WILLIAM MORRIS

Legal & Corporate Communications

Flood Risk Assessment

Applicant:

65 Montcliffe Crescent,
Chorlton,
Manchester,
M16 8GR

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Application Site

65 Montcliffe Crescent,
Chorlton,
Manchester,
M16 8GR

Application Details:

Erection of a part single, part two storey side and part single part two storey rear extension linking to garage and additional single storey rear extension to garage to form additional living accommodation.

This report takes into account the particular
Instructions and requirements of our client.
It is not intended for and should not be relied
Upon by any third party and no responsibility
Is undertaken to any third party.

Job number DA-8549

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1.0 INTRODUCTION

William Morris Environmental have been commissioned by the owners of 65 Montcliffe Crescent to undertake a flood risk assessment for this site in accordance with the requirements of National Planning Policy Framework (NPPF) and, in particular, Planning Practice Guidance (PPG) updated 1 October 2019.

2.0 EXISTING SITE DESCRIPTION & LOCATION

The subject site, irregularly shaped in plan is located at NGR 53.447956, -2.246912. Montcliffe Crescent forms the southern boundary of the site, from which principal access is gained via Spring Bridge Road. It is a two way street which rejoins itself back onto Spring Bridge Road.

Reference to the extract of the on-line Flood mapping below shows the site within a zone classified by The Environment Agency as to be within Flood Zone 1 & 2, with the proposed development encroaching into the Flood Zone 2 area (Appendix A), and appropriate mitigations are specified under section 8 of this document.

3.0 GENERAL DEVELOPMENT PROPOSALS

Development on site will comprise a extension for domestic purposes of an existing building. This development type is classified in Table 2 of PPG (Appendix B) as within the "More Vulnerable" Category in consideration of flood risk.

Table 3 of PPG (Appendix C) confirms the anticipated development type as compatible with a location within Flood Zone 1. The Sequential and Exception Tests do not need to be applied to minor developments and changes of use, except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site. Minor development means:

- minor non-residential extensions: industrial/commercial/leisure etc. extensions

  with a footprint less than 250 square metres.
- alterations: development that does not increase the size of buildings eg

  alterations to external appearance.
- householder development: For example; sheds, garages, games rooms etc.

  within the curtilage of the existing dwelling, in addition to physical

  extensions to the existing dwelling itself

4.0 DEFINITION OF FLOOD HAZARD

Reference has been made to the Manchester, Salford & Trafford Flood Risk Assessment (MSTRA) dated March 2011. The site could be at risk of flooding as a result of surface water flood risk. Reference has been made to online Environment Agency mapping and to the MSTRA for any recorded history. Information has been requested from The Environment Agency (Appendix D1, D2, D3).

The site could be at risk of flooding caused by flooding from local sewers that are blocked or have insufficient capacity. The site could also be at risk of flooding from surface waters flowing to the site from other areas. Reference has been made to online Environment Agency mapping and the SFRA for any recorded history Appendix D.

The site could be at risk of flooding as a result of groundwater levels reaching and exceeding existing ground levels on site. However the ground levels themselves, in regards to the property in question, are in sharp difference from one another, front to rear (Appendix A, site levels). There is no site specific ground investigation information available at this time and reference has been made to the SFRA for any recorded history. The site could be at risk of flooding (to the front, Montcliffe Crescent) caused by failure of local infrastructure such as mains water pipes or failure of other local industrial processes. Any increase in impermeable areas within the development site will increase the risk of overland flooding. The site could be at risk of flooding caused by site drainage which is not properly maintained or which is subjected to flows greater than those for which it was designed.

5.0 PROBABILITY OF FLOODING

The site is classified as within Flood Zone 1. Table 1 of PPG confirms that Flood Zone 1. There is no record in the SFRA of site flooding from rivers or surface flooding within the area of the property (please see appendix JJ). The Environment Agency has also confirmed having no record of flooding affecting the site. There is no record within the SFRA to flooding local to the site as a result of sewer flooding. There is no specific reference in the SFRAs to flooding local to the site from highway drainage and local ordinary watercourses. Reference to the online Environment Agency surface water flooding mapping, extract below, suggests the risk of surface water flooding on site is "low to very low".

