

ENGINEERING CONSULTANCY SERVICES

DRAINAGE CONSULTATION

Date: 06/08/2025

Your Ref: 71867

Location: Land bound to the north by Brightley Brook, Pilsworth Fisheries, Pilsworth Road & Heywood Distribution Park; to the west by Whittle Brook; to the east by Birch Industrial Park & fields; and to the south by the M62 corridor

Proposal: Application for outline planning permission (all matters reserved) for a national-scale employment development, comprising Storage & Distribution (Use Class B8) and Industrial (Use Classes B2, E(g)(ii) and E(g)(iii)) uses (including, but not limited to, Logistics, Manufacturing Processes and Data Centres), with supporting ancillary uses including Hotel (Use Class C1), Commercial & Business & Service (Uses Class E(a - g)), Education (Use Class F1(a)), Local Community (Use Class F2(a - c) uses, Sui Generis uses (in accordance with the Uses Schedule), and associated demolition works, landscaping, drainage, ecological enhancements, highway works, cycleway and footpath linkages and other ancillary 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 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.

In line with requirements of PFE, the approach to drainage should be applied to the whole site to develop an overall masterplan to maximise opportunities for SuDS, rather than applied to small packets of land

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
N042	Applications for Building Over Agreements or sewer diversions should be obtained by telephoning United Utilities PLC on 01925 464714.
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
N047	Under Section 111, Water Industry Act 1991 the applicant should ensure that oils, chemicals, sanitary products and other artificial articles are disposed of in an appropriate manner and not released into the drainage and sewerage system.
N050	Without the approval of the Environment Agency / Bury Council, Engineering and Streetscene 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.
N051	Approval for any works above or adjacent to a culverted 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



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