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Project: Part Retrospective Application for the Erection of a Replacement Building to be used as Holiday Let.

Location: 53 Red Lumb Street Edenfield Rochdale

DRAINAGE STATEMENT

1. Introduction

This Drainage Statement supports a planning application for the erection of a new single-storey holiday home at land off Red Lumb Street, Rochdale. The proposal replaces a former workshop building that was originally to be converted, but which subsequently collapsed during conversion works.

The new building will occupy a similar footprint, scale, and roof design to the previous workshop, maintaining the established form and character of the site. Given the rural setting, drainage solutions are designed to be self-contained, sustainable, and proportionate to the scale of the development.

2. Site Description and Existing Drainage

The site is located in a rural area accessed from Red Lumb Street, with the former workshop situated within a modest plot surrounded by grass.

The previous workshop building was served by simple surface water pipes discharging roof water directly onto adjacent ground without any form of attenuation or treatment. There was no connection to public sewers, and no formal foul drainage system was recorded.

3. Proposed Foul Drainage

Given the rural location and absence of a public foul sewer, it is proposed that the new holiday home will be served by a Klargester packaged sewage treatment plant.

The Klargester unit will treat all domestic wastewater from the property (WC, kitchen, and bathroom).

Treated effluent will discharge to an appropriate sub-surface soakaway designed in accordance with Building Regulations Part H and the relevant Environment Agency guidance (BS 6297:2007 + A1:2008).

The system will be installed and maintained in line with the manufacturer's specifications to ensure effective long-term operation and environmental protection.

This approach represents an appropriate and sustainable foul drainage solution for a rural, off-grid development.

4. Proposed Surface Water Drainage

The previous building discharged roof water directly onto the ground, which was neither controlled nor sustainable. The proposed new building will adopt a sustainable drainage strategy (SuDS) to manage surface water runoff more effectively, mimicking natural infiltration and reducing runoff rates.

The proposed surface water management measures will include:

Rainwater Gutters and Downpipes to collect runoff from the roof.

Permeable Soakaway System: Surface water will discharge to a new soakaway or infiltration trench designed to accommodate runoff from the building's roof area. The soakaway will be located at least 5 m from any building foundations and property boundaries. Its design volume will be based on site infiltration testing (in accordance with BRE Digest 365).

Permeable Paving or Gravel Driveway Areas: Any new hardstanding or access areas will be surfaced with permeable materials to allow direct infiltration of rainfall.

Rainwater Harvesting (Optional): Consideration may be given to the installation of a water butt or small rainwater harvesting tank to collect roof water for garden use, further reducing runoff.

This system ensures surface water is managed on-site through infiltration, replicating natural drainage patterns and avoiding any increase in flood risk either on or off-site.

5. Summary

Aspect	Proposed Solution	Sustainability Benefit
Foul Drainage	Klargester package treatment plant discharging to sub-surface soakaway	Self-contained, compliant with EA guidance
Surface Water Drainage	Infiltration-based SuDS (soakaway, permeable surfacing, rainwater harvesting)	Mimics natural drainage, reduces runoff, improves sustainability
Overall	System designed to manage all foul and surface water on-site	No discharge to public sewer, reduced flood risk

6. Conclusion

The proposed drainage strategy provides a sustainable, site-appropriate solution for both foul and surface water management associated with the replacement holiday home at Red Lumb Street.

The use of a Klargester treatment plant for foul drainage and a soakaway-based SuDS system for surface water ensures compliance with relevant national and local planning policy objectives, including those of Rochdale Borough Council's Local Plan and the National Planning Policy Framework (NPPF) regarding sustainable drainage and flood risk mitigation.