

If your planning application includes proposals to construct a new driveway / parking area or amend an existing driveway / parking area, the Council will need to approve how it is to be surfaced and drained. In order to comply with Policy SD-6 of the Council's Core Strategy, the hard standing will need to be of permeable construction (i.e. enable water to soak through it) or drain to a Sustainable Urban Drainage System (SUDS), such as a soakaway. In addition, it will need to be surfaced in a material or in such a way that ensures that gravel or other loose material will not end up on the highway. Unless full details of how the driveway / parking area will be surfaced and drained were included on the plans submitted in support of the planning application, a condition will be attached to the planning approval requiring the submission of a detailed drawing/s showing exactly how it will be surfaced and drained.

To comply with the condition, a plan should be produced (this can often be based on the layout plan submitted in support of the application), which shows the access and driveway / parking area, together with details of :

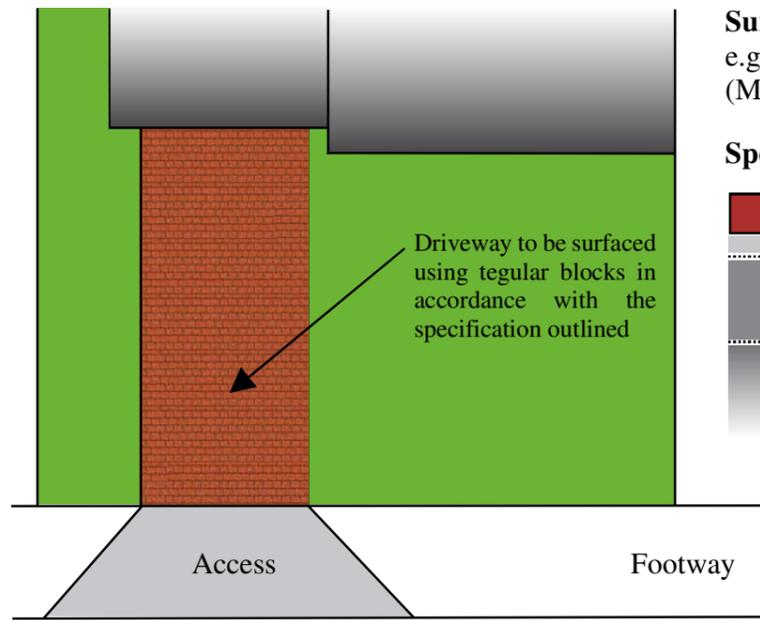
- 1) What surfacing materials are to be used;
- 2) Construction specification (a cross section through the hard standing showing the complete driveway construction);
- 3) How the hard standing will be drained (including details of gullies / grids, pipe work, soakaways etc.); and
- 4) Details of falls / levels of the hard standing (showing which way the driveway slopes).

This should be along the lines indicated on the drawings below and on the next page. The plan should then be submitted to the Council (Planning Services) as part of the 'discharge of conditions' application. Many manufacturers / suppliers of surfacing materials (e.g. block paving) and drainage products produce fact sheets which include details / photos of materials and products, together with details of how they should be laid / installed, and therefore it will often be useful to submit such a fact sheet with the plan. You will also need to demonstrate (through the submission of information) that the soakaway will be effective.

Once the plans have been approved, the drive / parking area must be constructed in complete accordance with the approved plans and then retained in this way. You will also need to ensure that the drainage system is maintained (this is especially important for some types of SUDS systems).

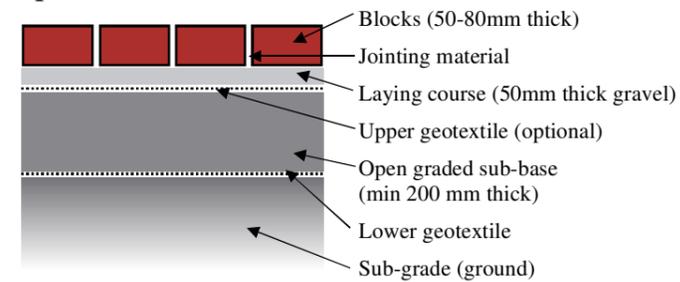
Example 1: Permeable block paving / porous asphalt

Hard surfacing which allows water to soak into it can be constructed using porous asphalt, porous concrete blocks or concrete or clay block permeable paving. The material has open voids across the surface of the material or around the edges of blocks that allow water to soak in. The surface is constructed over a permeable sub-base.



