

Luis Brito

From: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Sent: 23 October 2020 15:54
To: Luis Brito; Wastewater Developer Services
Cc: Wastewater Developer Services
Subject: RE: 9762 - Grimshaw Lane, Manchester - Pre-development Enquiry 4200034137

Good Morning Luis,

Pre Development Enquiry for: Grimshaw Lane, Manchester UU Reference Number : 4200034137

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 750x1125mm dia. public combined sewer within Grimshaw Lane 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.

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 Rochdale Canal located along the Northern boundary of the proposed site.

I note the reference to the canal made in your submission email. We would like to see evidence that this option has been properly explored.

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 750x1125mm diameter public combined sewer located within Grimshaw Lane at a pass forward flow to be agreed by the Lead Local Flood Authority. In relation to allowable discharge rates, the existing run-off from the site will need to be verified. Please confirm the pipe gradient of the 375mm combined sewer that currently serves the site for both foul and SW flows.

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.

Sewer Adoptions

You have indicated on your application form that you intend to put the sewers forward for adoption (including any SuDS components that can come within the meaning of a sewer).

United Utilities assess adoption applications based on the current Design & Construction Guidance and local practices which have now replaced 'Sewers For Adoption 6th Edition'.

We recommend that you submit a pre design assessment to the sewer adoption mailbox (SewerAdoptions@uuplc.co.uk) stating pre design assessment in the title

Please refer to links below to obtain further guidance:

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

Site drainage must be designed in accordance with Building Regulations, National Planning Policy, and local flood authority guidelines, we would recommend that you speak and make suitable agreements with the relevant statutory bodies.

If you intend to put forward your wastewater assets for adoption by United Utilities, the proposed detail design will be subject to a technical appraisal by an Adoption Engineer as we need to be sure that the proposals meets the requirements set out in the Design & Construction Guidance. The proposed design should give consideration to long term operability and give United Utilities a safe and cost effective proposal for the lifetime of the assets. In these cases, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 application, has been assessed and accepted in writing by United Utilities. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.

Codes For Adoption

The new Codes for Adoption are outlined on the Water UK Website. The link below takes you to their webpage:

<https://www.water.org.uk/technical-guidance/developers-services/codes-for-adoption/>

A free copy of the new Design & Construction Guidance can be downloaded via the link below:

<https://www.water.org.uk/wp-content/uploads/2020/03/SSG-App-C-Des-Con-Guide-v-2-100320-C.pdf>

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,



Matthew Dodd
Developer Engineer
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From: Luis Brito [mailto:luis.brito@ptaconsult.co.uk]
Sent: 13 October 2020 12:26
To: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: 9762 - Grimshaw Lane, Manchester - Pre-development Enquiry

Dear Sir / Madam,

Please find attached the completed pre-planning enquiry form relating to a proposed development at Grimshaw Lane, Manchester M40 2BA. The brownfield site is currently occupied by industrial buildings with associated hardstanding areas. The proposed development consists of 9 warehouse units along with associated external hard landscaping areas.

Along with the pre-planning form, additional information has been attached as part of this application:
(Dou to the attached site please see below zip file links)

- Architects proposed site plan
- United Utilities Sewer Records
- Topographic and utilities Survey
- Drainage outfall mark-up
- Pre-development surface water runoff rate
- Site Investigation Report

Files:

[WeTransfer link](#)

The proposed surface water strategy relies on reusing the existing gravity discharge into the combined sewer as to other means to discharge surface water outfall were considered non-viable:

- Infiltration is not possible due to the clay strata encountered within the site, also there is existing contamination within the site (refer to attached SI).
- A potential discharge into the adjacent Canal will not be viable as the canal water levels are very close to the existing levels and the proposed attenuated system will lower the outfall below the Rochdale Canal water level.

Also, the access road is well below the Rochdale canal.

As such we propose to reduce the surface water discharge rate into the combined sewer to 50% of the existing peak runoff rate for the 1:1 year return rainfall events (from 302 l/s to 151 l/s), higher return rainfall events will have their runoff restricted by an higher percentage (i.e. existing runoff rate for the 1:100year rainfall event of 951 l/s will be restricted by 84% to a maximum of 151l/s). The additional runoff will be attenuated within below ground attenuation tanks and slowly discharged over a larger period.

Please could you review the above application and provide your comments/ approvals for the proposals. If you require any additional information please contact me.

Kind regards

Luís Brito

Project Engineer



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