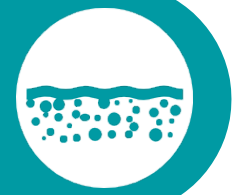


SuDSmart Plus



Sustainable Drainage Assessment

Site Address

61 Church Street
Heywood
OL10 1LJ

Grid Reference

385809, 410713

Report Prepared for

Staron Ashton
165 Bury New Road
Whitefield
M45 6AB

Date

27/01/2026

Report Status

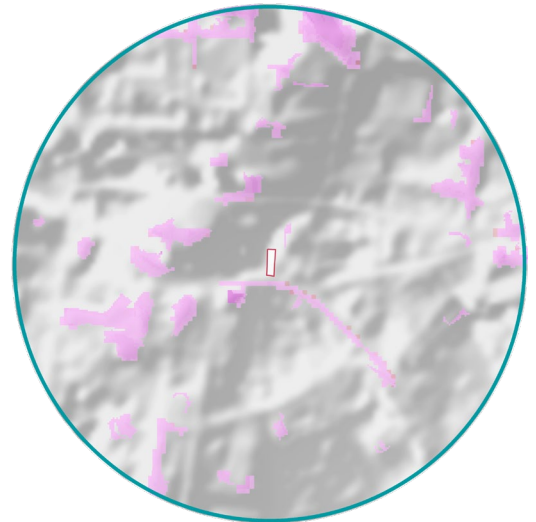
FINAL

Site Area

255 m²

Report Reference

87754R1



Infiltrate to Ground

The proposed Sustainable Drainage Scheme (SuDS) strategy is comprised of a rain planter, rainwater harvesting butt and permeable paving to attenuate surface water runoff during the 1 in 100 plus 45% climate change event.

Surface water is proposed to infiltrate to ground, subject to confirmation of the ground conditions via infiltration testing in accordance with BRE 365 guidelines and the incorporation of SuDS.

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1 Executive summary



This report assesses the feasibility of a range of Sustainable Drainage Scheme (SuDS) options in support of the Site development process. A SuDS strategy is proposed to ensure surface water runoff can be managed effectively over the lifetime of the development.

SuDS suitability

Risk	Issue	Result
Runoff destination feasibility	Priority 1: rainwater collected for non-potable use	Yes
	Priority 2: infiltration to ground	High
	Priority 3: discharge to an above ground surface water body	Low
	Priority 4: discharge to surface water sewer	Low
	Priority 5: discharge to combined sewer	High
Flooding	What is the river (fluvial) and/or tidal flood risk at the Site?	Very Low
	What is the surface water (pluvial) flood risk at the Site?	Very Low
	What is the groundwater flood risk at the Site?	Negligible
Pollution	Is the groundwater a protected resource?	No
	Is the surface water feature a protected resource?	N/A

Summary of existing and proposed development

The Site is currently used within a commercial capacity. At present there is a single storey restaurant building with associated hardstanding and soft standing to the rear.

Development proposals comprise the demolition of the existing building followed by the construction of a new three storey mixed use building. The ground floor is proposed to be used for commercial purposes, with residential flats on the upper floors. A minor garden is proposed to the rear with car parking and bin stores. Site plans and drawings are provided in Appendix A.

National Standard 1: Runoff Destinations

Priority 1: collection for non-potable use

In line with DEFRA's national guidance, the potential for the collection of rainwater for non-potable use across the proposed development has been considered.

Rainwater harvesting butts are proposed at the base of the downpipes of the development in order to provide rainwater re-use potential at the Site, as well as to provide biodiversity and amenity benefits. Captured water will be used to water vegetation and ensure their long-term viability as sustainable amenity features. Due to the limited storage capacity and requirement to retain captured rainwater for non-potable use, the volume of runoff which could be attenuated has not been considered within the report.

Priority 2: infiltration to ground

GeoSmart's SuDS Infiltration Potential (SD50) map indicates that the Site has a High potential for infiltration, primarily due to the anticipated high permeability of the underlying geology (sand and gravel overlying mudstone, siltstone and sandstone). Infiltration to ground is therefore likely to be feasible.

Priority 3: discharge to above ground surface water body

Ordnance Survey (OS) mapping indicates that there are no surface water features within 100 m of the Site. Therefore, discharge to surface water feature is not feasible.

Priority 4: discharge to surface water sewer

The asset location plan included in Appendix C confirms that there are no public surface water sewers within the vicinity of the Site that could feasibly be discharged to. As such, discharge to surface water sewer is not considered to be feasible.

Priority 5: discharge to combined sewer

The asset location plan included in Appendix C confirms the Site is located within 10 m of a public combined sewer. Due to the relatively short distance, discharging surface water runoff to the sewer is likely to be feasible, should infiltration be proven unsuitable for the Site.

Runoff rate and attenuation requirements

Discharging via infiltration requires 10.63 m³ of attenuation to be provided to ensure there is no flooding as a result of the development in all storm events up to and including the 1 in 100 year including a 45% allowance for climate change. This volume has been calculated using Causeway Flow v.15.0 based on an assumed infiltration rate of 1 x 10⁻⁵ m/s, taken from Table 25.1 of the CIRIA SuDS (C753) (2015) as the worst case scenario for 'slightly silty slightly clayey sand' soil type. This is subject to the results of infiltration testing and would ensure runoff is not increased above the greenfield scenario.

Discharging off-Site requires 5.53 m³ of attenuation to be provided to ensure there is no flooding within the development in all storm events up to and including the 1 in 100 year

including a 45% allowance for climate change. This volume is subject to the discharge rate being restricted to 2 l/s (as close to the Greenfield 1 in 1 year rate as possible, without increasing the potential for blockages).

Proposed SuDS strategy

SuDS features comprised of a rain planter, rainwater harvesting butt and unlined permeable paving are proposed to attenuate a minimum of 10.63 m³ of surface water runoff. The SuDS features would provide some water quality (interception and filtration), amenity and biodiversity benefits prior to infiltrating to ground.

The proposed SuDS strategy would ensure surface water runoff is stored on-Site in SuDS features for the 1 in 100 year event including a 45% allowance for climate change and will not cause flooding to the proposed development in accordance with DEFRA's national standards for SuDS (2025).

Amenity and Biodiversity

The inclusion of a SuDS planter and rainwater harvesting butt at the downpipes where feasible will provide sufficient biodiversity and amenity benefits to the areas of proposed development, keeping surface water at or close to ground level to provide health and wellbeing benefits for any on-site users. Captured water will be used to water vegetation and ensure their long-term viability as amenity features.

SuDS & drainage network maintenance

The management and maintenance of the SuDS features, in line with the details and schedules outlined in Section 10 of this report, will be undertaken by contractors appointed by the owners and occupiers of the new commercial/residential building.

Recommendations / Next steps

A site investigation is required to confirm the infiltration capacity of the ground in line with BRE 365 guidelines.

Where site investigation confirms the underlying ground conditions are not conducive to infiltration, the capacity of the public sewer network should be confirmed with the utility provider and permission to connect gained where required.

2 Proposed SuDS strategy



The most suitable SuDS options are outlined below and a SuDS strategy schematic is shown overleaf. Supporting information is provided in subsequent sections.

Table 1. Proposed SuDS type, features, discharge location and rate restriction

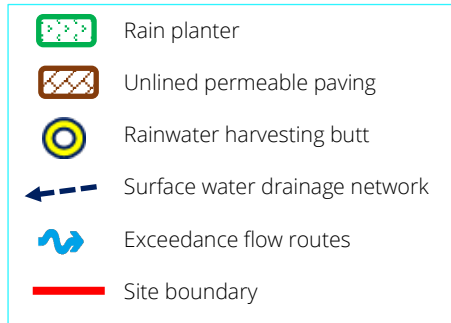
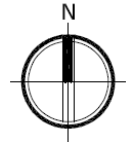
SuDS type	Source control (interception) and infiltration SuDS.
SuDS features	Rainwater harvesting butt, rain planter and permeable paving.
Discharge location	Infiltration.
Discharge rate	1×10^{-5} m/s.*

*Based upon an assumed infiltration rate of 1×10^{-5} m/s, the worst-case infiltration rate for 'slightly silty, slightly clayey sand' soil types, taken from Table 25.1 of the CIRIA SuDS manual (C753) (2015) - to be confirmed via infiltration testing.

Table 2. Proposed SuDS sizing (dimensions) and attenuation volumes

Rainwater harvesting	To comply with DEFRA's national standards for SuDS (2025), rainwater harvesting butts should be established for each proposed development. In terms of attenuation storage within this SuDS scheme, the volume of run-off which could be attenuated by rainwater harvesting has not been considered within the preliminary SuDS strategy.
Rain planter	A rain planter is proposed beneath downpipes on-Site to provide water quality, amenity and biodiversity benefits. In terms of attenuation storage within this SuDS scheme, the volume of run-off which could be attenuated by the rain planter has not been considered within the SuDS strategy.
Permeable paving	A c. 62 m ² area of unlined permeable paving (underlain with a Type 3 aggregate material with a 30% porosity) within the proposed rear parking and path areas to a depth of 0.6 m would provide the necessary c. 10.63 m ³ of attenuation.
Total attenuation provided	10.63 m ³
Total attenuation required	10.63 m ³

Figure 1. Proposed SuDS scheme

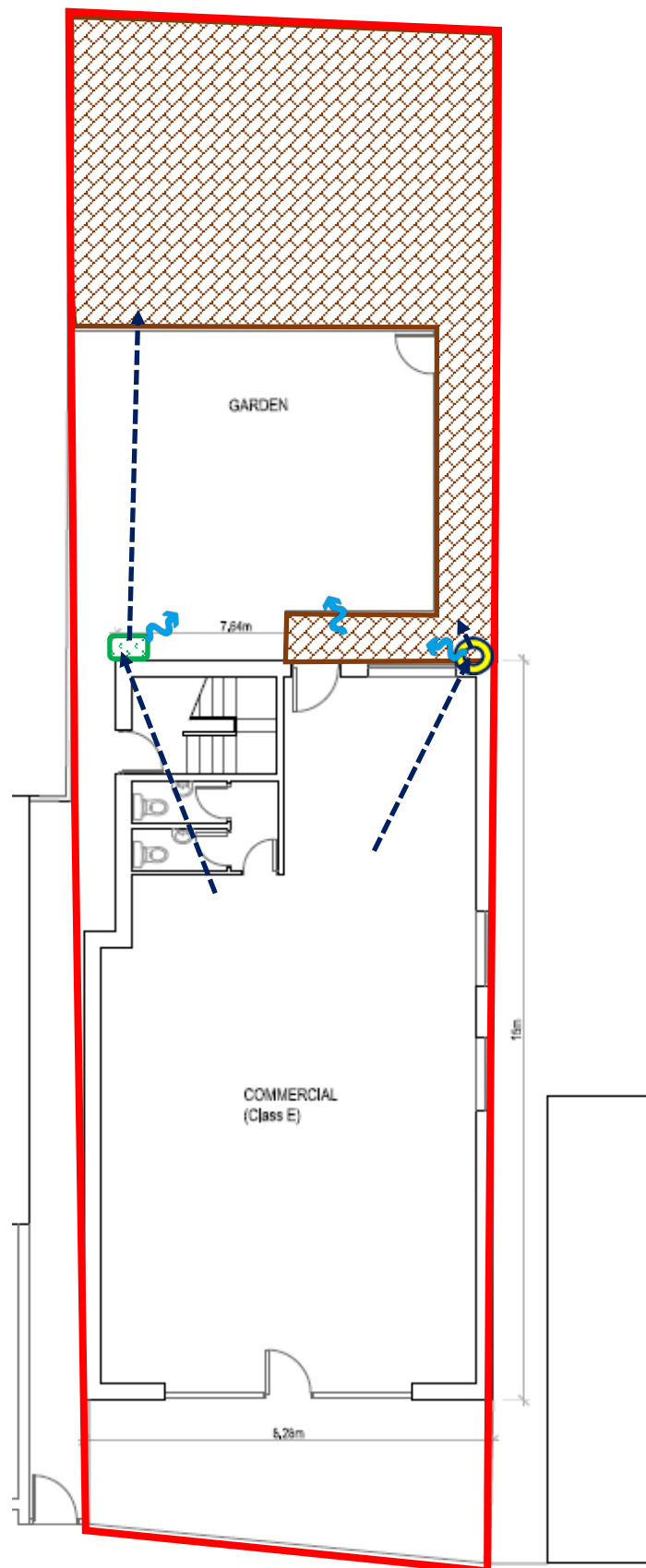


Surface water from the proposed building should be conveyed into the rainwater harvesting butt and rain planter, then into the unlined permeable paving within the rear parking and patio area.

Surface water will be discharged into permeable superficial deposits, subject to confirmation by infiltration testing at the Site.

Exceedance flows are directed towards non-essential, landscaped areas on Site.

Schematic is not to scale



3 National & local policy context



National Guidance

DEFRA - National standards for sustainable drainage systems (SuDS) (2025)

Standard 1: runoff destinations

A 'SuDS approach' shall be adopted to address the management of surface water by the development and where it should be discharged. Runoff shall be treated as a resource and managed in a way that avoids negative impacts of the development on flood risk, the morphology and water quality of receiving waters and the associated ecology.

Runoff from the development shall be discharged to the following final destinations, to the maximum extent practicable, in accordance with the below hierarchy:

- priority 1: collected for non-potable use
- priority 2: infiltrated to ground
- priority 3: discharged to an above ground surface water body
- priority 4: discharged to a surface water sewer, or another piped surface water drainage system
- priority 5: discharged to a combined sewer

Note 1: priority 1 is the highest priority and priority 5 is the lowest.

Note 2: for the purposes of this standard, a combined sewer is a sewer intended to receive both foul sewage and surface runoff and does not include a sewer intended to receive only foul sewage, even if it has the capacity to accommodate additional flows or has an element of surface water in it already.

To utilise a lesser priority final destination, appropriate evidence shall be provided that demonstrates all higher priority final destinations have been utilised to the maximum extent practicable. Higher cost alone shall not be a reason to utilise lower priority final destinations.

Where more than one final destination is utilised, each final destination's ability to accept runoff shall be maximised in order of priority.

Standard 2: management of everyday rainfall (interception)

Apply a 'SuDS approach' so that at least the first 5mm of rainfall for the majority of rainfall events does not result in runoff from the site to surface waters or piped drainage systems.

Evidence shall be provided that the approach to managing runoff from 'everyday' rainfall has been developed alongside and in support of the management of runoff quality (standard 4) and the delivery of amenity and biodiversity benefits (standards 5 and 6).

Standard 3: management of extreme rainfall and flooding

A 'SuDS approach' shall be adopted to address the management of development runoff during extreme rainfall, including allowances for climate change and urban creep to:

- protect people and property on the development from flooding of the surface water drainage system
- mitigate any increased flood risk to people and property adjacent to or downstream of the development
- protect the receiving water body from morphological damage or minimise the impact on sewer capacity

When discharging to an infiltration feature, the system shall be appropriately sized to accommodate the design event based on ground conditions and contributing areas.

When discharging to an above ground surface water body, sewer or other piped drainage system, the surface water runoff (rate and volume) for the 1% annual exceedance probability (AEP) event shall be controlled to ensure the runoff from the development does not increase flood risk elsewhere.

When discharging to an above ground surface water body, sewer or other piped drainage system, the surface water runoff rate for the 50% AEP event shall be controlled to ensure development runoff from an event of this magnitude has no negative impact.

Any flooding from the surface water drainage system for events up to the 1% AEP event shall be managed within the development.

Any flooding from off-site sources for the 1% AEP event should be managed on site or safely routed through the site, ensuring any downstream risks are not increased compared to the pre-development scenario.

The risks (both on and off the development) associated with flooding from the surface water drainage system for exceedance events greater than the 1% AEP event shall be appropriately managed.

Standard 4: water quality

Apply a 'SuDS approach' that protects surface waters, groundwater and coastal waters by managing the quality of the surface water runoff to adequately address water quality risks from the development.

The proposed SuDS management train(s) shall be based on a robust water quality risk assessment, appropriate to the pollution hazard and sensitivity of receiving waters, reflecting industry recognised guidance or other quantitative assessment as agreed with the approving body and permitting requirements.

Standard 5: amenity

A 'SuDS approach' shall be adopted that maximises benefits for amenity through the creation of multi-functional places and landscapes.

Standard 6: biodiversity

A 'SuDS approach' shall be adopted to ensure the surface water drainage system maximises biodiversity benefits throughout the development lifecycle.

The surface water drainage system shall add biodiversity value by:

- creating diverse, self-sustaining, resilient local ecosystems which contribute to net gains in biodiversity
- supporting and promoting natural local habitat and species, for example, through local nature recovery strategies (LNRS)
- contributing to the delivery of local biodiversity strategies
- contributing to habitat connectivity

Standard 7: design of drainage for construction, operation, maintenance, decommissioning and structural integrity

A 'SuDS approach' shall be adopted to ensure that surface water drainage systems are designed so they can be easily and safely constructed, operated and maintained taking account of the need to minimise negative impacts on natural resources and the environment.

The designer shall provide a management and maintenance plan that supports the design objectives detailed in standards 1 to 6 and ensures the performance of the surface water drainage system with regards to runoff destinations, everyday and extreme rainfall, water quality, amenity and biodiversity is maintained throughout the lifetime of the development.

Surface water drainage design shall examine for the likelihood and consequences of potential failure scenarios that may occur during the operation phase and safely manage the associated risks.

The surface water drainage system shall be designed to ensure structural integrity of all components under anticipated loading conditions for the design life of the development so that it does not affect the structural integrity of any existing or proposed components within, or adjacent to, the development.

Urban creep

Within developments an urban creep uplift factor shall be applied by adding a percentage increase to the calculated area of the impermeable area within the property curtilages. This shall be 10% for all developments unless there are no external private permeable spaces, for example, flats and apartments, when it shall be 0%.

Ministry of Housing, Communities & Local Government – National Planning Practice Guidance: Flood risk assessments: climate change allowances (2022)

The Peak rainfall intensity allowances section provides advice on the increased rainfall effects on river levels and land and urban drainage systems. As of May 2022, the applicable climate change allowance is defined by specific Management Catchment for the 1 in 30 ($\geq 3.3\%$ AEP) and 1 in 100 (< 3.3 to 1% AEP) year event.

As the Site is located within the Irwell Management Catchment the following climate change allowances are applicable.

Table 3. Irwell Management Catchment peak rainfall allowances

Irwell Management Catchment	3.3% Annual exceedance rainfall event		1% Annual exceedance rainfall event	
	2050s	2070s	2050s	2070s
Central	25%	30%	25%	30%
Upper end	35%	40%	40%	45%

The drainage system should be designed to make sure there is no increase in the rate of runoff discharged from the Site for the upper end allowance.

