From:	seweradoptions@uuplc.co.uk
To:	Toby Crayden
Subject:	UU REF 06092644 - WW PDE – Grey Mare Lane, Beswick, Manchester
Date:	31 July 2024 12:00:29

Good Afternoon Toby,

Thank you for your WW PDE response, please see our reply below:

UU REF 06092644 - WW PDE – Grey Mare Lane, Beswick, Manchester

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 6723 723 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 combined sewer

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.

Should the above be exhausted and a connection to the public surface sewer is required we would have no objections to a maximum pass forward flow rate of 5 l/s

Existing Sewer:

According to our public sewer records there is a public sewer located within your site boundary. We will require unrestricted access to the sewer for maintenance purposes, we would ask that you maintain a minimum clearance of 6m which is measured 3m from the centre line of the pipe. If you cannot achieve this then you may wish to consider diverting and or abandoning the public sewer.

Regards

Anthony

Anthony Laithwaite
Ww Engineer
Developer Services & Metering
Customer Services

T: 01925 429090
unitedutilities.com

---------- Original Message ----------
From: seweradoptions@uuplc.co.uk [seweradoptions@uuplc.co.uk]
Sent: 31/07/2024 10:17
To: toby.crayden@sutcliffe.co.uk
Subject: RE: 06092644 - Wastewater Pre-Development - Grey Mare Lane Beswick M11 3TF

Good Morning,

Please accept this email as receipt of your application received on 29/07/2024 for the above development. This has now been logged on our system and the job reference is 06092644 we would ask that you quote this reference in all future correspondence.

I have reviewed your application (and attachments) and can confirm this is suitable to be passed to Anthony Laithwaite for technical assessment. You will receive their response within 10 working days.

WW Engineer
Developer Services & Metering
Customer Services

T: 01925 429090
unitedutilities.com

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From: seweradoptions@uuplc.co.uk [seweradoptions@uuplc.co.uk]
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Kind regards

Lois Williams
Developer Services Assistant
Developer Services & Metering
Customer Services
unitedutilities.com
Tel: 0345 072 6067 Option 2 for Wastewater Services)
Direct Tel:

If you feel you have received a good service from myself, please can you take two minutes to fill in the survey below. This will be much appreciated

Visit: *https://unitedutilities.thewowawards.co.uk/nominate*

---------- Original Message ----------
From: seweradoptions@uuplc.co.uk [seweradoptions@uuplc.co.uk]

Developer Services & Metering
Customer Services
unitedutilities.com
Tel: 0345 072 6067 Option 2 for Wastewater Services)
Direct Tel:

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---------- Original Message ----------
From: seweradoptions@uuplc.co.uk [seweradoptions@uuplc.co.uk]
Sent: 31/07/2024 11:16
To: donotreply@uu-web.co.uk
Cc: webmaster@uuplc.co.uk
Subject: 06092644 - Wastewater Pre-Development - Grey Mare Lane Beswick M11 3TF

Good Morning,

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Visit: *https://unitedutilities.thewowawards.co.uk/nominate*

---------- Original Message ----------
From: [donotreply@uu-web.co.uk]
Sent: 29/07/2024 11:47
To: seweradoptions@uuplc.co.uk; webmaster@uuplc.co.uk
Subject: Wastewater Pre-Development Enquiry Submission

Question	Answer
Section 1 - Your Details	
Developer/Consultant/Land owner/Other	Consultant
Name	Toby Crayden
Company Name	Sutcliffe Consulting
Address	18-20 HARRINGTON STREET LIVERPOOL L2 9QA
Contact Number	07736 058 013
Email Address	toby.crayden@sutcliffe.co.uk
Section 2 - Development Details	
Do you intend to offer any of the sewers for adoption by United Utilities under S104?	No
Site Address	Grey Mare Lane Beswick M11 3TF
Site Postcode	#Development postcode#
Site Name	Grey Mare Lane
Grid Reference Number	386949, 398285
Development Type	Residential
Approx. Number Units	66
Total Site Area (hectares)	0.33
Does this site have planning permission?	No
Planning Reference Number	
Council Area	Manchester City Council
Have you approached us about this site	

previously?	No
If yes, please provide reference number	
Is the development part of a larger site that will be developed in phases?	No
Location Plan	grey mare lane site location.pdf
Section 3: Previous Land Use	
Please confirm what the land was previously used for:	Brownfield
Brownfield evidence of positive drainage to the public sewer	site drained area.pdf
Section 4 - Drainage Strategy	
Foul connection: How are you proposing to drain foul flows from the site?	Via an existing connection to the public sewer
Via an existing connection to the public sewer?	No
Surface water connection: How are you proposing to drain your site, following the surface water hierarchy, as outlined in National Planning Policy Guidance?	Surface water sewer/Highway Drain
SuDS: Have SuDS features been considered in the surface water drainage strategy?	Yes

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