There is no visible evidence of groundwater issues on site. The SFRA makes no reference to any local flooding as a result of groundwater levels reaching or increasing above existing ground level. The risk of flooding on site from groundwater reaching or increasing above existing ground level is therefore considered to be low. Any new infrastructure water mains will be designed and installed to current standards thereby presenting only low risk of flooding as a result of bursts. There are no local industry activities identified whose infrastructure failure could cause flooding on site. There are four reservoirs that are registered within the areas boundaries. Reference to the Environment Agency on-line mapping confirms a broad swathe of Manchester & Trafford South could be affected in the event of reservoir failure. However, The Environment Agency has also confirmed that the risk of any reservoir failure is very low. There are no other local bodies of open water likely to present risk of flooding on site. The developed site will have a gross impermeable area nominally greater than that of the former developed site and on that basis without mitigation measures the risk of overland flooding will increase accordingly as a consequence of the development. A properly designed and maintained site drainage system will meet the requirements of the sewerage provider in that the pipelines will not flood at the critical 30-year (3.33%) rainfall event. NPPF requires that all exceedance flows either infiltrate to ground or are contained safely on site or within underground storage such that there will be no risk of flooding of vulnerable or critical areas on site and there will be no risk of flows from the site causing flooding to other nearby areas.

6.0 CLIMATE CHANGE

It is anticipated that Climate Change will bring about an increase in rainfall intensities in the future. With an estimated design life of not exceeding 50 years, any necessary on-site designs for drainage, soakaways or other sustainable disposal methods will incorporate rainfall intensities that have been increased by 20% to take account of the effects of climate change up until the year 2085. River flood flows provided by The Environment Agency will have been increased by 20% to take account of the effects of climate change up until the year 2115.

7.0 DEVELOPMENT PROPOSALS

Development on site will comprise a double storey side and rear extension to 65 Montcliffe Crescent. The Environment Agency, United Utilities, Building Regulations and Lead Local Flood Authority policy for all surface water systems for development sites to be designed using Sustainable Drainage Systems (SuDS) wherever possible.

In order to reduce flood risk within the catchment generally, the User Guide to the SFRA sets out a requirement of a target 50% reduction in run-off from brownfield sites and therefore peak run-off should be limited to not exceeding:- The development impermeable area will be approximately 0.75 hectares. WinDes

	YR1 (100%)	YR30 (3.33%)	YR100 (1%)
Peak run-off Q litres/sec	29	71	92

software has estimated the required storage volumes for disposal at 70% previous rates for the 1 year (100%), 30 year (3.33%) and 100 year cc (1%+cc) storms with corresponding permissible pass forward flows. These are presented at Appendix D and below:-
Run-off factor k = 90%
Effective impermeable area 0.75 x 90% = 0.675 hectares
M5-60 = 19.0
R = 0.261

	Discharge rate	Volume
YR1 (100%)	q (litres/sec)	V (cu.m)
	29	11<V<42
YR30 (3.33%)	q (litres/sec)	V (cu.m)
	71	27<V<94
YR100cc (1%+20%)	q (litres/sec)	V (cu.m)
	92	59<V<170

Whilst any necessary attenuation storage to protect the site against flooding for all events up to and including the YR30 (3.33%) rainfall event must be provided underground, additional attenuation storage up to the YR100 (1%) + climate change event may be provided on the drained surface of the site provided it does not present risk of flooding to buildings or other vulnerable areas or risk of overland flows from the site.

Foul flows from the development will be directed toward the existing combined sewer on Montcliffe Crescent, subject to the approval of United Utilities.

