Hello Ryan

I have reviewed the file and can confirm that the site can drain surface water to the 375mm public combined sewer on Victoria Avenue at a maximum pas forward flow 14.73 l/s

Thanks

Graham Perry

Graham Perry
Development Engineer
Developer Services
M: 07557 577548
T: 01925 679405
unitedutilities.com

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From: Wastewater Developer Services
Sent: 18 March 2021 09:30
To: Perry, Graham <Graham.Perry@uuplc.co.uk>
Subject: PDE 5 Victoria Avenue, Blackley - pre-development enquiry 4200026292

Good Morning Graham,

Please see customer repeat below – Job ref. 4200026292

This is one of Matthew Dodd's jobs and the link to sharepoint for all previous correspondence and information is below:

https://uusp/asset/DSDD/Development%20Documents/Forms/AllItems.aspx?RootFolder=%2Fasset%2FDSDD%2FDevelopment%20Documents%2FManchester%2FPre%20Enquiry%2F2019%2F4200026292%20Victoria%20Avenue%20Blackley&View=%7B012D

Kind Regards,

Louise Dack
Customer Advisor Advanced
Developer Services & Metering
Customer Services
T: 01925 233063 (33063 internal)
unitedutilities.com

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From: Ryan Atherton [mailto:ratherton@edgece.com]
Sent: 17 March 2021 22:58
To: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Cc: Lee Kindon <lee@mulbury.co.uk>
Subject: RE: REPEAT 5 Victoria Avenue, Blackley - pre-development enquiry 4200026292

Good evening

Further to the previous discussion below (with Matthew Dodd) and attached email (with Neil O'Brien), we are looking to progress the S104 agreement for this site so would like to confirm the connection point and runoff rate that is acceptable to UU.

The attached email confirms that highway drainage has been accepted to the new sewers due to previous investigations showing soakaways wont work, there are no watercourses near site and Manchester City Council confirmed there are no highway drains present.

The below email from Matthew Dodd confirms that the brownfield rate will be limited to existing roof areas only as we cant prove that the hardstandng areas drain to the combined sewer in Victoria Avenue.

The attached drawings shows the existing drains serving the site and their connections to the public sewer. The existing roof area has been calculated at 1062.3m2 generating a QBAR runoff rate of 14.73 litres per second.

With the above in mind can you please confirm that our proposals to utilise the existing connection to chamber EXMH2 on the attached (in the road facing Garbrook Ave) with a surface water discharge rate of 14.73 litres per second?

Please let me know if you need anything further or wish to discuss.

Many thanks

Kind regards

Ryan Atherton
Team Leader – Civil

EDGE Consulting Engineers
3rd Floor, Conavon Court, 12 Blackfriars Street,
Manchester, M3 5BQ, United Kingdom

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From: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Sent: 13 October 2020 16:34
To: Ryan Atherton <ratherton@edgece.com>
Cc: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: RE: REPEAT 5 Victoria Avenue, Blackley - pre-development enquiry 4200026292

Good Afternoon Ryan

In order for us to take existing impermeable areas into consideration for calculating existing run-off, we will need to see evidence that these areas currently drain to the public sewer network. Please provide a plan showing existing connections to the public sewer network from the site, including gullies from hardstanding areas and the contributing areas that drain to these points.

Until such time that hardstanding areas are proven to discharge to the public sewer network, our brownfield calculation will be based on roof area only and would therefore result in a significantly lower rate that the 30 l/s that has been requested.

Kind regards

United Utilities
Water for the North West

Matthew Dodd
Developer Engineer
Developer Services & Metering
Customer Services
T: 07468 758244
unitedutilities.com

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From: Ryan Atherton [mailto:ratherton@edgece.com]
Sent: 29 September 2020 10:31
To: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: RE: REPEAT 5 Victoria Avenue, Blackley - pre-development enquiry 4200026292

Hi, thanks for the response

I terms of betterment/ reduction in run off, see attached based on existing and proposed impermeable areas.

Using the Wallingford procedure the existing sites 2 year run off rate has been calculated as 60.35 l/s. The proposed sites impermeable area generates 38.05 l/s so a 37% reduction based on less hardstanding alone.

Based on the above and attached, would UU be agreeable with a proposed discharge rate of 30 litres per second from the site?

Many thanks

Kind regards

Ryan Atherton
Team Leader – Civil

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From: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Sent: 28 September 2020 15:26
To: Ryan Atherton <ratherton@edgece.com>
Cc: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: RE: REPEAT 5 Victoria Avenue, Blackley - pre-development enquiry 4200026292

Good Afternoon Ryan,

I have now taken over this area from Neil following his retirement earlier this year.

In line with planning requirements we would expect to see a 50% reduction from the existing run-off from the site. Can you please confirm existing run-off rates and the rate you propose to discharge post development?

Kind regards

United Utilities
Water for the North West

Matthew Dodd
Developer Engineer
Developer Services & Metering
Customer Services
T: 07468 758244
unitedutilities.com

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From: Ryan Atherton [mailto:ratherton@edgece.com]
Sent: 16 September 2020 12:35
To: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Cc: Lee Kindon <lee@mulbury.co.uk>
Subject: RE: REPEAT 4: Victoria Avenue, Blackley - pre-development enquiry 4200026292

Hi Neil

We are now looking to progress this site and the client has sent across a slightly altered layout for us to update/ review.

Just going back to your response below (and the email chain below that). Is this confirmation that we can connect to the existing sewer in Victoria Avenue at an unrestricted rate? This being due to the 37% betterment being provided when compared to existing as well as the use of water butts and draining to soft landscaping within the site?

Many thanks

Kind regards

Ryan Atherton
Team Leader – Civil

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From: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Sent: 02 December 2019 15:02

To: Ryan Atherton <ratherton@edgece.com>; Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: RE: REPEAT 4: Victoria Avenue, Blackley - pre-development enquiry 4200026292

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 <WastewaterDeveloperServices@uuplc.co.uk>
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

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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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