Where on-Site flooding for the upper end allowance presents a significant flood hazard (for example, depths and velocities of surface water runoff cause a significant danger to people), you will need to take further mitigation measures to protect people and property (for example, raising finished floor levels). As a minimum, there should be no significant flood hazard to people from on-Site flooding for the central allowance.

Local policy

Rochdale Local Plan Adopted Core Strategy (Rochdale Borough Council, 2016)

Policy G1 Tackling and adapting to climate change

We will address climate change and ensure growth does not increase CO₂ emissions by:

- Locating growth in areas which are likely to minimise the need for travel and which are well served by public transport, services and infrastructure;
- Expecting all development and regeneration schemes to be well connected to surrounding areas and facilities by sustainable means of transport (Policy T2);
- Encouraging and promoting renewable energy developments, including standalone and community developments, that do not, by virtue of their scale, siting, construction

or operation, cause harm to the local area, its character and environmental assets and adjoining uses, which cannot be satisfactorily mitigated (Policy G3);

- Promoting the efficient re-use of buildings, especially those of heritage value, and the recycling of construction waste;
- Ensuring that development does not cause unacceptable harm to the borough's peatlands and woodlands, and encouraging their restoration and responsible management;
- Promoting sustainable waste management through the operation of policies in the Core Strategy and Greater Manchester Joint Waste Plan;
- Making the best use of open space to contribute to climate change mitigation and adaptation; and
- Securing planning obligations for energy infrastructure and climate change adaptation measures.

New developments will be expected to:

- Be zero carbon in line with national targets and definitions;
- Adhere to the 'energy hierarchy' as outlined in policy G2, being designed in such a way that ensures that buildings require the minimum amount of energy to function over their lifetime;
- Reduce CO₂ emissions through the use of renewable and low carbon decentralised energy technologies and networks. This will be through both on-site provision in new developments and through connection to local networks;
- Address the impacts of climate change by incorporating comprehensive adaptation measures, including:
 - a) suitable measures, such as urban greening, for tackling the 'urban heat island' effect;
 - b) where possible, the opening up of covered and culverted sections of waterways and provision of new water features, to help cooling and provide biodiversity, landscape and flood prevention benefits;
 - c) the incorporation of appropriate water conservation and management measures, such as Sustainable Drainage Systems (SuDS), including ensuring that the rate of run-off on 'greenfield' sites is not increased and on 'brownfield' sites is significantly reduced, and avoiding the use of impermeable surfaces;
 - d) the retention of existing trees wherever possible and the taking of all appropriate opportunities to plant trees and other suitable vegetation on site; and
 - e) the incorporation of 'green roofs' wherever possible, such as with flat roofs.

Policy G8 Managing water resources and flood risk

We will ensure that new development (including flood risk mitigation measures) does not lead to any form of increased flooding locally or further downstream, does not impede natural

water and flood risk management, is not detrimental to existing or potential flood storage areas, contributes where possible to alleviating existing flood risk, is itself well protected from flood risk and ensures prudent use of water resources. We will require:

- Compliance with a 'sequential' approach to new development and flood risk, directing development away from areas of high risk, in accordance with the National Planning Policy Framework;
- Full regard to and compliance with the advice of the Environment Agency (or equivalent agency) and the objectives and priorities for flood risk management set out in the Local Flood Risk Management Strategy, including any mitigation measures recommended for particular sites;
- Full regard to the published evidence of local flood risk and its significance as included in Strategic Flood Risk Assessments, Surface Water Management Plans and other recognised sources of flood risk data and the production of additional Flood Risk Assessments (FRAs) as appropriate;
- Incorporation of appropriate measures for the management of surface and flood water, including flood storage areas, Sustainable Urban Drainage Systems (SUDS) and the protection of 'overland flow paths';
- Compliance with any Surface Water Management Plan or drainage strategies produced, such as for the identified critical drainage areas of Littleborough and Heywood;
- The avoidance of culverting, and support the opening up of existing culverts wherever possible;
- The incorporation of measures for the conservation of water to minimise potable water consumption, including rainwater collection measures, which should be integral to the design of buildings and spaces;
- Development that does not directly or indirectly lead to pollution of existing water resources such as watercourses and groundwater or the derogation of the quantity of groundwater;
- The incorporation of measures to improve water quality; and
- The taking of opportunities to improve the habitat value of watercourses and water bodies.

In addition, we will identify additional flood storage areas which will be protected from development.

Rochdale Borough's Strategy for Flood Risk Management 2014-2024 (Rochdale Metropolitan Borough Council, 2014)

Development and sustainable drainage

- Spatial planning aims to ensure development is sustainable and delivers social, economic and environmental benefits. Spatial planning whilst promoting development must also ensure the appropriate safeguarding and protection of the natural environment including agricultural land, biodiversity and land which helps to manage and protect our communities from current and future environmental risks such as those from climate change which includes for example our natural flood plains and other land which is important for managing current or future flood risks.
- One of the principal influences on flood risk is the impact of development. Development which is poorly located and designed may result in significant flood risk for its occupants or users and also significant disruption to its use e.g. for habitation or for work. There may also be downstream impacts. Development can also contribute to improved drainage and flood risk management where it is well located and incorporates or provides appropriate flood risk management measures based on a robust flood risk assessment. It is important that early advice is sought through the Local Planning Authority, the Environment Agency and others to help inform the location and design of development through pre-application discussions and use of available flood risk data which will inform more detailed site assessments, site selection and design.
- Rochdale borough's Core Strategy recognises the importance of good flood risk management and has taken account of existing studies for fluvial and surface water flooding and national planning policy in its production. The impact of flood risk in future Development Plan Documents such as relating to allocating land for categories of use will also take full account of flood risk management matters in terms of risk and also opportunities to better manage that risk in the future for example through flood water storage or other sustainable drainage measures. The Council will produce a Supplementary Planning Document setting out the Council's planning approach to flood risk management and the role of the Local Flood Risk Management Strategy in delivering sustainable development and land use.
- At the time of writing, guidance to support the establishment of a new system for managing surface water through sustainable drainage systems by April 2014 is awaited. The Flood and Water Management Act 2010 requires the establishment of a Sustainable Drainage Approval Body (SAB) which will receive applications for sustainable drainage proposals that require approval. This is a separate process from existing planning and building control approval processes but will need to relate to the timescales of these processes where appropriate as SAB approval will be required prior to development being able to commence.
- Sustainable drainage systems can include one or more of the following:

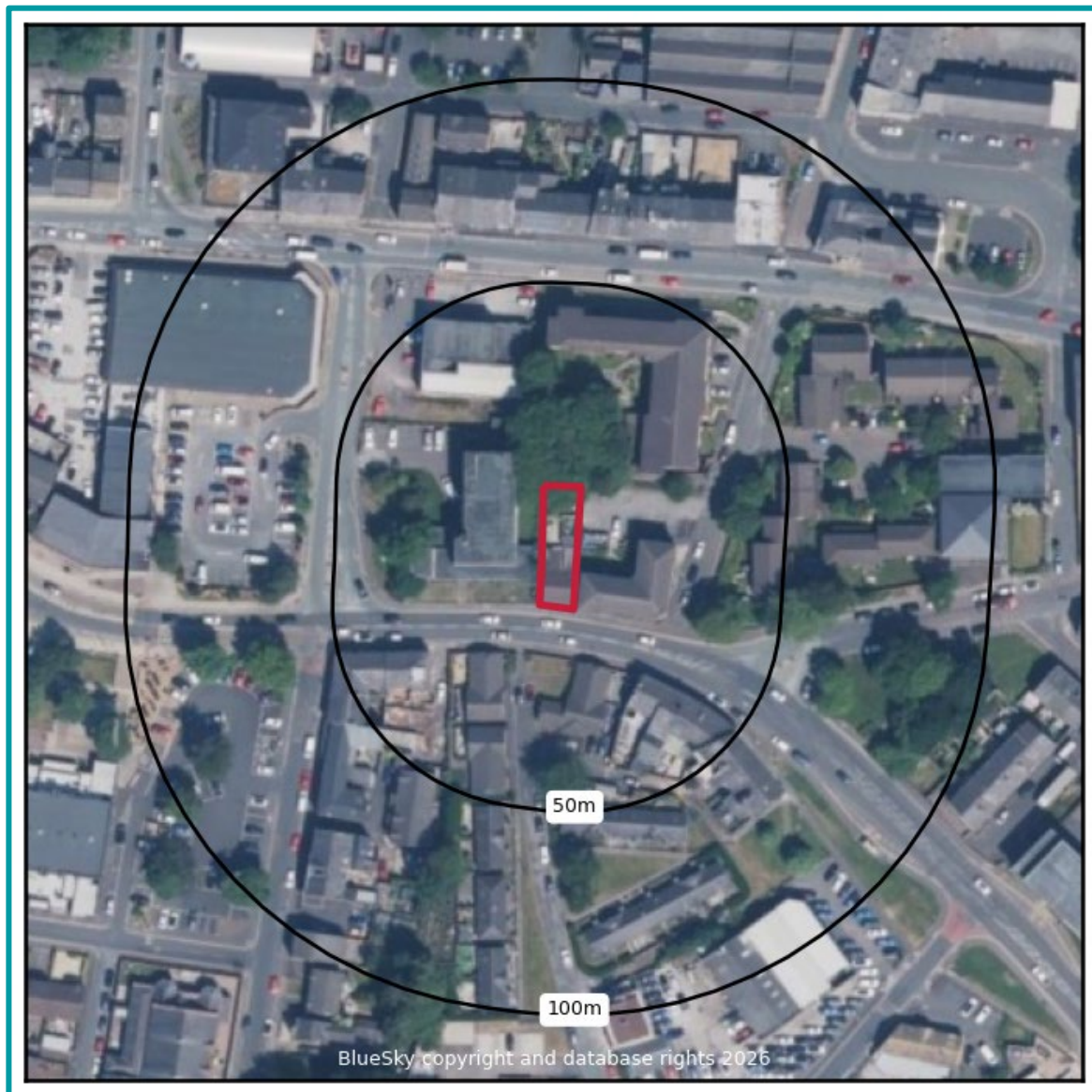
- permeable surfaces which allow water to infiltrate the ground or into underground drainage;
 - drainage ditches such as swales;
 - temporary storage basins which can be specific or have multiple open space functions outside of a flood event;
 - ponds; and
 - wetlands
- Sustainable drainage systems can help to manage pollution and also provide opportunities for biodiversity. Sustainable drainage systems can also provide opportunities to store and re-use water for a range of purposes for which 'grey' water is appropriate. It is important to ensure that appropriate sustainable drainage approaches are introduced based on proper consideration of factors such as geology, previous land use and ground contamination so that drainage will be effective and not increase risks of contamination. This should include seeking appropriate early advice and carrying out site investigations where required.

4 Site analysis



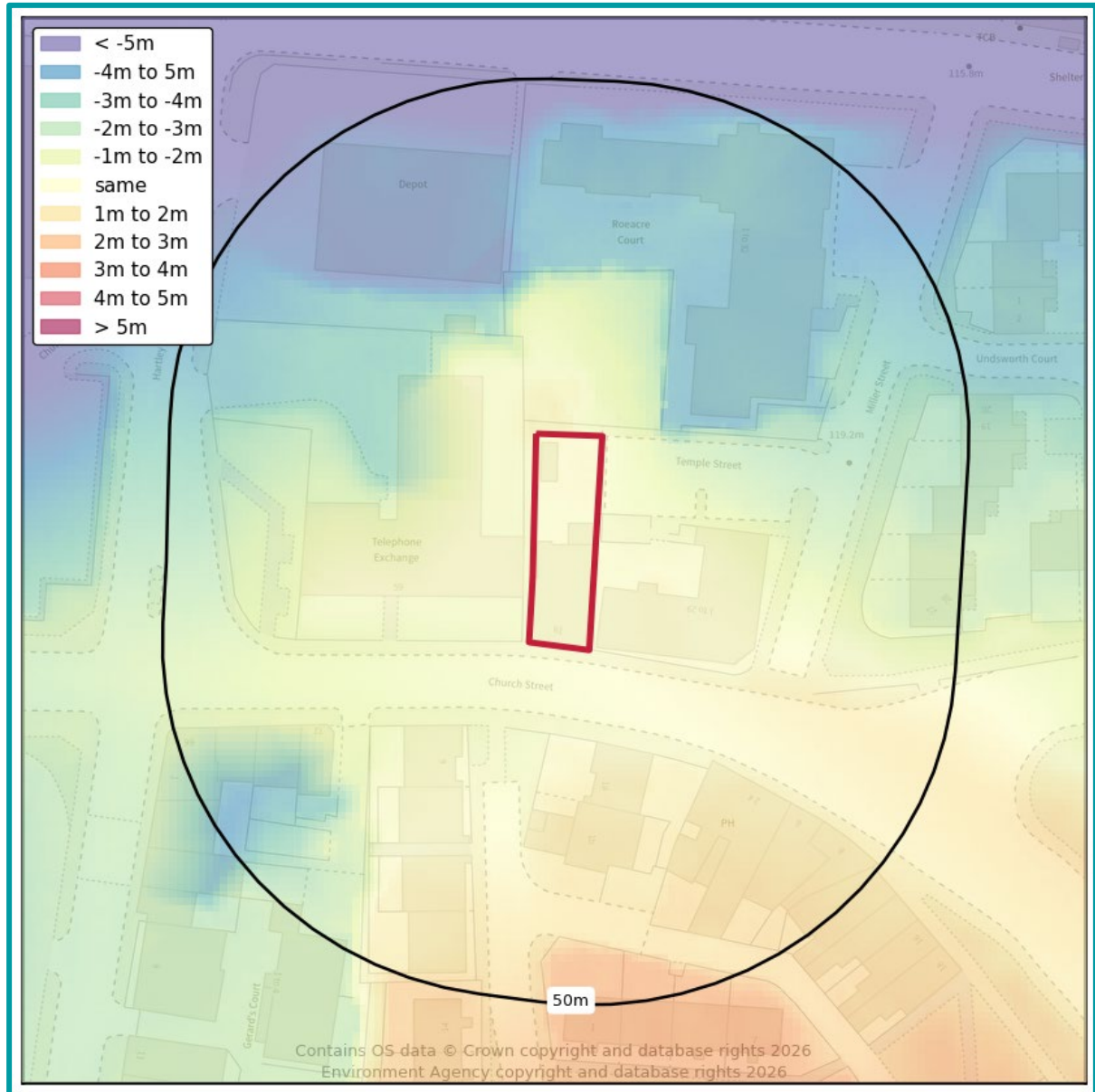
Site location

Figure 2. Aerial Imagery (Bluesky, 2026)



Topography

Figure 4. Site topography (GeoSmart, 2026)



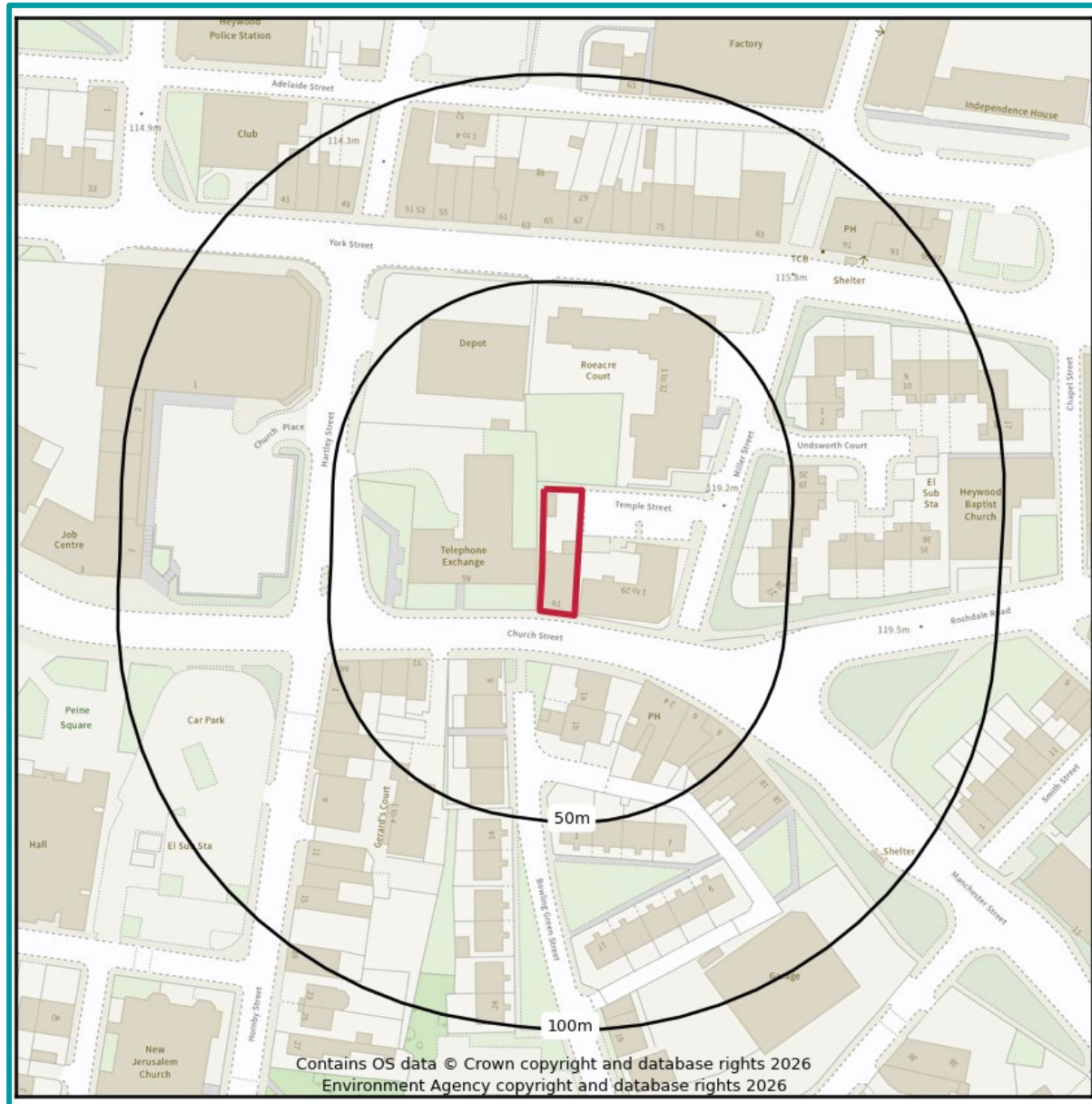
According to a review of the LiDAR DTM5 elevation data for the prevailing area, the ground levels within the vicinity of the Site typically fall to the north.

