

Baptist Church, Rochdale Road

Flood Risk Statement & Drainage Strategy

DEC 2024

PREPARED FOR

CITY POINT RESIDENCES LTD

Flood Risk Statement & Drainage Strategy

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Report Reference	3434-CIV-XX-XX-R-C-30001
Issued	05/12/2024 – P02 – ISSUED FOR PLANNING
Revised	22/10/2024 – P01 – DRAFT ISSUE

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1. Introduction

This document has been prepared on behalf of City Point Residences Ltd ("the applicant") to support a Full Planning Application for the development of the Baptist Church site on Rochdale Road ("the Site"). This report provides a full justification as to why the proposals for the site should be deemed acceptable in relation to flood risk and drainage. This report has been created in support of the planning application for the proposed development.

The report aims to assess it against the risk of flooding and to establish the principles of the drainage scheme in line with the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and the Non-Statutory Technical Standards for Sustainable Drainage Systems, as well as local/regional policy and guidance.

The existing site is located north of Rochdale Road at E: 384565 and N: 399016. It is bounded by Dyche Street to the north, Sharp Street to the east and a car park to the west. The existing site is brownfield, currently consisting of a church. The total site area is approximately 0.08ha and the site location is shown below in Figure 1.

The development proposals for the site are for the partial demolition of rear of existing building and erection of a 23 storey residential building comprising 133 units with ground floor commercial unit (Use Class E) and associated works.