8.0 FLOOD RISK MANAGEMENT MEASURES

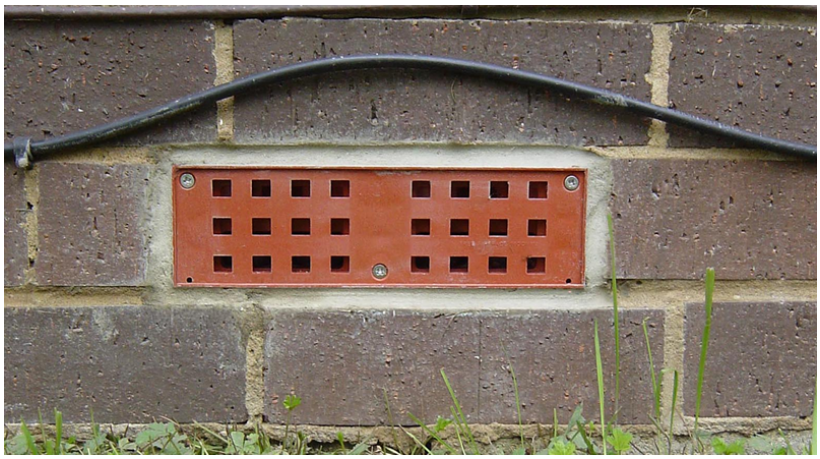
In the event of extreme emergency the local authority and other emergency services have contingency plans for dealing with the consequences of flooding. From a site within Flood Zone 2 there will always be clear uninterrupted pedestrian access from the site above the 100-year flood level. Setting finished floor level of the buildings at least 150mm above surrounding external ground, shedding surface water away from the buildings, will avoid the risk of damage to buildings and contents as a result of overland flood flows around the site. The site in question in particular has a difference in ground level from front to rear with the rear of the property (facing downwards towards the student flats on Demesne Road).

The development owners will be responsible for the maintenance of private drainage systems to ensure satisfactory performance. United Utilities will be responsible for the maintenance of any public sewers adjacent the site. Any flood flows onto the site from adjoining property will either be retained on site safely or be encouraged to pass across the site such that there is no increased risk of flooding to buildings and other vulnerable areas.

Installing a floodgate as well as a number of other preventative measures to the entrance of the property will shed surface water away from the buildings and will avoid the risk of damage to buildings and contents as a result of overland flood flows around the site. The development owners will be responsible for the maintenance of private drainage systems to ensure satisfactory performance.

Picture 1: Floodgate does not need any permanent fittings. At 680mm high it provides superior protection than over 50 sandbags.

Picture 2: Example of floodgates in action in Fowey, near Portsmouth during localised flooding thereby sparing the properties pictured from al manners of damage.



Picture 3: Example of the SMART AirBrick which has been designed to allow air to pass through freely but not water. It features simple flood activated valves that ensure compliance with BS493:1995 as an airbrick but, as soon as water enters the brick, the valves are forced closed preventing flood water from passing through.

Picture 4: The Watertight International Non-Return Valve (NRV) simply pushes into the end of a 110mm/4" drainage pipe in an existing manhole chamber. Manufactured in the UK from uPVC, the NRV is certified tested to BS EN 13564 (anti-flooding devices for buildings)

United Utilities will be responsible for the maintenance of any public sewers adjacent to the site. Any flood flows onto the site from the adjoining property will either be retained on site safely or be encouraged to pass across the site such that there is no increased risk of flooding to buildings and other vulnerable areas

Picture 5: Sealing cracks / weep-holes / service inlets and service entry and exit points; duct sealing products i.e. 'Flood angel silicone'. This method is unobtrusive and inexpensive. The 'Flood Angel Silicone' needs careful application, using water- resistant formula (not standard product). This method also may just reduce penetration rate.

9.0 OFF-SITE IMPACTS

Proposed on-site drainage will be designed and constructed in accordance with Building Regulations. All on-site roofs and paving's are to drain into the existing surface water drainage system, thereby ensuring there will be no off-site flood flows generated by the development. There will be no significant off-site impacts as a result of this development.

