



DRAINAGE STRATEGY REPORT

Proposed Change of Use to Residential Apartments

Site Address: 150 Heywood Street, Bury

Planning Application: Change of Use to Residential Apartments

Prepared for: MADP

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1.0 Introduction

This report outlines the proposed drainage strategy in support of a planning application for a change of use to form residential apartments at a site located on Heywood Street, Bury. The proposed works involve conversion of the existing building, with no extension to the existing footprint and no increase in impermeable areas.

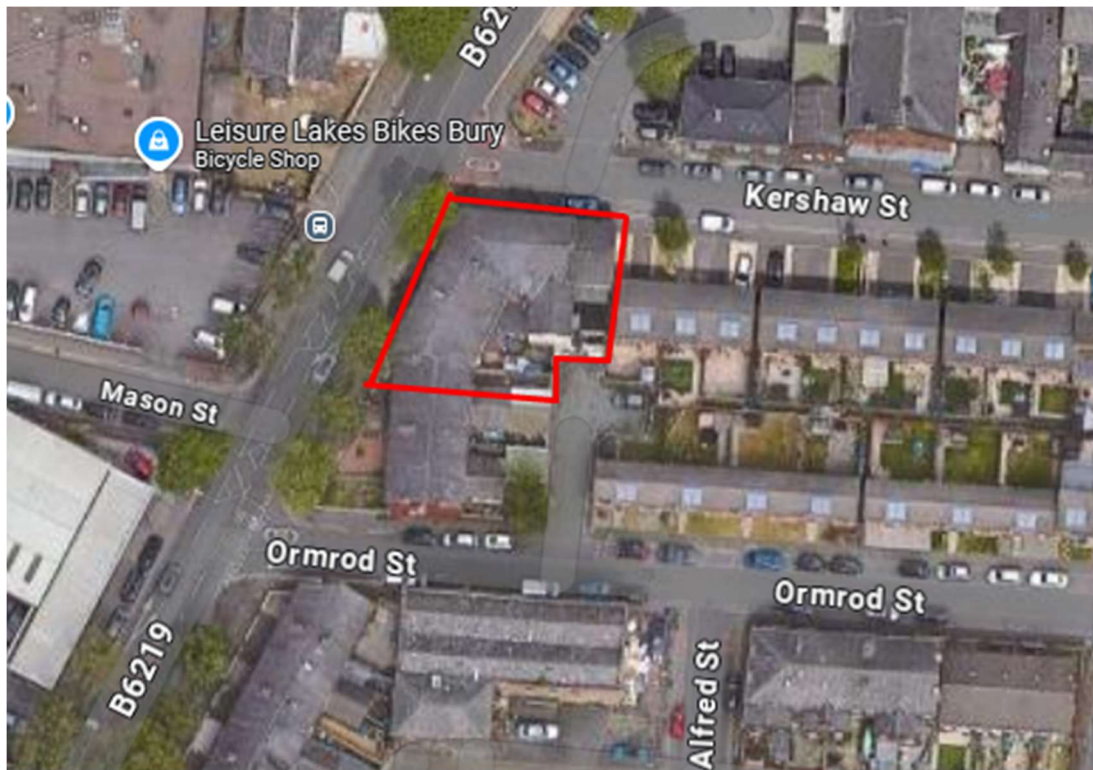
The key objectives of this strategy are:

- To confirm the approach to foul water drainage.
- To demonstrate that there will be no increase in surface water runoff as a result of the proposed development.
- To ensure that the development complies with national and local drainage policies and standards.

2.0 Site Description

- Location: Heywood Street, Bury, Greater Manchester
- Existing Use: Office
- Proposed Use: Residential (Apartments)
- Topography: Generally flat and urban
- Existing Drainage: Existing foul and surface water connections present

The site is located in a predominantly urban area with established drainage infrastructure.



3.0 Foul Water Drainage

- Proposed Strategy: The proposed residential units will connect to the existing internal foul drainage network, which is understood to be discharged into the public sewer network operated by United Utilities.
- Capacity Assessment: The change of use to residential is not expected to result in an increase in foul flow rates beyond those typically associated with the previous commercial/industrial use.
- Connection Point: Internal foul waste will discharge to existing connections; no new external foul infrastructure is proposed.
- Consents: Where applicable, confirmation of connection will be sought from United Utilities under a Section 106 agreement (Water Industry Act 1991).

4.0 Surface Water Drainage

- Proposed Strategy: The proposal does not involve any increase in impermeable surface area or creation of new hardstanding.
- Catchment Area: The existing surface water catchment area remains unchanged.
- Runoff Rates: No increase in runoff rates is anticipated.
- Discharge Point: Surface water from the existing building is presumed to be managed through existing infrastructure and will remain unchanged.

