

DRAINAGE STATEMENT

**Subject: Former Greaves Butchers, 1-3 Chequer Lane, Up Holland, WN8
ODA**

**Outline planning application for residential development
including details of access, layout and scale**

| Document Ref No: | Prepared by: | Date: | Issued to: |
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| 3890 | Claire Wilkinson | 20/12/2023 | West Lancashire Council |

1. INTRODUCTION

1.1. This Drainage Statement has been prepared to support an Outline planning application for a small residential development (8no. dwellings).

2. THE SITE

2.1. The application site is located on the eastern side of Chequer Lane, Up Holland and currently comprises of a collection of commercial buildings that were formerly used in connection with the applicant's butchery business – H Greaves and Son, which ceased trading in April 2023.



3. PROPOSED DRAINAGE

- 3.1. Because the application is in Outline form, the details of the drainage scheme are yet to be investigated and finalised.
- 3.2. Notwithstanding this, the Applicant is willing to accept a prior to commencement condition which would require details of a sustainable surface water drainage scheme and a foul water drainage scheme. The scheme will include the following:
- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof), including evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
 - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
 - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - (iv) Will incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 - (v) Foul and surface water will drain on separate systems.

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