

ENGINEERING CONSULTANCY SERVICES

DRAINAGE CONSULTATION

Date:

Your Ref: 69580

Location: Land & buildings at Murray Road/2-10 Princess Parade/47-51 Market Street & Bury Market, Bury, BL9 0BJ

Proposal: 1. Demolition of buildings and erection of flexible events hall with associated servicing, parking and landscaping; 2. New canopy structure to cover existing outdoor market; 3. Temporary permission sought for area of Bury Market car park to be utilised for site cabins for the duration of the build | Land & buildings at Murray Road/2-10 Princess Parade/47-51 Market Street & Bury Market, Bury, BL9 0BJ

RECOMMENDATIONS

No objections to the proposed development subject to the following:

CONDITION: Development shall not commence until final design details of surface water drainage proposals have been submitted to and approved by the Local Planning Authority. The scheme shall 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) and in line with the principles outlined on submitted drawing ref BURMAR-GLL-V6-00-DR-L-0108. Final design details shall include appropriate calculations, up to 1:100 year storm event with 40% addition for Climate change, and test results to support the chosen solution. The design and location of attenuation tanks shall be approved prior to submission of final design details. Details of proposed maintenance arrangements should also be provided.

REASON: To promote sustainable development. The current application contains outline details and principles only and needs additional details in order to fully assess the scheme.

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)
N046	The applicant should ensure that adequate grease traps are fitted to any foul connections from the premises. This will prevent foul flooding of properties downstream of the premises due to blockages in the public sewerage system caused by the solidification of hot grease and fat discharged from the premises.
N053	No building should be constructed within *m of the centreline of the public sewer without the approval of United Utilities PLC.
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 - XXXXX.
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.

Andy Southgate
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Engineering Services