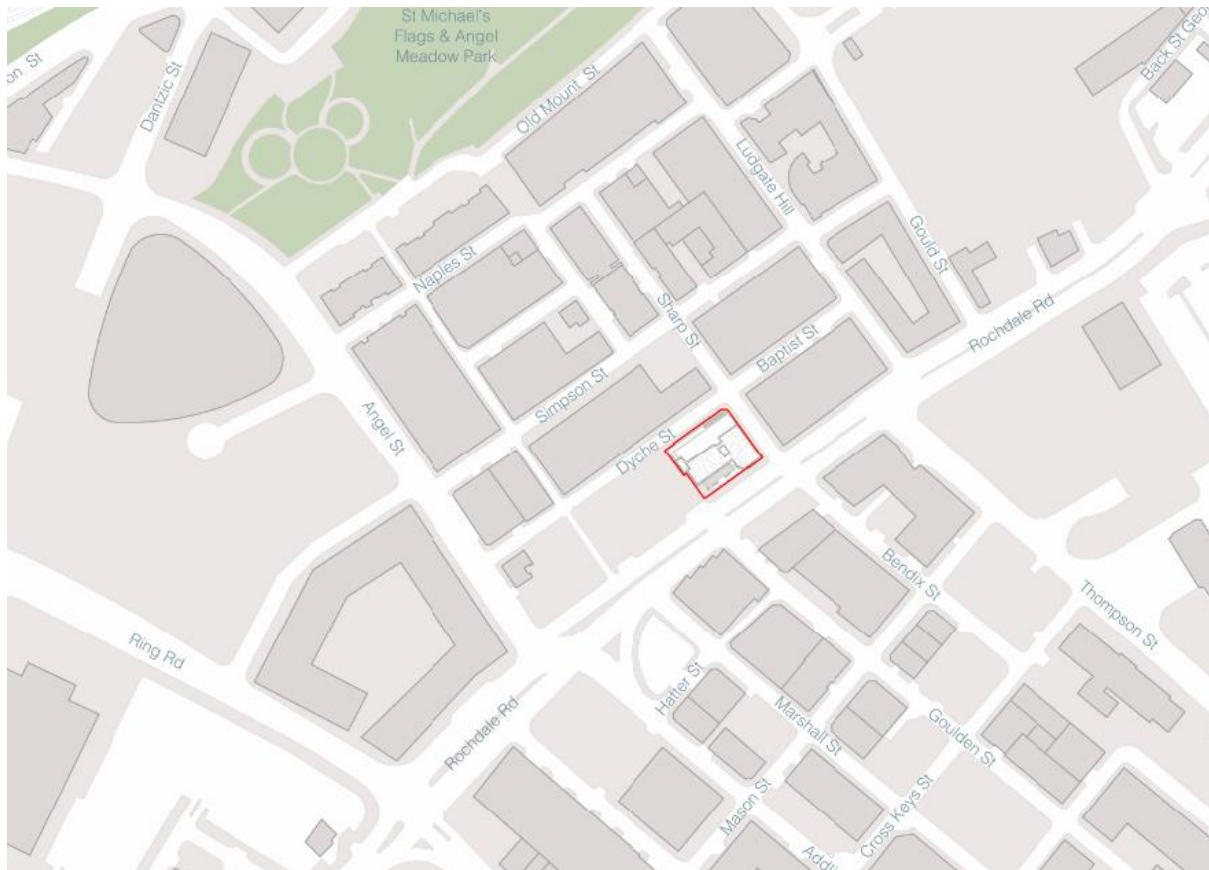


Figure 1: Existing Site Location (see Appendix A for full variant)

This Flood Risk Statement has been prepared in lieu of a full flood risk assessment as the site lies within Flood Zone 1 and has a site area of less than 1 hectare.

2. Flood Risk and Hydrological Assessment

Flood Risk Categorisation

The EA Flood Map for Planning (see Appendix B) show the site lies within Flood Zone 1 which is defined as land that has a less than 1 in 1000 (0.1%) annual probability of river or sea flooding.

Flood Risk Vulnerability & Flood Zone Compatibility

Annex 3 of the NPPR defines the type and nature of different development classifications in the context of their flood risk vulnerability. The proposals for the development of the site fall within the category of more vulnerable under the definition of 'Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs, and hotels.

More Vulnerable development is appropriate in Flood Zone 1 and does not require an exception test.

Flood Risk Assessments: Climate Change Allowances

The site lies within the Irwell Management Catchment, as defined by the Department for Environment, Flood and Rural Affairs (Defra) Peak Rainfall Climate Change Allowances map.

The proposed development is considered to have a minimum lifetime of 100 years, as it is a residential development, meaning that the use of the 2070s epoch applies. To comply with the guidance, the surface water drainage system will be designed based on a 45% climate change allowance to the 1% annual exceedance rainfall event and designed to ensure there is no increase in flood risk elsewhere and that the development is safe from surface water flooding.

Hydrological Assessment

There is no record of flooding within the Historic Flood Map published by the Environment Agency which has recorded major flood data since records began in 1946.

Manchester LLFA do not have a record of any incidences of flooding within the site or within 100m of the site location.

A full summary of flood risk to the site based on EA flood risk data and the SFRA title is available below in Table 1.