The topography on-Site is relatively level, with ground levels ranging from 121.27 to 121.63 mAOD. This is based on EA elevation data obtained for the Site to a 1 m resolution with a vertical accuracy of ± 150 mm.

Further analysis could be undertaken by visiting the Site or by collecting additional topographic survey data to provide further confirmation of ground levels.

Land designations

Figure 5. Source protection zone map (EA, 2026)

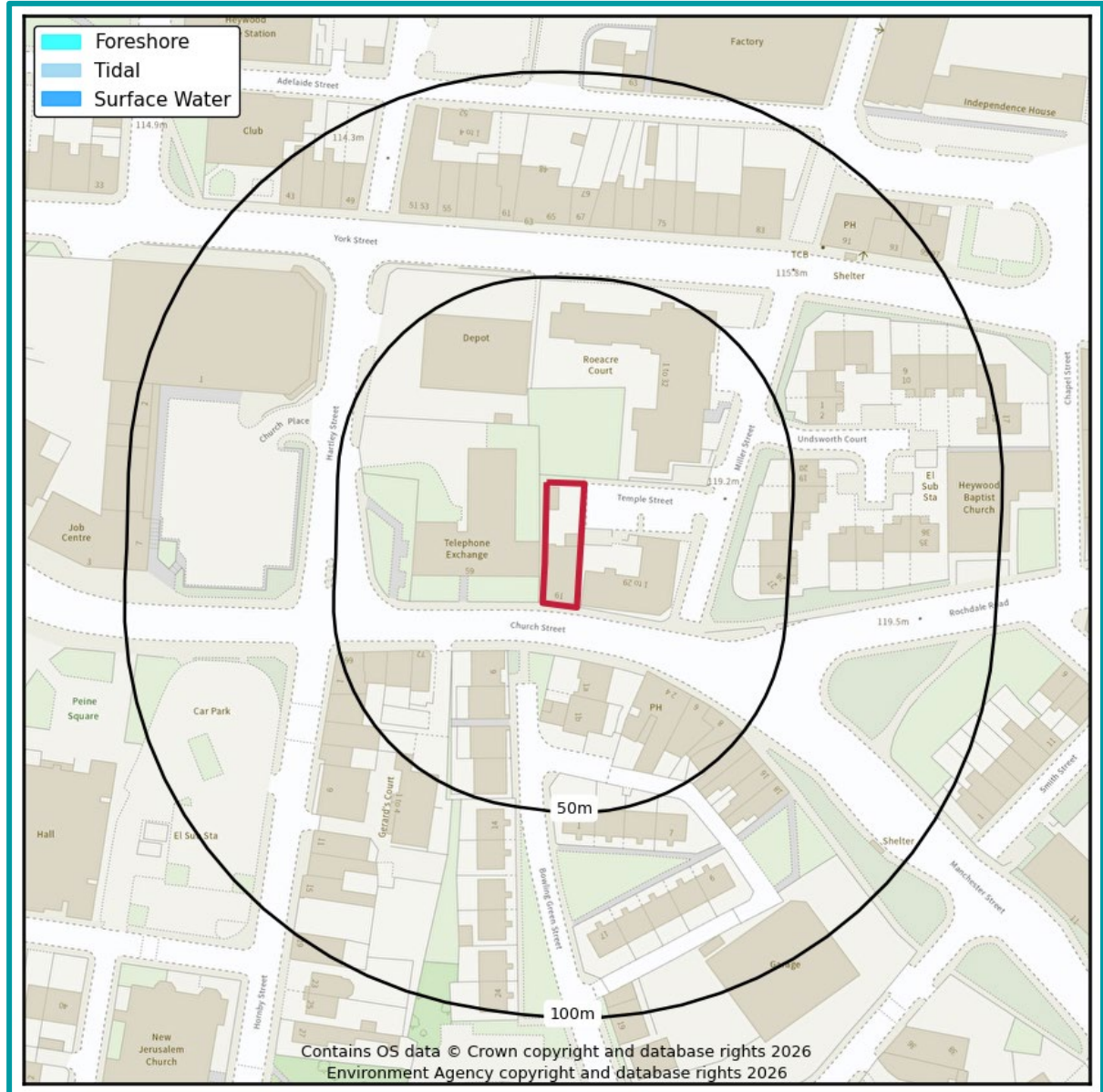


According to DEFRA's Magic Map, the Site is not located within a groundwater Source Protection Zone (SPZ). The mapping also confirms that the Site is not within 250 m of a SSSI or SPA.

If further analysis is required, this would involve a review of Site specific contaminated land data. If hazards are identified, it is recommended that the Local Authority and the Environment Agency are contacted to confirm the susceptibility of any SPZs within the wider area.

Surface water features

Figure 6. Surface water features map (EA, 2026)

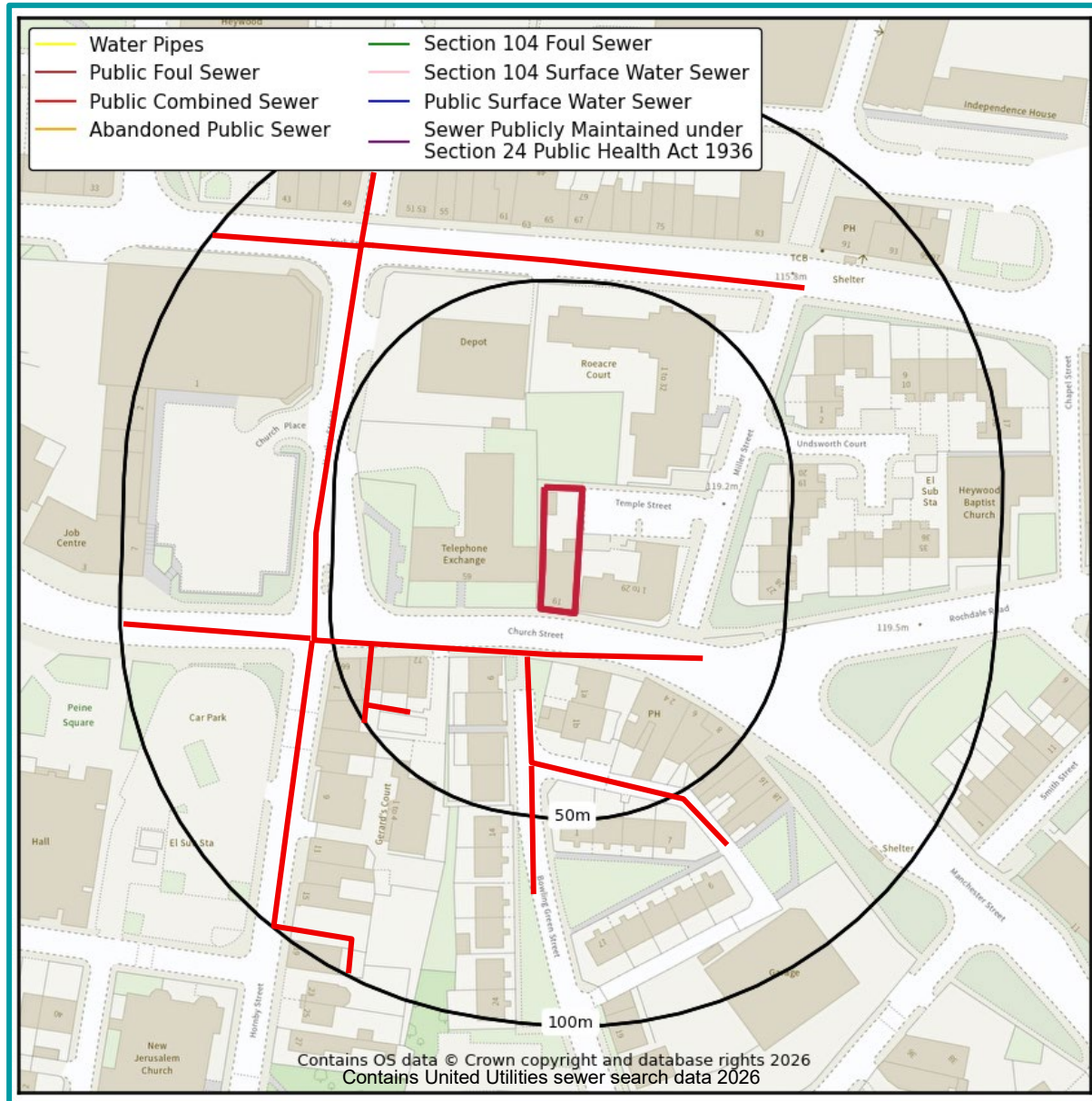


Ordnance Survey (OS) mapping indicates that there are no surface water features within 100 m of the Site. Therefore, discharge to surface water feature is not feasible.

Further analysis could be undertaken by visiting the Site or by contacting the Local Council and the Environment Agency (EA) to confirm the presence, location and condition of any potentially unmapped surface water features.

Sewer features

Figure 7. Sewer features map (OS & United Utilities, 2026)



According to the United Utilities asset location plan obtained for the Site (Appendix C), there is a public combined sewer, located c. 10 m to the south of the Site within the adjacent highway. Therefore, discharge to sewer is likely to be appropriate.

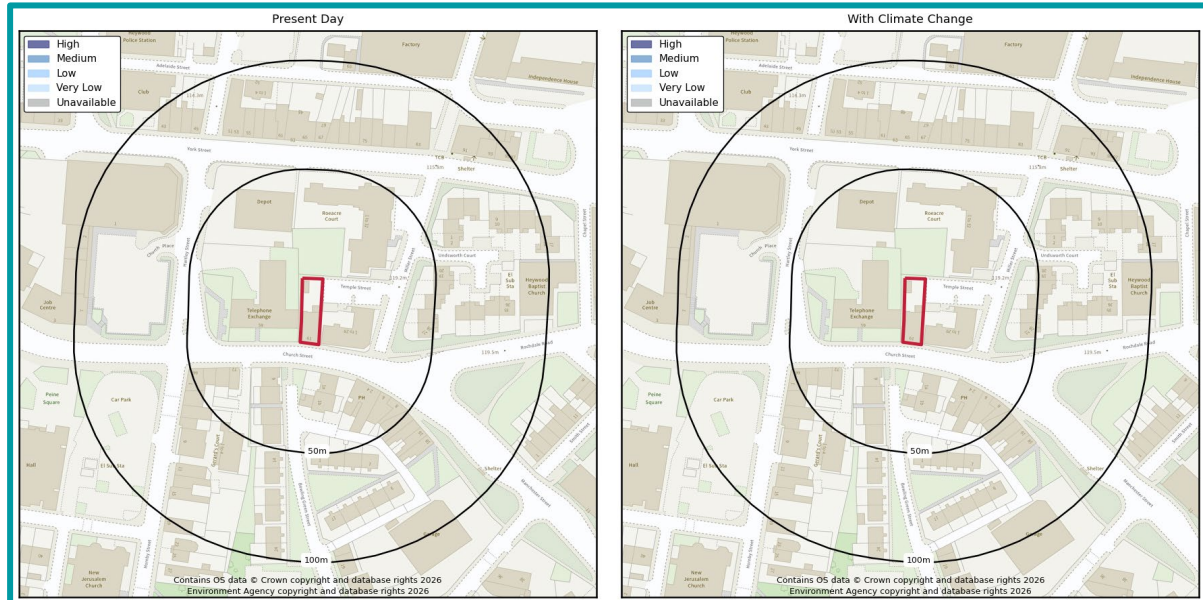
It should be noted that no public surface water sewers have been identified within the vicinity of the Site.

Further analysis of the connections and condition of the public surface water drainage system should be undertaken by carrying out a CCTV survey or by contacting the drainage provider or the Local Council to confirm the presence, location and condition of the sewer. Consultation with the drainage provider would also be required to determine that sufficient

capacity is available to accept the proposed discharge, and to gain permission to connect if required.

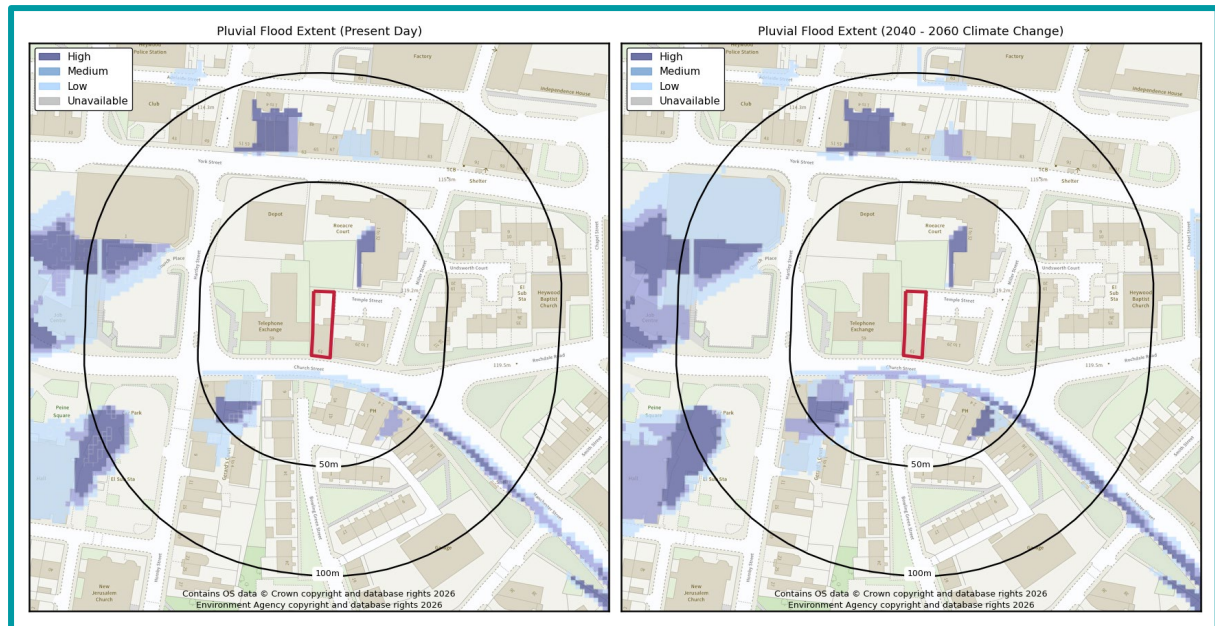
Flood risk

Figure 8. Risk of flooding from rivers & sea map (EA, 2026)



According to the EA's Risk of Flooding from Rivers and the Sea (RoFRS) map, the Site has a Very Low risk of flooding from fluvial or coastal flooding during both the present day and climate change (2036 to 2069) scenarios, with less than 0.1% annual probability of flooding. Therefore, the SuDS design is unlikely to be affected.

Figure 9. Risk of surface water flooding map (EA, 2026)

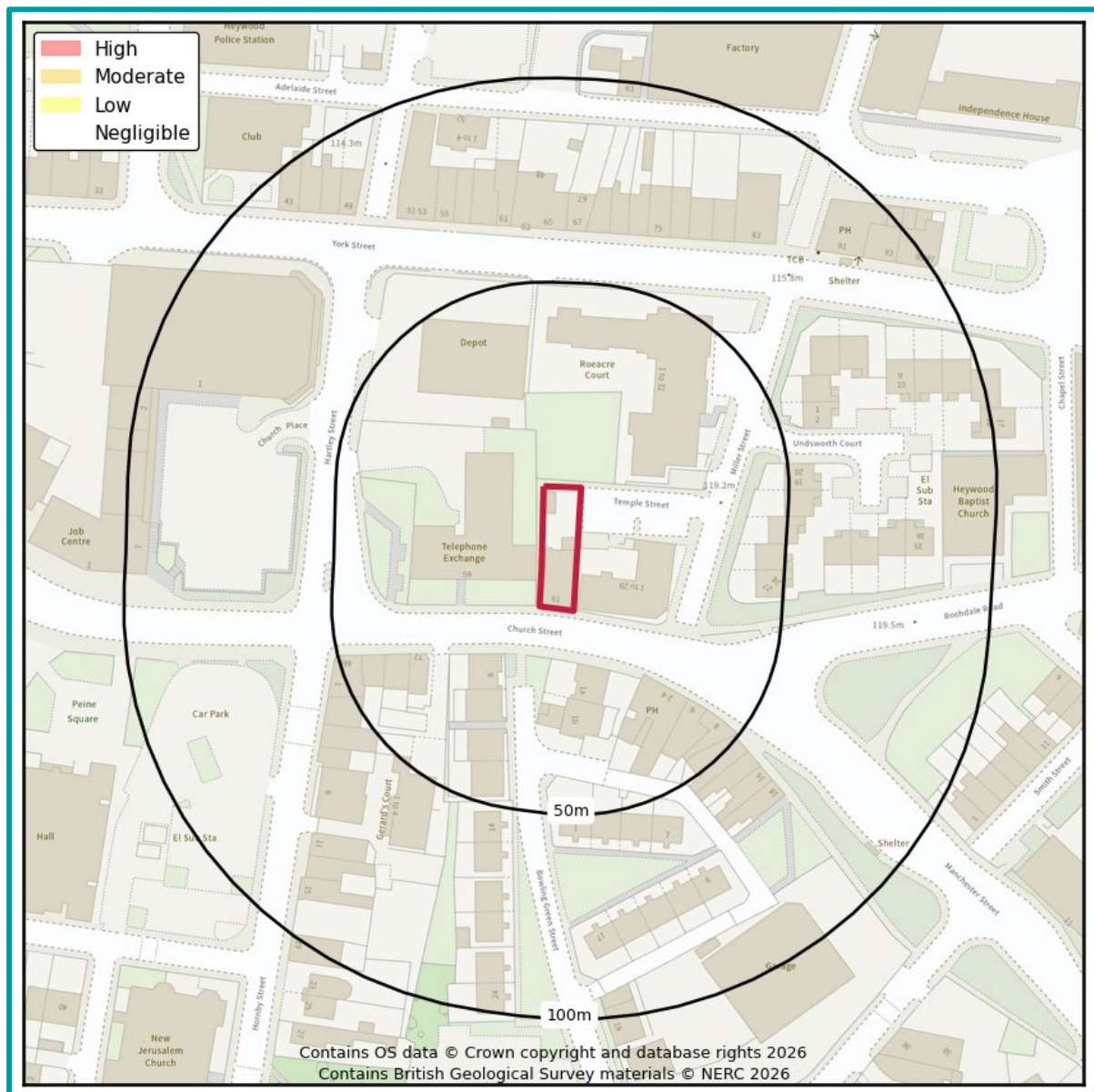


The EA's Risk of Flooding from Surface Water (RoFSW) mapping confirms the Site is considered to be at Very Low risk of surface water flooding during both the present day and climate change (2050s) scenarios.

