

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). This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of proposed maintenance arrangements should also be provided.

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.

An assessment of the works undertaken to the watercourse without consent shall be undertaken including cctv survey and assessment of the impacts on capacity of the watercourse and consequent increased flood risk to properties on Woodgate Hill Rd. Consideration should be given to either increasing capacity or re-instating the original open watercourse

REASON: To promote sustainable development. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact.

A culverted watercourse, the responsibility of riparian owners, passes through the site. This culverted watercourse is classified as an ordinary watercourse and Bury Council, Engineering Design and Construction Group should be consulted regarding this application

Approval for a surface water connection to the watercourse should be obtained from:
Ordinary Watercourse - Engineering Design & Construction Group, Bury Council, 3 Knowsley Place,
Duke Street, Bury, BL9 0EJ, 0161 253 5847
<https://www.bury.gov.uk/index.aspx?articleid=11128>