



DRAINAGE STATEMENT

PRESTWICH CLOUGH FARM, CLOUGH LANE, PRESTWICH

MR & MRS KELLY

MARCH 2026

642-CLOU-RP-001

MONO CIVIL DESIGN CONSULTANTS LIMITED

20 LEAFIELD ROAD
DISLEY
STOCKPORT
SK12 2JF

+44 7912 091506

www.monocivildesignconsultants.co.uk

DRAINAGE STATEMENT

642-CLOU-RP-001

REPORT ISSUE

Revision	Date	Notes
001	01/04/2026	Initial issue to for planning

PREPARED BY

Neil Roberts March 2026

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1. SUMMARY

- The proposed development site is located at Prestwich Clough Farm, Clough Lane, Prestwich and is currently a detached house.
- The proposal is to build a replacement dwelling.
- The drainage design is designed in accordance with the 2024 National Planning Policy Framework (NPPF), 2024 National Planning Practice Guidance (NPPG) and the Lead Local Flood Authority (LLFA) documents.
- SuDS: to comply with the NPPF, surface water drainage systems must be designed with sustainability in mind.
- United Utilities sewer asset records show a public foul 225mm sewer within Clough Lane. (Further investigations required).
- Surface water is to be discharged from the site to the proposed soakaway (subject to infiltration tests)
- Foul water is to be discharged from the site to the public foul 225mm sewer within Clough Lane. (Further investigations required).

2. DESIGN PROPOSALS

- 2.1 The discharge of the Surface Water for the scheme will need to be in accordance with the latest SUDs guidance. (In order of priority i.e.: To the ground via infiltration, re-use on site, to a watercourse, to a surface water sewer and finally to a combined water sewer).
- 2.2 It is proposed to drain the Surface Water from the new house by gravity to a new soakaway to be located within the rear garden.
- 2.3 The Drive will be permeable and will infiltrate into the ground
- 2.4 Ground Infiltration tests are required for the above to work
- 2.5 The nearest watercourse is Prestwich Clough circa 133m to the south.
- 2.6 There are no surface water sewers with the local area.
- 2.7 It is proposed to drain the Foul Water from the new house to the existing foul 225mm sewer in Clough Lane.
- 2.8 The additional of the lower ground floor will require the Foul to be pumped from this level.
The ground and first floor drainage can flow by gravity to the sewer.
- 2.9 A new saddle connection onto the sewer will be required.
- 2.10 Further investigations required.

3. SUDS

SuDS hierarchy as follows:

- 3.1 Infiltration into the ground.
- 3.2 Re-use (rainwater harvesting)
- 3.3 Discharge to a surface water body (e.g., stream/river).
- 3.4 Discharge to a surface water sewer or highway drain.
- 3.5 Discharge to a combined sewer (least preferred)

Typical SuDS components

Ponds, wetlands, filter trenches, swales, rain gardens and soakaways.

The surface water drainage proposals comprise of the following elements:

- 3.6 Private drainage serving the individual dwelling
- 3.7 Permeable drive (infiltrate into ground)
- 3.8 Geocellular Soakaway (infiltrate into ground)