The above map shows the extent of flooding during the >3.3% annual probability (AEP) (1 in 30 year – High risk), 3.3 – 1% AEP (1 in 100 year – Medium risk) and 1 – 0.1% AEP (1 in 1000 year – Low risk) events. This confirms that there are no areas of the Site which would be affected by surface water flooding during the present day and climate change scenarios.

Further analysis could be undertaken by contacting the Local Council and the Environment Agency to confirm the pluvial flood risk, flood depths and velocities where applicable.

Figure 10. Groundwater flood risk (GW5) map (GeoSmart, 2026)



GeoSmart's Groundwater Flood Risk Screening (GW5) map confirms the Site has a Negligible risk of groundwater flooding during a 1% annual probability (1 in 100 year) event.

5 Site context



Site information

The purpose of this report is to assess the potential for disposing of surface water through a Sustainable Drainage System (SuDS) for the site of 61 Church Street, Heywood, OL10 1LJ ('the Site'). The Site is located within a setting of mixed commercial and residential land use.

Development

The Site is currently used within a commercial capacity. At present there is a single storey restaurant building with associated hardstanding and soft standing to the rear.

Development proposals comprise the demolition of the existing building followed by the construction of a new three storey mixed use building. The ground floor is proposed to be used for commercial purposes, with residential flats on the upper floors. A minor garden is proposed to the rear with car parking and bin stores. Site plans and drawings are provided in Appendix A.

Geology, permeability, and thickness

British Geological Survey (BGS) national superficial and bedrock geology mapping confirms the geological formations underlying the Site; each formation may have a range of permeabilities.

Table 4. Site Geology

Geology present on-Site		Likely to be permeable?
Superficial geology (Figure 11)	Devensian Glaciofluvial Deposits (GFDUD) – sand and gravel	✓
Bedrock geology (Figure 12)	Pennine Lower Coal Measures Formation (PLCM) – mudstone, siltstone and sandstone	✓

According to a review of the BGS borehole database (BGS, 2026), the nearest available borehole records mapped within the same geological strata as the Site (ref: SD81SE48/B and SD81SE48/A) are located within the plot to the west of the Site, c. 4 m and c. 25 m from the boundary, at elevations of 121.3 and 119.7 mAOD respectively (estimated using LiDAR).

A summary of the geological strata encountered by the boreholes is provided within the table overleaf:

Table 5. Summary of BGS borehole information

Strata encountered	BGS borehole SD81SE48/B		BGS borehole SD81SE48/A	
	Depth to base of stratum (m bgl)	Strata composition	Depth to base of stratum (m bgl)	Strata composition
Made Ground	0.30	Old roadway	1.37	Cinder fill
Glaciofluvial Deposits	>2.44 (base of borehole)	Sand with a few stones	1.68	Loose light brown sand with small amount of clay and stones
			2.29	Very dark sand
			>4.88 (base of borehole)	Light brown sand

Figure 11. Superficial Geology (BGS, 2026)

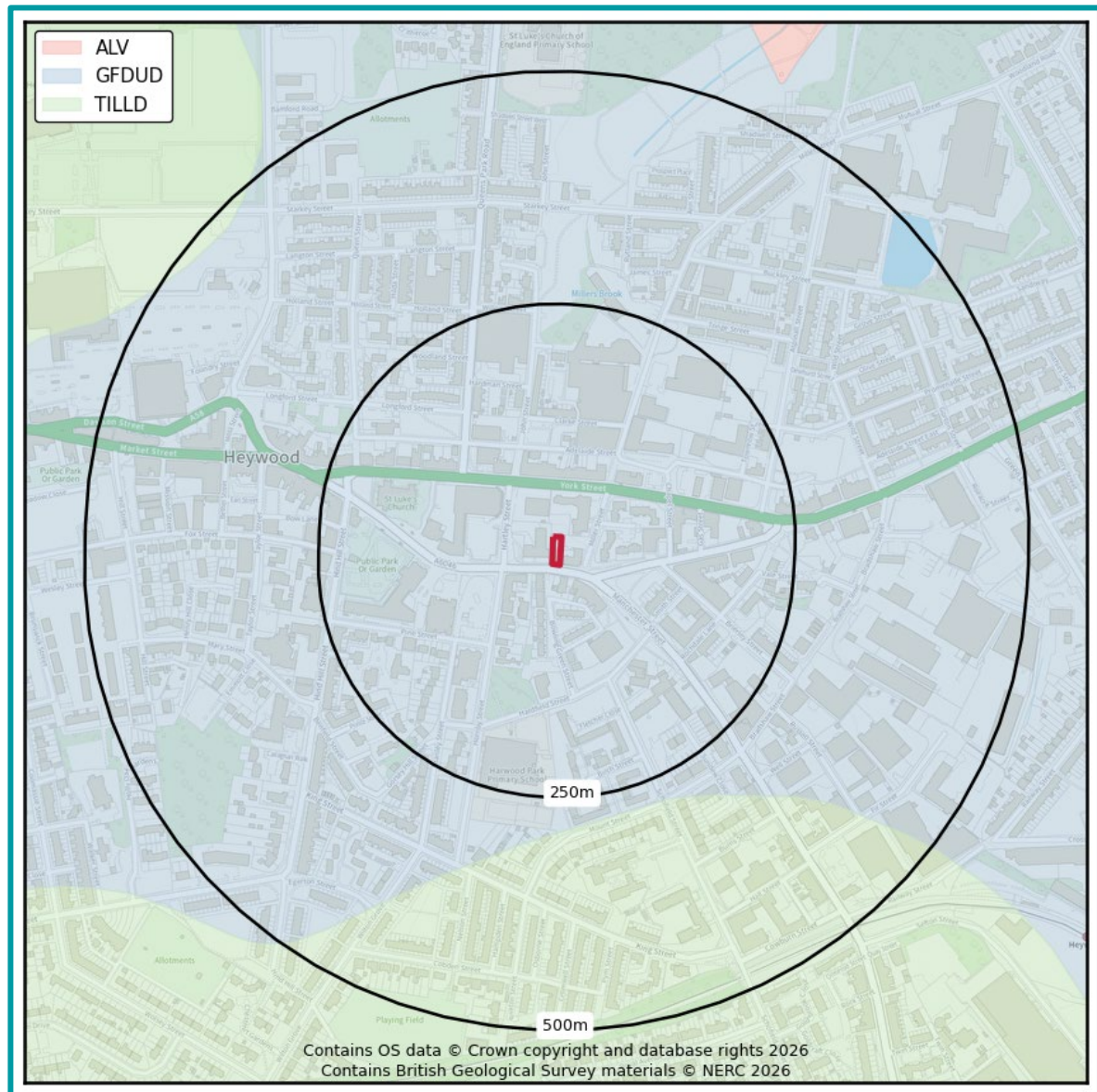
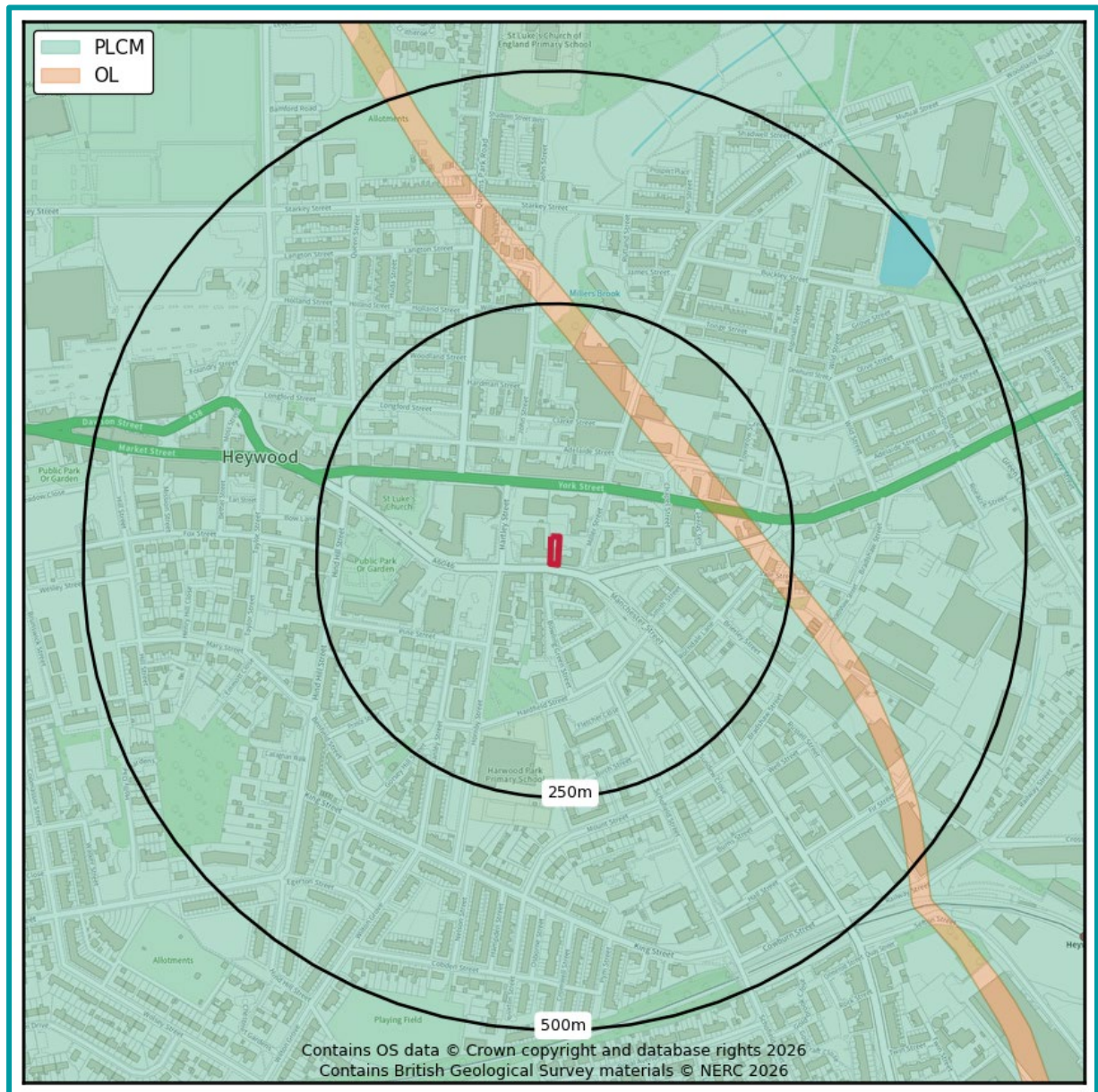


Figure 12. Bedrock Geology (BGS, 2026)



Depth to groundwater

The SuDS system should be designed to operate in periods of extreme groundwater levels.

Borehole ref: SD81SE48/A struck groundwater at 4.88 m bgl in August 1958. Borehole ref: SD81SE48/B did not encounter groundwater to its maximum depth of 2.44 m bgl on the same date, subject to seasonal variations.

According to borehole data and GeoSmart's Groundwater Flood Risk (GW5) map, shallow groundwater is unlikely to be an issue at the Site.

Ground conditions

Infiltration SuDS are proposed within permeable superficial deposits above sandstone and mudstone bedrock. Therefore, a detailed review of underlying ground conditions is recommended to ensure focused infiltration does not cause ground instability as a result of landslide or collapse associated with running sand.

Soakaways should be a minimum of 5 m away from the foundations of a building and local guidance may recommend a greater distance, such as 10 m on some areas of the Chalk.

Infiltration SuDS are proposed directly into permeable superficial deposits, subject to confirmation through infiltration testing.

Water quality

The Site does not lie within an SPZ. The infiltrated water quality should be of sufficient quality that it does not give rise to pollution of the underlying groundwater. Further consultation with the water company is unlikely to be required.

Infiltration systems should not be used where there is a risk of contaminating groundwater by infiltrating polluted runoff or where receiving groundwater is particularly sensitive.

The influence of surface runoff on water quality will depend on whether there is a source of contamination on-Site and the sensitivity of the receiving environment, either groundwater or surface water. The intervening pathway from source to receptor including mitigation and natural attenuation will determine the final impact.

The impact of contaminants on the groundwater will be reduced by travel and natural attenuation through the unsaturated soil zone. A greater depth of unsaturated zone and the presence of significant clay and organic material will provide greater protection for the underlying groundwater. Rapid flow through fractures will provide less protection than intergranular flow around soil and rock particles.

6 Runoff destination



National Standard 1: runoff destinations

Options for the destination for the runoff generated on-Site have been assessed in line with the prioritisation set out in DEFRA's national standards for sustainable drainage systems (2025).

Priority 1: Collection for non-potable use

An assessment of the potential for rainwater collection and re-use across the proposed development has been undertaken, which confirms that there is the potential for the provision of rainwater harvesting measures at the Site. Captured water could be used to water vegetation in order to provide additional amenity and biodiversity benefits.

Priority 2: Discharge to ground

There are no known issues identified relating to Site contamination or the presence of a SPZ.

According to GeoSmart's SD50 screening data, the Site has High potential for infiltration. Based on the available hydrogeological information (Section 5) the permeability of the underlying strata is likely to be sufficient to accommodate focused infiltration SuDS features, and shallow groundwater is unlikely to be a concern at the Site.

Unfocused infiltration SuDS are proposed directly into permeable superficial deposits.

A site investigation comprising trial pits is recommended to confirm the depth to groundwater and allow infiltration tests to be undertaken to confirm the feasibility of an infiltration SuDS scheme.

Priority 3: Discharge to above ground surface water body

Ordnance Survey (OS) mapping indicates that there are no surface water features within 100 m of the Site; therefore, discharge to surface water feature is not feasible.

Priority 4: Discharge to surface water sewer

According to the United Utilities asset location plan obtained for the Site (Appendix C), there are no public surface water sewers within the vicinity of the Site. Due to the significant distance to the nearest public sewer, discharge of runoff to surface water sewer is not considered to be feasible for the Site and is not proposed.

Priority 5: Discharge to combined sewer

According to the United Utilities asset location plan obtained for the Site (Appendix C), there is a public combined sewer located c. 10 m to the south of the Site; therefore, discharge to sewer is likely to be appropriate.

If Site investigation proves on-Site infiltration is not possible, and as no watercourses have been identified within the vicinity of the Site, then off-Site discharge to the combined sewer with flow attenuation and storage may be a suitable alternative option, and is proposed as a secondary strategy.

7 Storage, volume and peak flow rate



Urban creep

According to Paragraph 3.3 of the DEFRA National standards for SuDS, urban creep should be taken into account as part of the SuDS design. Urban creep accounts for the potential for impermeable areas to increase over the lifespan of a development, such as extensions to proposed building footprints and increases in patio areas.

Therefore, in accordance with the required allowance for a Site with external private permeable spaces, a 10% urban creep allowance has been applied to the proposed impermeable areas.

Surface water runoff

An increase in impermeable areas on-Site will result in greater rainfall runoff. A reduction in runoff will help mitigate flood risk both on and off-Site.

Table 6. Change in impermeable area associated with the development

Total Site area	255 m ²
Impermeable area (and as a percentage of the total area of the proposed development footprint of 255 m ²)	
Pre-development	Post-development
205 m ² (80%)	205 m ² (80%)*
Impermeable land use: commercial and outbuilding roofs, hardstanding Permeable land use: landscaped areas	New impermeable land use: new building roof, parking and pathway areas New permeable land use: landscaped garden area

*An additional 10% Urban Creep uplift factor has been applied to the post-development impermeable area in order to account for the potential for impermeable areas to increase over the lifespan of a development.

Suggested minimum and aspirational storage requirements for an infiltration or attenuation SuDS scheme for the development footprint are set out below, with more detail provided in subsequent sections.

Table 7. Primary strategy - Storage requirements for the proposed development (discharge of runoff via infiltration)

Attenuation scenario	Attenuation required (m ³)	Explanation
1 in 100 year including 45% CC	10.63*	Attenuation required to ensure surface water runoff is attenuated in all storm events up to and including the 1 in 100 year event including a 45% allowance for climate change. Calculations are based on an assumed infiltration rate of 1×10^{-5} m/s (0.036 m/hr) (the worst-case infiltration rate for 'slightly silty, slightly clayey sand' soil types, taken from Table 25.1 of the CIRIA SuDS manual (C753) (2015) – to be confirmed via infiltration testing).

*Subject to confirmation through infiltration testing.

Table 8. Secondary strategy - Storage requirements for the proposed development (discharge of runoff to combined sewer)

Attenuation scenario	Attenuation required (m ³)	Explanation
Discharge runoff to combined sewer	1 in 30 year	1.82 Attenuation required to ensure surface water runoff is attenuated in all storm events up to and including the 1 in 30 year (0.25 hour, Critical Storm Duration) event*. Flooding of the Site of 0.93 m³ should be contained within permeable landscaped areas within the Site to ensure no flooding of internal areas during the 1 in 100 year storm event.
	1 in 100 year	2.74 Attenuation required to ensure surface water runoff is attenuated in all storm events up to and including the 1 in 100 year (0.25 hour, Critical Storm Duration) event*.
	1 in 100 year	5.53 Attenuation required to ensure surface water runoff is attenuated in all storm events up to and including the 1 in 100

	including 45% CC		year (0.50 hour, Critical Storm Duration) event including a 45% allowance for climate change*.
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*See Appendix B for associated runoff and discharge calculations. Subject to discharge rates being limited to 2 l/s (as close to the equivalent Greenfield 1 in 1 year rate as possible, without increasing the potential for blockages).

Peak discharge rates

The peak discharge rate is the maximum flow rate at which surface water runoff leaves the Site during a particular storm event, without considering the impact of any mitigation such as storage, infiltration or flow control. Proposed discharge rates (with mitigation) should be no greater than existing rates for all corresponding storm events. If all runoff is disposed of via infiltration, there will be no discharge off-Site.

The table below presents peak discharge rates for a range of storm events used to assess the impact of the proposed development and select the maximum permitted discharge rate.

Table 9. Peak discharge rates associated with the development

Rainfall event	Greenfield runoff rates (l/s)	Existing runoff rates ¹ (l/s)	Potential runoff rates without attenuation (l/s)	Potential minus existing (l/s)
QBAR	0.23	N/A	N/A	N/A
6 hour 1 in 1 year	0.20	0.27	0.27	0.00
6 hour 1 in 10 year	0.32	0.42	0.41	0.00
6 hour 1 in 30 year	0.39	0.53	0.53	0.00
6 hour 1 in 100 year	0.48	0.66	0.66	0.00
6 hour 1 in 100 year + 20% CC	N/A	N/A	0.80	0.13
6 hour 1 in 100 year + 45% CC	N/A	N/A	0.96	0.30

¹ Assumes 100% runoff from impermeable surfaces. Assumes Greenfield runoff from permeable surfaces calculated using the loH124 method.

