone, you should have regard to the Environment Agency's approach to Groundwater Protection. Information on this is available via the link below:

<https://www.gov.uk/government/publications/groundwater-protection-position-statements>

Please note that such a location could have implications for the principle of your development and the need for additional mitigating measures to protect the groundwater environment and public water supply in the detailed design of your site.

Highway Drainage

If an evidence based assessment has been carried out and confirms that infiltration is not feasible, we recommend that you investigate the possibility of draining surface water to the highway drain where this ultimately discharges to a watercourse, by contacting the relevant Highway Authority.

Public Sewer

I note a surface water connection to a public sewer is not currently needed as there is a proposed connection to the river Irwell.

Levels

For low-lying sites, (where the ground level of the site or the level of a basement is below the ground level at the point where the drainage connects to the public sewer), care should be taken to ensure that the property is not at increased risk of flooding. If these circumstances exist, we recommend that you contact us to discuss further. It could affect the detailed design of your site and result in the need to incorporate appropriate mitigating measures in your drainage scheme.

Land drainage / Overland flows / track drainage

United Utilities have no obligation, and furthermore we do not accept land drainage, overland flows or track drainage into the public sewerage network under any circumstances

Existing Wastewater Assets Crossing the Site

We have reviewed our records and can confirm that there does not appear to be any charted public sewers located within the boundary of proposed development. However, due to the accuracy of the records and the public sewer transfer legislation in 2011, not all public sewers are shown on our records so we would ask that you proceed with caution and carry out your own site investigation works. If any uncharted sewers are identified while carrying out your works we would ask that you contact United Utilities at the earliest opportunity so that we can offer guidance and update our records.

Existing Water Assets Crossing the Site

It is the developer responsibility to identify utilities on-site. Where clean water assets are shown on our records, we recommend that you contact our Water Pre-Development Team, via the following email address:

DeveloperServicesWater@uuplc.co.uk. Further information for this service can be found on our website via the link below:

<https://www.unitedutilities.com/builders-developers/larger-developments/pre-development/water-pre-dev/>

Connection Application

Although we may discuss and agree discharge points and rates in principle, please be aware that you will have to apply for a formal sewer connection. This is so that we can assess the method of construction, Health & Safety requirements and to ultimately inspect the connection when it is made. Details of the application process and the form itself can be obtained from our website by following the link below:

<https://www.unitedutilities.com/builders-developers/wastewater-services/sewer-connections/sewer-connection/>

We recommend that the detailed design should confirm the locations of all utilities in the area and ensure that any proposed drainage solution considers routing and clash checks where required.

If we can be of any further assistance please don't hesitate to contact us further.

Many thanks and kind regards,



Ashleigh Bellerby
Assistant Developer Engineer
Developer Services & Metering
Customer Services
T: 07826891650
unitedutilities.com

If you have received a great service today why not tell us?

Visit: unitedutilities.com/wow

----- Original Message -----

From: Aaron Wragg [aaron.w@booth-king.co.uk]

Sent: 06/04/2023 13:49

To: seweradoptions@uuplc.co.uk

Subject: RE: REF 03858599

EXTERNAL EMAIL This email originated outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi,

Thanks for getting back to me so quickly regarding this.

Please find attached our location plan showing the red line boundary.

Please let me know if anything else is required.

Kind regards,

Aaron Wragg (Structural Engineer) MEng

T: 01706 822022



Offices in: Ramsbottom, Manchester & Edinburgh

www.booth-king.co.uk



PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS E-MAIL.

From: seweradoptions@uuplc.co.uk <seweradoptions@uuplc.co.uk>

Sent: Thursday, April 6, 2023 1:38 PM

To: Aaron Wragg <aaron.w@booth-king.co.uk>

Subject: REF 03858599

Dear Aaron

PRE DEVELOPMENT APPLICATION AT Bury Bolton Street Station - UU Ref – 03864143

Please accept this email as receipt of your application received on 05.04.2023 for the above development. This has now been logged on our system and the job reference is 03864143, we would ask that you quote this reference in all future correspondence.

I have reviewed your application (and attachments) and can confirm this is not suitable to start technical assessment. The application checklist details the required information for technical assessment; however, for an Engineer to start assessing your application, please provide the following:

- Location plan (showing site boundary)

In the meantime, if I can be of any further help, please let me know.

