RE: REPEAT 4: Victoria Avenue, Blackley - pre-development enquiry 4200026292

WS

Wastewater Developer Services <WastewaterDeveloperServices @uuplc.co.uk>
Mon 02/12/2019 15:02
To: Ryan Atherton <ratherton@edgece.com>; Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>

Dear Customer
Thank you for your email of 21/11/19 in relation to United Utilities' initial Pre Development Enquiry response.
UU would consider allowing highway run-off draining to the public sewer from this development if the overall run-off can be reduced and the development complies with Section H3(2.6) and (3.2) of the Building Regulations. To comply with Sections H3(2.6) and (3.2) the hardstanding area associated with the houses (paths and drives) will need to drain to landscaped areas and RWP's to the buildings will need to drain to water butts/landscaped areas.
If you require any further guidance please follow http://www.unitedutilities.com/builders-developers.aspx
If you need a make further enquiry relating to this matter please send your enquiry to WastewaterDeveloperServices@uuplc.co.uk Please quote your reference number
Please Note:- enquiries sent to any other United Utilities e-mail address will be deleted
Please note, should you intend to enter into an adoption agreement with UU and although your proposal may comply with the principal strategy set out in the advice above, we do reserve the right to request changes to any future design proposals put forward for adoption, as we need to be sure that the proposals meet the requirements of Sewers for Adoption and UU Asset Standards. Any design proposals should take in to consideration long term operability whilst also offering cost effectiveness for the life of the assets. Where a developer would like to progress a Section 104 Agreement, it must be emphasised that any works commenced on site on the basis of the Pre-Development Enquiry Advice without an approved S104 technical assessment will be at the Designers/ Developers own risk and may be subject to change. Please be aware that on site drainage must be designed in accordance with Building Regulations, National Planning Policy, Planning Conditions and local flood authority guidelines, we would recommend that you laise and make suitable agreements with the relevant statutory bodies.

Neil O'Brien
Developer Engineer
Developer Services & Metering
Customer Services
United Utilities
01925 679410
unitedutilities.com
UNISON- Health and Safety Rep

From: Ryan Atherton [mailto:ratherton@edgece.com]
Sent: 21 November 2019 14:11
To: Wastewater Developer Services
Subject: RE: REPEAT 2: Victoria Avenue, Blackley - pre-development enquiry 4200026292
Good afternoon
With regards to the pre-development response below for the scheme at Victoria Avenue, Blackley we have contacted the Manchester City Council highways with a view to discharging highway runoff from the site to an existing highway drain. The attached email is their response and indicates that highway drainage is not present in the vicinity of the site.
We are now in a position where we don't have an outfall for the sites highways drainage.
Soakaways are not viable.
There are no water coursers or waterbodies close to the site.
There are no surface water sewers near the site.
There are no highway drains close to the site.
As indicated in our initial enquiry the existing sites buildings, car parking areas and hardstanding drained rain water to the combined public sewer in Victoria Avenue at an unrestricted rate. The proposed impermeable area of the site is smaller than existing by 37% so flow rates and runoff volumes would be reduced as a result of the development (even if proposed highways are included).
With the above in mind are you able to accept the both proposed buildings and highway drainage to the public sewer?
Kind regards

Ryan Atherton
Team Leader - Civil

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From: Wastewater Developer Services
Sent: 03 September 2019 14:00
To: Ryan Atherton ; Wastewater Developer Services
Subject: RE: REPEAT 2: Victoria Avenue, Blackley - pre-development enquiry 4200026292
Dear Customer
Thank you for your email of 19/8/19 in relation to United Utilities' initial Pre Development Enquiry response.
Surface water from the proposed buildings can drain to the 375mm combined sewer located in Victoria Avenue at a maximum pass forward flow of 6 l/s
United Utilities are not obliged to accept run-off from highways (highway drainage) to the public sewer network, thus UU will not allow highway drainage to connect to the public sewer. Please drain the highway run-off from this development without recourse to the public sewer network.
If you require any further guidance please follow http://www.unitedutilities.com/builders-developers.aspx

If you need a make further enquiry relating to this matter please send your enquiry to WastewaterDeveloperServices@uuplc.co.uk Please quote your reference number
Please Note:- enquiries sent to any other United Utilities e-mail address will be deleted
Please note, should you intend to enter into an adoption agreement with UU and although your proposal may comply with the principal strategy set out in the advice above, we do reserve the right to request changes to any future design proposals put forward for adoption, as we need to be sure that the proposals meet the requirements of Sewers for Adoption and UU Asset Standards. Any design proposals should take in to consideration long term operability whilst also offering cost effectiveness for the life of the assets. Where a developer would like to progress a Section 104 Agreement, it must be emphasised that any works commenced on site on the basis of the Pre-Development Enquiry Advice without an approved S104 technical assessment will be at the Designers/ Developers own risk and may be subject to change. Please be aware that on site drainage must be designed in accordance with Building Regulations, National Planning Policy, Planning Conditions and local flood authority guidelines, we would recommend that you laise and make suitable agreements with the relevant statutory bodies.
Regards,
Developer Services

