

Permeable surfacing to be used on the Driveway and Car Parking spaces at 401 Wilbraham Road, Manchester, M21

Manchester City Council would like further clarification as to the type of surfacing that will be implemented at the development at 401 Wilbraham Road, Manchester, M21 in line with Condition 13.

- 13) Prior to the commencement of above ground works, details of the permeable surfacing to be used on the driveway and car parking spaces shall be submitted to and be approved by the City Council as Local Planning Authority. The development shall be implemented and thereafter maintained in accordance with the approved details. Reason - To prevent the increased risk of flooding, pursuant to policy EN14 & EN17 of the Manchester Core Strategy.

The surfacing we will be implementing will be a Marshalls/Brett Permeable system or any other branded system which will work in the same way.

What is permeable paving?

Permeable paving is a type of hard landscaping that allows water to pass through its surface, filtering into the ground below. Unlike traditional paving, which can lead to water pooling and run-off when no proper drainage is applied, permeable paving is designed to manage water and prevent flooding and water logging.

Permeable paving is made from materials with gaps or spaces between them, allowing water to flow through into the ground rather than road for example.

Where is permeable paving used?

Permeable paving is versatile, meaning it can be used in various settings around your property. Here are a few of the places which can benefit from permeable paving solutions:

- Driveways: One of the most popular uses for permeable paving is in driveways. It provides a durable surface that can handle the weight of vehicles whilst also managing rainwater effectively.
- Patios and garden paths: Permeable paving is also an excellent choice for patios and garden paths, offering practical water management, and thanks to the designs available and aesthetic appeal that can complement your property.
- Parking areas: Permeable paving is ideal for homes with larger parking areas, preventing water build-up and ensuring your parking space remains safe and functional year-round.
- Front gardens: Many homeowners now opt for permeable paving in their front gardens, especially in areas where planning regulations encourage or require sustainable drainage solutions.

What are the different types of permeable paving

Permeable paving can be made from a variety of materials, each of which offers some key benefits. Different materials are better suited to different uses. Here are some common options and their advantages:

1. Permeable block paving

Permeable block paving is one of the most popular choices for domestic projects. It looks similar to traditional block paving but is designed with wider joints filled with a permeable material like aggregates or a special jointing compound. Their unique design allows water to drain through the gaps between the blocks, preventing surface water build-up. The advantages of permeable block paving are as follows:

- Aesthetically similar to traditional block paving
- Available in many colours and finishes to suit any style
- Excellent water drainage capabilities
- Durable and long-lasting
- 100% recyclable

The system works by following a build up of sub base as can be seen from a side view



The Paving blocks we propose to use are Drivesett Tegula Priora® or a design similar which would look like this:



The implementation of such a Permeable system vastly minimises the risk of flooding and therefore is pursuant to EN14 & EN17 of the Manchester Core Strategy.