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Drainage Strategy Report

LAND OFF HOLLY OAK GARDENS PREAPP/00044/25

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STRUCTURAL | ENVIRONMENTAL | GEOTECHNICAL



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1. Purpose

This Drainage Strategy Report has been prepared to support a planning application for a proposed residential development at Land off Holly Oak Gardens, comprising five terraced dwellings.

The purpose of this report is to:

- Describe the existing drainage context of the site
- Set out a compliant foul and surface water drainage strategy
- Demonstrate adherence to national and local drainage policy, including the surface water drainage hierarchy
- Identify further investigations required at detailed design stage

This strategy is intended to be proportionate to the scale of development and suitable for planning approval.



Figure 1 – Proposed Development

2. Site Location and Context

The application site is located at Land off Holly Oak Gardens and comprises a small parcel of land proposed for redevelopment into a terrace of five residential dwellings.

The site is located within an established residential area and is surrounded by existing housing and local highway infrastructure. Parking provision is proposed within the site, and it is within this parking area that land is available to facilitate surface water drainage infrastructure.

The proposed development consists of:

- Five terraced residential dwellings
- Associated private amenity space
- On-site parking and access

The development footprint and impermeable area are limited in scale, which informs the drainage approach set out in this report.



Figure 2 – Site Location

3. Policy and Guidance

The drainage strategy has been developed in accordance with the following key guidance and standards:

- Building Regulations 2010 – Approved Document H
- National Planning Policy Framework (NPPF)
- Non-statutory Technical Standards for Sustainable Drainage Systems (SuDS)
- BRE Digest 365 – Soakaway Design
- Sewers for Adoption (current edition)
- Local Lead Local Flood Authority (LLFA) guidance, where applicable

Surface water drainage proposals follow the hierarchy set out in Approved Document H:

1. Infiltration to ground
2. Discharge to a watercourse
3. Discharge to a surface water sewer
4. Discharge to a combined sewer (least preferable)

4. Existing Drainage Context

A review of available drainage records indicates the presence of United Utilities (UU) combined sewers in the surrounding area.

- To the south of the site, within Egerton Street, there are existing 225mm and 300mm diameter combined sewers.
- Further combined sewer connection opportunities exist to the north, east and west of the site, generally within 10–15 metres of the development boundary.

There are no separate surface water sewers in the vicinity. All existing surface water runoff from surrounding properties currently discharges to the combined sewer network.



Figure 3 – Proposed development overlaid on UU Records

4.1. Watercourses and Flood Risk

There are:

- No ordinary watercourses or main rivers in the immediate vicinity of the site
- No visible ditches or drainage channels serving the area

As such, discharge to a watercourse is not a feasible option.

5. Foul Water Drainage Strategy

5.1. Proposed Foul Drainage Arrangement

Foul water from the proposed five dwellings will discharge to the existing United Utilities combined sewer network.

Given the proximity of existing combined sewers on multiple sides of the site, several viable connection options exist, subject to confirmation of:

- Sewer depth
- Invert levels
- Capacity
- Construction feasibility

A foul drainage connection by gravity is anticipated to be achievable.

5.2. Statutory Requirements

- A Section 106 Sewer Connection Application will be required and submitted to United Utilities prior to construction.
- Final connection details will be agreed with the statutory undertaker at detailed design stage.

5.3. Further Investigations

Prior to detailed design, the following will be undertaken:

- Topographical survey
- Drainage survey of nearby UU assets to confirm line and level
- Confirmation that proposed private drainage meets Sewers for Adoption requirements where applicable

6. Surface Water Drainage

6.1. Overview

Surface water drainage has been developed in accordance with the drainage hierarchy, with infiltration considered as the preferred solution.

There is sufficient space within the on-site parking area to facilitate infiltration testing and potential SuDS features.

6.2. Infiltration Testing

Infiltration testing will be undertaken:

- In accordance with BRE Digest 365
- At the proposed invert level of any infiltration feature
- Within the parking area, ensuring appropriate offsets from buildings and boundaries

The results of this testing will determine the feasibility of infiltration-based drainage.

