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Drainage Statement

Applicant:

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Application Site

11-19 Bolton Street,
Bury,
BL9 0EY

Application Details:

Second floor/roof extension to form 9 no. apartments and increase in retail space to ground floor (02955E)

This report takes into account the particular
Instructions and requirements of our client.
It is not intended for and should not be relied
Upon by any third party and no responsibility
Is undertaken to any third party.

Job number 137482-00

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1.0 INTRODUCTION

This Sustainable Drainage Statement is prepared by William Morris on behalf of Nu-fit design Ltd. It accompanies an application for Planning Permission for Second floor/roof extension to form 9 no. apartments and increase in retail space to ground floor (02955E). The scheme being submitted for consideration is similar in its approach to that issued for Pre-App in 2024. The issues consultees raised at the pre-app stage have been considered and designs developed in response to the points raised.

The site is currently used as commercial on the ground floor. The redevelopment may be considered more an intensification of use rather than strictly a change of use. The remaining ground floor area is to be used for ancillary accommodation and includes a generous entrance foyer providing access to the upper floors. The accessible toilet, cycle storage area and recycling/refuse area are also located at this level. An existing car park area is provided utilising the existing site accesses. This allows for 3-4 cars at any time to be parked short-term and for other cars to continue to drive through and allow for quick drop off such as Taxis.

At first floor level the plans show the full floorplate to be used for domestic use. The upper floor repeats up the building and contains a total of 9 Self contained Apartments, including 1 accessible room per floor. Each Standard apartment includes: a double bed, a shower/en-suite, a kitchen brick panel with dining space, and a large desk for study.

2.0 WATERCOURSES AND HYDROLOGY

There are no recorded watercourses within or near the boundary of the development site. The site is not within a floodplain, and the risk of flooding is classified as low.

3.0 EXISTING CONDITION OF THE BUILDING

The building has no structural issues and the structure appears to be in good condition. There are some small repairs to the roof lead work and the replacement of a small number of slate and brick walling that will need replacing to the rear. The building has only been used for commercial purposes in the past.

4.0 EXISTING DRAINAGE

Based on United Utilities records a number of public sewers pass near the development site.

5.0 PROPOSED DEVELOPMENT

The proposed development will comprise an extension of the existing building, and the construction of a new multi-storey building covering the sites footprint. The development will comprise of ground floor commercial units and self contained apartments to the upper floors. The development will occupy the entire area of the red line boundary. The surface water strategy uses sustainable principles and aims to promote approaches in keeping with the nature of the existing site and current legislation.

6.0 DESIGN STANDARDS AND GUIDANCE

As well as local literature referenced earlier in this report, other design standards, industry guidance, government guidance and literature are used in the development of this drainage strategy. British Standards and European Norms (BS EN):

- BS EN 752: Drain and sewer systems outside buildings
- BS EN 12056: Gravity drainage systems inside buildings
- Construction Industry Research and Information Association (CIRIA)
- C625: Model agreements for SuDS (2004)
- C753: The SuDS manual Department of Communities and Local Government (DCLG)
- Building Regulations Approved Document H: drainage and waste disposal published 2010
- National Planning Policy Framework (NPPF) published 2012
- Flood risk and coastal change Planning Policy Guidance, published 6 March 2014
- Climate Change Planning Policy Guidance, published 12 June 2014
- Water supply, wastewater and water quality Planning Policy Guidance, published 23 March 2015
- Department of Environment, Food and Rural Affairs (DEFRA)
- Non-Statutory Technical Standards for Sustainable Drainage – Practice Guidance published 2015 Water Research Centre
- Sewers for Adoption 6th Edition.

7.0 PROPOSED SURFACE WATER DRAINAGE

All proposed drainage systems should give preference to the SuDS hierarchy, which sets out that schemes should aim to mimic natural drainage as closely as possible, and that discharge of surface runoff should be dealt with in the following ways (in order of preference) (Department for Communities and Local Government, 2014): Into the ground (infiltration)/ To a surface water body/ To a surface water sewer/ To a combined sewer.

As the development building is to cover the entire footprint of the site, there is no space on the site for soakaways or other forms of infiltration so that they do not negatively affect the foundations. Additionally, as the site has been in use since the late 1800's, there is a high probability of made ground material covering the site, which would be unsuitable for use as soakaways. For these reasons soakaways cannot be used as a method of discharge for surface waters.

Following the hierarchy, there is no opportunity to discharge surface waters to surface water bodies, watercourses or dedicated surface water sewers. Therefore, the remaining option for discharge of surface water is to the combined sewers surrounding the site. A CCTV camera survey will be carried out to prove the existing drain connections are in good condition.

The drain which serves the existing building is thought to serve both surface and foul water and is considered to be a 150mm combined drain. Due to special constraints on the site, there is no area where a flow control unit can be installed and made accessible for maintenance where the flood risk to the development would not be increased. Similarly, an attenuation tank cannot be positioned so that it can be maintained where the flood risk to the development would not be increased. Therefore, the development will not seek to reduce or restrict the rate of discharge of surface water from the development. However, the

development will seek to introduce sustainable drainage in the form of a brown roof. Brown roofs differ from green roofs so there is no specific requirement for planting. Instead the roof is left to allow natural self-seeding. The material placed on the roof is a gravelly material. Brown roofs offer a reduction in runoff rate and a volume reduction in a similar manner to green

16.0 CONCLUSION

This document sets out the proposed drainage strategy for surface and foul water systems associated to the development. Surface water systems will continue to drain as the existing site. There will be no new areas contributing to the drainage.

A brown roof will provide a level of runoff control and volume reduction in accordance with sustainable drainage principles. Surface waters will be directed to the combined sewer, as it is in the current site as there is no opportunity to direct flows elsewhere. Foul water flows will be collected and conveyed to the existing United Utilities combined sewer similar to the existing site. The change in use and additional units will increase the volume of foul water generated from the site.

The existing drainage has capacity to deal with the increase discharge. Exceedance will be provided for within the design by utilising additional outlets in the roof, providing overflows where necessary, and positioning of the primary drainage where exceedance flows would move away from the building. Maintenance of the systems are ensured by the appointment of a private management company who will maintain drain age for the lifetime of the development.

There are no other options other than to provide the SuDs at roof level utilising the areas of flat roof that are capable of a slight increase in the level of coping to allow for the increase in roof build up required for the addition of roof aggregate.



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