Surfacing materials:
e.g. Grey 80mm tegular blocks
(Manufacturer's Fact Sheet provided)

Specification:



Soakaway information:

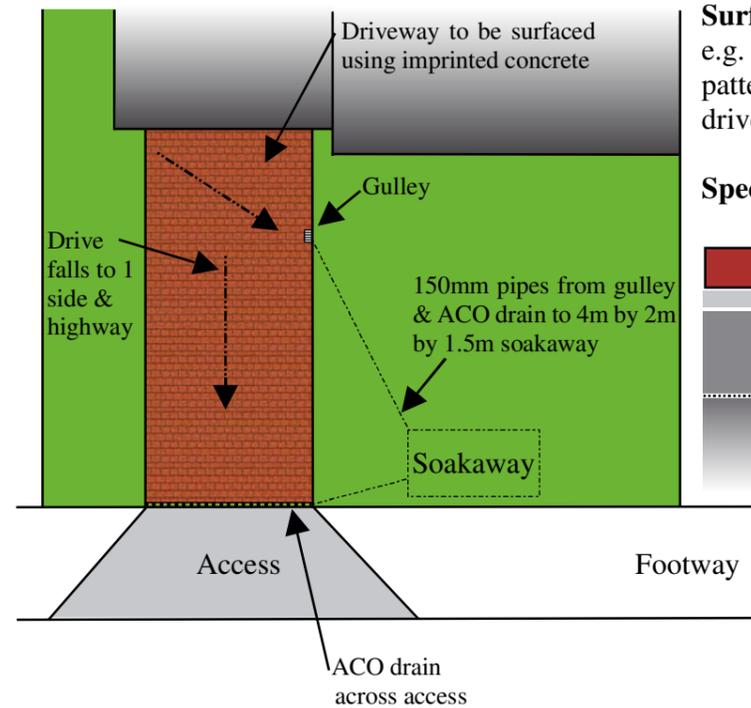
e.g. Soakaway under all the blocked paved drive. Surface area of drive is 20m² (calculations and infiltration test results provided).

Note: Driveway Gradient

The maximum gradient of a driveway surfaced using permeable paving / asphalt should be about 5% (1 in 20) so as to prevent water flowing over the surface rather than into the paving joints / voids.

Example 2: Conventionally surfaced and piped to a soakaway

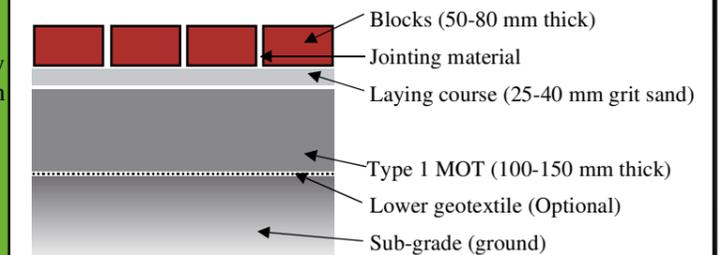
A driveway can be surfaced in conventional materials (which water cannot soak through), such as tarmac, block paving or imprinted concrete, if the water is collected using gullies / ACO drains and is then piped to a soakaway, where water will then soak into the ground.



Surfacing materials:

e.g. Buff 80 mm tegular blocks laid in a herringbone pattern, with matching edging kerbs at either side of driveway (Manufacturer's Fact Sheet provided).

Specification:



Soakaway information:

e.g. 1 no. 4m long, 2m wide, 1.5m deep prefabricated cellular soakaway, 0.5m from surface level. Storage volume 12m³. Calculations & infiltration test results provided.

Note: Contractors

While some materials and construction methods are fairly standard and widely understood, others, such as porous asphalt, are less so. Homeowners are therefore advised to employ suitably experienced contractors.