10.0 RESIDUAL RISKS

The risk of flood flows entering and leaving the site will remain after development. This risk will be reduced as far as possible because the drainage designs will be such that there will be no flooding during all rainfall events up to and including the critical YR30 storm and no overland flows from the site up to the critical YR100 storm with appropriate allowance for increase in rainfall intensity as a result of future climate change. By implementation of the flood procedures and by careful design of the flood protection measures as described above, all residual flood-related risks will be minimized as far as possible after the refurbishment has been completed.

It is recommend that the proposed development should be positioned no lower than the existing internal finished floor levels or raised an additional 300mm above the existing floor level. Only raising the proposed extension 150mm above the existing external ground level would be sufficient as there is no

history of flooding onsite (no recorded flood levels has ever occurred according yo united. Utilities) – therefore the predicted flood levels are very low. As the existing building footprint is within a Flood Zone 1, raising the extension to this level or above should ensure the entire extension sits within Flood Zone 1. (Appendix E).

11.0 FLOOD PROCEDURES

In the event of a serious flood event across the site the competent warning authority is the Environment Agency. When a flood is expected the Local Authority and local emergency services will be responsible for public care and safety. This section sets out 5 action levels and the actions associated with each phase of the flood risk as:

- Annual Review
- Flood Watch
- Flood Warning
- Severe Flood Warning
- All Clear

11.1 Annual Review

The tenant of the property must review the Flood Warning and Evacuation Plan at least annually and the following actions should be taken in line with Environment Agency guidance.

- Reading the plan and updating the contacts list – so users/visitors are familiar with the required actions and that all contact numbers are up to date

- Contact the Environment Agency Floodline Service on 08459881188 to check that the flood risk to the property has not changed, for example flood defences may be built.

- Contact the Environment Agency Flood Warning Service on 08459881188 to register to receive flood alerts direct to your phone.

- Prepare and maintain a flood kit to contain items which are essential for evacuation. The flood kit will also be useful for general emergency situations and should be stored where you can easily get to it if your home is flooded or blacked out and should include:

o A torch
o Blankets or a sleeping bag, warm clothing and waterproofs
o A first-aid kit, including a supply if any essential medication
o A list of useful telephone numbers
o A supply of bottled water
o A stock of non-perishable food items
o A portable radio and supply of batteries
o Wellington boots or similar waterproof boots
o Check your insurance cover – ensure it covers flood damage
o Know how to turn off the gas, electricity and water mains supplies

5.2 Flood Watch

The EA will issue a Flood Watch status when flooding is possible. This will be issued by the EA through their website and Flood Warning Direct based upon the weather and river conditions.

Flood watch means – 'Flooding of low lying land and roads is expected. Be aware, be prepared, watch out.

When a flood watch warning is issued residents should:

• Be aware of water levels and whether the river is rising or falling
• Reconsider travel plans
• Listen to and watch for weather and flood warnings on local radio and television stations
• Contact Floodline on 0848 988 1188
• Check that a flood kit has been prepared

At this stage the tenant of the property should ensure that their neighbours are aware of the Flood Watch alert in case other neighbouring users or business owners are not subscribed to Floodline Warning Direct and do not receive the alert.

5.3 Flood Warning

Flood Warning means – 'Flooding of homes and businesses is expected. Act now. The flood warning alert will be issued when water levels are rising and further rain is expected – it is advised to safeguard the property and prepare to evacuate. At this stage residents should:
• Contact the local emergency authorities to find out whether evacuation is considered necessary and where they are providing for evacuees
• Consider what is needed if evacuation to short term accommodation is necessary: children's essentials (for example, milk, baby food, sterilised bottles and spoons, nappies and wipes) medication and clothing (if there is heavy rainfall you may get wet whilst evacuating).
• Consider moving suitable and sentimental belongings upstairs or in a high place downstairs
• Check with neighbours that they are aware of the situation and have prepared accordingly
• Locate keys for locking windows and tools for switching off gas and electricity supplies. It will be necessary to switch off utilities and secure unoccupied properties during evacuation.
• Put sandbags or flood boards in place
• Check with neighbours that they are aware of the situation and have prepared Accordingly
• Locate keys for locking windows and tools for switching off gas and electricity supplies. It will be necessary to switch off utilities and secure unoccupied properties during evacuation.
• Put sandbags or flood boards in place