Relevant national, regional and local planning policy has been consulted in Section 3 to determine restrictions on runoff from previously developed and greenfield sites. In some cases, greenfield rates may be requested, but in practice it is difficult to restrict discharge rates at any one control point to less than 2 l/s, without increasing the risk of any potential blockages occurring in the drainage network.

Total discharge volumes

The table below presents discharge volumes for a range of storm events used to assess the impact of the proposed development and calculate the required storage volumes.

Table 10. Total discharge volumes associated with the development

Rainfall event	Greenfield runoff volume (m ³)	Existing runoff volume ² (m ³)	Potential runoff volume without attenuation (m ³)	Potential minus existing (m ³)
QBAR	3.24	N/A	N/A	N/A
6 hour 1 in 1 year	3.06	5.84	5.83	-0.01
6 hour 1 in 10 year	4.86	8.96	8.96	-0.01
6 hour 1 in 30 year	6.05	11.54	11.53	-0.01
6 hour 1 in 100 year	7.52	14.33	14.32	-0.01
6 hour 1 in 100 year + 20% CC	N/A	N/A	17.18	2.85
6 hour 1 in 100 year + 45% CC	N/A	N/A	20.76	6.43

² Assumes 100% runoff from impermeable surfaces. Assumes Greenfield runoff from permeable surfaces, as calculated using the loH124 method.

Critical storm duration and volume requirements

Storage volumes for a range of return periods including the 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change (45%) events have been calculated to assess the impact of the proposed development. The required storage volumes for attenuation features have been calculated for the critical storm durations, limited to a maximum discharge rate of 2 l/s (as close to the equivalent Greenfield 1 in 1 year rate as possible, without increasing the potential for blockages).

Table 11. Critical Storm Duration and Attenuation volume requirements

Return Period	Runoff rate restriction (l/s)	Critical Storm Duration (hr)	Attenuation volume required (m ³)
1 in 30 year	2.00	0.25	1.82
1 in 100 year	2.00	0.25	2.74
1 in 100 year including a 45% climate change	2.00	0.50	5.53

8 Water quality



A key requirement of any SuDS system is that it protects the receiving water body from the risk of pollution. This can be effectively managed by an appropriate “train” or sequence of SuDS components that are connected in series. The frequent and short duration rainfall events are those that are most loaded with potential contaminants (silts, fines, heavy metals and various organic and inorganic contaminants). Therefore, the first 5-10 mm of rainfall (first flush) should be adequately treated with SuDS.

The minimum number of treatment stages will depend on the sensitivity of the receiving water body and the potential hazard associated with the proposed development SuDS Manual (CIRIA, 2015). The proposed development is a combination of Very Low (residential roof water) to Low hazard (runoff from car parking). The Site does not lie within an SPZ and therefore additional treatment stages are not required.

Table 12. Pollution hazard indices for different land use classifications

Land use	Pollution hazard level	Total suspended solids (TSS)	Metals	Hydrocarbons
Residential roofs	Very Low	0.2	0.2	0.05
Other roofs (typically commercial/industrial roofs)	Low	0.3	0.2 (up to 0.8 where there is potential for metals to leach from the roof)	0.05
Individual property driveways, residential car parks, low traffic roads and non-residential car parking within infrequent change (i.e. less than 300 traffic movements/day)	Low	0.5	0.4	0.4
Commercial yard and delivery areas, non-residential car parking with frequent change (e.g. hospitals, retail), all roads except low traffic roads and trunk roads/motorways	Medium	0.7	0.6	0.7
Sites with heavy pollution (e.g. haulage yards, lorry parks, highly frequented lorry approaches to industrial estates, waste sites), sites where chemicals and fuels (other than domestic fuel oil) are to be delivered, handled, storage,	High	0.8	0.8	0.9

used or manufactured: industrial sites; trunk roads and motorways				
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Table 13. Indicative SuDS mitigation indices for discharges to groundwater

Characteristics of the material overlying the proposed infiltration surface, through which the runoff percolates	TSS	Metals	Hydrocarbons
A layer of dense vegetation underlain by a soil with good contaminant attenuation potential of at least 300 mm in depth	0.6	0.5	0.6
A soil with good contaminant attenuation potential of at least 300 mm in depth	0.4	0.3	0.3
Infiltration trench (where a suitable depth of filtration material is included that provides treatment, i.e. graded gravel with sufficient smaller particles but not single size coarse aggregate such as 20 mm gravel) underlain by a soil with good contaminant attenuation potential of at least 300 mm in depth	0.4	0.4	0.4
Constructed permeable pavement (where a suitable filtration layer is included that provides treatment, and including a geotextile at the base separating the foundation from the subgrade) underlain by a soil with good contaminant attenuation potential of at least 300 mm in depth	0.7	0.6	0.7
Bioretention underlain by a soil with good contaminant attenuation potential of at least 300 mm in depth	0.8	0.8	0.8
Proprietary treatment systems	These must demonstrate that they can address each of the contaminant types to acceptable levels for inflow concentrations relevant to the contributing drainage area		

As indicated within Tables 12 and 13, the proposed permeable paving would provide sufficient mitigation indices to treat the Low pollution hazard associated with the Site use.

9 Proposed SuDS strategy



Sustainable drainage systems

DEFRA's national standards for SuDS require the below ground drainage systems to have the capacity to accommodate at least the 1 in 30 year event and to manage the 1 in 100 year event without flooding of on-site buildings and substations. All runoff should be managed on-Site though for the 1 in 100 year event, accounting for the maximum impacts of climate change to ensure flood risk is not increased to third-parties.

A surface water drainage strategy (summarised in Section 2 of this report) includes the following SuDS features to intercept, attenuate and treat surface water runoff.

Primary SuDS Strategy:

Ground conditions at the Site are conducive to infiltration. Surface water runoff will be managed within SuDS features and infiltrated to ground.

Table 14. Proposed SuDS type, features, discharge location and rate restriction

SuDS type	Source control (interception) and infiltration SuDS.
SuDS features	Rainwater harvesting butt, rain planter and permeable paving.
Discharge location	Infiltration.
Discharge rate	1×10^{-5} m/s*.

*Based upon an assumed infiltration rate of 1×10^{-5} m/s, the worst-case infiltration rate for 'slightly silty, slightly clayey sand' soil types, taken from Table 25.1 of the CIRIA SuDS manual (C753) (2015) - to be confirmed via infiltration testing.

Table 15. Proposed SuDS sizing (dimensions) and attenuation volumes

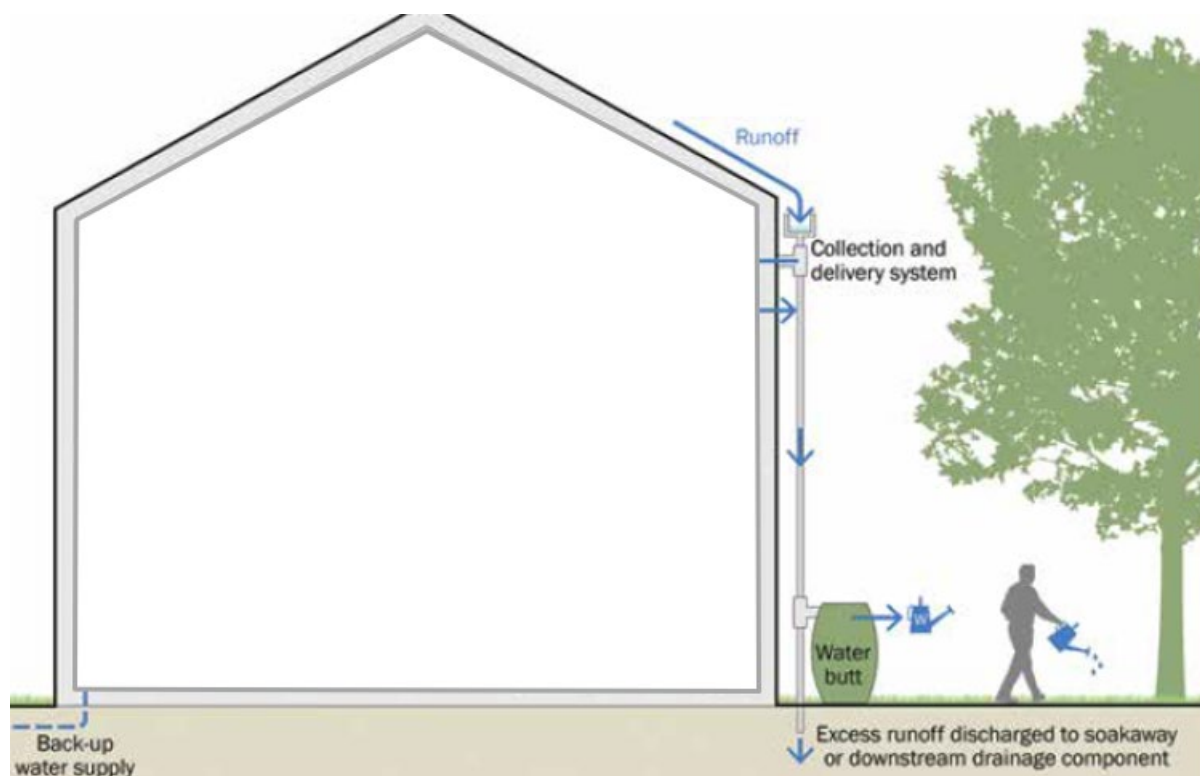
Rainwater harvesting	To comply with DEFRA's national standards for SuDS (2025), rainwater harvesting butts should be established for each proposed development. In terms of attenuation storage within this SuDS scheme, the volume of run-off which could be attenuated by rainwater harvesting has not been considered within the preliminary SuDS strategy.
Rain planter	A rain planter is proposed beneath downpipes on-Site to provide water quality, amenity and biodiversity benefits. In terms of attenuation storage within this SuDS scheme, the volume of run-off which could be attenuated by the rain planter has not been considered within the SuDS strategy.

Permeable paving	A c. 62 m ² area of unlined permeable paving (underlain with a Type 3 aggregate material with a 30% porosity) within the proposed rear parking and path areas to a depth of 0.6 m would provide the necessary c. 10.63 m ³ of attenuation.
Total attenuation provided	10.63 m ³
Total attenuation required	10.63 m ³

Rainwater harvesting

Run-off from the proposed development roof should be led into rainwater harvesting butts via rainwater downpipes and guttering. Overflow from the butts should be discharged into the storage system provided by the permeable paving.

Due to the relatively insignificant amounts of attenuation provided by rainwater harvesting tanks in this instance and the requirement to retain water for non-potable uses such as garden maintenance, the volume of run-off which could be attenuated by rainwater harvesting has not been considered within the report.



Modified from Figure 11.3 of the CIRIA SuDS Manual (C753) (2015)

Rain planters

A rain planter will be used to collect and store surface water prior to infiltrating to ground.

The main functions of the elements of the system comprises the inlet, which allows water to evenly distribute water into the filter system. The vegetation will influence the performance of the system through direct uptake of pollutants and by facilitating physical and chemical processes in the soil that removes nutrients. The filter medium is normally sand based which also works to filter out pollutants but also controls the rate at which water filters through the system. This medium is usually 750-1000 mm thick though can be reduced for smaller catchments (minimum depth – 400 mm). The transition layer is required to prevent washing of fines from the filter medium into the drainage layer and must be at least 100mm deep. The drainage layer is used to collect water from the filter medium to allow for access into the perforated pipes.

Due to the relatively insignificant amounts of attenuation provided by rain planters in this instance, the volume of run-off which could be attenuated by rain planters has not been considered within the report

Permeable paving

Unlined permeable paving is proposed for the rear parking area to intercept runoff. Suitable aggregate materials (angular gravels with suitable grading as per CIRIA, 2015) will improve water quality due to their filtration capacity and usually work to a 30% porosity. Paving could also implement an impermeable liner close to the building or create a separate compartment within the permeable sub-base close to the building to divert attenuated water away from building foundations.

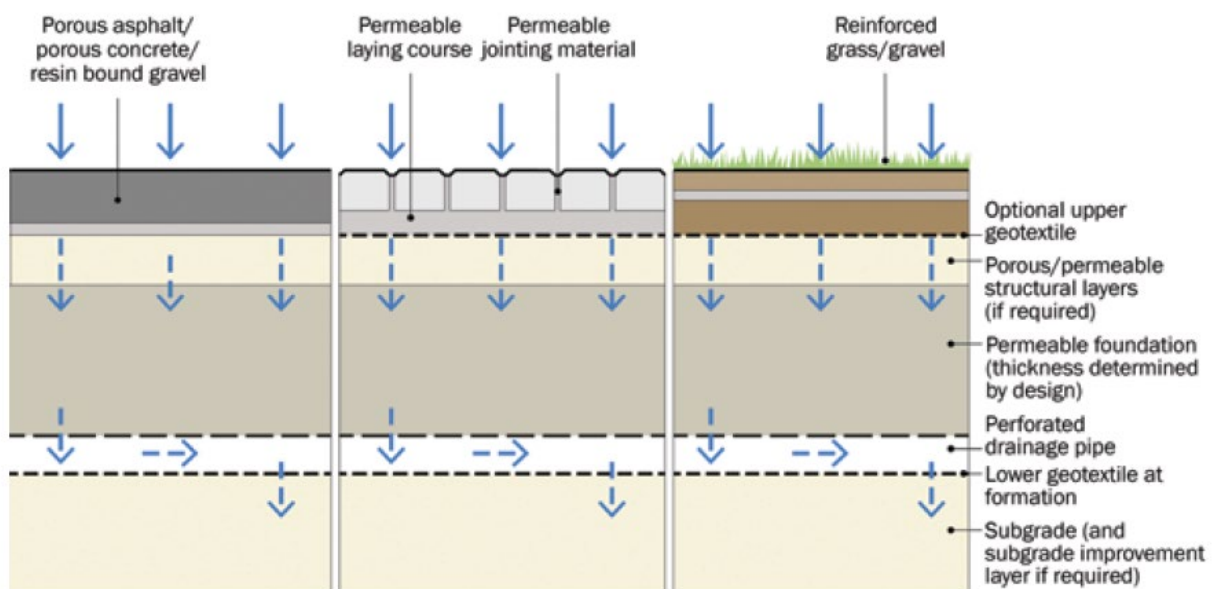


Figure 20.13 of the CIRIA SuDS Manual (C753) (2015)

Exceedance flows

Exceedance flow routes are included within the proposed SuDS drainage layout. Where possible, exceedance flows should be directed into non-essential areas of the Site such as the garden. The SuDS system recommended for the Site should provide enough storage that this method would only be utilised during a worst case scenario.

Secondary SuDS strategy:

Where infiltration to ground is not achievable at the Site, runoff should be managed and attenuated on-Site and discharged at a restricted rate of 2 l/s.

SuDS features listed in the primary strategy are still applicable to the secondary strategy for the Site. Permeable paving can still be incorporated if discharge to ground is not achievable. However, the paving will need to be lined to ensure groundwater does not interact with the system.

Table 16. Proposed SuDS type, features, discharge location and rate restriction

SuDS type	Source control (interception) and attenuation SuDS.
SuDS features	Rainwater harvesting butt, rain planter and lined permeable paving.
Discharge location	Public combined sewer.
Discharge rate	2 l/s (as close to the 1 in 1 year Greenfield runoff rate as possible, without increasing the potential for blockages).

Table 17. Proposed SuDS sizing (dimensions) and attenuation volumes

Rainwater harvesting	To comply with DEFRA's national standards for SuDS (2025), rainwater harvesting butts should be established for the proposed development. In terms of attenuation storage within this SuDS scheme, the volume of run-off which could be attenuated by rainwater harvesting has not been considered within the preliminary SuDS strategy.
Rain planter	A rain planter is proposed beneath downpipes on-Site to provide water quality, amenity and biodiversity benefits. In terms of attenuation storage within this SuDS scheme, the volume of run-off which could be attenuated by the rain planter has not been considered within the SuDS strategy.
Lined permeable paving	A 62 m ² area of lined permeable paving (underlain with a Type 3 aggregate material with a 30% porosity) within the proposed parking and patio areas to a depth of 0.3 m would provide c. 5.58 m ³ of attenuation.

Total attenuation provided	5.58 m ³
Total attenuation required	5.53 m ³
Freeboard storage provided	0.05 m ³

Drainage protection devices

A non-return flap valve is recommended for outflow pipes to reduce the risk of backflow from the sewer during a large scale rainfall event.

Flow control devices and systems

Hydrobrake Flow control systems can be used to reduce the runoff rate from the Site. These are usually a device used for controlling water flow into a connecting feature, such as a sewer, to a specific attenuation performance. The design consists of an intake, a volute and an outlet and the configuration is critical to ensure discharge control. For drainage areas which are less than 3 ha, outlet throttle diameters would have to be small (<150mm diameter) to achieve outflow rates which could result in blockage. For most SuDS features, a flow control device will comprise a fixed orifice or a throttle such as a short pipe.

Amenity and biodiversity

The inclusion of a SuDS planter and rainwater harvesting butt at the downpipes where feasible will provide sufficient biodiversity and amenity benefits to the areas of proposed development keeping surface water at or close to ground level to provide health and wellbeing benefits for any on-site users. Captured water will be used to water vegetation and ensure their long-term viability as amenity features.

10 SuDS maintenance



Regular maintenance is essential to ensure effective operation of the SuDS features over the intended lifespan of the proposed development. The SuDS Manual (C753) (CIRIA, 2015) provides a maintenance schedule for SuDS with details of the necessary required actions as shown in the Table below.

Table 18. SuDS operation and recommended maintenance requirements

Asset type	Maintenance schedule (and frequency)
Permeable pavements	Regular maintenance: • Brushing and vacuuming (three times per year). • Trimming any roots and surrounding grass and weeds that may be causing blockages (annually or as required). Monitoring: • Initial inspection (monthly). • Inspect for poor performance and inspection chambers (annually).
Hydro-Brake Flow Control	Low amounts of maintenance required as there are no moving parts within the Hydro-Brake® Flow Control. • Initial monthly inspection at the manhole once the construction phase is over. If blockages occur they normally do so at the intake. Hydro-Brake® Flow Controls are fitted with a pivoting by-pass door, which allows the manhole chamber to be drained down should blockages occur. Inspection should be undertaken annually or when a storm event occurs.
Underground drainage pipe network	Regular maintenance: • Remove sediment and debris from pre-treatment devices and floor of inspection tube or chamber (annually). • Cleaning of gutters and any filters on downpipes (annually). • Trimming any roots that may be causing blockages (annually or as required). Monitoring: • Inspect silt traps and note rate of sediment accumulation (monthly in the first year and then annually).