- Sustainable Drainage Systems (SuDS): As the proposal does not increase surface water runoff or require new discharge points, additional SuDS features are not proposed.

5.0 Flood Risk Considerations

- Flood Zone: According to the Environment Agency's Flood Map for Planning, the site lies within Flood Zone 1 (low risk of flooding).
- Flood Risk Assessment: A formal FRA is not required for developments in Flood Zone 1 under 1 hectare with no change in surface water discharge.
- Mitigation Measures: None required beyond maintaining existing drainage infrastructure.

6.0 Maintenance and Management

- All internal drainage will be privately maintained by the building owner/management company.
- Any existing external drainage infrastructure (if applicable) will be inspected to ensure serviceability and maintained accordingly.

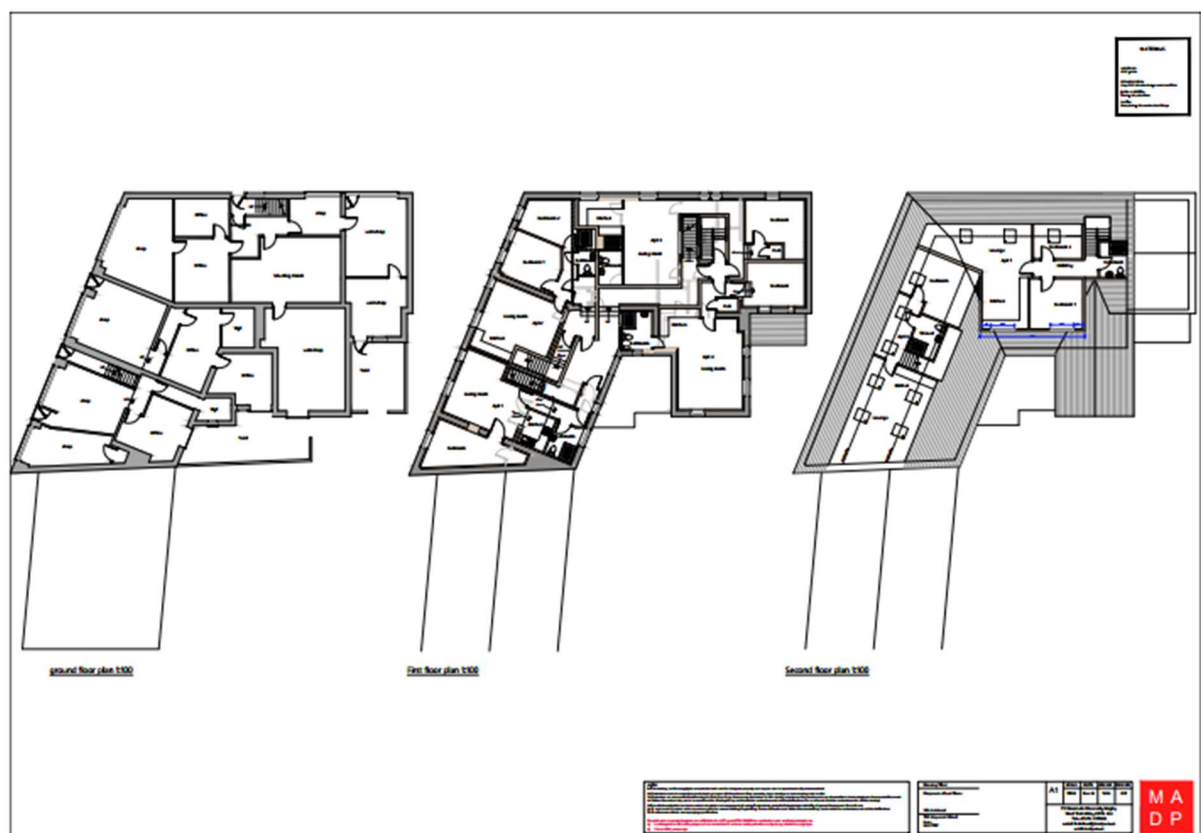
7.0 Summary and Conclusion

The drainage strategy for the proposed residential conversion at Heywood Street, Bury, confirms the following:

- Foul water from the proposed apartments will connect to the existing internal foul drainage system.
- No additional surface water catchment will be created; therefore, no changes to the existing surface water drainage are required.
- The development will not increase flood risk onsite or to surrounding areas.
- The drainage strategy complies with national and local drainage requirements.



Picture A above shows the existing building



Picture B above shows the proposed floor plans



Picture C above shows the proposed elevations