4 FURTHER ACTION

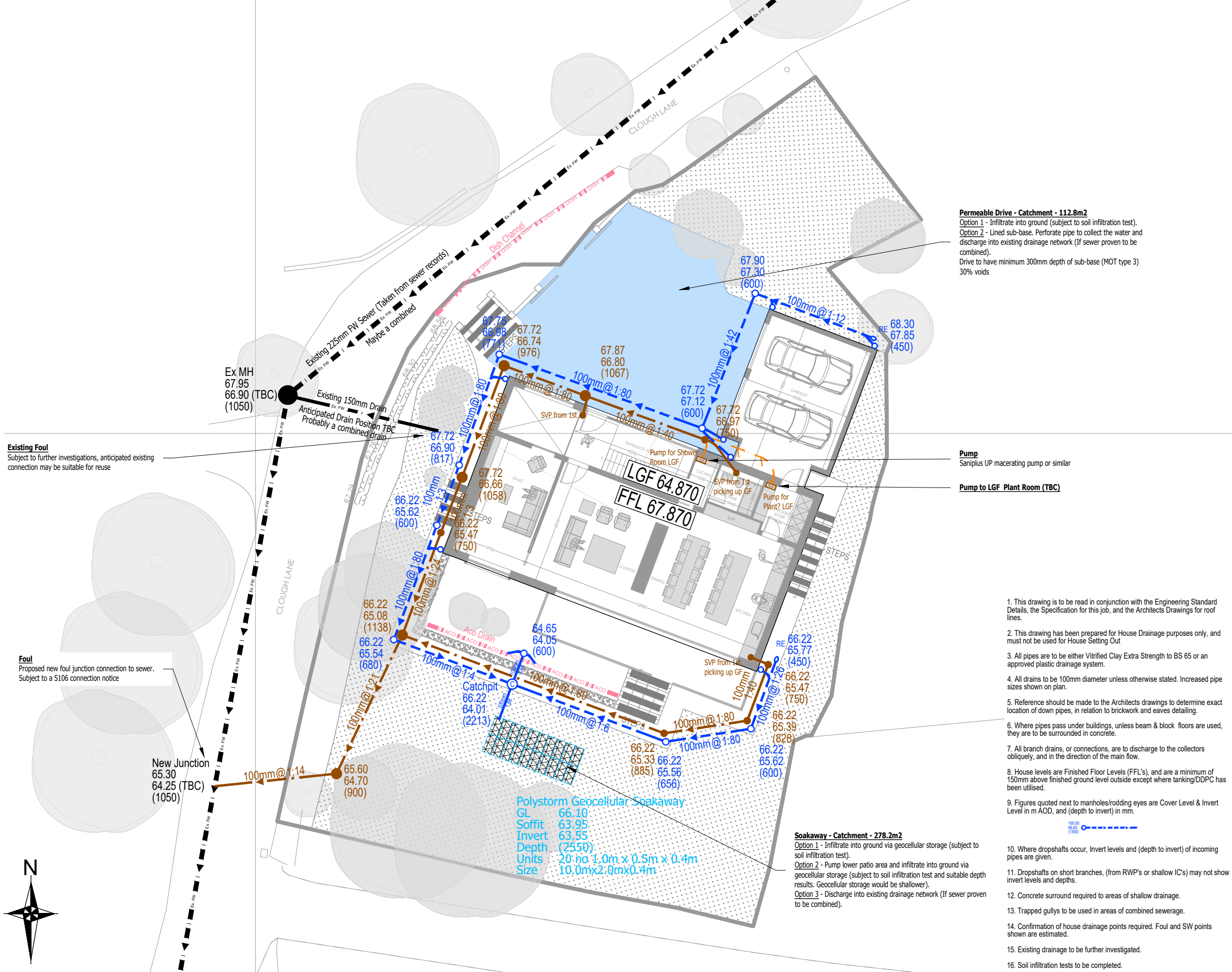
The following outlines the required actions:

- Existing Sewer investigations
- Soil infiltration tests
- Ground investigation
- Foul and SW connection points within the house TBC
- Drainage from the plant room TBC

APPENDIX A – DRAINAGE PROPOSALS

Clough Lane, PRESTWICH

Subject to Approval



KEY

1:80

100mm Foul Water drain

1:80

100mm Storm Water drain

1:80

100mm Combined Water drain

150mm @ 1:80

225mm @ 1:80

150mm/225mm Foul Water drain

150mm @ 1:80

225mm @ 1:80

150mm/225mm Storm Water drain

150mm @ 1:80

225mm @ 1:80

150mm/225mm Combined Water drain

Foul connection.

Rainwater downpipe.

Storm rodding eye.

Foul/Storm/Combined Mini Access (Max 0.9m deep, 100mm).

Foul/Storm/Combined PPIC (Max 1.2m deep, 100mm/150mm).

