

SURFACE WATER DRAINAGE
NOTE TO DISCHARGE CONDITION 4
AT 109 PARSONAGE ROAD, WITHINGTON, M20 4WZ
131437/FH/2021

- Planning approval has been granted for the erection of a single storey side extension and a part single, part two storey rear extension to form additional living accommodation under 131437/FH/2021.
- This report seeks to address condition 4:
“Before the development hereby is approved a surface water drainage layout for the site, based on sustainable drainage principles shall be submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details. The scheme shall also include correspondence with UU evidencing that a build over agreement is not required and that UU find the proposed development works acceptable. Reason - To prevent the increased risk of flooding, to improve water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy”
- The National Planning Policy Framework (NPPF) hierarchy for the disposal of surface water (in line with CIRIA SuDs guidance) was considered. Based on the local ground conditions, distances to waterways, it seems logical to discharge into the combined sewer to the front of the property.
- The proposed drainage design consists of traditional manholes, pipes, gullies and drainage channels.
- Any problems encountered will be investigated by CCTV surveys if required, and any repair works completed in a timely manner.
- The outline strategy is to collect surface water via water butts with the remainder discharging into underground pipes into the combined sewer to the front of the property.
- Permeable paving will be investigated and used should the ground allow following contractors investigations.
- A flood resilient door will be installed to the rear elevation. All electrical sockets on the ground floor shall be a minimum 300mm above finish floor level, any air bricks required to be installed 450mm above ground level and engineering bricks to be used up to flood risk levels.
- United utilities have been contacted regarding this development and the correspondence can be found in appendix A.
- The contractor will investigate and confirm the existing sewer depth.
- Appendix B shows an indicative layout, all subject to the contractor’s confirmation and inspections.

APPENDIX A

From: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>

Sent: 26 November 2021 12:29

To: 'beth e'

Subject: 21M20_UU QUERY ON DEVELOPMENT - UU Ref. 4200045431

Good Afternoon Beth,

Thank you for your email below. Depending on who you are using for your building regulations for smaller shallower sewers, **less than 300mm** and **less than 3m** deep, these can generally be dealt with by the Building Control Body under Building Regulations 2010 Part H4.

On checking our mapping records we currently have details of a 150mm Public Combined Sewer to the front of your property (screengrab below)

A site survey should be carried out to determine the exact depth and position of any underground assets prior to construction. If a sewer is found and it is 300mm or more in pipe size or more than 3 m deep then you will need to consult United Utilities for further assistance.

If you can confirm that this sewer is less than 3m deep, Manchester Building Control can oversee the build on our behalf.



APPENDIX B