Table 1: Summary of Flood Risk

SOURCE OF FLOODING	RISK TO THE SITE
FLUVIAL (RIVER)	Very Low
PLUVIAL (SURFACE WATER)	Very Low
TIDAL	Insignificant
RESERVOIR	Insignificant
GROUNDWATER	Low
INFRASTRUCTURE	Low

3. Proposed Surface Water Drainage Strategy

3.1. Point of Discharge

The NPPF PPG – Flood risk and coastal change specifies the following hierarchy of drainage options for the discharge of surface water (Paragraph: 056, Reference ID: 7-06-20220825):

1. *Into the ground (infiltration);*
2. *To a surface water body;*
3. *To a surface water sewer, highway drain, or another drainage system;*
4. *To a combined sewer system.*

An appraisal of the drainage hierarchy follows:

Infiltration based system

Infiltration is not considered in this report as an appropriate means of surface water discharge. This is based on the following:

- The current understanding of the superficial geology of the site is that it is primarily till, which typically has poor infiltration rates.
- The site catchment is almost entirely taken up by the building footprint and, as such, opportunities for infiltration are limited and the risks of infiltration failure in close proximity to the building foundations are higher.

Surface Water Body

The closest surface water body, the River Irk, is approximately 340m to the north of the site. Given the significant quantity of third-party land a connection would have to go through it is not considered to be a viable discharge point.

Surface Water Sewer

There are no surface water sewers within the vicinity of the site, according to United Utilities sewer asset records.

Combined Sewer

It is proposed to discharge to the combined water sewer running north of the site. Separate connections for the surface water and foul water are proposed subject to S106 agreement.

An outline plan showing the intended discharge point is available in Appendix C.

3.2. Detailed Site Areas

The overall site area is approximately 0.08ha all of which is considered to be impermeable based on the building footprint.