Foul/Storm/Combined Range 200/315 (over 1.2m deep, max 2.0m, 100mm/150mm)

Foul/Storm/Combined Range 500/600 (over 1.2m deep, max 3.0m, 100mm to 300mm)

Foul/Storm/Combined Manhole Type 1 (3-6m)

Type 2 (<3m) - PCC

Yard gully (100mm connection).

Road gully (150mm connection).

Rev	Date	Revision	By	Chk

Permeable Drive - Catchment - 112.8m²

Option 1 - Infiltrate into ground (subject to soil infiltration test).

Option 2 - Lined sub-base. Perforate pipe to collect the water and discharge into existing drainage network (If sewer proven to be combined).

Drive to have minimum 300mm depth of sub-base (MOT type 3)

30% voids

Pump

Saniplus UP macerating pump or similar

Pump to LGF Plant Room (TBC)

1. This drawing is to be read in conjunction with the Engineering Standard Details, the Specification for this job, and the Architects Drawings for roof lines.

2. This drawing has been prepared for House Drainage purposes only, and must not be used for House Setting Out

3. All pipes are to be either Vitrifired Clay Extra Strength to BS 65 or an approved plastic drainage system.

4. All drains to be 100mm diameter unless otherwise stated. Increased pipe sizes shown on plan.

5. Reference should be made to the Architects drawings to determine exact location of down pipes, in relation to brickwork and eaves detailing.

6. Where pipes pass under buildings, unless beam & block floors are used, they are to be surrounded in concrete.

7. All branch drains, or connections, are to discharge to the collectors obliquely, and in the direction of the main flow.

8. House levels are Finished Floor Levels (FFL's), and are a minimum of 150mm above finished ground level outside except where tanking/DDPC has been utilised.