Kind regards



Lucie Gaskell

Customer Advisor Advanced
Developer Services & Metering
Customer Services

Direct Tel: 01925 233050

Tel: 0345 072 6067

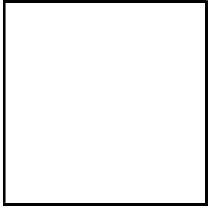
unitedutilities.com

If you have received a great service today why not tell us?

Visit: unitedutilities.com/wow

Did you know we now have a live chat facility available to you Mon to Friday 8 -5pm. You just click on the orange live chat box on our webpage and one of our advisors will be ready to chat to you and help you

with your enquiry <https://www.unitedutilities.com/builders-developers/> or you can email us at WastewaterDeveloperServices@uuplc.co.uk



The information contained in this e-mail is intended only for the individual to whom it is addressed. It may contain legally privileged or confidential information or otherwise be exempt from disclosure. If you have received this Message in error or there are any problems, please notify the sender immediately and delete the message from your computer. You must not use, disclose, copy or alter this message for any unauthorised purpose. Neither United Utilities Group PLC nor any of its subsidiaries will be liable for any direct, special, indirect or consequential damages as a result of any virus being passed on, or arising from the alteration of the contents of this message by a third party.

United Utilities Group PLC, Haweswater House, Lingley Mere
Business Park, Lingley Green Avenue, Great Sankey,
Warrington, WA5 3LP
Registered in England and Wales. Registered No 6559020

<http://www.unitedutilities.com>
<http://www.unitedutilities.com/subsidiaries>



Wastewater pre-development enquiry



Please complete this form for enquiring about drainage strategies and points of connection for new developments.

You can fill in this form, just save a copy, complete it and email it to **WastewaterDeveloperServices@uuplc.co.uk** alternatively you can print the form and post it to us at this address **United Utilities Developer Services, Second Floor, Grasmere House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP**

All fields are required unless otherwise stated. Please note incomplete information may cause delays to your application. When answering the yes/no questions please tick in the appropriate box. Please keep a copy of the completed application for your records.

If you need any help completing the form please call us on **0345 026 8989** and we'll be happy to help.

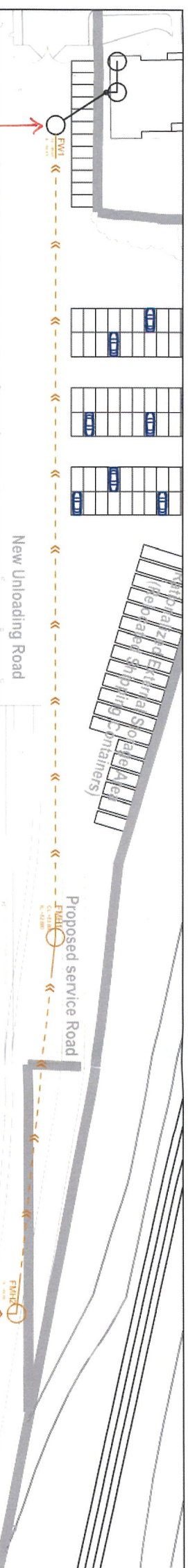
We aim to respond to enquiries within 15 working days from receipt of your completed enquiry form.

Section 1: Your details			
Are you (please tick)	Developer ☐ Consultant ☒ Land owner ☐ Other (please state) ☐		
Name	Aaron Wragg		
Company Name (if applicable)	Booth King Partnership		
Address (including post code)	7C Bridge Street Ramsbottom Bury BI0 9AB		
Telephone number	01706822022		
Email address	a_wragg@live.co.uk		
Section 2: Development details			
Do you intend to offer any of the sewers for adoption by United Utilities under S104?			Yes ☐ No ☒
Please provide as much of the site address that is available. This address must contain a road name, town/city.			
Address (including nearest postcode)	Baron Street Bury BL9 0TY		
Site name	Bury Bolton Street Station		
The grid reference is a 12 digit grid reference split into two 6 digit numbers (X and Y).			
Grid reference number	SD 79783 09972		
Development type	Commercial ☒ Residential ☐		
Approx. number units	1		
Total site area (hectares)	1		
Does this site have planning permission?			Yes ☐ No ☒
Planning reference number			
Council area	Bury		
Have you approached us about this site previously?	Yes ☐ No ☒	If yes, please provide reference number	
Is the development part of a larger site that will be developed in phases?			Yes ☐ No ☒