3.3. Proposed Runoff Rates

Greenfield Runoff Rate Calculation

As per PfE Policy JP-S4 and Manchester Core Strategy Policy EN14 (with reference to the addendum to Manchester Core Strategy 2024), Greenfield Runoff Rates for the site have been determined using the FEH statistical method catchment descriptor equation outlined below:

$$QMED.CDS = 8.3062(AREA)^{0.8510}(0.1536)^{\left(\frac{1000}{SAAR}\right)}(FARL)^{3.4451}(0.0460)^{BFIHOST^2} \quad (1)$$

Where

QMED.CDS = the median annual maximum flood estimated from catchment descriptors

AREA = the area of the catchment in km²

SAAR = Standard Average Annual Rainfall for the period 1961-1990 in mm

FARL = a measurement of the attenuation influence of waterbodies in the catchment

BFIHOST = a measure of the level of baseflow from the catchment

The values used for the equation, as derived from the FEH web portal are shown in Table 2.

Table 2: FEH statistical equation variables

VARIABLE	UNIT	VALUE
CATCHMENT AREA	km ²	72.95
BFIHOST19	-	0.333
SAAR6190	mm	904
FARL	-	1

Using equation (1) and the values in Table 2 results in a QMED.CDS of 28.61m³/s which is equivalent to a QMED.CDS of 28611l/s.

Proportionally accounting for the site area within the catchment, that applying the ratio of the site of the site to the size of the catchment area results in a factor of 0.0000109. Applying this to the QMED.CDS value results in a site QMED value of 0.31l/s.

This value was then converted to QBAR, using a factor of 1.06 – appropriate for converting between QMED (the 1 in 2 year storm event) and QBAR (the approximate 1 in 2.3 year storm event).

This results in a QBAR of 0.33l/s.

Pre-development Enquiries

A pre-development enquiry was submitted to United Utilities on Wednesday 9th October who stated the following in relation to connection to the connection to the combined sewer and the discharge rate:

“United Utilities will consider a connection to the 450x700mm diameter public combined sewer within Dyche Street located North of the proposed site at a pass forward flow to be agreed by the Lead Local Flood Authority. United Utilities request that any agreed rate does not exceed 5 l/s.”

An additional pre-development enquiry was submitted to Manchester LLFA on the same date.

Pre-development enquiry responses can be found in Appendix D.

Blockage Risk

Controlling the risk of blockage is the most important factor when installing low flow outlet controls. As a smaller flow control diameter carries higher risk of blockage and a greater consequence where a blockage to occur. To discharge at 0.33l/s a flow control diameter of less than 25mm would be required of which the blockage risk would be considered too high, and the resultant attenuation volume would be impracticable to store on-site when taking in to consideration the plot size, building footprint and foundations.

Proposed Discharge Rate

Based on the information presented in Section 3.3, it is proposed to discharge surface water runoff from the site at 5.0l/s through the use of a Hydrobreak. This figure is in accordance with the PDE response from United Utilities and represents a runoff rate which is as close to greenfield as is practicable.

3.4. Existing Runoff Rates & Runoff Rate Betterment

The existing runoff rate for the site, for the existing impermeable areas, is based on the Modified Rational Method (MRM) outlined below:

$$Q = 2.78(C)(I)(A) \quad (2)$$

Where

C = Non-dimensional runoff coefficient which is dependent on the catchment characteristics = 1

I = the average rainfall intensity (mm/hr) for the storm of duration to the time of concentration for the network derived from the FEH22 rainfall model using the FEH web service.

A is the impermeable area in ha

The results of the method for the 1 in 2, 1 in 30 and 1 in 100 year storm events can be seen below in Table 3 which show that restricting the site to 5l/s in all storm events results in a betterment of 85% for the discharge for the 1 in 100 year storm event in the existing scenario.

Table 3: Runoff Rate Betterment

STORM EVENT	RAINFALL DEPTH FOR 5MIN TIME OF CONCENTRATION (FEH22)	RUNOFF RATE (l/s)	BETTERMENT (%)
1 IN 2 YEAR	4.23	11.29	55
1 IN 30 YEAR	10.27	27.41	82
1 IN 100 YEAR	12.63	33.71	85

3.5. Water Quantity

Based on the proposed discharge rate of 5.0l/s the following (see Table 4) estimated storage values have been determined using Causeway Flow.

