

ENGINEERING CONSULTANCY SERVICES

DRAINAGE CONSULTATION

Date: 30/03/26

Your Ref: 72825

Location: Wood Mill, Wood Road Lane, Summerseat, Bury, BL9 5QA

Proposal: Conversion of existing dwelling to create 3 no. separate dwellings and erection of 1 no. dwelling

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

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
N043	Applications for sewer requisitions should be obtained by telephoning United Utilities PLC at either Dawson House (01925 235871) or Hathersage Road (0161 609 7513)
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
N107	The proposed development is situated within a High Risk Flood Zone 2/3. The Environment Agency should be consulted regarding this application.
N050	Without the approval of the Environment Agency / Bury Council, Engineering Design and Construction Group no building is to be constructed or works carried out within 3m of the centreline of a culverted watercourse or within 8m of the top of the embankment of a main river.
N054	Floor levels of any proposed buildings should be a minimum of 300mm above any adjacent road.
N056	Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written permission of the Environment Agency is required for any works or structures in, under, over or within 8m of the top of the bank of the main river – River Irwell.
N057	Details of any proposed new surface water outfalls, which should be constructed entirely within the bank profile, must be submitted to the Development Control section of the Environment Agency for approval in accordance with the Water Resources Act 1991.
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.



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