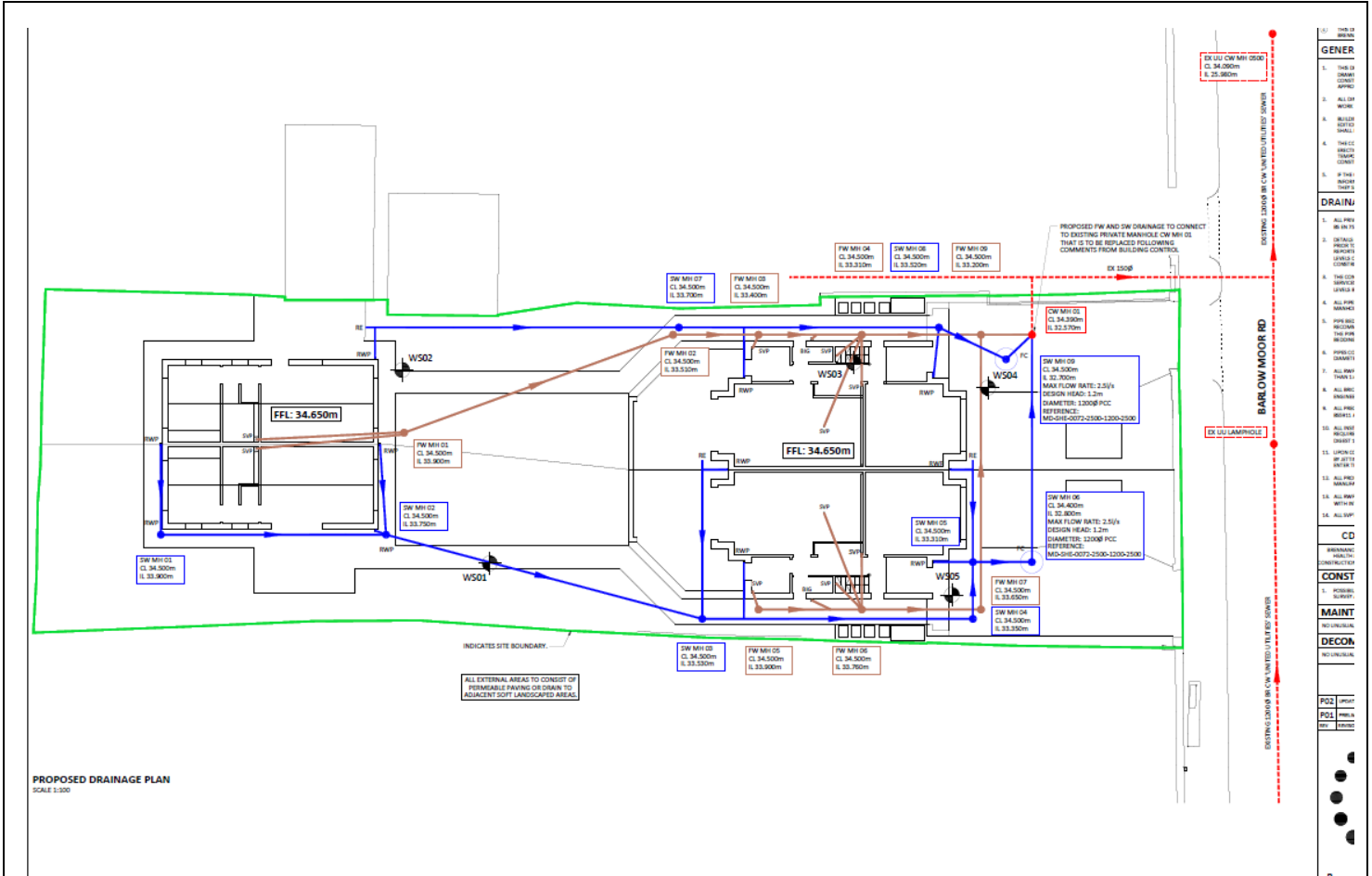


S106 Part 1 'Application to connect to a public sewer' Approval Notice



United Utilities Reference Number:		06348775					
Applicant details							
Applicant name		Matthew McGowan					
Applicant address (including postcode)		Brennan Consult STOK 43-59 Princess Street Stockport, SK1 1RX					
Applicant email		mmcgowan@brennanconsult.com					
Site details: The site / property which is proposed for connection to the public sewer							
Site address (including postcode)		123 Barlow Moor Road, Didsbury, Manchester, M20 2TS					
<h2>APPROVED</h2> <p>Your application for connection to the public sewer has been approved, to be made via a new connection:</p>							
To a private drain		☒	You may appoint your contractor and advise your appointed building control body (who should inspect the work). United Utilities should be advised when this work is complete.				
Direct to the public sewer		☐	<u>Further action required.</u> You may now appoint an appropriately qualified contractor. Your appointed contractor is responsible for obtaining authorisation to work on a public sewer. (The S106 Part 2 application form ' Request for permission to work on a public sewer ' is available on our website; Sewer connections - United Utilities).				
Mode of connection approved		Other - please see comments box					
Sewer connection type		Foul	☒	Surface water	☒	Combined	☐
<p>This approval is valid for 12 months from the date below.</p> <p>This approval does not grant access to third party land, permission should be sought if required between applicant and land owner. If the new connection renders access unsafe or is otherwise detrimental to the manhole or sewer, a new/upgraded manhole will be requested.</p>							
Comments							
<p>Approval granted for a 150mm foul and a 150mm surface water connection to an existing private drain – this drain discharges into the unchartered existing drainage network of the adjacent property, which then outfalls to the 1200mm combined sewer in Barlow Moor Road</p> <p>Drainage Drawing below</p> <p>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 it could affect the detailed design of your site and result in the need to incorporate appropriate mitigating measures in your drainage scheme.</p> <p>Please note, if you are proposing to connect to an existing, unchartered drain or sewer then it is the developer's responsibility to confirm that it communicates with the Public Sewer</p> <p>Connections may be made to private lateral drains or to existing neighbouring drain. A part 1 approval does not give permission to access third party land. The applicant must seek permission from the relevant landowner.</p> <p>Please note, if you have any outstanding drainage conditions, we would still expect you to get your drainage conditions discharged from the Local Planning Authority as any decision they make may supersede this approval.</p>							



Developer Services Inspector	Lynne Berry
Contact number	07881 034558
Date	23/09/2024