Table 4: Required storage volume - estimated using Causeway Flow

STORM EVENT	REQUIRED ATTENUATION (m3)
1 IN 2 YEAR	7
1 IN 30 YEAR	16
1 IN 100 YEAR	22
1 IN 100 YEAR +45% CLIMATE CHANGE	34

3.6. Catchment Areas

As a result of the small size of the site the whole area is being treated as a single catchment and, as such, m3/m2 value calculations have not been undertaken as part of this drainage strategy.

3.7. Proposed Surface Water Attenuation

It is proposed to manage the full surface water runoff from the site through the use of Geocellular attenuation under the building plot. A full plan showing the proposed surface water drainage layout can be found in Appendix C.

SuDS features were considered for the development but the restrictions on the possibility of infiltration, lack of public or open space on the site and commercial viabilities result in the requirement to use a Geocellular attenuation tank.

The Geocellular attenuation tank is proposed to 40m³ with dimensions 5m (W) x 8m (H) x 1m (D). The tank is sized on required attenuation volume, accounting for the 95% porosity of the Geocellular units, the commercial size of the units themselves and a 4% allowance to account for risk from sediment loading and potential loss of storage (as per the CIRIA SuDS manual section 21.9.9).

3.8. Water Quality and Blockage Risk Management

Water Quality

Designing for water quality involves the specification of components which adequately cleanse and filter pollutants arising from runoff draining into the system. Runoff from developments is shown to potentially have high levels of suspended solids, copper, zinc, nickel and hydrocarbons which have toxic effects to aquatic life and the general environmental standard of waterbodies.

The approach to providing treatment is closely related to source control. SUDS network should aim to use interception to prevent runoff from entering the system for the first 5mm of rainfall and should direct runoff through treatment components providing major treatment/filtering up to the 1 in 100 year storm event.

A preliminary check of water quality performance has been undertaken at this design stage based on the Simple Index Approach detailed in Section 26.7.1 of CIRIA C753. The pollution hazard level of runoff from the site varies is low, with the hazard indices shown in Table 5

Table 5: Pollution hazard indices for different land use classifications

LAND USE	POLLUTION HAZARD LEVEL	TOTAL SUSPENDED SOLIDS (TSS)	METALS	HYDROCARBONS
OTHER ROOFS	Low	0.3	0.2	0.05

To mitigate against pollution risks and to provide treatment measures which are not otherwise provided in a tank design it is recommended that:

- A multi-process hard SuDS stormwater treatment device is installed upstream of the attention tank and flow control. to manage sediment and to filter storm water. The device filter washes out dissolved particles, metals and hydrocarbons.

Blockage Management

To mitigate the risk of blockage in the system it is proposed to install the water quality treatment devices mentioned earlier in this section. In addition, it is proposed that blockage mitigation measures are co-ordinated with the MEP engineers such that risk is minimised in debris entering the system in the first place. This would be done by having appropriate screening and debris interventions at roof level where surface water would enter the sites drainage network.

Additionally, it is proposed that a high level water alarm is installed in the flow control manhole to allow for the flow control to be opened up in higher storm events where necessary. The maintenance strategy will dictate the requirement for the flow control to be checked whenever the higher storm event alarm is triggered, in addition to its regular maintenance.

4. Maintenance & Management

The maintenance regime of the Geocellular attenuation tank can be divided into three categories – regular maintenance, occasional tasks, and remedial works. The frequency of regular maintenance will be monthly, the occasional tasks and remedial works should be conducted as required. Specific maintenance needs should be monitored, and maintenance schedules adjusted to suit requirements.

A schedule providing guidance on the type of operation and maintenance requirements that may be appropriate based on the CIRIA C753 SuDS manual is contained within Appendix E.

The activities listed are generic to the drainage proposed and represent the minimum maintenance and inspection requirements, however additional tasks or varied maintenance frequency may be instructed by the maintenance company as required.

All those responsible for maintenance should follow the relevant Health and Safety legislation for all the activities listed including lone working, if relevant, and risk assessments should always be undertaken.

Inspection checks shall be carried out by a qualified and competent person, at the minimum intervals listed within the schedules and the appropriate work carried out.

