

ENGINEERING CONSULTANCY SERVICES

DRAINAGE CONSULTATION

Date: 11/10/23

Your Ref: 70071

Location: Site of Radcliffe Leisure Centre, Spring Lane, Radcliffe, Manchester, M26 2SZ

Proposal: Erection of new secondary school alongside supporting sports facilities, car parking, landscaping, site infrastructure, new access road and associated access infrastructure

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 shall be in accordance with the principles set out in the submitted Outline Drainage Strategy document and 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). This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of proposed maintenance arrangements should also be provided and any agreements in place before completion of any drainage works.

REASON: To promote sustainable development.

CONDITION: Development shall not commence until investigations have been completed to confirm the available capacity of the watercourse proposed to receive surface water flows and the appropriate Ordinary Watercourse Consent has been submitted to and approved by the LLFA

REASON: To ensure the adequacy of the proposed discharge to the culverted watercourse.

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
N044	Approval for a surface water connection to the watercourse should be obtained from: <i>Main River</i> - Environment Agency, Appleton House, 430 Birchwood Boulevard, Birchwood, Warrington, WA3 7WD. Tel: 08708 506506. <i>Ordinary Watercourse</i> – Major Projects Group, Bury Council, 3 Knowsley Place, Duke Street,

	Bury, BL9 0EJ, 0161 253 5847 https://www.bury.gov.uk/index.aspx?articleid=11128

Andy Southgate
Group Manager (Major Projects)