Asset type	Maintenance schedule (and frequency)
Rainwater harvesting	Regular maintenance: • Inspection of tank for debris and sediment build up (annually and following poor performance). • Inspection of inlets, outlets, overflow areas, pumps and filters (annually and following poor performance). • Cleaning of tank, inlets, outlets, gutters, roof drain filters and withdrawal devices (annually or as required). Remedial actions: • Repair or overflow erosion damage or damage to tank and associated components (as required)
Rain planter	Regular maintenance: • Remove litter and debris (monthly). • Trimming any roots and surrounding grass blockages (as required). Monitoring: • Inspect inlets, outlets and overflows for blockages, (monthly or after a heavy storm). • Inspect inlets and outlets for silt accumulation (half yearly). • Inspect surfaces for compaction and ponding (monthly).

Health and safety considerations for SuDS

GeoSmart reports may include outline strategies or designs to support with development plans. Any drawings or advice provided do not comprise any form of detailed design. Implementation of any conceptual scheme options may constitute 'Construction Work' as defined by CDM Regulations (2015).

The CDM Regulations place specific Health and Safety duties on those commissioning, planning and undertaking construction works. If you are uncertain what this means you should seek the advice of your architect, builder or other competent professional.

GeoSmart does not provide health and safety advisory services but we are required to advise you of your general responsibilities under CDM (visit <http://geosmartinfo.co.uk/knowledge-hub/cdm-2015/> for more information).

Please remember that detailed design work should be undertaken by a competent professional who might be your engineer, architect, builder or another competent party.

11 Background information

GeoSmart SuDS Infiltration Suitability Map (SD50)

The GeoSmart SuDS Infiltration Suitability Map (SD50) screens the suitability for infiltration drainage in different parts of the Site and indicates where further assessment is recommended. In producing the SuDS Infiltration Suitability Map (SD50), GeoSmart used data from the British Geological Survey on groundwater levels, geology and permeability to screen for areas where infiltration SuDS may be suitable. The map classifies areas into 3 categories of High, Medium and Low suitability for infiltration SuDS. This can then be used in conjunction with additional data on Site constraints to give recommendations for SuDS design and further investigation.

The primary constraint on infiltration potential is the minimum permeability of the underlying material and in some cases the range in permeability may be considerable, ranging down to low. The map classifies these areas as moderate infiltration suitability requiring further investigation. In cases where the thickness of the receiving permeable horizon is less than 1.5 meters then additional Site investigation is recommended. If the Site is at risk of groundwater flooding for up to the 1% annual occurrence the map classifies these areas as moderate infiltration suitability requiring further investigation.

The GeoSmart SuDS Infiltration Suitability Map (SD50) is a national screening tool for infiltration SuDS techniques but a Site specific assessment should be used before final detailed design is undertaken. Further information on the GeoSmart SuDS Infiltration Suitability Map (SD50) is available at geosmartinfo.co.uk.

How was surface water runoff estimated from the Site?

In accordance with the SuDS Manual (C753) (CIRIA, 2015), the Greenfield runoff from the Site has been calculated using the Ioh124 method and is assumed representative of the runoff generated on the undeveloped surfaces that are affected by the proposed development. The method used for calculating the runoff complies with the NPPF (2024). For the impermeable surfaces, it has been assumed that 100% runoff will occur (calculations provided in Appendix B). Rainfall data is derived from the Flood Estimation Handbook (FEH), developed by NERC (2009). Only areas affected by the proposed development are considered in the flow and volume calculations. Permeable areas that remain unchanged are not included in the calculations as it is assumed these will not be actively drained and attenuated.

What is the peak discharge rate?

An estimation of peak runoff flow rate and volume is required to calculate infiltration, storage and discharge requirements. The peak discharge rate is the maximum flow rate at which surface water runoff leaves the Site during a particular storm event, without considering the impact of any mitigation such as storage, infiltration or flow control. Proposed discharge rates (with mitigation) should be no greater than existing rates for all corresponding storm events. If all runoff will be disposed of via infiltration there will be no discharge off-Site. Discharging all flow from Site at the existing 1 in 100 event would increase flood risk during smaller events. Flow restriction is generally required to limit the final discharge from Site during all events as a basic minimum to the green field QBAR rate. A more complex flow restriction which varies the final discharge rate from the Site depending on the storm event will reduce the volume of storage required on-Site. Drainage to infiltration SuDS is subtracted from the total discharge off-Site to achieve a beneficial net effect.

What is the total discharge volume?

The total discharge volume is calculated on the basis of the surface water runoff that has the potential to leave the Site as a result of the assumed 6 hour duration design storm event. The runoff is related to the underlying soil conditions, impermeable cover, rainfall intensity and duration of the storm event. The total volume generated by the current Site is compared to the potential total volume from the developed Site (not taking into consideration any mitigation). The difference provides the minimum total volume that will need to be stored and infiltrated on-Site or released at a controlled rate. Guidance indicates that the total discharge volume should never exceed the runoff volume from the development Site prior to redevelopment for that event and should be as close as is reasonably practicable to the Greenfield runoff volume.

12 Additional Products



The following table includes a list of additional products by GeoSmart:

Additional GeoSmart Products			
	Additional assessment: FloodSmart Report		The FloodSmart Report range provides clear and pragmatic advice regarding the nature and potential significance of flood hazards which may be present at a Site. Our consultants assess available data to determine the level of risk based on professional judgement and years of experience. Please contact info@geosmartinfo.co.uk for further information.
	Additional assessment: EnviroSmart Report		Provides a robust desk-based assessment of potential contaminated land issues, taking into account the regulatory perspective. Our EnviroSmart reports are designed to be the most cost effective solution for planning conditions. Each report is individually prepared by a highly experienced consultant conversant with Local Authority requirements. Ideal for pre-planning or for addressing planning conditions for small developments. Can also be used for land transactions. Please contact info@geosmartinfo.co.uk for further information.

13 References and glossary



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Glossary

General terms

Attenuation	Reduction of peak flow and increased duration of a flow event.
Combined sewer	A sewer designed to carry foul sewage and surface water in the same pipe.
Detention basin	A vegetated depression, normally is dry except after storm events, constructed to store water temporarily to attenuate flows. May allow infiltration of water to the ground.
Evapotranspiration	The process by which the Earth's surface or soil loses moisture by evaporation of water and by uptake and then transpiration from plants.
FEH	Flood Estimation Handbook, produced by Centre for Ecology and Hydrology, Wallingford (formerly the Institute of Hydrology).
Filter drain or trench	A linear drain consisting of a trench filled with a permeable material, often with a perforated pipe in the base of the trench to assist drainage, to store and conduct water, but may also be designed to permit infiltration.
First flush	The initial runoff from a site or catchment following the start of a rainfall event. As runoff travels over a catchment it will collect or dissolve pollutants, and the "first flush" portion of the flow may be the most contaminated as a result. This is especially the case for intense storms and in small or more uniform catchments. In larger or more complex catchments pollution.
Flood plain	Land adjacent to a watercourse that would be subject to repeated flooding under natural conditions (see Environment Agency's Policy and practice for the protection of flood plains for a fuller definition).
Greenfield runoff	This is the surface water runoff regime from a site before development, or the existing site conditions for brownfield redevelopment sites.
Impermeable surface	An artificial non-porous surface that generates a surface water runoff after rainfall.
Permeability	A measure of the ease with which a fluid can flow through a porous medium. It depends on the physical properties of the medium, for example grain size, porosity and pore shape.

Runoff	Water flow over the ground surface to the drainage system. This occurs if the ground is impermeable, is saturated or if rainfall is particularly intense.
Sewerage undertaker	This is a collective term relating to the statutory undertaking of water companies that are responsible for sewerage and sewage disposal including surface water from roofs and yards of premises.
Soakaway	A subsurface structure into which surface water is conveyed to allow infiltration into the ground.
Source Protection Zone (SPZ)	Areas where groundwater supplies are at risk from potentially polluting activities and accidental releases of pollutants. They are a policy tool used to control activities close to water supplies intended for human consumption.
Treatment	Improving the quality of water by physical, chemical and/or biological means.

The terms included in this glossary have been taken from CIRIA (2015) guidance.

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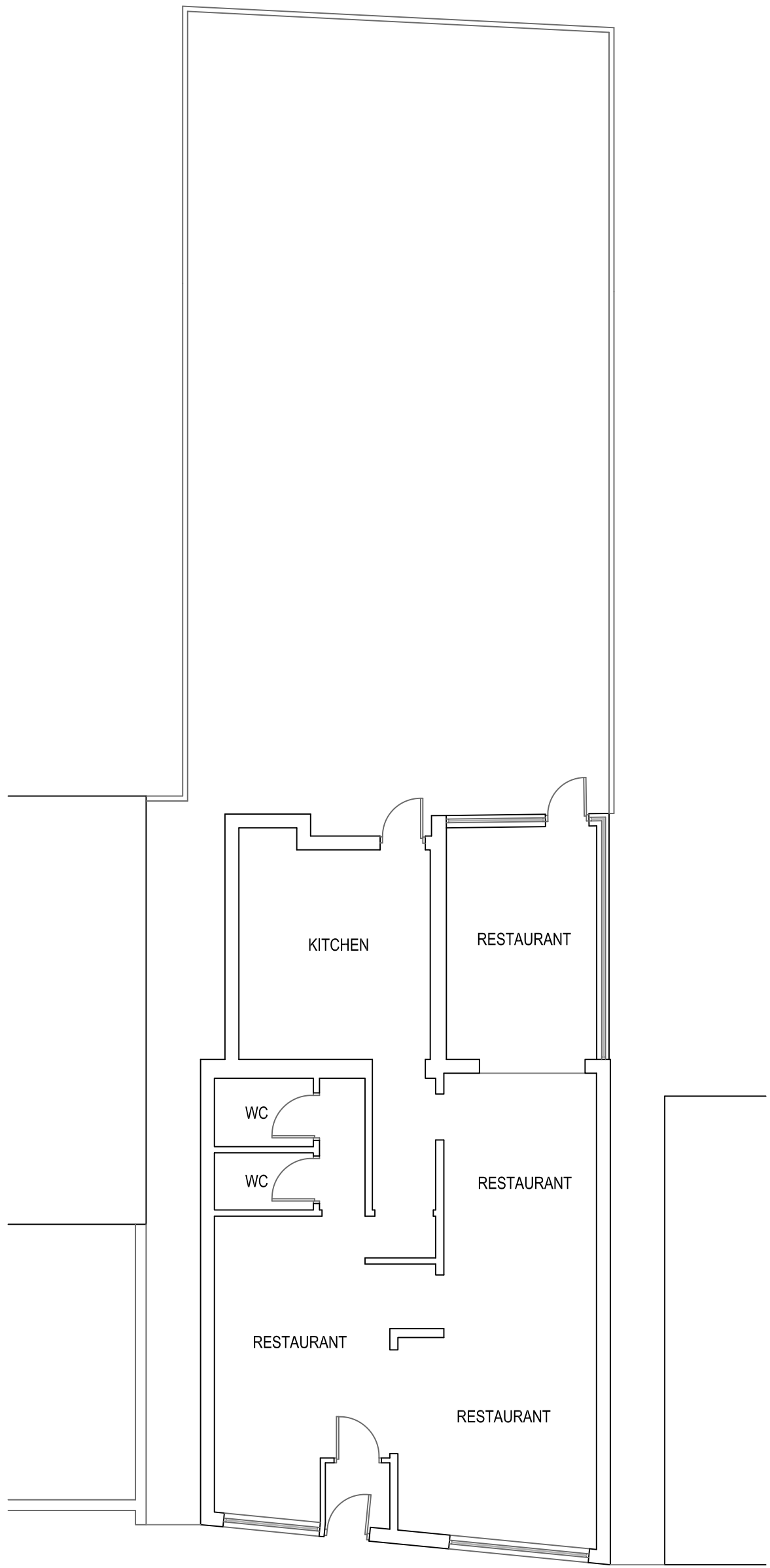
14 Appendices



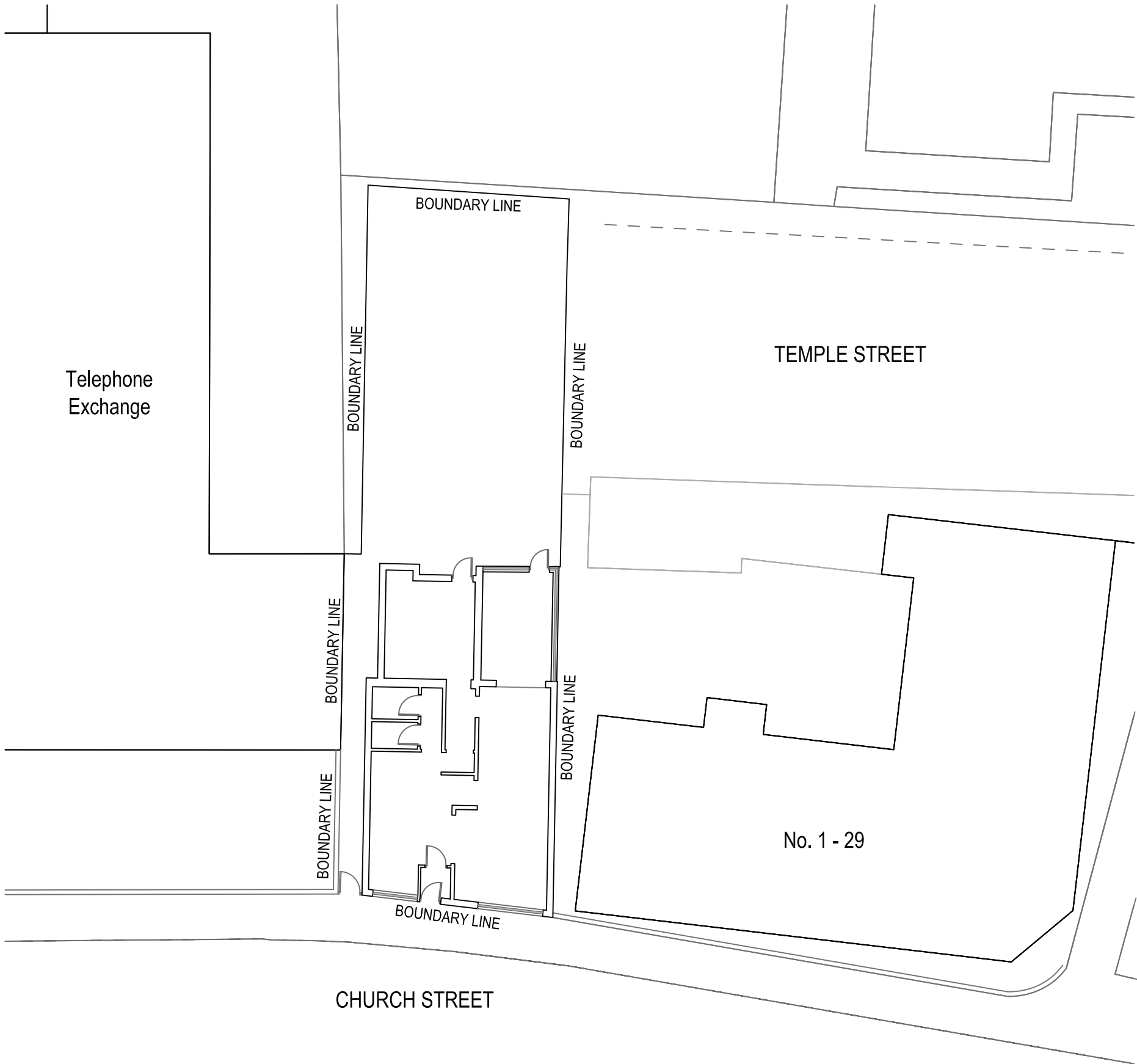
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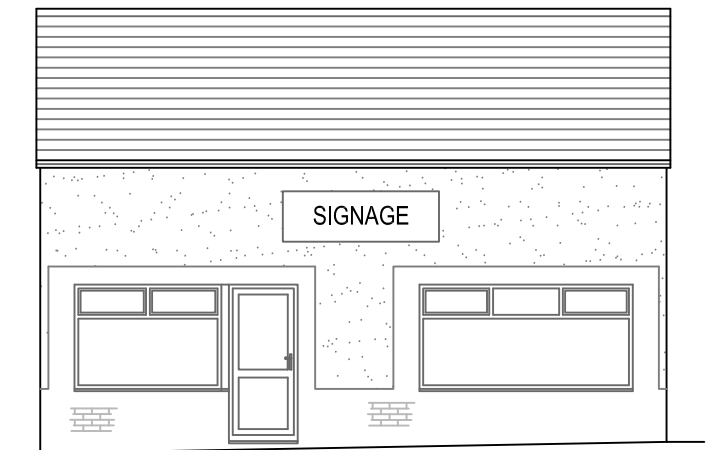
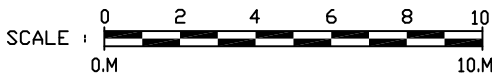
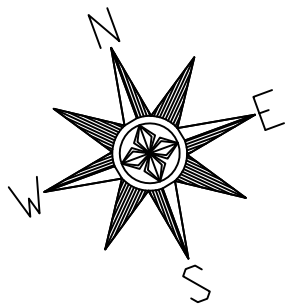
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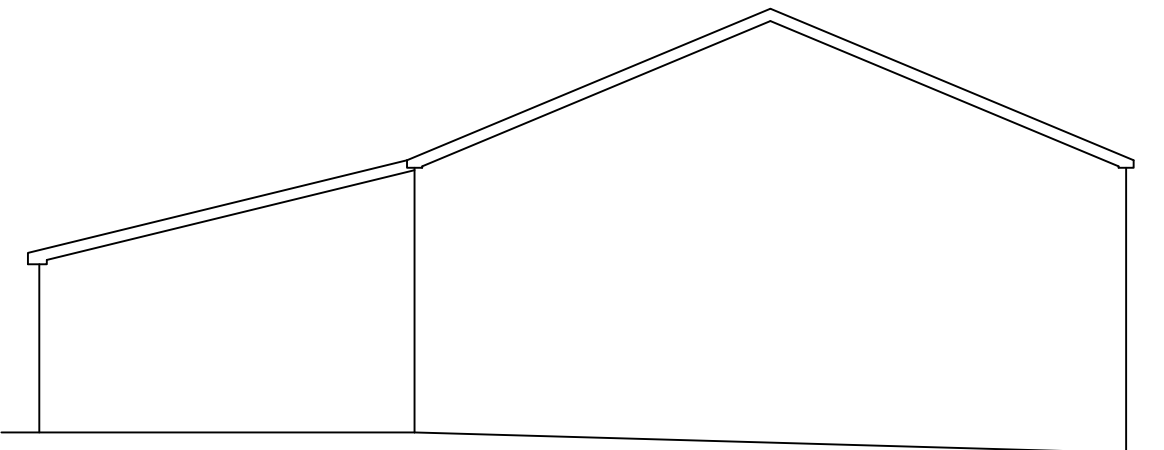
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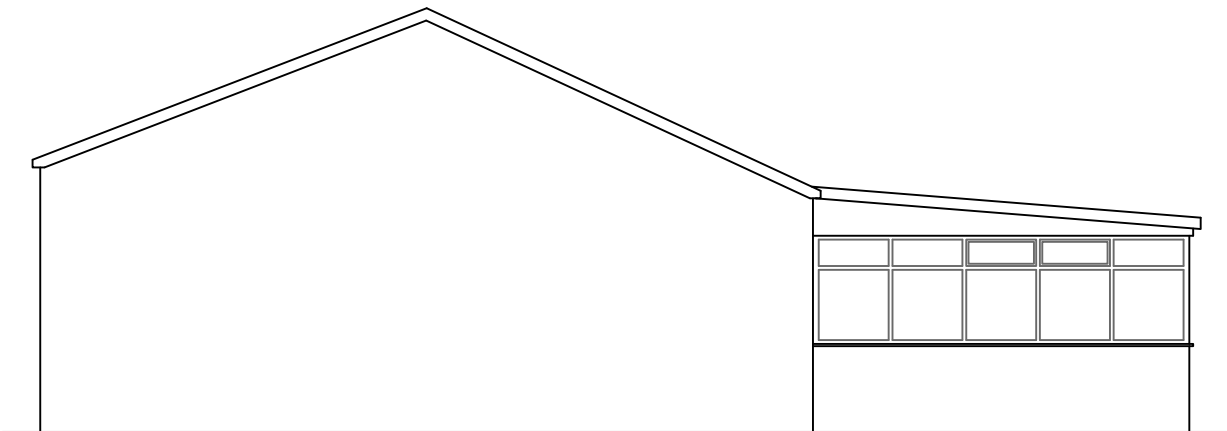
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EXISTING FRONT ELEVATION 1:100