Section 3: Previous land use				
Please confirm what the land was previously used for and provide the following information:				
Greenfield	☐	Brownfield Evidence of positive drainage to the public sewer must be provided (Drawings showing connecting pipe sizes, permeable/impermeable areas)	☒	
Section 4: Drainage strategy				
Foul connection: How are you proposing to drain foul flows from the site?				
Via an existing connection to the public sewer?	☒	Via a new connection to the public sewer?	☐	
Do your drainage proposals involve pumping to the public sewer network?			Yes ☐ No ☐	
Surface water connection: How are you proposing to drain your site, following the surface water hierarchy, as outlined in National Planning Policy Guidance? Please indicate below and provide evidence to support your strategy				
Infiltration ☐ Surface water body ☒ Surface water sewer/Highway Drain ☐ Combined sewer ☐				
SuDS: Have SuDS features been considered in the surface water drainage strategy?			Yes ☒ No ☐	
Section 5: Supporting Information				
Please confirm that the following list of information has been provided to support with your enquiry:				
• Site location plan including site boundary and road/street names	Yes ☒ No ☐			
• Preferred drainage outfall route(s) and point(s) of access etc.	Yes ☒ No ☐			
• Topographical survey	Yes ☒ No ☐			
• Ground investigation report	Yes ☐ No ☐			
• Evidence of existing drainage connections and estimated rates of discharge (for Brownfield sites)	Yes ☒ N/A ☐			
• Full calculations to show pre-development surface water rates for Greenfield sites	Yes ☐ N/A ☐			
Section 6 : Declaration				
I understand that the submission of this form is to be treated as a preliminary enquiry and the information may be subject to change. In particular, I understand that the information United Utilities Water Limited provides in response is only valid in conjunction with the information provided in relation to this enquiry, any changes to regulation or development layout will invalidate our response.				
Signature	 Digitally signed by Aaron Wragg DN: OU=Booth King Partnership, O=Booth King Partnership, CN=Aaron Wragg, Email=aaron.wragg@booth-king.co.uk Reason: I am the author of this document Date: 2023.04.04 15:41:30+0100 Foxit PDF Reader Version: 12.0.0		Date	29.03.23
Print Name	Aaron Wragg		Position	Structural Engineer

About us

United Utilities is the North West's water company. We keep the taps flowing and toilets flushing for seven million customers every day. From Crewe to Carlisle, we work hard behind the scenes to help your life flow smoothly.

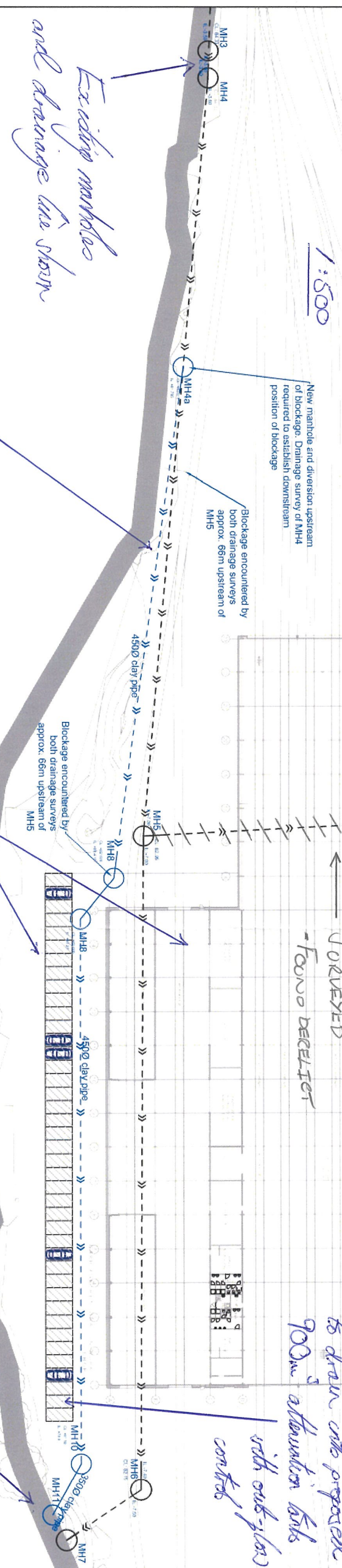


Discharge into existing
foul collector

Pump to be provided
for foul to discharge at
higher level. 24-hour
storage capacity to be
provided.

