

Sustainable Urban Drainage scheme/ Drainage Strategy

Proposal: Conversion of existing barn to 4 no. dwellings and replacement of existing stables with 1 no. dwelling at Barrack Fold Farm, Knowsley Road, Ainsworth, Bolton, BL2 5PU

Ref: 23/1283/220 – SUDS Assessment and Drainage Strategy

The development is the conversion of the main barns into 4 dwellings (units 1-4), conversion of an existing agricultural building to a single dwelling (unit 5), and replacement of an existing stables with a single dwelling (unit 6).

Proposed site plan 23/1283/201C – Proposed site plan is submitted to show the development layout and includes details of the proposed foul water drainage and surface water drainage field locations.

There will be minimal increase in surface water run off as a result of development works. The new dwellings will be formed through the conversion or replacement of existing buildings. The external parking areas will be formed with permeable surfaces and includes replacement of areas of existing concrete slabs.

Where there is any increase in roof area as a result of extension of the existing buildings then the proposed drainage fields will be sized to accommodate this.

Main barns (units 1-4), agricultural building conversion (unit 5) and stables replacement (unit 6) are each provided with a packaged Sewage Treatment Plant (STP's) with treated discharge, and surface water run off to an appropriately sized drainage field. The foul and surface water drainage pipes will be installed as separate systems and combined at a final inspection chamber beyond the STP's with final combined discharge to the drainage fields.

The drainage network encompasses standard pipework and manholes. As long as the gullies at the base of the rainwater pipes are kept clear of leaves and detritus by regular inspection by the property owners then this should negate it passing into the network.

The STP's will be serviced by a suitably qualified drainage contractor on an annual basis with intermediate inspection/servicing in accordance with the manufacturer's and contractor's recommendations.

All management and maintenance of the drainage will be with the property owners and Management Company. This will involve general maintenance of the drainage network in accordance with best practice. All drainage will remain private and not be adopted by the local sewerage authority.

The flow control chamber covers should be lifted at least every 6 months to check for any debris that may have got into the network and removed from the surface without entry into the chambers.

Annual inspections will need to be carried out and clearing of gullies and drains.

Typically, the maintenance regime will be in line with the table below.

Future Maintenance of the Drainage System			
Responsibility	Feature	Maintenance	Frequency
Management Company	Drainage Channel.	Regular maintenance/removal of blockages and silts.	Ad-hoc flushing/jetting and emptying of silt traps required.
	Rainwater gutters, downpipes and above ground drainage.	Regular maintenance and inspections.	Ad-hoc sweeping and emptying of silt and debris required. Annual visual inspections to check for damage/leaks.
	Flow control chambers.	Regular maintenance/removal of blockages and debris.	Annual inspection and following significant rainfall events.
	Packaged Sewage Treatment Plants (STP's).	Regular maintenance and inspections by qualified drainage contractor.	Annual inspection/service with intermediate inspection in accordance with manufacturer's and contractor's recommendations.
	Pipes, manholes.	Regular maintenance/removal of blockages and debris.	Annual inspection and removal of silts if required.

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