The tenant of 4-6a must locate, water, electricity and gas supplies and switch off before evacuating. If the tenant is unsure of how to do this they must contact their supplier. The tenant should call the EA Floodline on 0845 988 11 88 periodically and listen to and watch for weather and flood warnings on local radio and television stations. If water levels begin to fall without reaching the properties, residents should continue to monitor the situation. The tenant should stay alert and be ready to evacuate until the EA issues "All Clear" status.

5.4 Severe Flood Warning

Severe flood warning means that severe flooding is expected. There is extreme danger to life and property and people are advised to act immediately i.e. Evacuate. The Environment Agency aim to provide at least 2 hours warning between the Flood Warning alert being issued and the commencement of flooding. The EA recommend that users should evacuate when a Flood Warning or Severe Flood Warning status is issued. If flood levels continue to rise, users are advised to evacuate before safe access is lost. At this level driving through flood water may become hazardous and the tenant/user must evacuate beforehand. The tenant should monitor the flood progression and evacuate, on foot as soon as possible. The safe access route (see drawing no PLANNING/ 26158192-A) in times of flood will be clearly marked and signposted and users should use this route for means of evacuation rather than attempting an alternative route. Before evacuating, the resident of 65 Montcliffe Crescent must ensure that all windows are securely closed and locked, this will provide protection against thefts and water pressure caused by flood waters. On leaving the property residents must ensure that doors, including internal doors, are securely locked and closed.

Any staff on the site must be clear on their roles and responsibilities in response to flood warnings and flooding. There should be a single person in control of the site response to ensure all activities are coordinated. All personnel who work on site should be made aware of this plan and briefed / trained accordingly. Exercising of the plan and personnel is essential. Health & Safety records should be kept listing which personnel have been trained and exercised. The Plan will form part of the Health & Safety at Work Register maintained by licensee. Any plans must be drawn up to work on a 24/7 basis. If immediate flooding is forecast and the opportunity to safely evacuate is gone, pre-emptive flood protection tasks must be implemented (if time allows) and the formal instruction given to move to the area of safe refuge above (Montcliffe Crescent).

The escape plan should always be owned, maintained, and updated. All users of the proposal should be reminded periodically to provide details of any changes that may materially affect the plan in any way. Details of changes should be recorded and the documentation updated. This should be completed either through a re-issue of the plan or via an amendments record. The plan should be reviewed at least every three years, or more regularly if required, for example following any change to the flood risk or warning process. Documentation control procedures should be in place to ensure that only the current version of the plan is in circulation. It must be born in mind that before re-occupation occurs that the recovery of the area affected will be co-ordinated by the local authority supported by various agencies. There may well be environmental hazards, loss of utilities and other such issues, which may have to be rectified before people are allowed back to premises.

At this stage the local authority, the emergency services and the Environment Agency should be managing the situation, with widespread flooding potentially over a large area, and will endeavour to provide advice on an evacuation route, shelter and assistance to evacuees. The Local Authority has a legal obligation to provide assistance to evacuees under the Homelessness Act 2002. However, users must be aware that at times of widespread flooding local services may have difficulty providing for a large number of evacuees. In this instance residents may be advised to stay upstairs in their home by the relevant authorities.

5.5 All Clear

All clear means that flood watches or warnings are no longer in force in this area.
• Keep listening to weather reports
• Only return to evacuated buildings if you are told it is safe
• Beware sharp objects and pollution in flood water

The resident of 65 Montcliffe Crescent should contact the local authority to check that it is safe to return to their property. The tenant should be aware that if floodwaters have entered the property it will need to be cleaned, disinfected and repaired and fully dried out prior to reoccupation.