9. Figures quoted next to manholes/rodding eyes are Cover Level & Invert Level in m AOD, and (depth to invert) in mm.

10. Where dropshafts occur, Invert levels and (depth to invert) of incoming pipes are given.

11. Dropshafts on short branches, (from RWP's or shallow IC's) may not show invert levels and depths.

12. Concrete surround required to areas of shallow drainage.

13. Trapped gullies to be used in areas of combined sewerage.

14. Confirmation of house drainage points required. Foul and SW points shown are estimated.

15. Existing drainage to be further investigated.

16. Soil infiltration tests to be completed.

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Phone: 07912 091506

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Project

Mr & Mrs Kelly

Clough Lane

PRESTWICH

Title

Drainage Layout

Scale@ A3

1:200

Date

March 2026

Drawn

NR

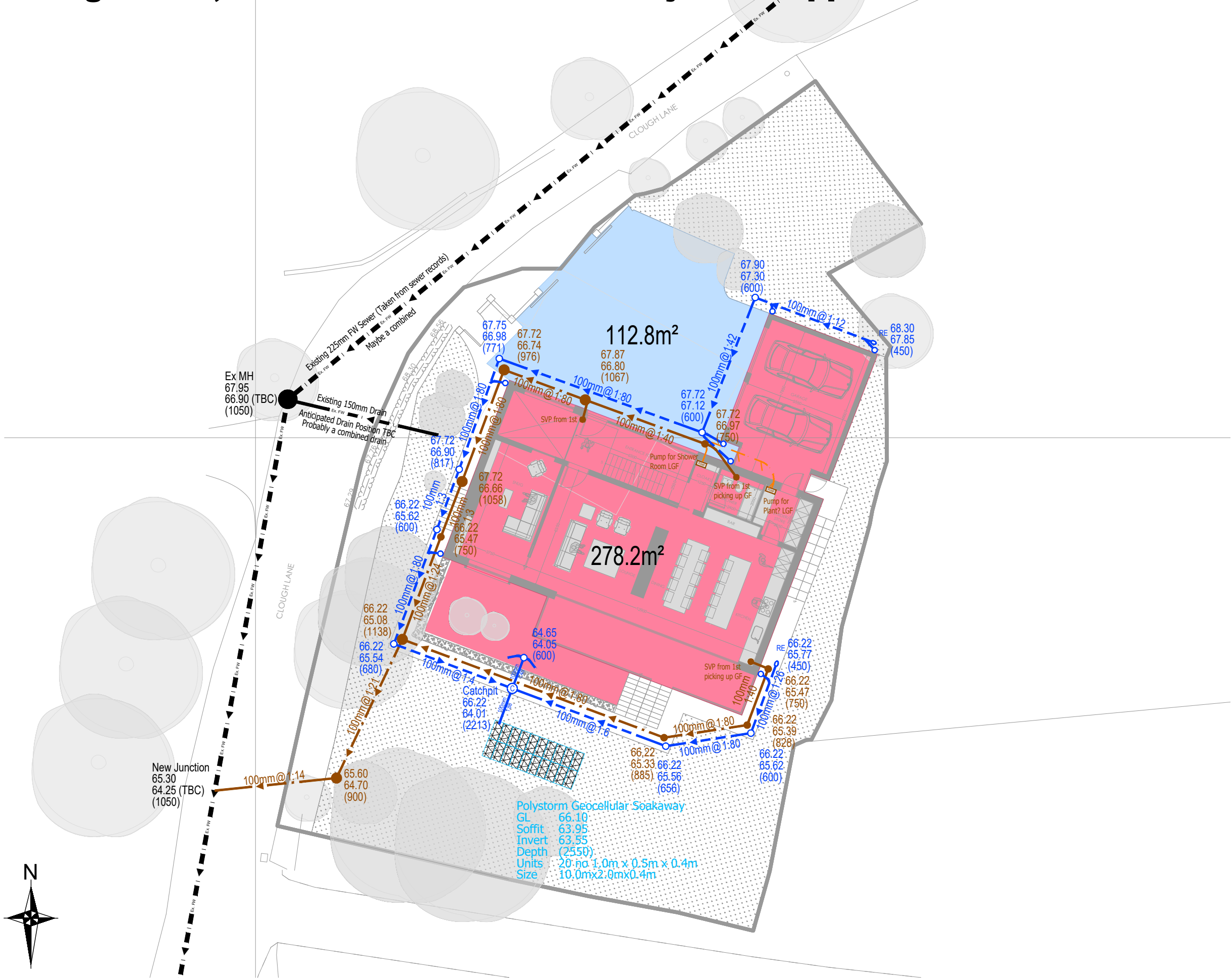
Chk

Drg No

642-E300

Clough Lane, PRESTWICH

Subject to Approval



Rev	Date	Revision	By	Chk

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Project **Mr & Mrs Kelly**
Clough Lane
PRESTWICH

Title
SW Catchment Plan

Scale@ A3 1:200 Date March 2026

Drawn NR Chk Drg No 642-E301

Subject to Approval



KEY

	RTW300	Brick Retaining Wall
	4C (No. of courses)	Underbuild
	Aco Drain	Aco Channel Drain
	Dish Channel	Dish Channel Drain
	1 in 20	Drive/Footpath Gradient
	1 in 40	Garden Gradient
	101.15	Existing Ground Level
	102.15	Proposed Ground Level
	FFL 103.15	FFL
	LGF 100.15	Lower Ground Floor FFL

