

DRIANAGE STATEMENT

TO

ACCOMPONAY PLANNING APPLICATION

FOR

THE CHANGE OF USE HEYWOOD DECORATING CENTRE TO
CAR SALES AND MOT STATION

AT

1 ADELAIDE STREET

HEYWOOD

ROCHDALE

OL10 4HQ

FOR

HEYWOOD MOT CENTRE LTD

MAY 2026

NORTHERN DESIGN (OLDHAM)LTD

1.00 - EXISTING BUILDINGS

The existing building has a sustainable drainage system as part of its structure. Foul drainage is connected into the existing main drains. The surface water is part of the combined system connected via RWP's into trapped gullies

2.00 - SOAKAWAYS

The site will be subject to a percolation test in accordance with BRE Digest 365 to establish the nature of the ground to sustain the installation of soakaways.

Calculations will be carried out to demonstrate that the designed soakaways can store a critical 1 in 30 year storm event and can empty by 50% within 24 hours.

Were it is demonstrated that soakaways are not practical alternative schemes will be submitted.

2.00 - SUSTAINABLE DRAINAGE SCHEME

Were soakaways are not practical a sustainable drainage scheme will be design to include off site works, outfalls, balancing works, plans and longitudinal sections, hydraulic calculations and phasing of drainage provisions.

The scheme will be design to restrict the rate of surface water discharge from the site to a maximum of 70% of the existing pre- development flow rate to the same outfall.

The drainage scheme will be designed to attenuate flows generated by the critical 1 in 30 year event as a minimum requirement. Flows between the critical 1 in 30 year and critical 1 in 100 year storm events shall be stored on site in areas to be agreed.

It shall be demonstrated that discharge from the site shall not cause an increase in flood risk elsewhere.

The scheme shall include a detailed maintenance and management regime for the storage facility including flow rate. The approved maintenance and management scheme shall be implemented throughout the lifetime of the development.

3.00 - PETROL INTERCEPTOR

The existing Car Park surface water runoff to existing surface water gullies. Prior to connection into existing combined system a new Petrol Interceptor will be installed.

