

From: [Wastewater Developer Services](#)
To: [Gino Pizzimenti](#)
Cc: [Wastewater Developer Services](#)
Subject: RE: Pre Development Enquiry for: Ducie Street, Manchester M1 2JQ UU Reference Number : 4200045915
Date: 25 January 2022 08:27:20
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Good Morning, Gino,

I hope this finds you well.

Thank you for sending over the ground conditions summary and further clarifying. Considering that the ground strata appears to be consistently stiff clay, we accept that surface water discharging via soakaway would not be feasible.

I understand that the watercourse is some 120m away, however The Local Planning Authority are the determining authority for any application for planning permission and the appropriate authority for determining cost viability of a proposed drainage scheme. If comment from the LPA can be provided to us suggesting that this would be an unviable solution, we would discount discharging to watercourse as an option. Currently, such assessments are outside of the jurisdiction of United Utilities.

We will have opportunity to assess and comment on this at planning stage.

If I can be of any further assistance, please do not hesitate to contact me. I would be more than happy to discuss the details over the phone or via a teams meeting.

Kind regards

	Gary Jaundrell Assistant Developer Engineer Developer Services & Metering Customer Services T: 07388 715 589 unitedutilities.com
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cid:image002.png@01D60DA3.399625A0

From: Gino Pizzimenti [mailto:Gino@shapeengineering.co.uk]
Sent: 13 January 2022 09:55
To: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Cc: Eddie@ShapeEngineering.co.uk
Subject: RE: Pre Development Enquiry for: Ducie Street, Manchester M1 2JQ UU Reference Number : 4200045915

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Hi Gary,

Many thanks for your response, please could you review my comments discussing SUD's options further as per below.

Infiltration

I had attached our strategy & maintenance document providing borehole log and ground conditions summary where we believe sufficient evidence showing stiff clay present across the site, was just wondering if this was reviewed and taken into consideration to negate infiltration?

Waterbody

I take note that a culverted watercourse is within 120m of our site, I appreciate UU would never normally review on a cost basis, however, we believe a site of this nature does not justify such a lengthy connection, not just in cost but in dig zone impacting the surrounding areas including what looks to be a busy main road as per the attached image.

Please could you provide further comment on the above and will be happy to discuss further if necessary.

Kind Regards
Gino Pizzimenti

Civil Engineering Operations Manager
Shape Consulting Engineers Ltd

Southern Office

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From: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>

Sent: 29 December 2021 08:37

To: Gino Pizzimenti <Gino@shapeengineering.co.uk>

Cc: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>

Subject: Pre Development Enquiry for: Ducie Street, Manchester M1 2JQ UU Reference Number : 4200045915

Dear Gino

Pre Development Enquiry for: Ducie Street, Manchester M1 2JQ UU Reference Number : 4200045915

-

We have carried out an assessment of your application which is based on the information provided. This pre-development advice on your drainage strategy will be valid for 12 months. Your drainage strategy will need to be reviewed by other competent authorities as part of the planning process, and we advise that you carry out the necessary site investigations to confirm the viability of your proposals.

If your investigations require access to our public sewer network, we ask that you contact our network engineers with a request for an access certificate via our main contact telephone number 0345 3723223 or refer to the link below:

<https://www.unitedutilities.com/builders-developers/working-near-our-assets/>

Foul Water

Foul flow from this site will be allowed to drain into the public foul water/combined sewer system.

Our preferred point of discharge would be to the 500 x 825mm diameter public combined sewer within Lomax street located to the North of your proposed development at an unrestricted rate.

If you are able to identify an alternative, more suitable point of discharge, we request that you contact us at your earliest convenience so that we can assess suitability.

In accordance with our infrastructure plans we may ask you to change your point of connection. Therefore please contact us when you are ready to formalise your drainage proposals, we would suggest before you submit for Full Planning.

Surface Water

All surface water flow from the proposed development should drain in-line with the drainage hierarchy, as outlined in Paragraph 80, (Reference ID: 7-080-20150323), of the National Planning Practice Guidance. We also recommend you prioritise the use of multi-functional sustainable drainage systems for the management of surface water in accordance with national planning policy.

Generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable.