EXISTING SIDE ELEVATION 1:100



EXISTING SIDE ELEVATION 1:100



EXISTING REAR ELEVATION 1:100

REV B General amendmnets
REV A General amendmnets

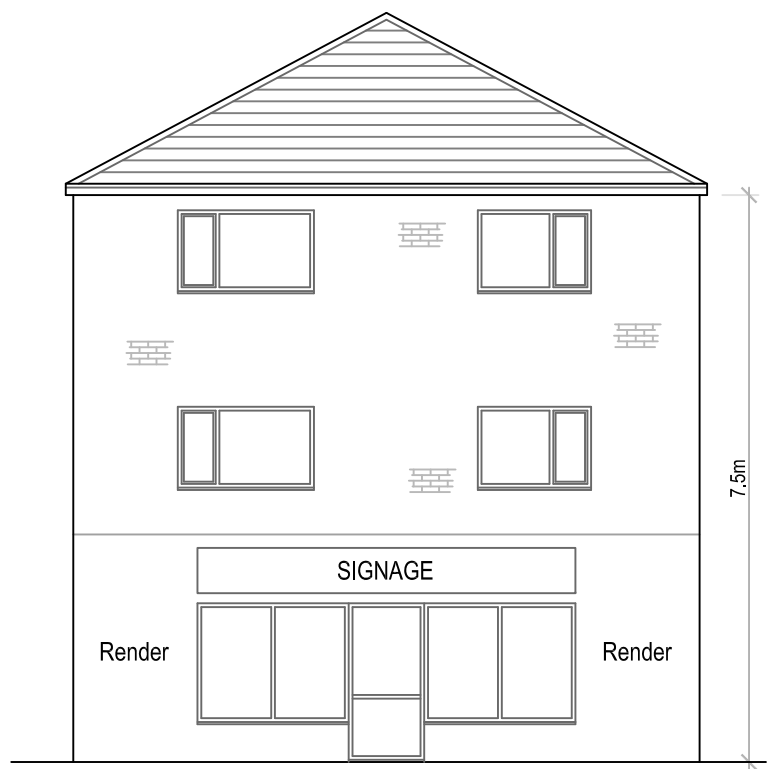
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Existing Plans & Elevations

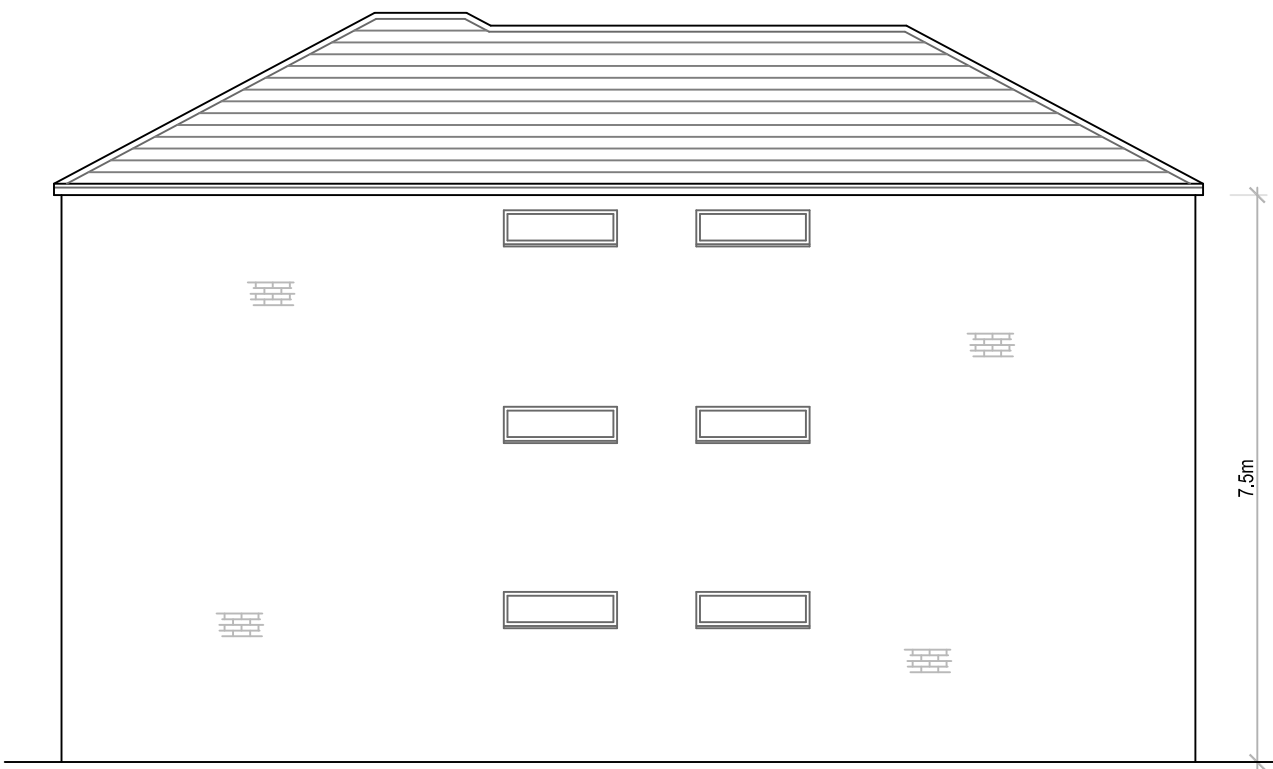
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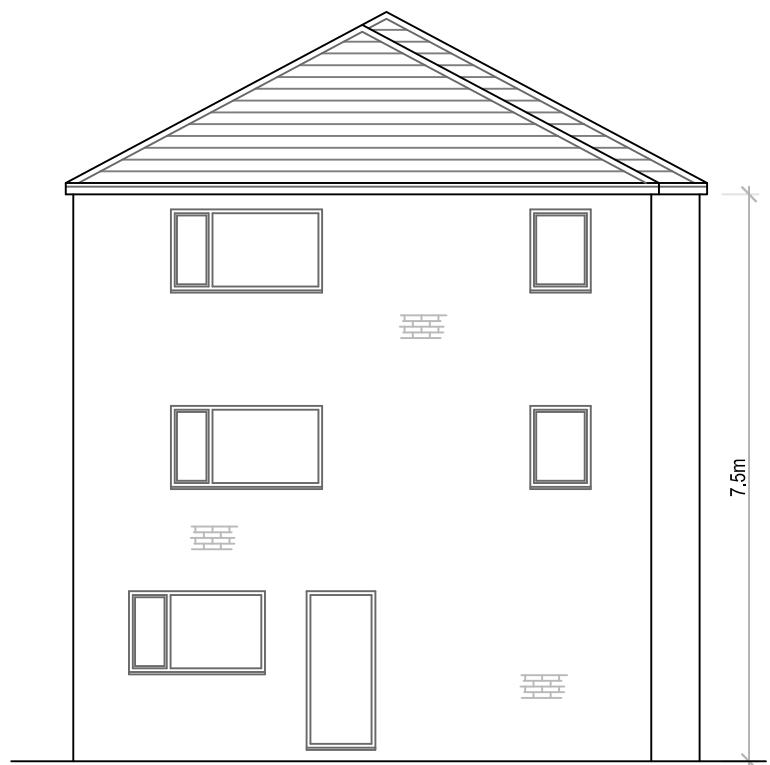




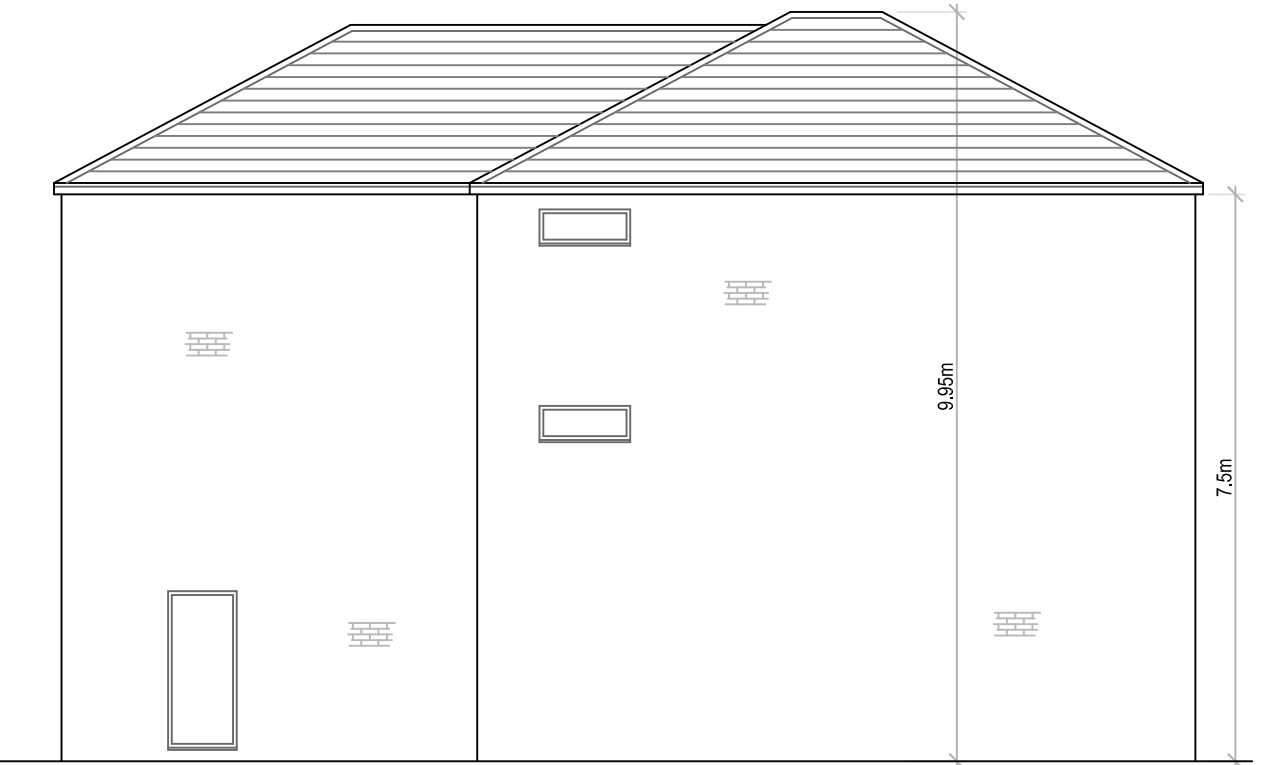
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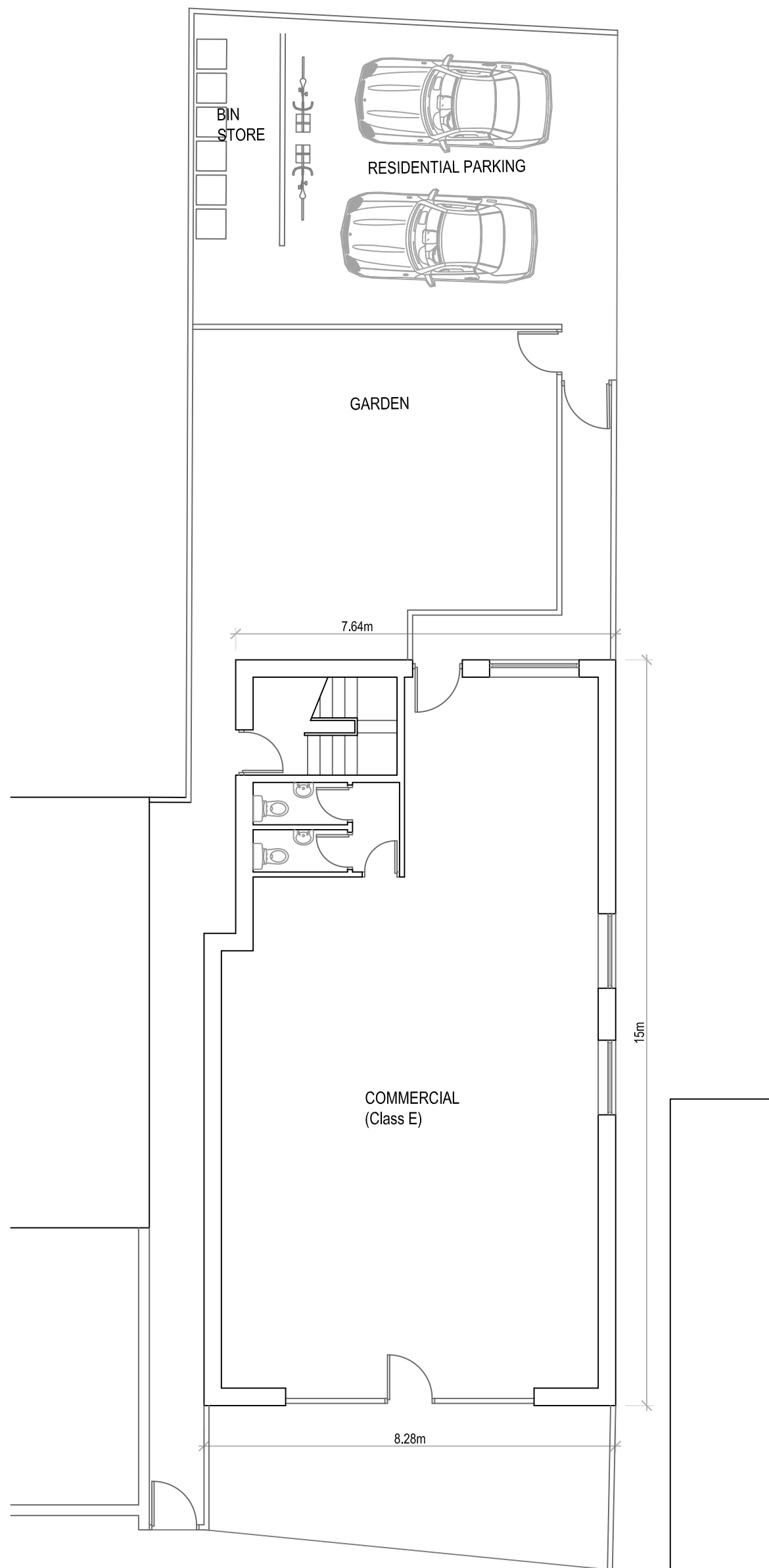
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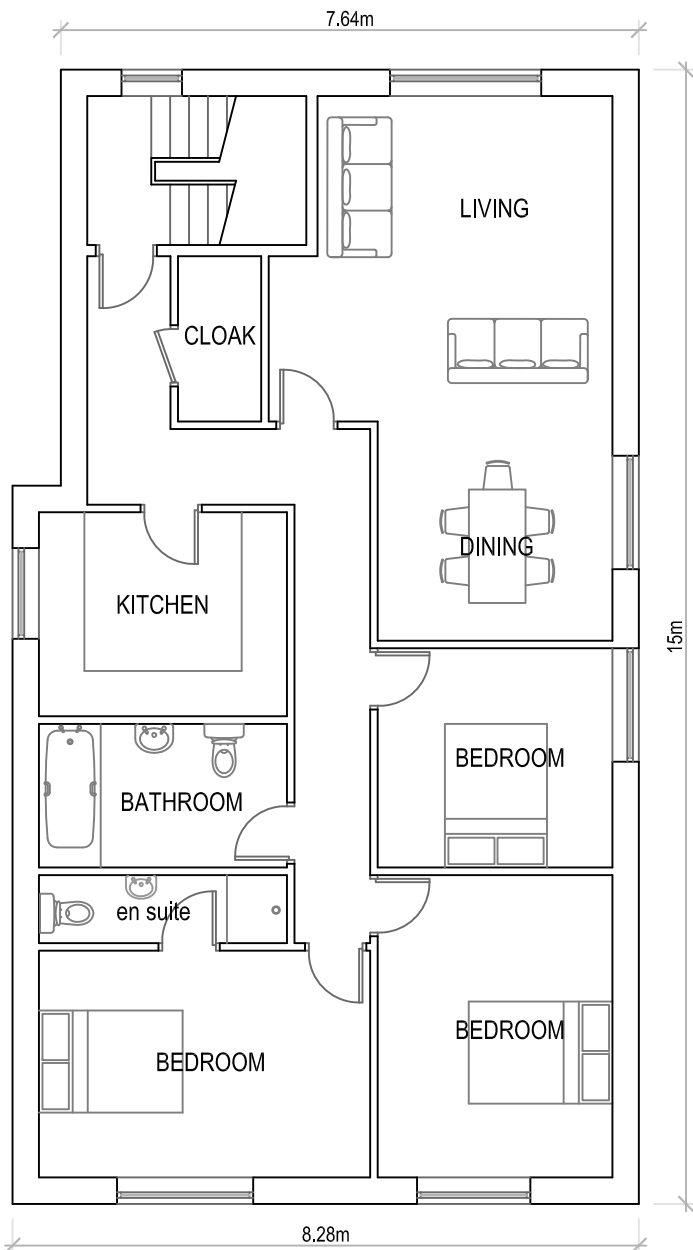
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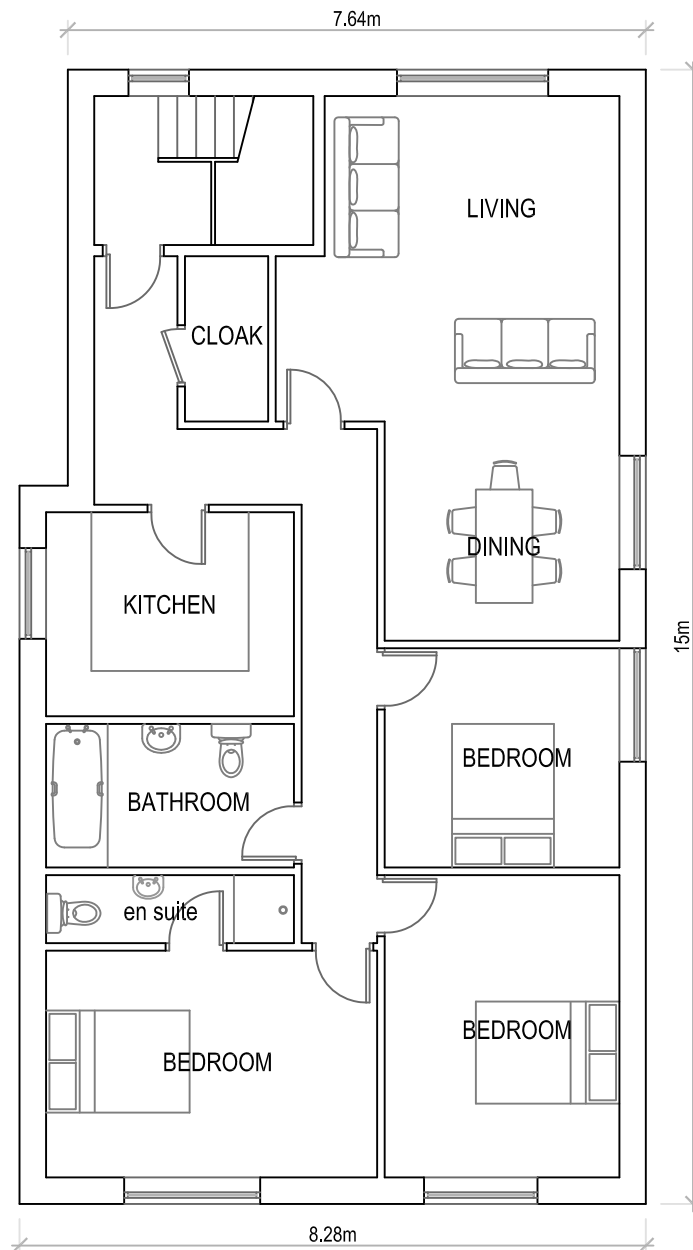
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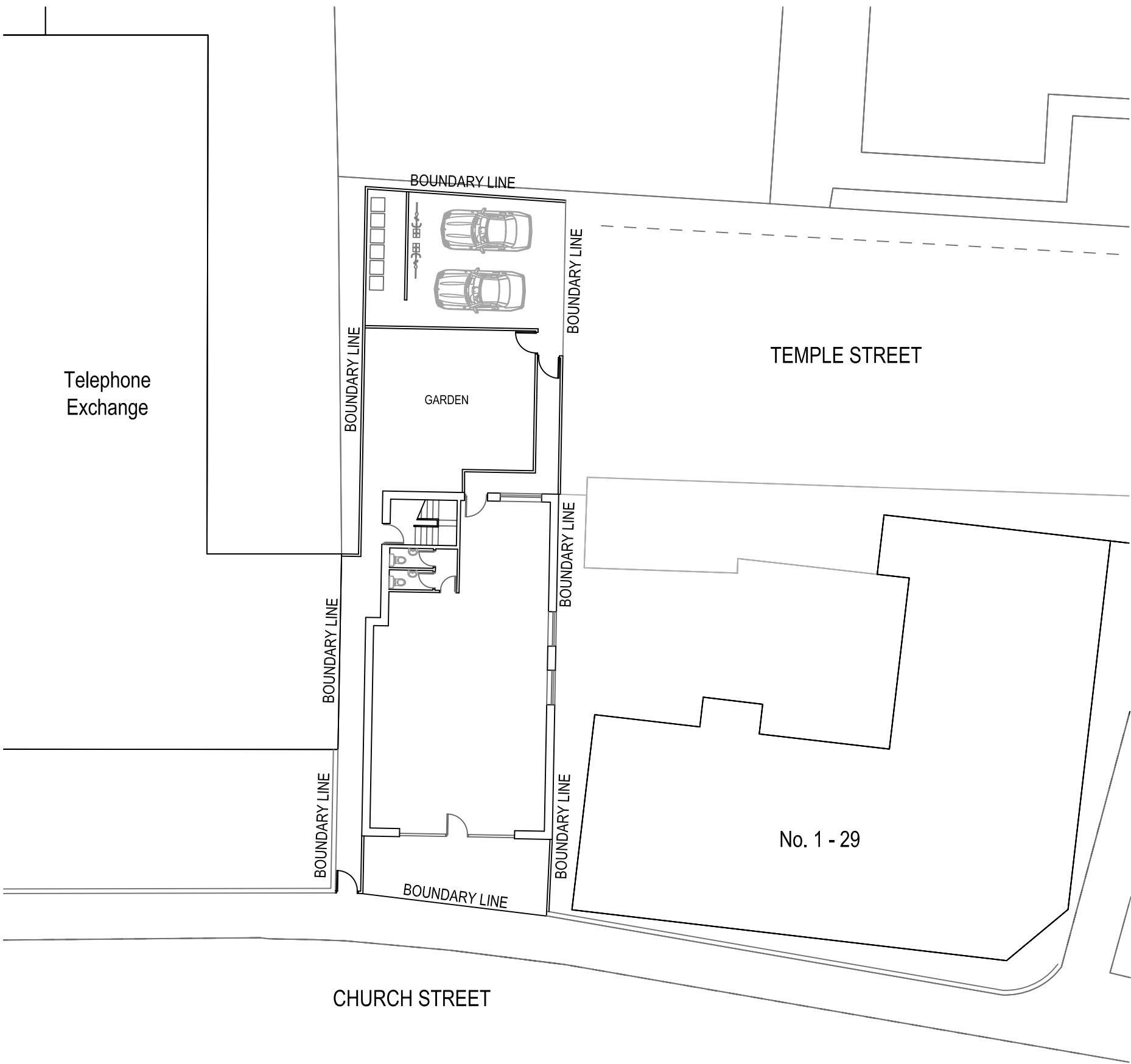
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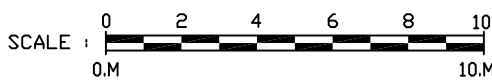
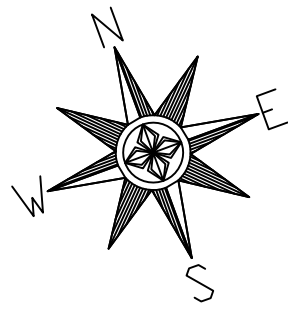
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PROPOSED SF PLAN 1:100