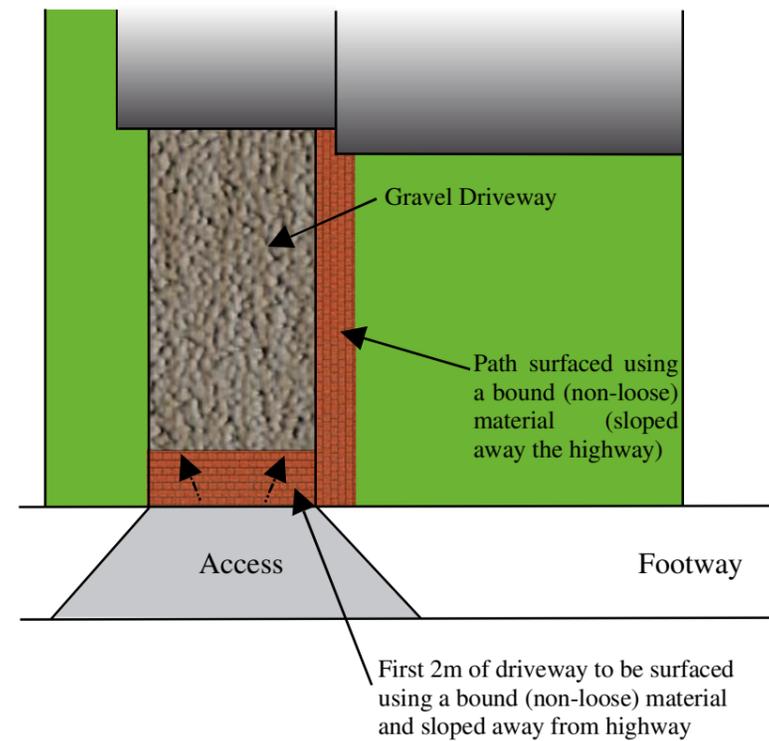
For information on soakaways and their design, refer to Sheet 2.



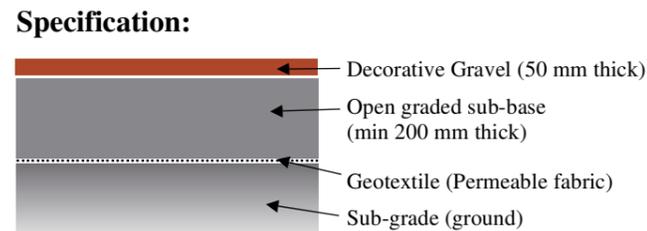
DRAWN AJB	CAD	CHECKED	APPROVED
SCALE NTS		DATE July 2011	
DRAWING NUMBER		PS/H/06 Rev -	

Example 3: Gravel or shingle

A driveway can be surfaced in gravel or shingle laid on a permeable sub-base if the drive is fairly flat. Gravel, however, can get spill / get dragged out onto the highway and is not suitable for wheelchairs. The first section of driveway and a separate pedestrian path should therefore be constructed in a different material.



Surfacing materials:
e.g. Red granite gravel (Product fact sheet provided)



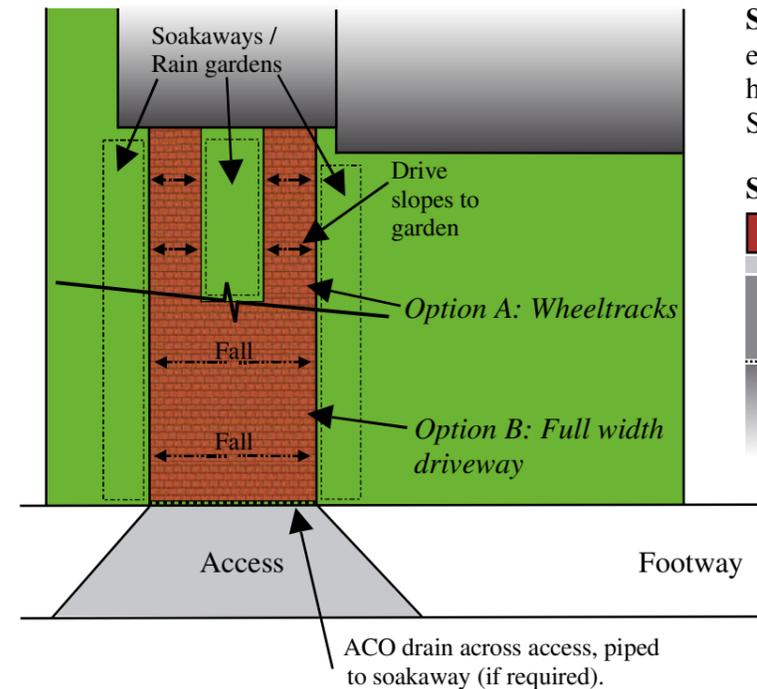
Soakaway information:
e.g. Soakaway under all the gravel drive. Surface area of drive is 20m² (calculations and infiltration test results provided).