Incoming carriage
road drainage pipe to
be fitted with detergent
interceptor before
connecting to new
foul drain
Oils within carriage shed
to be collected and disposed of
separately from foul drain

SURFACE HYDREL
DRAINAGE STRATEGY
1:500



Existing manholes
and drainage line shown
New surface water
drain (culvert) diversion
route

Impermeable areas (e.g. car parks)
lead into attenuation tank before gravel
surface car park. Outflow to match current
gravel with ramps into

Division reconstruct observation
of drainage before MHT, and
discharges into River Itwell

NOTES

1. Do not scale from this drawing
2. This drawing is copyright and is sent to you in confidence. It must not be copied, used or disclosed, in whole or in part, to third parties without written permission. It remains the property of Booth King Partnership Ltd and must be returned on request.
3. This drawing is to be read in conjunction with all relevant contractual documents
4. Anyone using this drawing must be aware of their legal duties under the Construction (Design and Management) Regulations 2015 (CDM 2015) and the Building Regulations 2010 (BR 2010) and must ensure that the design is in accordance with the relevant standards and regulations.
5. All dimensions shown on this drawing are in millimetres unless noted otherwise
6. If the Contractor considers that they do not have sufficient information to safety complete the works detailed on this drawing, they should contact the Engineer.
7. All works are to be carried out in accordance with the Building Regulations (as amended) and to the approval of Building Standards.

ISSUED FOR

REV	DATE	REVISION DETAILS	INITIALS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

bk boothking
PARTNERSHIP LIMITED
CONSULTING CIVIL & STRUCTURAL ENGINEERS
www.boothking.co.uk
office@boothking.co.uk
MANCHESTER RAMSBOTTOM EDINBURGH
Tel: 0161 684 1001 Tel: 01706 622 022 Tel: 0131 229 1547

PROJECT
Buckley Wells
Building 2

TITLE
UU Pre Development
Enquiry Information

SCALE @ A1 DRAWN	DATE	REVISION	STATUS
AS SHOWN	AW	15.02.23	

DRAWING NO
13511-BKP-V1-00-DR-S-004

1. Do not state from this drawing.
2. This drawing is copyright and is sent to you in confidence. It must not be copied, used or disclosed, in whole or in part, to third parties without your permission. If permission is required, the priority of Booth King Partnership Ltd. must be retained on request.
3. This drawing is to be read in conjunction with all relevant contractual documents.
4. Anyone using this drawing must be aware of their legal rights under the Copyright, Design and Patents Act 1988. For further information, BMR Ltd and Principia Design.
5. All dimensions shown on this drawing are in millimeters unless noted otherwise.
6. If the Contractor considers that they do not have sufficient information to satisfy complete the works detailed on this drawing, they should contact the Engineer.
7. All works to be carried out in accordance with the Building Regulations (as amended) and to the approval of Building Services.