The tenant must check that the building is safe before entering the building, and if there are any doubts professional opinion should be sought. If there is any doubt that appliances may be water damaged they must be checked before switching the power or gas back on. Contact your insurance company as soon as possible to get their approval before arranging any clean-up or repairs.

APPENDIX A

Development OS plan

SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4

APPENDIX B

Essential Infrastructure

- Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk.
- Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood.
- Wind turbines.

Highly Vulnerable

- Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding.
- Emergency dispersal points.
- Basement dwellings.
- Caravans, mobile homes and park homes intended for permanent residential use.
- Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure').

More Vulnerable

- Hospitals
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.
- Non–residential uses for health services, nurseries and educational establishments.
- Landfill* and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

Less Vulnerable

- Police, ambulance and fire stations which are **not** required to be operational during flooding.
- Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'More Vulnerable' class; and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill* and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.

Water-Compatible Development

- Flood control infrastructure.
- Water transmission infrastructure and pumping stations.
- Sewage transmission infrastructure and pumping stations.
- Sand and gravel working.
- Docks, marinas and wharves.
- Navigation facilities.
- Ministry of Defence defence installations.
- Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
- Water-based recreation (excluding sleeping accommodation).
- Lifeguard and coastguard stations.
- Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.
- Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

APPENDIX C

Table 3: Flood risk vulnerability and flood zone 'compatibility'

Flood risk vulnerability classification (see table 2)		Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Flood zone (see table 1)	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test required	✓	✓
	Zone 3a	Exception Test required	✓	×	Exception Test required	✓
	Zone 3b functional floodplain	Exception Test required	✓	×	×	×

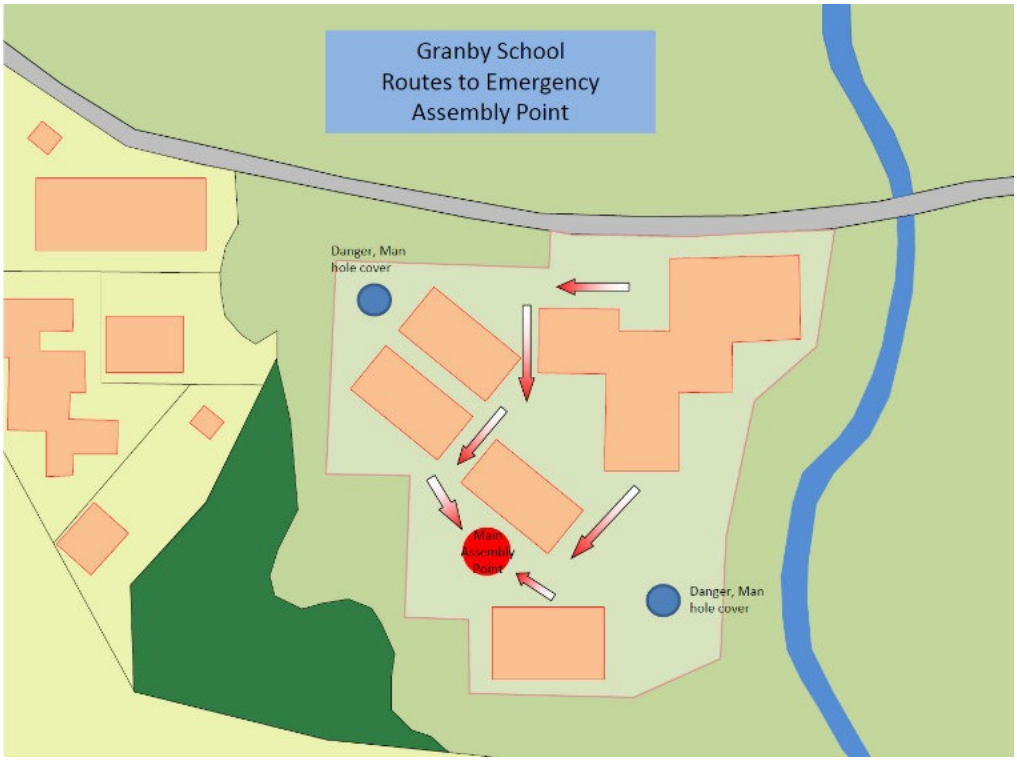
Key: ✓ Development is appropriate.
× Development should not be permitted.