Any parties involved with the disposal of water materials from the underground drainage system should hold appropriate management licenses to undertake any such activities. Disposal of any site activities is required to be made in accordance with current legislation and guidance.

The maintenance strategy for the specific drainage proposed at the site will be dependent on the products used within the installation of the site system and is, therefore, subject to manufacturers guidance.

5. Proposed Foul Drainage Strategy

Foul water collected from the developed is proposed to be discharged into the existing combined water sewer that runs north of the site, as shown in the drainage strategy in Appendix D. The site proposes 133 units, which based on the high-level calculation of 4000l/day/dwelling gives a discharge rate of 6.16l/s – subject to agreement of the number of units and architectural layout.

6. Conclusions

The site is located within Flood Zone 1 and the proposed development type (More Vulnerable) is appropriate for this flood zone without the need for an exception test.

It is proposed to discharge at 5l/s, as agreed with UU, through the use of a Hydrobreak flow control into the existing combined sewer that runs north of the site. The use of the combined sewer has been reached a systematic interrogation of the hierarchy of surface water discharge.

The Flood Risk Statement portion of this report has demonstrated that the proposed development is at low, very low or insignificant risk of flooding from all sources. The proposed surface water drainage strategy reduces the flood risk from surface water to the site and downstream areas by significantly reducing runoff from the site and into the public sewer.

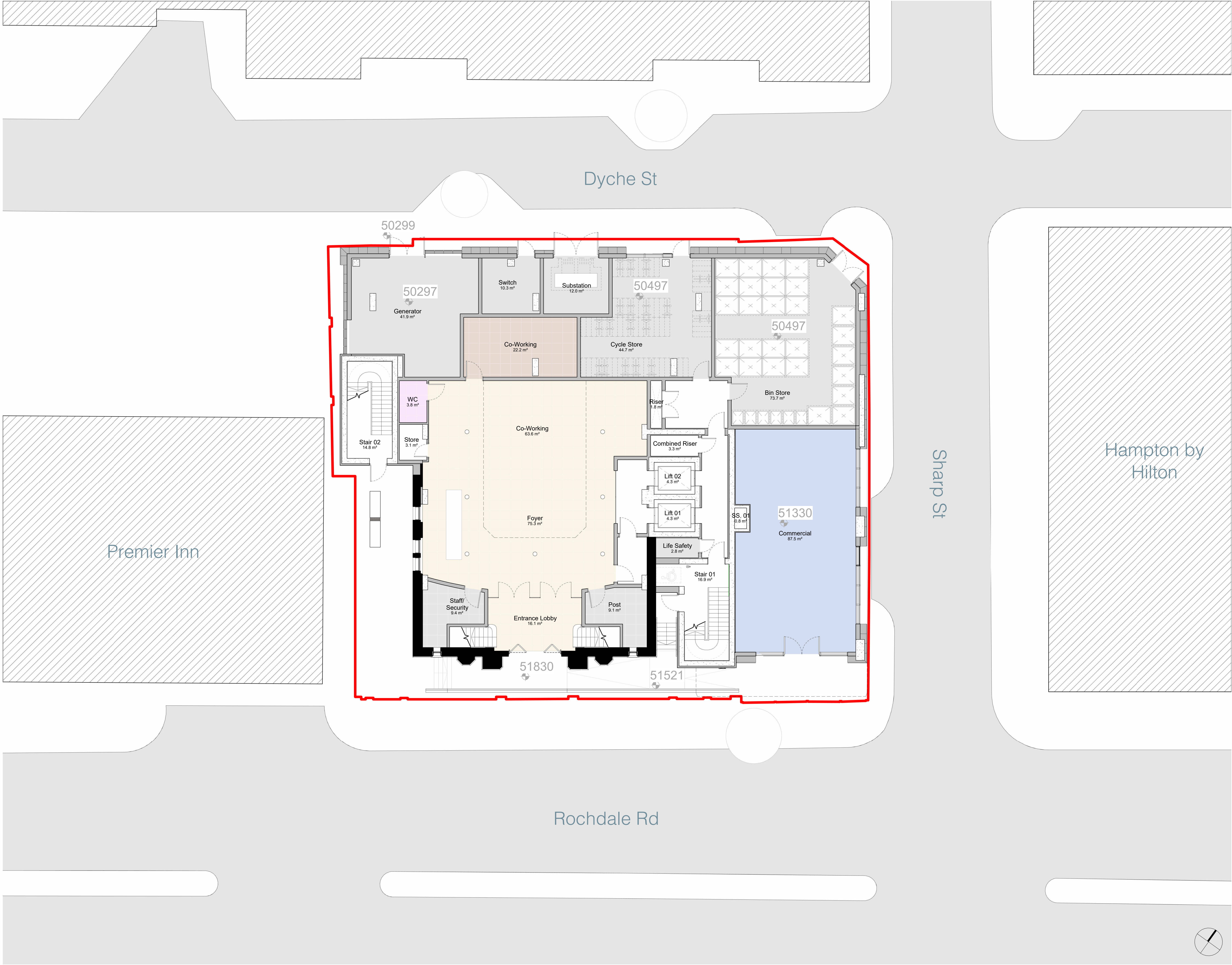
In line with national and local guidance/policy, surface water will be managed using a Geocellular attenuation tank.