6.3. Preferred Surface Water Solution (Subject to Testing)

If infiltration testing confirms suitable ground conditions:

- Surface water runoff will discharge to infiltration features such as soakaways or infiltration crates
- Any necessary attenuation will be provided within the system to manage extreme rainfall events

6.4. Alternative Strategy (If Infiltration Is Not Feasible)

If infiltration testing demonstrates that infiltration is not viable:

- There are no surface water sewers or watercourses available locally
- Discharge to the existing combined sewer network is therefore the only feasible option

In this scenario:

- Surface water runoff will be attenuated on-site
- Discharge will be restricted to an agreed rate, likely equivalent to greenfield runoff or a minimum practical discharge rate
- Flow control devices (e.g. vortex or orifice controls) will be used
- Attenuation will be provided using underground storage within landscaped or parking areas

This approach reflects the established drainage arrangement for surrounding development and represents the most sustainable practicable solution.

7. Climate Change and Exceedance

Surface water systems will be designed to accommodate climate change allowances in line with current guidance.

Exceedance flows will be managed overland, directed away from buildings and towards external areas of landscaping or highways where risk is minimised.

8. Maintenance and Adoption

- Private drainage systems will remain privately maintained
- Any elements offered for adoption will be designed in accordance with United Utilities and Sewers for Adoption standards
- A maintenance regime will be confirmed at detailed design stage

9. Conclusion

- The proposed development can be safely and sustainably drained
- Foul drainage will connect to the existing United Utilities combined sewer network, subject to S106 approval
- Surface water drainage will prioritise infiltration, with BRE365 testing to be undertaken
- If infiltration is not feasible, discharge to the combined sewer with appropriate attenuation represents the most reasonable and compliant solution
- Further surveys and testing will be completed prior to detailed design

This drainage strategy is considered appropriate for the scale of development and suitable to support a planning application.

Appendix A – United Utility Sewer Records

HME CIVIL ENGINEERING LIMITED

Rear of 35
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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: Holly Oak Gardens
Our Ref: UUPS-ORD-698072
Date: 17/12/2025**

Dear Sirs

Location: Holly Oak Gardens 1 Holly Oak Gardens, Heywood, OL10 3BG

I acknowledge with thanks your request dated 16/12/2025 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

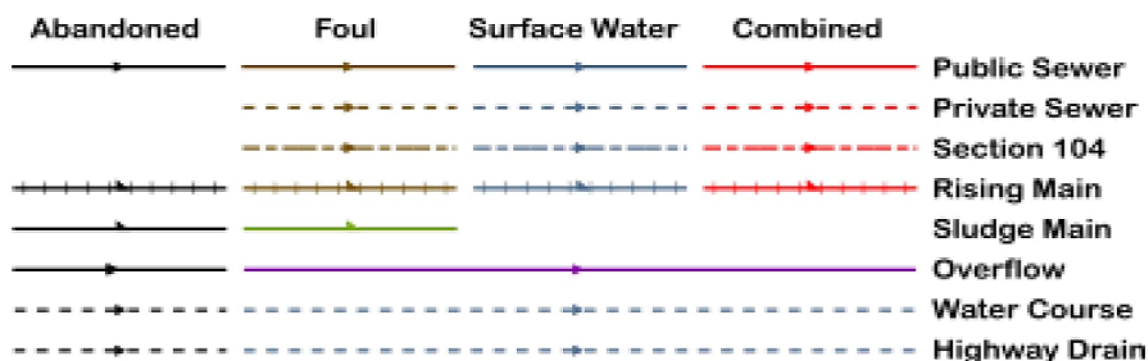
TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS

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:

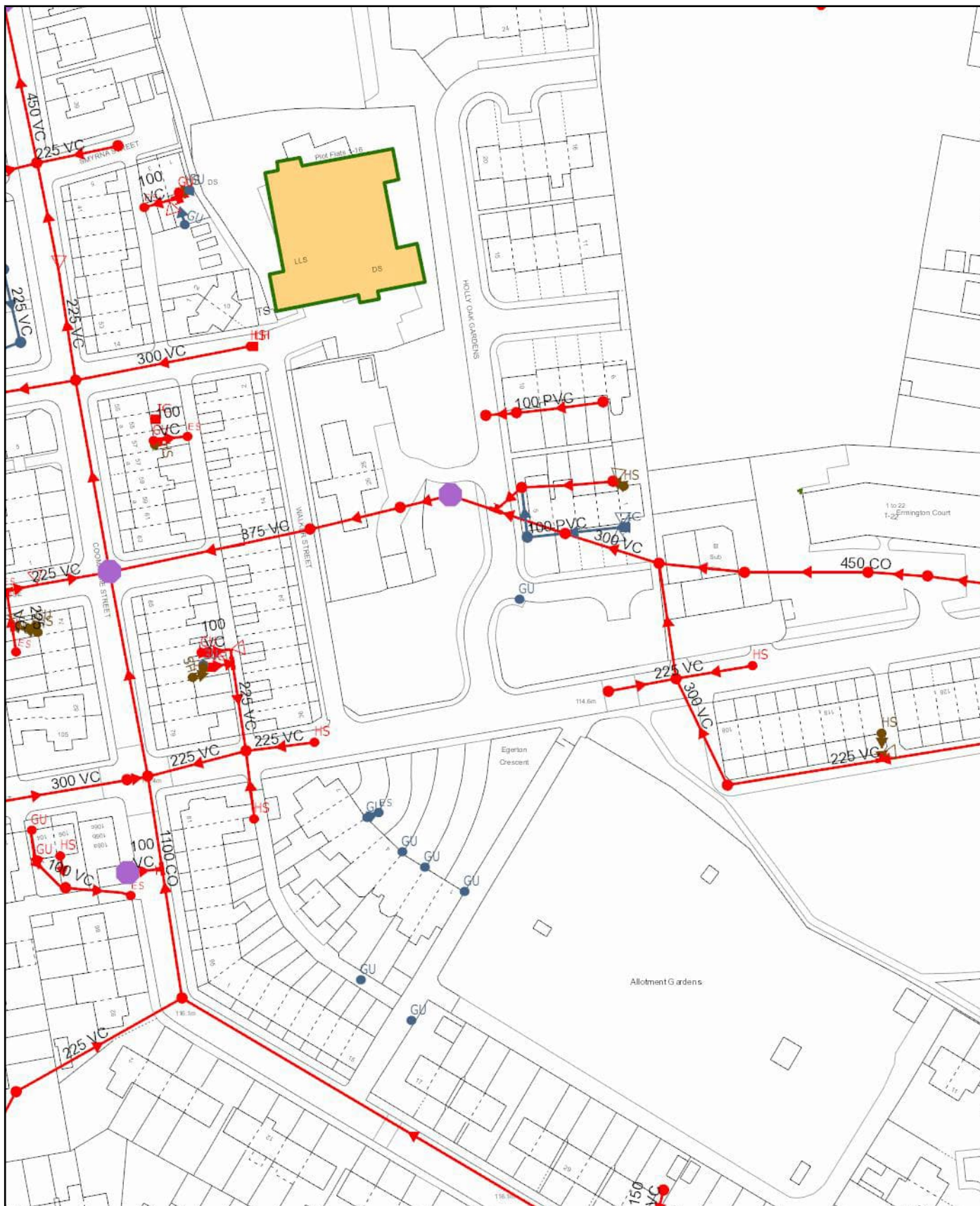
- This Map and any information supplied with it is issued subject to the provisions contained below, to the exclusion of all others and no party relies upon any representation, warranty, collateral contract or other assurance of any person (whether party to this agreement or not) that is not set out 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 affect.
- 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	



Scale: 1:1250
Date: 17/12/2025

SEWER RECORDS

Address or Site Reference: Holly Oak Gardens 1 Holly Oak Gardens, Heywood,
OL10 3BG

Printed by: Property Searches



The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

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