This is outlined as follows, in order of priority:

- 1. into the ground (infiltration);**
- 2. to a surface waterbody;**
- 3. to a surface water sewer or highway drain;**
- 4. to a combined sewer.**

For guidance, The **North West SuDS Pro-Forma** provides information on the appropriate evidence required at each stage of the hierarchy, to demonstrate how each level has been discounted.

The Lead Local Flood Authority has responsibility for all surface water drainage concerns and their input to your proposal is critical. You should also consider whether it is necessary to discuss your proposal with the Environment Agency, or Internal Drainage Board (if operating in your area).

The Local Planning Authority are the determining authority for any application for planning permission and the appropriate authority for determining cost viability of a proposed drainage scheme, such assessments are outside of the jurisdiction of United Utilities.

Infiltration

Surface water runoff generated from this development should discharge to the ground via infiltration system where feasible.

A detailed evidence based feasibility assessment must be carried out in line with Chapter 25 of the CIRIA SuDS Manual 2015 to determine whether infiltration is a suitable method of surface water disposal.

Particular attention must be paid to Ground Water Source Protection Zones to ensure that the risk of

pollution to these valuable resources is not compromised. Details can be obtained from the government website:

<https://www.gov.uk/guidance/groundwater-source-protection-zones-spzs#find-groundwater-spzs>

If your site is in a Groundwater Source Protection Zone, you should have regard to the Environment Agency's approach to Groundwater Protection. Information on this is available via the link below:

<https://www.gov.uk/government/publications/groundwater-protection-position-statements>

Please note that such a location could have implications for the principle of your development and the need for additional mitigating measures to protect the groundwater environment and public water supply in the detailed design of your site.

Waterbody

If an evidence based assessment has been carried out and confirms that infiltration is not feasible, we recommend that you contact the Lead Local Flood Authority and/or Environment Agency to discuss a point of discharge to the culverted watercourse located 120m East of the proposed site.

We would encourage you to identify and engage with any third party landowner and riparian owner to agree access and discharge rights to the water body if this is not in your ownership.

Highway Drainage

If an evidence based assessment has been carried out and confirms that infiltration is not feasible, we recommend that you investigate the possibility of draining surface water to the highway drain where this ultimately discharges to a watercourse, by contacting the relevant Highway Authority.

Public Sewer

In accordance with the hierarchy of drainage options within the National Planning Practice Guidance, both discharge to ground via infiltration and discharge to a waterbody should be discounted prior to consideration of discharging surface water to the public sewer system. Evidence should be provided to demonstrate how these have been discounted, as outlined in the North West SuDS pro-forma.

Once evidence is provided as outlined above, United Utilities will consider a connection to the 500 x 825mm diameter public combined sewer within Lomax Street located North of the proposed site at a pass forward flow to be agreed by the Lead Local Flood Authority. United Utilities request that any agreed rate does not exceed 5l/s.

As a Water Company, we have no obligation to accept highway drainage into our public sewer network. However, should your proposals include runoff from highways, we would request that consideration is given to SuDS components that deliver source control are incorporated within the design of the scheme to reduce the volume and frequency of discharges of these flows to the public sewer.

Levels

For low-lying sites, (where the ground level of the site or the level of a basement is below the ground level at the point where the drainage connects to the public sewer), care should be taken to ensure that the property is not at increased risk of flooding. If these circumstances exist, we recommend that you contact us to discuss further. It could affect the detailed design of your site and result in the need to incorporate appropriate mitigating measures in your drainage scheme.

Land drainage / Overland flows / track drainage

United Utilities have no obligation, and furthermore we do not accept land drainage, overland flows or track drainage into the public sewerage network under any circumstances

Existing Wastewater Assets Crossing the Site

We have reviewed our records and can confirm that there does not appear to be any charted public sewers located within the boundary of proposed development. However, due to the accuracy of the records and the public sewer transfer legislation in 2011, not all public sewers are shown on our records so we would ask that you proceed with caution and carry out your own site investigation works. If any uncharted sewers are identified while carrying out your works we would ask that you contact United Utilities at the earliest opportunity so that we can offer guidance and update our records.

