

ENGINEERING CONSULTANCY SERVICES

DRAINAGE CONSULTATION

Date: 12/03/26

Your Ref: 72820

Location: Three Gates Farm, Turton Road, Tottington, Bury, BL8 3QG

Proposal: Conversion of building (Use Class B8) to 1no.

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

N044	Approval for a surface water connection to the watercourse should be obtained from: <i>Main River</i> - Environment Agency, https://www.gov.uk/government/organisations/environment-agency <i>Ordinary Watercourse</i> – Bury Council, Engineering and Streetscene https://www.bury.gov.uk/index.aspx?articleid=11128
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.

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