Rev	Date	Revision	By	Chk
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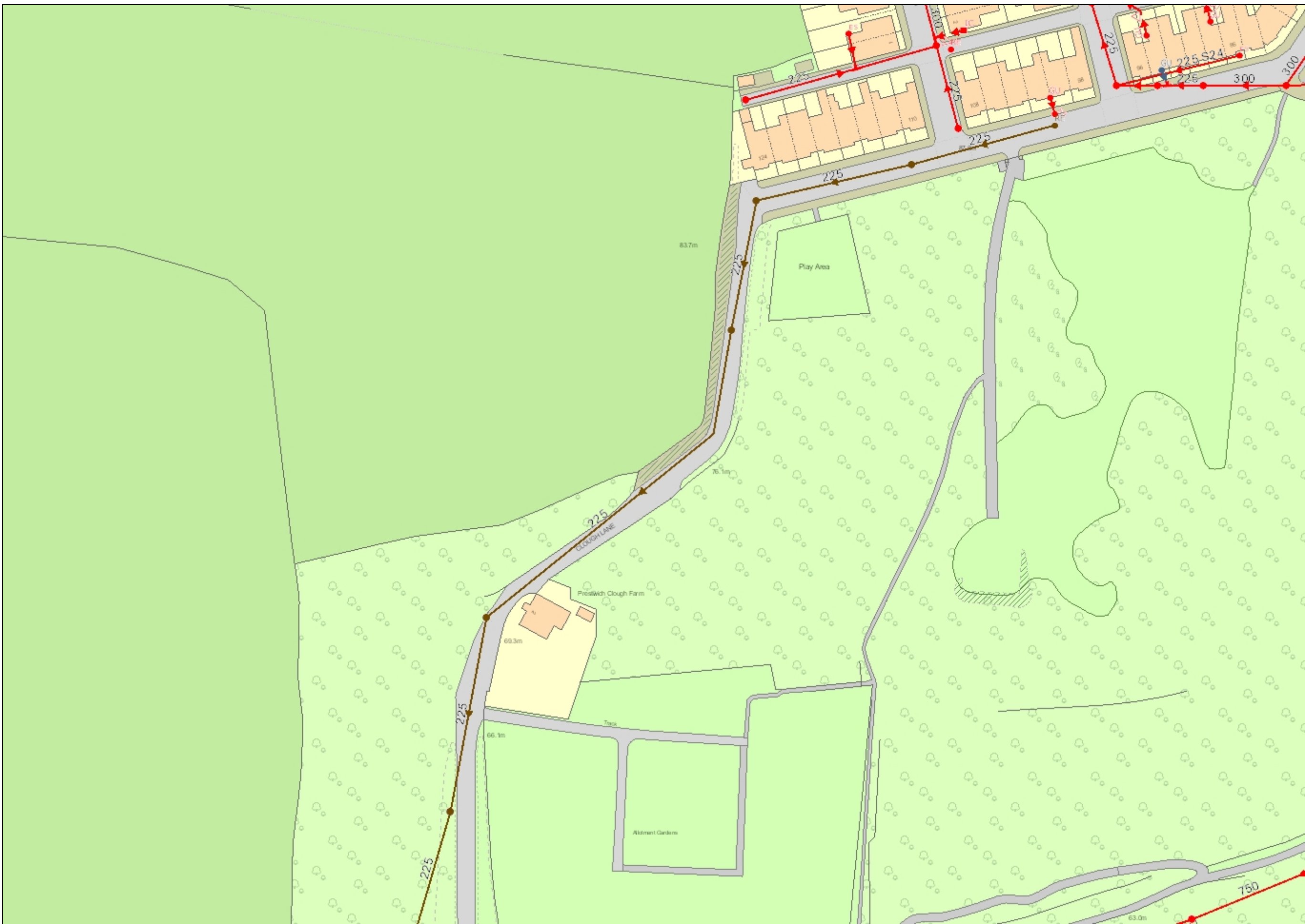


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Project			
Mr & Mrs Kelly			
Clough Lane			
PRESTWICH			
Title			
External Works Layout			
Scale@ A3		Date	
1:200		March 2026	
Drawn	Chk	Drg No	
NR		642-E900	

APPENDIX B – SEWER RECORDS



**United Utilities Maps
for SafeDig**

Date : 12/01/2026 15:39:01

Centre X: 380648

Centre Y: 403644

Scale : 1000

UserName: NETWRKPLS

**Extract from maps of United Utilities'
Underground Assets**

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plan and private service pipes may be shown by a blue broken line. United Utilities Water will not accept liability for any damage caused by the actual position being different from those shown.

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APPENDIX C - FLOOD MAP EXTRACT

KeyFlood
extentWater
storageFlood
defenceMain
Rivers