

Planning Condition Discharge Technical Note

Job No: 100.20004	Job Title: Bury Old Road	Date: 02/11/2023
Planning ref: CDN/23/0379		
This technical note has been prepared to accompany the following information in support of the application to discharge the drainage planning conditions noted below		
Document Reference	Document Title	
100.20004-ACE-00-ZZ-DR-C-1001 – P05	Drainage Layout Plan	
100.20004-ACE-00-ZZ-DR-C-1010 – P1	Impermeable Area Plan	
Response from United Utilities dated 26/10/2023		

Condition Number	Summary of consultee feedback	Adept Response
1	<i>Surface water sewer in Catherine Road connecting to Singleton Brook. Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice. – UU comments suggested they are 'considering' the connection. The developer will need to supply a confirmation email from UU of acceptance. – Still awaiting confirmation from UU.</i>	Adept have discussed with UU and they have no objections to the proposed connection subject to a S106 application. E-mail from UU confirming this has been attached and a Section 106 will be submitted in due course.
2	<i>Construction details of flow control and SuDS elements – Site specific SuDS features should be submitted, taking into consideration specific site constraints. – minimum level of cover on attenuation tank sections needs to be included within section.</i>	Adept will not provide attenuation tank details. This is to be provided by the tank supplier. We have attached details provided to us by a potential supplier.
3	<i>SuDS features should be appropriately positioned away from existing infrastructure. The developer will need to confirm the current attenuation tank</i>	There is 3m at the front of the properties to the site boundary which doesn't meet the suggested minimum of 5m from the dwellings. Whilst we appreciate this doesn't meet the

	<i>easements from proposed dwellings and existing highway infrastructure. Good practice is typically 2.5m easement from existing highway, 5m from any dwellings, to enable future maintenance access. – This is standard practice in accordance with the SuDS Manual (C753).</i>	typical standards of good practice, we believe this is best placement for the tank.
4	<i>Within application no. 127106/FO/2020 surface water drainage discharges towards Bury Old Road. Which provides the tank with a preferred maintenance easement. Can the developer please confirm why this option has been discounted / changed?</i>	The original application was submitted prior to a full drainage survey being undertaken. Following the results of the drainage survey it appears that there is no sewer down Bury Old Road for the site to connect in to and that it would have to connect into the Catherine Road side.
5	<i>Catchment plan must be submitted, clearly indicating areas of hardstanding included within the hydraulic model. Page 4/9 within the hydraulic modelling report.</i>	Adept have prepared an impermeable area plan and submitted with the responses dated 27/10/23.