Notes to table 3:
This table does not show:
a. the application of the Sequential Test which guides development to Flood Zone 1 first, then Zone 2, and then Zone 3;
b. flood risk assessment requirements; or
c. the policy aims for each flood zone.

Key:
✓ Development is appropriate
✗ Development should not be permitted.

APPENDIX D

Flood evacuation plan EXAMPLE



APPENDIX E

Flood map for planning

Your reference	Location (easting/northing)	Created
65 Montcliffe	**383700/394614**	**27 April 2021 14:02**

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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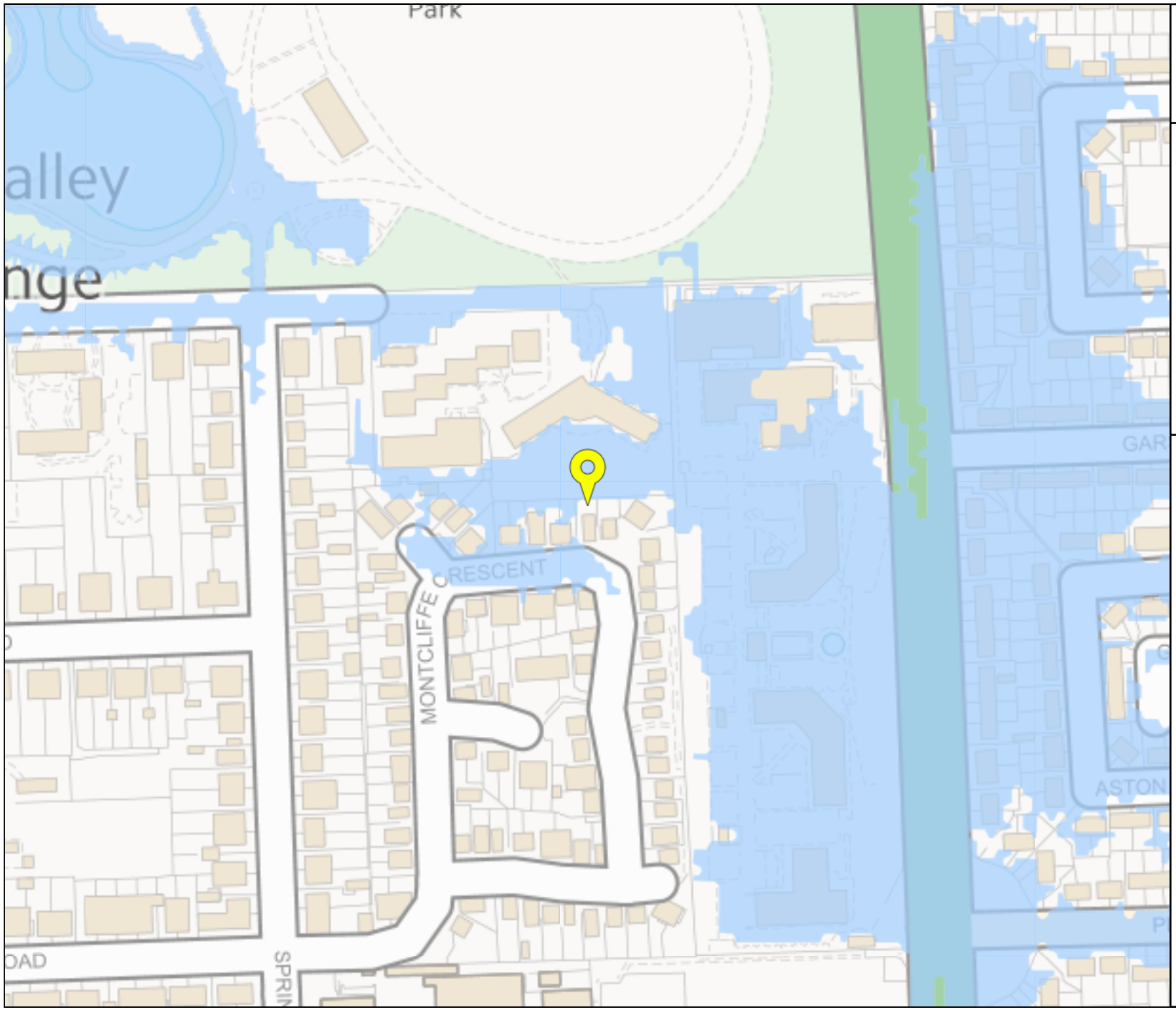
https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/



