

Anne Fox

From: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Sent: 04 November 2020 17:13
To: Anne Fox
Subject: FW: Pre Development Enquiry - Site Service Road, Heineken, Manchester, M15 6LD - UU ref 4200034275
Attachments: 05 Site Access Road Construction Layout.pdf; Working near pipelines Issue 3.1.pdf

Hi Anne,

This email is to confirm our telephone conversation earlier this afternoon:

It appears I had misinterpreted the drainage plan previously provided (attached again for ease).

The proposed drainage plan does in fact show the only new run will be restricted to 5 l/s , with the other upstream connections being from existing gulleys into a drain which is to be diverted.

I therefore confirm the drainage as per attached is acceptable to United Utilities – many apologies for this oversight.

I would like to draw attention to the comments from my below email relating to the fact that work is being proposed over a public sewer. The sewer in question is a large diameter brick egg combined sewer and it is important that works do not put the sewer at any risk.

We request cross sections of the works in relation to the sewer are provided, showing the accurate depth of the sewer in relation to the works, and construction/finished level changes clearly labelled.

Vibrational work near this sewer must be avoided, as vibrations can damage brick sewers. I have attached a PDF which includes some guidance on working near our assets.

Many thanks and kind regards,

Tom



Thomas Bethell
Assistant Engineer
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From: Wastewater Developer Services
Sent: 27 October 2020 10:39
To: 'AnneFox@norder.co.uk' <AnneFox@norder.co.uk>
Cc: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: Pre Development Enquiry - Site Service Road, Heineken, Manchester, M15 6LD - UU ref 4200034275

Good Morning Anne,

Pre Development Enquiry - Site Service Road, Heineken, Manchester, M15 6LD - UU ref 4200034275

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

The proposals do not appear to include any proposed foul connections.

Surface Water

United Utilities have no objection to the proposal to drain surface water via the existing connection to the public 620 x 830mm combined sewer, at a maximum pass-forward flow rate of 5 l/s. Please note the all new drainage runs will need to pass through the flow control (the plan appears to show only one run will pass through the flow control which is unacceptable).

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 significant assets crossing this site that cannot realistically be diverted. We request full details of the proposals (including any proposed level changes shown on longitudinal sections, construction methods etc.). are provided to us so we can assess if the sewer will be at risk during construction.

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.

Many thanks and kind regards,

Tom



Thomas Bethell
Assistant Engineer
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