X	X	X	X
REV.	DATE	REVISION DETAILS	INITIAL

www.booth-king.co.uk office@booth-king.co.uk

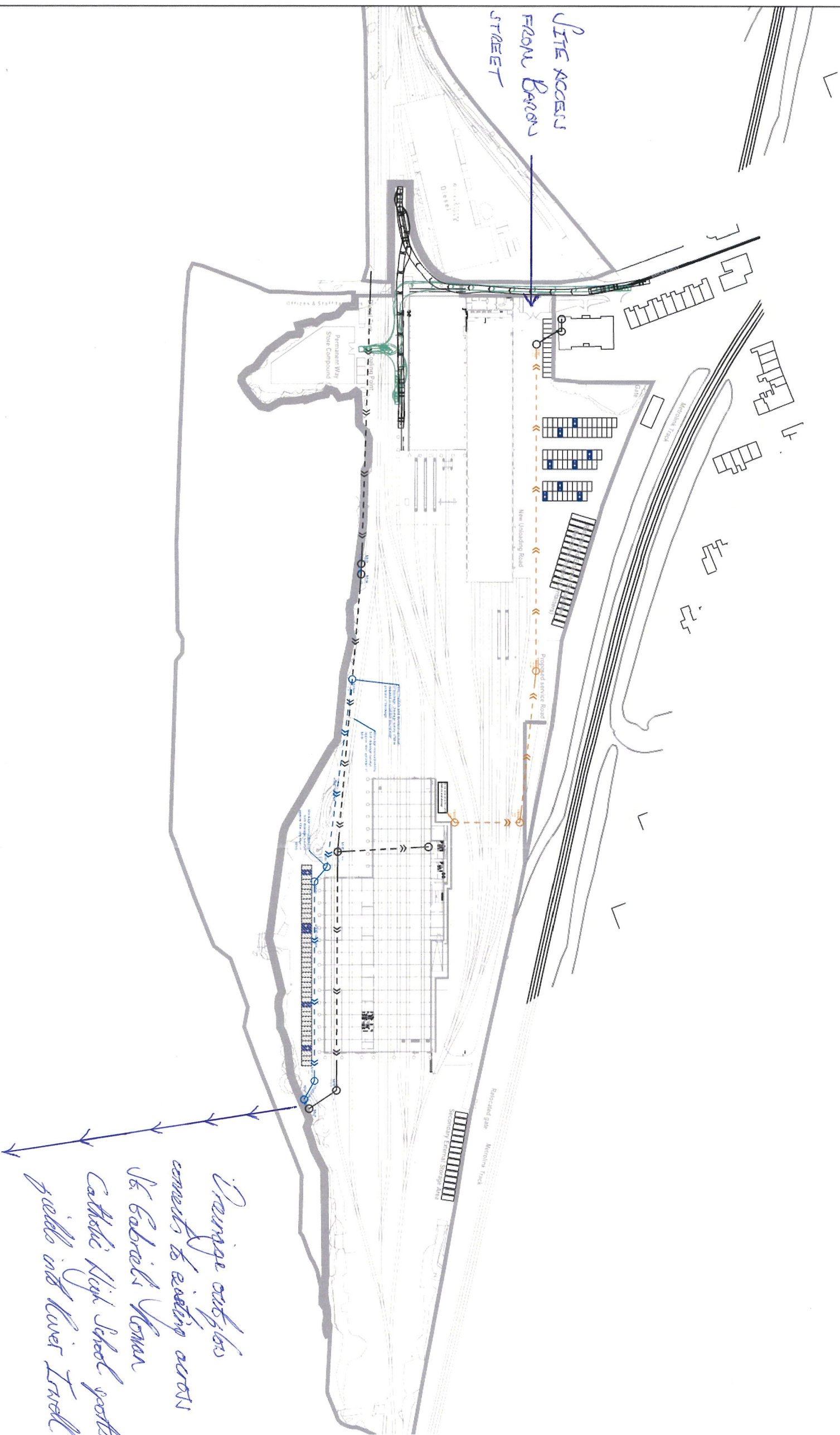
MANCHESTER	RAMSBOTTOM	EDINBURGH
Tel: 0161 694 7067	Tel: 01706 822 022	Tel: 0131 229 1541

Buckley Wells
Building 2

UU Pre Development
Enquiry Site Plan

SCALE @ A1	DRAWN:	DATE:	REVISION:	STATUS:
As shown	AW	15.02.23		

DRAWING No: 13511-BKP-V1-00-DR-S-0050



Site Access
From Back
Street

Orange out for
connect to existing assets
St Gabriel's Woman
Catholic High School youth
pueblo and River Trail

Aaron Wragg

From: Holmes, Paul <P.Holmes@bury.gov.uk>
Sent: 25 April 2023 11:29
To: Aaron Wragg
Cc: Southgate, Andrew; Townsend, Jennie
Subject: RE: 66745 Baron Street, Bury/Buckley Wells ELR yard development

Okay, thank you!

From: Aaron Wragg <aaron.w@booth-king.co.uk>
Sent: 25 April 2023 10:04
To: Holmes, Paul <P.Holmes@bury.gov.uk>
Cc: Southgate, Andrew <A.M.Southgate@bury.gov.uk>; Townsend, Jennie <J.L.Townsend@bury.gov.uk>
Subject: RE: 66745 Baron Street, Bury/Buckley Wells ELR yard development

Hi Paul,

It's a new proposal.

Kind regards,

Aaron Wragg (Structural Engineer) MEng

T: 01706 822022



Offices in: Ramsbottom, Manchester & Edinburgh

www.booth-king.co.uk



PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS E-MAIL.

From: Holmes, Paul <P.Holmes@bury.gov.uk>
Sent: Tuesday, April 25, 2023 9:59 AM
To: Aaron Wragg <aaron.w@booth-king.co.uk>
Cc: Southgate, Andrew <A.M.Southgate@bury.gov.uk>; Townsend, Jennie <J.L.Townsend@bury.gov.uk>
Subject: RE: 66745 Baron Street, Bury/Buckley Wells ELR yard development

Again, you mention 'planning application', Aaron – is this s new proposal or a condition discharge application?