Environment Agency

Flood map for planning

Your reference
65 Montcliffe

Location (easting/northing)
383700/394614

Scale
1:2500

Created
27 April 2021 14:02

- Selected point
- Flood zone 3
- Flood zone 3: areas benefitting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Flood storage area

0 20 40 60m

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CRM query - 4200036963 65 Montcliffe Crescent Manchester M16 8GR

Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Tue 27/04/2021 10:19

To: mirajdesign@outlook.com <mirajdesign@outlook.com>

Good Morning Mohammed

As per our telephone conversation today.

I can confirm that we have no current record of sewer flooding within the vicinity of 65 Montcliffe Crescent Manchester M16 8GR.

Please note that United Utilities Water Limited (UUW) can only record and check flooding events which are reported to us and we have to comply with our Regulators instructions on the qualification of flooding events to place on the register.

Our response does not include:

- any sewer flooding events caused by blockages or collapses which are the result of third party actions, natural events or other actions over which UUW has no control and not a facet of sewer capacity; or

- any historical sewer flooding events that have been removed from the register as a result of investment in our infrastructure.

As with all development sites, we recommend you liaise with our water and wastewater engineers by contacting our Developer Services team so the details of your development proposal can be considered further. Details can be found at the following link.

https://www.unitedutilities.com/services/builders-developers/

Should you require any further information please do not hesitate to contact me.

Kind regards

United Utilities
Water for the North West

Alison Paget
Customer Advisor Advanced
Developer Services & Metering
Customer Services
Direct Tel: 01925 233 056
Tel: 0345 072 6067
unitedutilities.com

If you have received a great service today why not tell us?
Visit: unitedutilities.com/wow

Did you know we now have a live chat facility available to you Mon to Friday 8 -5pm. You just click on the orange live chat box on our webpage and one of our advisors will be ready to chat to you and help you with your enquiry
https://www.unitedutilities.com/builders-developers/ or you can email us at

WastewaterDeveloperServices@uuplc.co.uk

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CRM query - 4200036963 65 Montcliffe Crescent Manchester M16 8GR

Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Tue 27/04/2021 10:19

To: mirajdesign@outlook.com <mirajdesign@outlook.com>

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Our response does not include:

- any sewer flooding events caused by blockages or collapses which are the result of third party actions, natural events or other actions over which UUW has no control and not a facet of sewer capacity; or

- any historical sewer flooding events that have been removed from the register as a result of investment in our infrastructure.

As with all development sites, we recommend you liaise with our water and wastewater engineers by contacting our Developer Services team so the details of your development proposal can be considered further. Details can be found at the following link.

https://www.unitedutilities.com/services/builders-developers/

Should you require any further information please do not hesitate to contact me.

Kind regards

United Utilities
Water for the North West

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Developer Services & Metering
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Did you know we now have a live chat facility available to you Mon to Friday 8 -5pm. You just click on the orange live chat box on our webpage and one of our advisors will be ready to chat to you and help you with your enquiry
https://www.unitedutilities.com/builders-developers/ or you can email us at

WastewaterDeveloperServices@uuplc.co.uk

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