

Surface and Foul Drainage Scheme for  
proposed conversion of existing  
dwelling to Two self-contained houses  
at  
19 Norman Street,  
Hyde,  
Tameside,  
SK14 1PW.

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Prepared for

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March 2024

## Contents

1. Introduction .....	3
Site Location and Context .....	3
2. Policy and Guidance.....	4
3. The Assessment .....	5
Location.....	5
Foul drainage .....	5
Surface Water .....	6
4 Conclusion.....	7
Figure 1 – Aerial Photograph .....	8
Figure 2 – Proposed site plan.....	9
Figure 3 – Public Sewer Records .....	10

## **1. Introduction**

- 1.1. Martin Environmental Solutions has been commissioned to undertake a consideration of, and production of, a drainage scheme for the proposed conversion of 19 Norman Street Hyde, Tameside, SK14 1PW from one to two dwellings.

### **Site Location and Context**

- 1.2. The site currently consists of a single four-bedroom house to the end of Norman Street. The property forms the end of a terrace row of properties.
- 1.3. A combined public sewer runs to the south of the site along the length of Norman Street, the water company records also indicate a surface water sewer running along the front of the properties to the west, further along the terrace.
- 1.4. An aerial Photograph is enclosed in Figure 1.

## 2. Policy and Guidance

- 2.1. The Building Regulations, approved document H details the requirements for drainage serving buildings in terms of both foul and surface water discharges.
- 2.2. The approved document identifies a hierarchy in dealing with drainage from land, starting with infiltration into the land itself, surface water bodies, separate sewage systems and finally combined sewer systems.
- 2.3. In conjunction with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015), and BRE document Soakaway design Digest 365, a system for establishing the suitability for soakaway/infiltration systems has been identified.
- 2.4. The approved document also provides details over the location of any infiltration system with regard to property boundaries and building foundations.

### **3. The Assessment**

#### **Location**

- 3.1 The proposed development is for the conversion of an existing property into two separate properties, with a redevelopment of the existing conservatory into a kitchen. With the exception of the redevelopment of the conservatory no further external building alterations are to be undertaken.
- 3.2 Existing drainage for the property consists of a shared foul sewer running to the rear of the properties. Rainwater drainage is via a shared guttering along the terrace.
- 3.3 Research has identified that the geology in the area consists of Pennine Lower Coal Measures Formation, Mudstone, siltstone and sandstone in the bedrock overlaid with Till Devensian, Diamicton in the superficial layers.
- 3.4 Hydrology in the area has been identified as consisting of a Secondary undifferentiated in the bedrock and superficial layers.
- 3.5 No watercourses are identified in the vicinity of the development site.

#### **Foul drainage**

- 3.6 Along Norman Street there is located an existing combined public sewer which flows east onto Lumn Road. Since 2015 where any part of a property is within 30m of an existing sewer the Environment Agency will not allow a new discharge from a septic tank or sewage treatment plant. The development site lies within 30m of the existing sewer, as such these options are not available.
- 3.7 For discharge to ground a drainage field is required. Current Building Regulations state that drainage fields should be located at least 10m from any watercourse and at least 15m from any building. The site does not contain sufficient space for the inclusion of a drainage field. As such a foul discharge to ground is not suitable for this development.
- 3.8 Current Building Regulations state that connection to non-mains foul drainage should only be considered where connection to the mains drainage is not practicable.

- 3.9 As such, it is proposed that the foul drainage utilises the existing drainage currently present and used by the site to the rear of the property.

### Surface Water

- 3.10 Requirement H3 of the Building Regulations 2015 states that a hierarchy for surface water disposal should be considered, where priority should be given to soakaway/infiltration system, watercourse and as a last resort, sewers.
- 3.11 The National Planning Practice Guidance identifies the above measures and places them with a hierarchical structure:
- Infiltration
  - Surface water body
  - Surface water sewer
  - Combined sewer
- 3.12 In line with the requirements of BRE 365 – Soakaway design, soakaways need to be located at least 5m away from any building or road and 2.5m away from any boundary. Given the space available it is not possible to locate a soakaway on this site.
- 3.13 Infiltration is not therefore a valid option for this site.
- 3.14 There is no suitable watercourse located within the vicinity of the site to allow discharge of surface water.
- 3.15 Discharge to a watercourse is not a viable option for this development.
- 3.16 The existing building currently discharges surface water via a shared guttering system into a surface water drain and then into the public sewer. No additional surface water connections are to be made as part of the development and no additional surface water discharges is to be generated.
- 3.17 As such it is proposed to utilise the existing provisions for the discharge of surface water from the site.

## **4 Conclusion**

- 4.1 A consideration of the disposal options for foul and surface water drainage has been undertaken. Given the constraints of the site in question, the lack of significant external building works and the existing provisions for the site it has been identified that a discharge to ground via infiltration or release to a surface water body are not viable options for either foul or surface water.
  
- 4.2 As such it is proposed that the existing connections are retained to the public sewer and these are used for both the foul and surface water discharges from site.

**Figure 1 - Aerial Photograph**





**Figure 2 – Proposed site plan.**



**Figure 3 – Public Sewer Records**