Paul

From: Aaron Wragg <aaron.w@booth-king.co.uk>
Sent: 25 April 2023 09:50
To: Holmes, Paul <P.Holmes@bury.gov.uk>
Cc: Southgate, Andrew <A.M.Southgate@bury.gov.uk>; Townsend, Jennie <J.L.Townsend@bury.gov.uk>
Subject: RE: 66745 Baron Street, Bury/Buckley Wells ELR yard development

Hi Paul,

It is literally meant just as a 'pre-development notification', i.e. just to let you know what is coming before we submit and see if you have any queries or comments that we could then work through now before we submit it formally.

We are going to be passing it over to the architect in the coming days who will then submit it as part of the full formal planning application.

Kind regards,

Aaron Wragg (Structural Engineer) MEng

T: 01706 822022



Offices in: Ramsbottom, Manchester & Edinburgh

www.booth-king.co.uk



PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS E-MAIL.

From: Holmes, Paul <P.Holmes@bury.gov.uk>

Sent: Tuesday, April 25, 2023 9:46 AM

To: Aaron Wragg <aaron.w@booth-king.co.uk>

Cc: Southgate, Andrew <A.M.Southgate@bury.gov.uk>; Townsend, Jennie <J.L.Townsend@bury.gov.uk>

Subject: 66745 Baron Street, Bury/Buckley Wells ELR yard development

Hi Aaron,

Our Customer Contact Team have forwarded your email and plan to me as I was involved in the highway side of the above planning application (but not the drainage strategy, that my colleague Andy Southgate would have an interest in). Could you confirm what the information has been submitted for? If it is to discharge a planning condition, it should be directed to the Local Planning Authority as part of a formal condition discharge application albeit you have referred to a 'full planning application'. The planning case officer, Jennie Townsend, is copied in on this email.

Regards,

Paul Holmes

Principal Engineer (Development)

Engineering Consultancy

0161 253 5788

Bury Council

Department of Operations

Engineering Services

3 Knowsley Place

Duke Street

BURY

BL9 0EJ

p.holmes@bury.gov.uk

From: Customer Contact Team <CustomerContactTeam@bury.gov.uk>
Sent: 21 April 2023 12:02
To: Holmes, Paul <P.Holmes@bury.gov.uk>
Subject: FW: Buckley Wells ELR yard development

Morning

Would this be for yourself?

Kind regards
Rachel

Customer Contact Team



Follow us on



From: Aaron Wragg <aaron.w@booth-king.co.uk>
Sent: 21 April 2023 11:51
To: Customer Contact Team <CustomerContactTeam@bury.gov.uk>
Subject: Buckley Wells ELR yard development

Hi,

We are acting as structural engineers responsible for the drainage strategy on the proposed development at Buckley Wells East Lancashire Railway yard.

I have attached drawing markup which illustrates and summarised our drainage strategy for your information. Below is some key info on the development:-

- Postcode: BL9 0TY
- Development area: 0.87 Ha
- Qbar = 6.8 l/s
- SuDS strategy: Attenuation followed by discharge into existing watercourse (River Irwell) using existing drain

A pre-development has been sent to United Utilities, with their response giving us permission to connect into the existing foul drains on site.

If required, we can provide our full drainage strategy report with supplementary drawings and calculations. However, this will likely submitted in the coming weeks to as part of the full planning application.

Kind regards,

Aaron Wragg (Structural Engineer) MEng
boothking partnership limited
T: 01706 822022



Offices in: Ramsbottom, Manchester & Edinburgh

www.booth-king.co.uk



DISCLAIMER: This email and any attachments are confidential and intended solely for the addressee and may contain information that is private, confidential, be legally privileged and exempt from disclosure. If the reader of this message is not the intended recipient or an employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this email in error, do not read, print, re-transmit, store or act in reliance on it. Please contact the sender immediately by e-mail and return the original message to the sender and permanently delete your copy and any attachments. Thank you.

Booth King Partnership Limited has taken reasonable steps to ensure that outgoing communications do not contain malicious software and do not accept liability for any losses or consequences of any computer viruses that may be transmitted with this message. It is the recipient's responsibility to carry out any checks on this email before accepting the email and opening attachments.

Please note that unless expressly stated to the contrary, any views expressed in this email may be those of the originator and do not necessarily reflect those of this organisation and cannot be taken to form a contract or to be an expression of Booth King Partnership Limited's position.



PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS E-MAIL.