Water quality has been assessed in line with the CIRIA simple index approach and it is recommended to deal with the worst case anticipated pollutant levels through the use of proprietary treatment products such a multi-process hard SuDS stormwater treatment device.

The Geocellular tank provides a total 40m³ effective storage. The required attenuation volume has been calculated using the Causeway Flow software for up to the 1 in 100 year storm event + 40% climate change allowance.

Taking into account all the information presented in the body of the report, it is considered that there is no reason why this development should not be granted planning permission in relation to flood risk and concerning its drainage strategy.

Appendix A: Site Location (DWG Ref: 0658-HOD-BC-00-DR-A-(-)001



DO NOT SCALE
Work to annotated dimensions only. Read drawings in conjunction with relevant specification, Structural Engineers' and Services Engineers' drawings. Confirm all dimensions before commencement of any work on site or fabrication.

P1 Planning Issue 28/08/24
Rev: Details: Date:

client:
CityPoint Developments

project:
Baptist Church
job number:
0658
status:
S1 - Suitable for Coordination

title:
Proposed GA Plan
Level 00 Floor Plan

scale: drawn by:
1 : 100 HM
@ A1

drawing number:
(--)-200

current revision date: revision:
28/08/24 P1

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hodder+partners

Appendix B: EA Flood Maps for Planning

Flood map for planning

Your reference
BaptistChurch

Location (easting/northing)
384568/399015

Created
17 Oct 2024 9:16

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

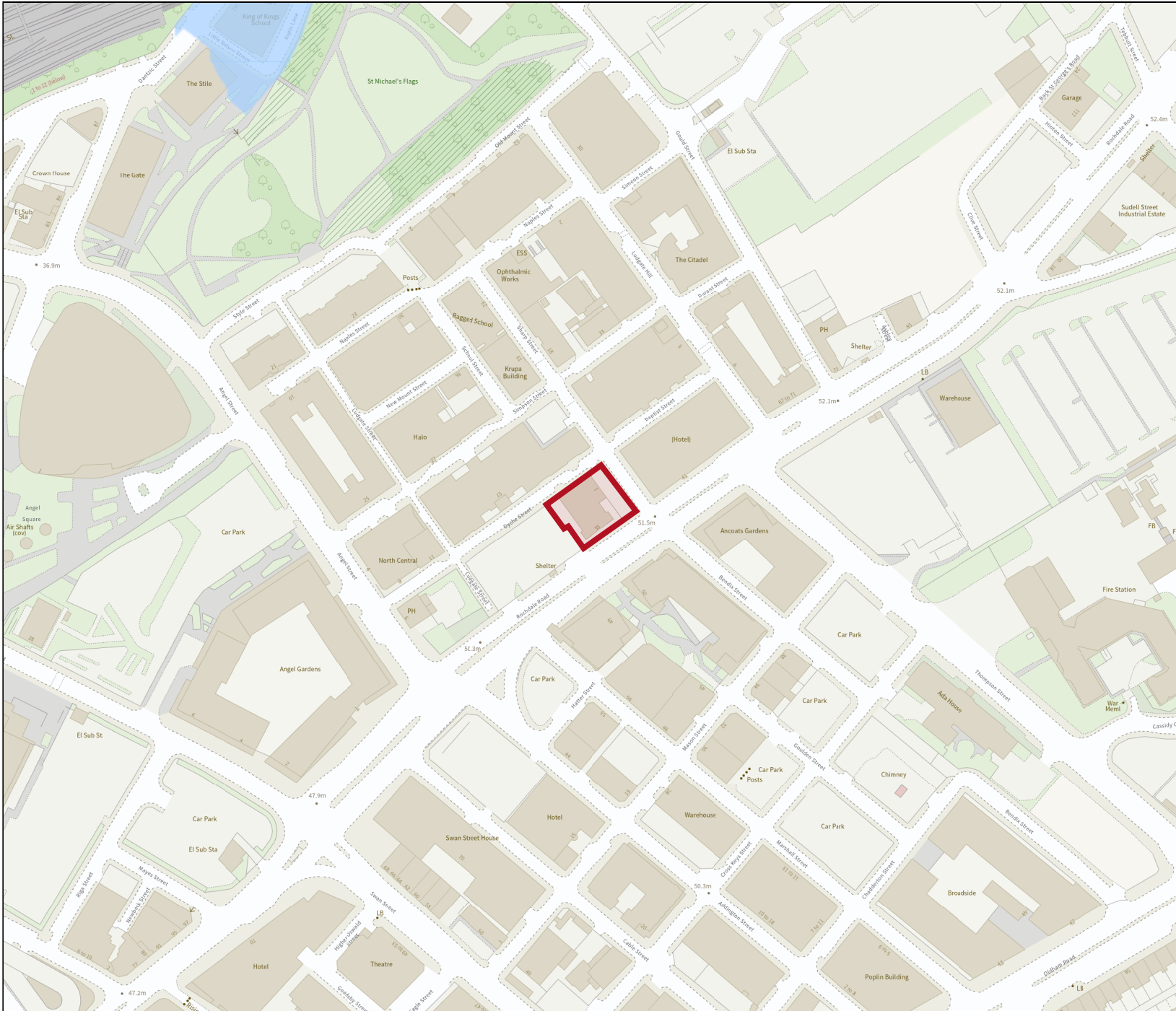
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2024 OS AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Environment
Agency