-

Existing Water Assets Crossing the Site

It is the developer responsibility to identify utilities on-site. Where clean water assets are shown on our records, we recommend that you contact our Water Pre-Development Team, via the following email address: DeveloperServicesWater@uuplc.co.uk. Further information for this service can be found on our website via the link below:

<https://www.unitedutilities.com/builders-developers/larger-developments/pre-development/water-pre-dev/>

Connection Application

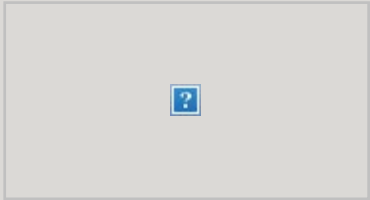
Although we may discuss and agree discharge points and rates in principle, please be aware that you will have to apply for a formal sewer connection. This is so that we can assess the method of construction, Health & Safety requirements and to ultimately inspect the connection when it is made. Details of the application process and the form itself can be obtained from our website by following the link below:

<https://www.unitedutilities.com/builders-developers/larger-developments/wastewater/sewer-connections/>

We recommend that the detailed design should confirm the locations of all utilities in the area and ensure that any proposed drainage solution considers routing and clash checks where required.

If we can be of any further assistance please don't hesitate to contact us further.

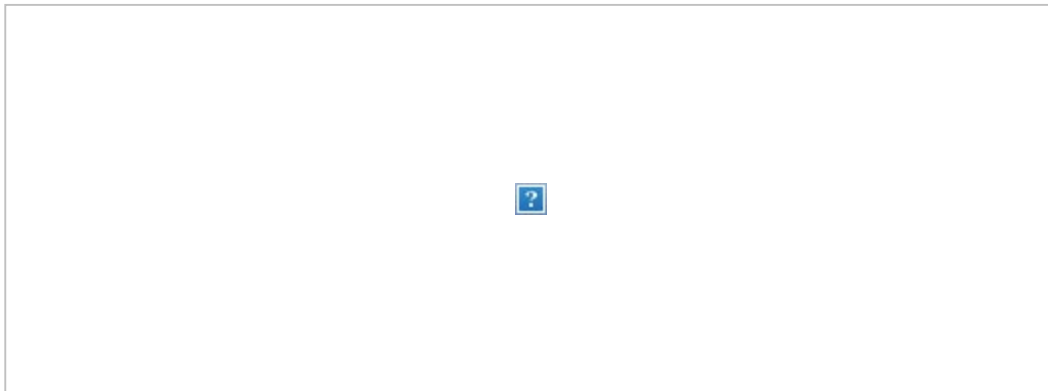
Kind regards,

	Gary Jaundrell Assistant Developer Engineer Developer Services & Metering Customer Services T: 07388 715 589 unitedutilities.com
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From: Gino Pizzimenti [<mailto:Gino@shapeengineering.co.uk>]

Sent: 20 December 2021 10:19

To: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>

Cc: Eddie@ShapeEngineering.co.uk

Subject: 2255 Ducie St - Pre Development Enquiry

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To whom it may concern:

Please find attached the predevelopment enquiry for The Ducie St based in Manchester.

The proposed site will be developed to account for 189 rooms within a hotel.

According to SFA6th edition the design flow for foul water will be approximately 1.89/s

For the proposed development, the overall impermeable is approximately 0.0546 ha resulting in the same corresponding surface water discharge for the 50mm/hr event:

$$Q_{\text{swpr}} = 3.61 \times 0.9 \times 50 \times 0.0546 = 8.86/\text{s}$$

We acknowledge that a ground investigation or infiltration testing report may need to be carried out to negate infiltration, however, I have extracted the summary and borehole logs from the ground investigation survey (drainage strategy & maintenance document) providing conditions confirming firm to stiff clay across the site, the site is also a high rises site comprising of no external areas, due to these reasons we would deem the site not viable for an infiltration solution.

Based on information provided and pending further ground investigations please could you confirm an assumed free discharge rate for the foul and a restricted rate of 5l/s for the surface water flows as per the attached drainage strategy, this would be most appreciated.

Kind Regards
Gino Pizzimenti

Civil Engineering Operations Manager

Shape Consulting Engineers Ltd

Southern Office

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