

Report on Drainage Strategy to
Accompany Planning Application
3/2017/0232 Condition 9
Land East of Chipping Lane, Longridge

by

Barratt Manchester

Revision	Date	Prepared By	Revision Notes
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1. Introduction

The following document has been prepared to assist the designer's preparation and the readers understanding of the drainage theory and calculations in one reference document.

This document covers all Phases 1, 2, & 3 of the Chipping Lane development, in order to demonstrate how the full site drains; supporting evidence has been provided. See Appendix A for the planning reference drawing.

This document has been prepared in order to discharge the following drainage condition linked with the **3/2017/0232** outline planning permission for the development of 363 homes off Chipping Lane, Longridge:

Condition 9

Prior to the commencement of development within a phase, details of the foul drainage scheme for that phase, which shall be based on the Drainage Strategy approved pursuant to Condition 8 of this permission, shall be submitted to and approved in writing by the Local Planning Authority. The foul drainage scheme shall be implemented prior to completion of the first dwelling within that phase of development and maintained and managed in accordance with the approved details at all times thereafter.

Condition 9 has been partially discharged for Phase 1 of the development under a previous application 3/2016/1061.

2. Summary of Drainage Design

The drainage has been designed in accordance with the site specific FRA produced by Betts Hydro. Phase 1 was designed in accordance with the Phase 1 document dated July 2016, Appendix E; Phases 2 & 3 was designed in accordance with the Phase 2 & 3 document dated November 2021, Appendix F.

The majority of plots for the development will be draining by gravity to a proposed foul pump station located in Phase 1. The pumped rising main will discharge to an existing United Utilities located in Inglewhite Road. The connection is approved by United Utilities, with Section 104 Agreements in place for the future adoption of the sewers.

A few plots located on the southern boundary are to drain by gravity to the existing foul sewer, to drain into the existing pump station located within the site. This connection is also approved by United Utilities.

All MicroDrainage simulations are available in Appendix J.

3. Maintenance

All foul drainage (coloured brown) on the maintenance plans, will be put forward for adoption under a S104 agreement with United Utilities. Prior to issue of the Vesting Declaration by United Utilities, the drainage shown on the included plan will be maintainable by Barratt Manchester and at the expense of Barratt Manchester.

See Appendix L for the operation and maintenance manual for the specific maintenance schedule and reporting.

4. Condition 9 Conclusion

Prior to the commencement of development within a phase, details of the foul drainage scheme for that phase, which shall be based on the Drainage Strategy approved pursuant to Condition 8 of this permission, shall be submitted to and approved in writing by the Local Planning Authority.

All foul drainage has been designed in line with the phase specific Flood Risk Assessments located within Appendix E and F.

The foul drainage scheme shall be implemented prior to completion of the first dwelling within that phase of development and maintained and managed in accordance with the approved details at all times thereafter.

Details of the management and maintenance of the proposed sewers are located within Section 3 of this report and Appendix L.