From: Ryan Atherton [mailto:ratherton@edgece.com]
Sent: 19 August 2019 11:30
To: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Cc: O'Brien, Neil
Subject: RE: REPEAT 1: Victoria Avenue, Blackley - pre-development enquiry 4200026292
Hello
I have provided the SI again in the following wetransfer link. It is 33GB and so unable to be sent directly via email.
Please note the information in the link is only available for **7 days** and then it will be deleted so please download the information as soon as possible.
https://we.tl/t-LbZRpTe9wl
Kind regards
Ryan Atherton
Team Leader - Civil

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From: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Sent: 19 August 2019 11:21
To: Ryan Atherton <ratherton@edgece.com>; Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: REPEAT 1: Victoria Avenue, Blackley - pre-development enquiry 4200026292
Dear Customer
Thank you for your email of 2/8/19 in relation to United Utilities' initial Pre Development Enquiry response.
The 'we transfer' link has expired thus the information provided cannot be downloaded.
If you require any further guidance please follow http://www.unitedutilities.com/builders-developers.aspx
If you need a make further enquiry relating to this matter please send your enquiry to WastewaterDeveloperServices@uuplc.co.uk Please quote your reference number
Please Note:- enquiries sent to any other United Utilities e-mail address will be deleted
Please note, should you intend to enter into an adoption agreement with UU and although your proposal may comply with the principal strategy set out in the advice above, we do reserve the right to request changes to any future design proposals put forward for adoption, as we need to be sure that the proposals meet the requirements of Sewers for Adoption and UU Asset Standards. Any design proposals should take in to consideration long term operability whilst also offering cost effectiveness for the life of the assets. Where a developer would like to progress a Section 104 Agreement, it must be emphasised that any works commenced on site on the basis of the Pre-Development Enquiry Advice without an approved S104 technical assessment will be at the Designers/ Developers own risk and may be subject to change. Please be aware that on site drainage must be designed in accordance with Building Regulations, National Planning Policy, Planning Conditions and local flood authority guidelines, we would recommend that you laise and make suitable agreements with the relevant statutory bodies.
Regards,
Developer Services

From: Ryan Atherton [mailto:ratherton@edgece.com]
Sent: 02 August 2019 11:51
To: O'Brien, Neil ; Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: RE: Victoria Avenue, Blackley - pre-development enquiry 4200026292
Neil
Apologies for the delay but the SI has now been undertaken.
Due to large file size it can be accessed via the following wetransfer link.
https://we.tl/t-A3vVlyp0vv
Please review and should you need anything further feel free to contact our office.
Kind regards
Ryan Atherton
Team Leader - Civil

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From: O'Brien, Neil
Sent: 02 July 2019 14:23
To: Wastewater Developer Services ; Ryan Atherton
Subject: RE: Victoria Avenue, Blackley - pre-development enquiry 4200026292

Dear Customer
We have carried out an assessment of your application which is based on the information provided; this pre development advice will be valid for 12 months
Foul will be allowed to drain to the public combined sewer network at an unrestricted rate. The connection(s) to the public sewer can be at a point(s) convenient to yourself
Please can you provide borehole logs from samples over the site and permeability test results in line with CIRA guidance and BRE365 (soakaway design) as indicated in Section 5 of the Developer Enquiry Form
If you require any further guidance please follow http://www.unitedutilities.com/builders-developers.aspx
If you need a make further enquiry relating to this matter please send your enquiry to WastewaterDeveloperServices@uuplc.co.uk Please quote your DEXXXX/42XXXXXXX/GEXXXX reference number
Please Note:- enquiries sent to any other United Utilities e-mail address will be deleted.
Connection Application
Although we may discuss and agree discharge points & 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 ultimatley 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
http://www.unitedutilities.com/connecting-public-sewer.aspx
Please be aware that on site drainage must be designed in accordance with Building Regulations, National Planning Policy, Planning Conditions and local flood authority guidelines, we would recommend that you laise and make suitable agreements with the relevant statutory bodies.
Regards
Developer Services and Planning

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From: Ryan Atherton
Sent: 28 May 2019 12:14
To: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: Victoria Avenue, Blackley - pre-development enquiry

Good morning
Please find attached completed pre-development enquiry form together with drawings submitted for a residential development at Victoria Avenue, Blackley.
Can you please review and confirm if the discharge proposals and points of connection are satisfactory?
Should you need anything further please don't hesitate to contact our office.
Many thanks
Kind regards

Ryan Atherton
Team Leader - Civil

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EMGateway3.uuplc.co.uk made the following annotations

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