SUSTAINABLE DRAINAGE STRATEGY

CREATION OF 1NO RESIDENTIAL DWELLING AND 1NO RESIDENTIAL APARTMENT

AT
FORMER PRESBYTERY TO ST MARYS CHURCH
49 WHALLEY ROAD
SABDEN
LANCASHIRE
BB7 9DZ

1.0 INTRODUCTION

This strategy has been provided in support of a planning application for the conversion of the existing Presbytery at St Mary Church, Whalley Road, Sabden to form a separate residential house and a first floor residential apartment.

The drainage strategy outlined herein confirms that surface and foul water management has been carefully considered and will follow a responsible and sustainable approach, consistent with the previously existing arrangements on site. And as such these proposals are not expected to lead to any worsening of the existing foul and surface water arrangements.

2.0 EXISTING DRAINAGE ARRANGMENTS

It is understood that surface and foul water discharges into existing surface and foul water drainage systems i.e mains drainage. However, it is not known if these are separate or combined systems.

3.0 PROPOSED SURFACE WATER DRAINAGE

There is an established surface water drainage system serving the existing building and site. It is therefore proposed to discharge any new surface water drainage requirements to the existing sewers on site.

To the rear of the building new patio areas are proposed. These will be constructed using stone paving laid on a 50mm compacted dry sand bed over a 150mm layer of compacted hardcore. The patios will be built with a subtle gradient to direct surface water run-off into adjacent grassed and permeable areas. This design mitigates the need for direct connection into the piped system and supports sustainable water management principles.

4.0 PROPOSED FOUL WATER DRAINAGE

There is an established foul drainage system serving the existing building and site. It is therefore proposed to discharge any new foul drainage requirements to the existing sewers on site.

5.0 CONCLUSION

The site is brownfield with an established drainage network. Subject to final confirmation, systematic review of the site and its surroundings suggests that draining surface and foul water to the existing surface and foul water drainage system would be the most appropriate solution given the existing arrangements and drainage infrastructure already on site.