PROPOSED SITE PLAN 1:200



REV C General amendments
REV B General amendments
REV A General amendments

REV A General amendments

61 Church Street
Heywood
OL10 1LJ

Proposed Plans & Elevations

Drawn: CDW
Scale: 1:100 & 1:200 @ A1
Date: July 2025

2891_HEY_03_Planning_Rev_C



Appendix B



Rainfall runoff calculations

Design Settings

Rainfall Methodology	FEH-22	Minimum Velocity (m/s)	1.00
Return Period (years)	2	Connection Type	Level Soffits
Additional Flow (%)	0	Minimum Backdrop Height (m)	0.200
CV	0.750	Preferred Cover Depth (m)	1.200
Time of Entry (mins)	5.00	Include Intermediate Ground	✓
Maximum Time of Concentration (mins)	30.00	Enforce best practice design rules	✓
Maximum Rainfall (mm/hr)	50.0		

Nodes

Name	Area (ha)	T of E (mins)	Cover Level (m)	Node Type	Depth (m)
impermeable	0.019	5.00	10.000	Manhole	0.750

Simulation Settings

Rainfall Methodology	FEH-22	Analysis Speed	Normal	Starting Level (m)	
Rainfall Events	Singular	Skip Steady State	x	Check Discharge Rate(s)	x
Summer CV	0.750	Drain Down Time (mins)	240	Check Discharge Volume	x
Winter CV	0.840	Additional Storage (m³/ha)	20.0		

Storm Durations

15 | 30 | 60 | 120 | 180 | 240 | 360 | 480 | 600 | 720 | 960 | 1440

Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)
2	0	0	0
30	0	0	0
100	0	0	0
100	45	10	0

Node impermeable Carpark Storage Structure

Base Inf Coefficient (m/hr)	0.03600	Invert Level (m)	9.250	Slope (1:X)	300.0
Side Inf Coefficient (m/hr)	0.00000	Time to half empty (mins)	225	Depth (m)	0.600
Safety Factor	2.0	Width (m)	10.000	Inf Depth (m)	
Porosity	0.30	Length (m)	6.200		

Results for 2 year Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
120 minute winter	impermeable	88	9.332	0.082	0.9	1.3775	0.0000	OK
Link Event (Upstream Depth)	US Node	Link	Outflow (l/s)					
120 minute winter	impermeable	Infiltration	0.3					

Results for 30 year Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m ³)	Flood (m ³)	Status
120 minute winter	impermeable	114	9.486	0.236	2.1	4.3069	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	Outflow (l/s)
120 minute winter	impermeable	Infiltration	0.3

Results for 100 year Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
120 minute winter	impermeable	118	9.565	0.315	2.7	5.8158	0.0000	OK
Link Event (Upstream Depth)	US Node	Link	Outflow (l/s)					
120 minute winter	impermeable	Infiltration	0.3					

Results for 100 year +45% CC +10% A Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
180 minute winter	impermeable	176	9.815	0.565	3.1	10.6292	0.0000	OK
Link Event (Upstream Depth)	US Node	Link	Outflow (l/s)					
180 minute winter	impermeable	Infiltration	0.3					

Input parameters for run-off calculations	
Country	England
Total site area	255 m^2
Area proposed for development	255 m^2
Current permeable ground cover	50 m^2
Current impermeable ground cover	205 m^2
Proposed permeable ground cover	50.4 m^2
Proposed impermeable ground cover	186 m^2
Urban Creep Allowance	10%
Final impermeable ground cover	204.6 m^2
SPR	0.47
SAAR	1198 mm
Region	10
Climate change factor	45%
Discharge Rate (l/s)	2.0
Run-off coefficient	100%

Current impermeable area as % of total	80%
Proposed impermeable area as % of total	80%
Change in permeable area (m2)	0
Change in impermeable area (m2)	0
Change in impermeable area as % of total	0%

Rainfall event	Greenfield run-off rates (l/s)	Existing run-off rates(l/s)	Potential run-off rates without attenuation (l/s)	Potential minus existing (l/s)
QBAR	0.23	N/A	N/A	N/A
6 hour 1 in 1 year	0.20	0.27	0.27	0.00
6 hour 1 in 10 year	0.32	0.42	0.41	0.00
6 hour 1 in 30 year	0.39	0.53	0.53	0.00
6 hour 1 in 100 year	0.48	0.66	0.66	0.00
6 hour 1 in 100 year + 20% CC	N/A	N/A	0.80	0.13
6 hour 1 in 100 year + 45% CC	N/A	N/A	0.96	0.30

Rainfall event	Greenfield run-off volume (m ³)	Existing run-off volume (m ³)	Potential run-off volume without attenuation (m ³)	Potential minus existing (m ³)
QBAR	3.24	N/A	N/A	N/A
6 hour 1 in 1 year	3.06	5.84	5.83	-0.01
6 hour 1 in 10 year	4.86	8.96	8.96	-0.01
6 hour 1 in 30 year	6.05	11.54	11.53	-0.01
6 hour 1 in 100 year	7.52	14.33	14.32	-0.01
6 hour 1 in 100 year + 20% CC	N/A	N/A	17.18	2.85
6 hour 1 in 100 year + 45% CC	N/A	N/A	20.76	6.43

Return Period	Runoff rate restriction (l/s)	Critical Storm Duration (hr)	Attenuation Volume Required (m ³)	Volume required above previous return period
1 in 30 year	2.00	0.25	1.82	N/A
6 hour 1 in 100 year	2.00	0.25	2.74	0.93
6 hour 1 in 100 year + 45% CC	2.00	0.50	5.53	2.78

Appendix C



United Utilities Asset Location Plan

GeoSmart Information

Suite 9-11, Old Bank Buildings
Bellstone,
Shropshire,
SY1 1HU

FAO:

How to contact us:

United Utilities Water Limited
Property Searches
Haweswater House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP

Telephone: 0370 7510101

E-mail: propertysearches@uuplc.co.uk

Your Ref: 87754
Our Ref: UUPS-ORD-701473
Date: 15/01/2026

Dear Sirs

Location: 61 Church Street, Heywood, OL10 1LJ

I acknowledge with thanks your request dated 13/01/2026 for information on the location of our services.

Please find enclosed plans showing the approximate position of United Utilities' apparatus known to be in the vicinity of this site.

The enclosed plans are being provided to you subject to the United Utilities terms and conditions for both the wastewater and water distribution plans which are shown attached.

If you are planning works anywhere in the North West, please read United Utilities' access statement before you start work to check how it will affect our network. <http://www.unitedutilities.com/work-near-asset.aspx>.

I trust the above meets with your requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please [contact us](#).

Yours Faithfully,



Karen McCormack
Property Searches Manager

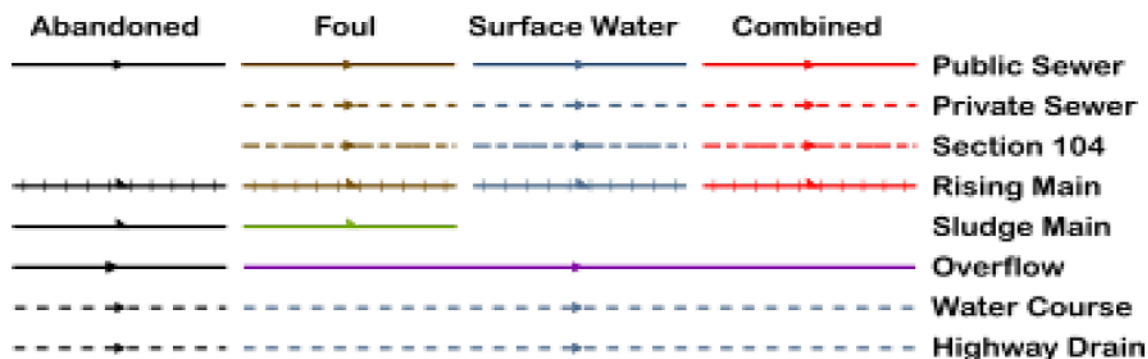
TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS

These provisions apply to the public sewerage, water distribution and telemetry systems (including sewers which are the subject of an agreement under Section 104 of the Water Industry Act 1991 and mains installed in accordance with the agreement for the self construction of water mains) (UUWL apparatus) of United Utilities Water Limited "(UUWL)".

TERMS AND CONDITIONS:

- This Map and any information supplied with it is issued subject to the provisions contained below, to the exclusion of all others and no party relies upon any representation, warranty, collateral contract or other assurance of any person (whether party to this agreement or not) that is not set out in this agreement or the documents referred to in it.
- This Map and any information supplied with it is provided for general guidance only and no representation, undertaking or warranty as to its accuracy, completeness or being up to date is given or implied.
- In particular, the position and depth of any UUWL apparatus shown on the Map are approximate only. UUWL strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UUWL apparatus. The exact location, positions and depths should be obtained by excavation trial holes.
- The location and position of private drains, private sewers and service pipes to properties are not normally shown on this Map but their presence must be anticipated and accounted for and you are strongly advised to carry out your own further enquiries and investigations in order to locate the same.
- The position and depth of UUWL apparatus is subject to change and therefore this Map is issued subject to any removal or change in location of the same. The onus is entirely upon you to confirm whether any changes to the Map have been made subsequent to issue and prior to any works being carried out.
- This Map and any information shown on it or provided with it must not be relied upon in the event of any development, construction or other works (including but not limited to any excavations) in the vicinity of UUWL apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.
- No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising for any damage caused to UUWL apparatus by reason of the actual position and/or depths of UUWL apparatus being different from those shown on the Map and any information supplied with it.
- If any provision contained herein is or becomes legally invalid or unenforceable, it will be taken to be severed from the remaining provisions which shall be unaffected and continue in full force and effect.
- This agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts, save that nothing will prevent UUWL from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.

Wastewater Symbolology



All point assets follow the standard colour convention: **red** – combined **brown** - foul
blue – surface water **purple** - overflow

Manhole	Side Entry Manhole
Head of System	Outfall
Extent of Survey	Screen Chamber
Rodding Eye	Inspection Chamber
Inlet	Bifurcation Chamber
Discharge Point	Lamp Hole
Vortex	T Junction / Saddle
Penstock	Catchpit
Washout Chamber	Valve Chamber
Valve	Vent Column
Air Valve	Vortex Chamber
Non Return Valve	Penstock Chamber
Soakaway	Network Storage Tank
Gully	Sewer Overflow
Cascade	Ww Treatment Works
Flow Meter	Ww Pumping Station
Hatch Box	Septic Tank
Oil Interceptor	Control Kiosk
Summit	DNM Network Monitoring Point
Drop Shaft	Change of Characteristic
Orifice Plate	



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Tel: 01743 298 100

Email: info@geosmartinfo.co.uk

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- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.
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Firms which subscribe to the Search Code will:

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- conduct business in an honest, fair and professional manner.
- handle complaints speedily and fairly.
- ensure that products and services comply with industry registration rules and standards and relevant laws.
- monitor their compliance with the Code.

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If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs contact details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

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GeoSmart Information Limited is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly. If you want to make a complaint, we will:

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- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision. Complaints should be sent to:

Liz Lloyd

Finance Manager

GeoSmart Information Limited

Suite 9-11, 1st Floor,

Old Bank Buildings,

Bellstone, Shrewsbury, SY1 1HU

Tel: 01743 298 100

support@geosmartinfo.co.uk

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