Note: Cellular paving

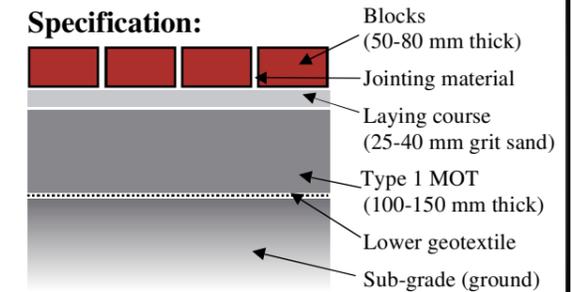
When installing a gravel driveway it is recommended that cellular / matrix paving (moulded plastic systems which help prevent the movement / scatter of gravel) is used.

Example 4: Driveway sloped to garden soakaways

A driveway surfaced in conventional materials, such as tarmac, block paving or imprinted concrete, can be sloped to each side of the driveway (and possibly the middle) to direct surface water to soakaways / rain gardens constructed at each side of the driveway (and possibly the middle), where water can then soak into the ground. The soakaways can be planted with suitable plants or filled with gravel or cobbles. For straight driveways, not all the driveway needs to be hard surfaced. Instead the central area could be surfaced in gravel, planted with ground cover plants or grassed.



Surfacing materials:
e.g. Buff 80 mm tegular blocks, laid in a herringbone pattern (Manufacturer's Fact Sheet provided).



Soakaway information:
e.g. 2 no. 7m long, 2m wide, 1m deep soakaways at either side of driveway. Total volume 28m³, storage total volume 9m³. Calculations and infiltration test results provided).

Use of soakaways and soakaway design

The ground below a permeable driveway or soakaway must be mainly sand or gravel (not clay) so as to allow water to soak into it. This will need to be tested so as to determine whether a soakaway can be used and the size of the soakaway. Guidance on how to do this is available from various sources (including www.paving.org.uk) but you will normally need to seek specialist advice. Details of how the soakaway (including form of construction and size) and how it has been designed (including the results of infiltration tests and design calculations) should be submitted with the plan of the driveway that you submit to Planning Services.

If tests and the design process determine that ground conditions do not allow a total infiltration system to be used (with all the water soaking into the ground), a partial infiltration system should be considered (which allows some water to soak into the ground and the excess piped to a second soakaway, watercourse or sewer). If ground conditions do not allow any water to soak into the ground, solutions that involve the storage and reuse of water (rainwater harvesting) should be considered before a solution involving a direct connection to the rainwater drains / sewer is selected. If it is determined that a total infiltration system cannot be used, or there is another reason why the driveway cannot be permeable or drain to a SUDS system, you will need to submit justification (including the results of infiltration tests, where relevant) to Planning Services.



Important information

Type 1 MOT **cannot** be used when constructing permeable driveways as it has a lot of fine material in it (sand and silt) that stops water passing through it easily. Type 3 MOT or 4/20 should be used.

Reinforced grass cellular paving (as shown on the left) or products such as Grasscrete may be suitable for parking areas not used on a regular basis (e.g. for overflow parking). It is not, however, suitable for drives that will be used on a regular basis, as regular use will not enable grass to grow.

Permeable surfacing may be used close to buildings as it allows water to soak into the ground in a dispersed way, similar to natural vegetation. Soakaways that provide a single point of discharge (e.g. that shown in Example 2), however, should be located a distance from any building (2-5 m).

Further information:

- Guidance on the permeable surfacing of front gardens (DCLG / EA, 2008)
- Understanding permeable paving: Guidance for designers, developers, planners and local authorities (Interpave, 2010)
- Permeable pavements: Guide to the design, construction and maintenance of concrete block permeable pavements (Interpave, 2010)
- www.pavingexpert.com
- www.rhs.org.uk/gardening/sustainable-gardening

Advice on the discharge of highways related planning conditions

Driveway surfacing and drainage (Sheet 2 of 2)



STOCKPORT
METROPOLITAN BOROUGH COUNCIL

Communities, Regeneration and Environment Directorate
Planning Services, Stopford House, Piccadilly, Stockport. SK1 3XE

DRAWN AJB	CAD	CHECKED	APPROVED
SCALE NTS	DATE July 2011		
DRAWING NUMBER		PS/H/06 Rev -	