Flood map for planning

Your reference
BaptistChurch

Location (easting/northing)
384568/399015

Scale
1:2500

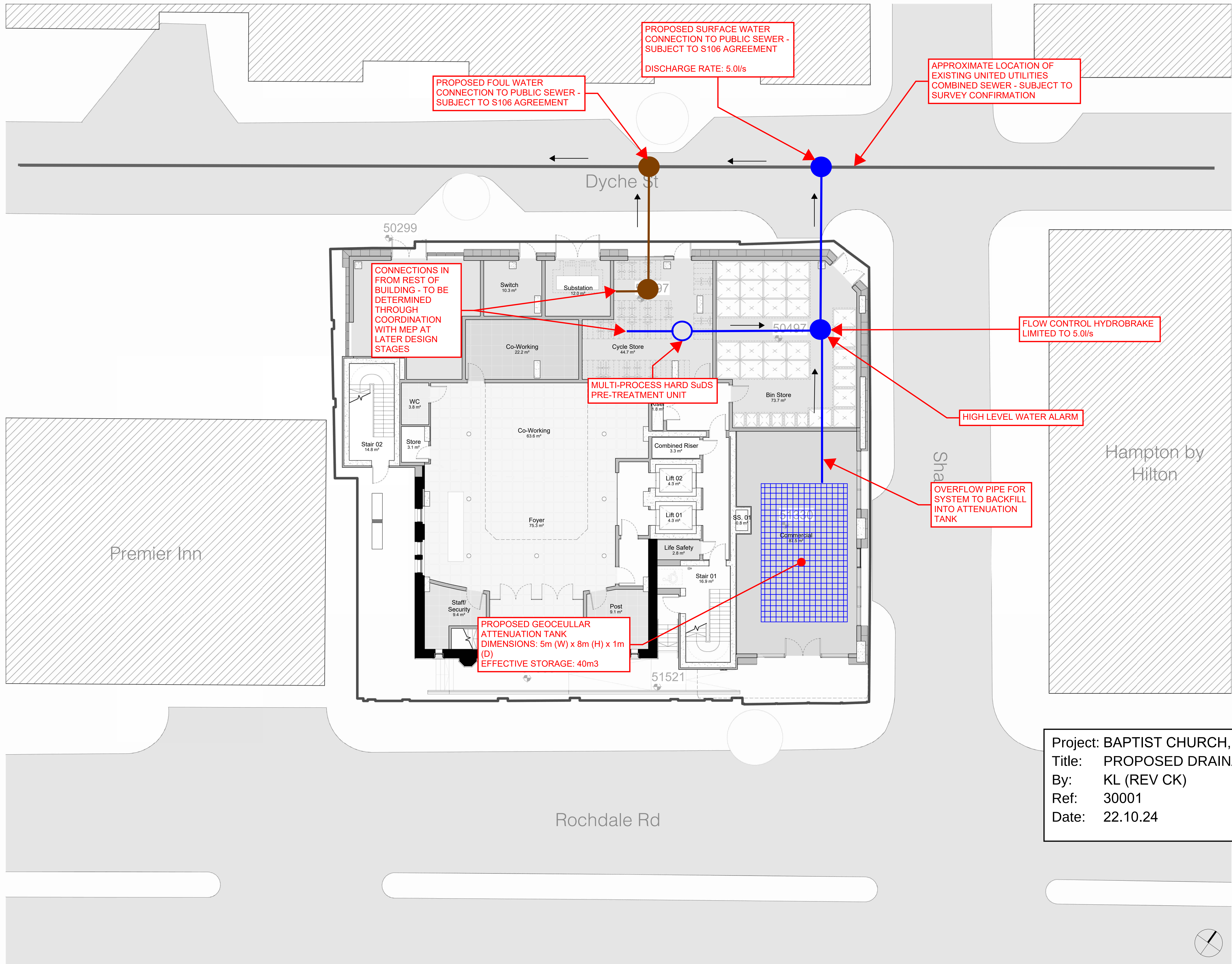
Created
17 Oct 2024 9:16

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area



Appendix C: Proposed Drainage Strategy

DO NOT SCALE
Work to annotated dimensions only. Read drawings in conjunction with relevant specification, Structural Engineers' and Services Engineers' drawings. Confirm all dimensions before commencement of any work on site or fabrication.



P1 Planning Issue 28/08/24
Rev: Details Date:

client:
CityPoint Developments

Project: BAPTIST CHURCH, ROCHDALE ROAD
Title: PROPOSED DRAINAGE SKETCH
By: KL (REV CK)
Ref: 30001
Date: 22.10.24

CIVIC
ENGINEERS

title:
Proposed GA Plan
Level 00 Floor Plan

scale: 1 : 100
@ A1

drawing number:
(--)/200

current revision date: 28/08/24
revision: P1

1 Kileo Place
Manchester M15 4LE
e: mal@hodderandpartners.com
w: www.hodderandpartners.com

hodder+partners

Appendix D: Pre-development Enquiry Response

Kieran Lyons

From: seweradoptions@uuplc.co.uk
Sent: 10 October 2024 13:53
To: Kieran Lyons
Cc: Chris Kendrick
Subject: RE: Pre-development enquiry - Particular Baptist Church Site (Rochdale Road)

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from seweradoptions@uuplc.co.uk. [Learn why this is important](#)

Good afternoon Kieran,

Pre Development Enquiry for: PARTICULAR BAPTIST CHURCH, ROCHDALE ROAD, MANCHESTER, M4 4HT UU
Reference Number : 06451019

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 foul water/combined sewer system.

Our preferred point of discharge would be to the 450x700mm diameter public combined sewer within Dyche Street located to the North of your proposed development at an unrestricted rate.

If you are able to identify an alternative, more suitable point of discharge, we request that you contact us at your earliest convenience so that we can assess suitability.

In accordance with our infrastructure plans we may ask you to change your point of connection. Therefore please contact us when you are ready to formalise your drainage proposals, we would suggest before you submit for Full Planning.

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.

Infiltration

Surface water runoff generated from this development should discharge to the ground via infiltration system where feasible.

A detailed evidence based feasibility assessment must be carried out in line with Chapter 25 of the CIRIA SuDS Manual 2015 to determine whether infiltration is a suitable method of surface water disposal.

Particular attention must be paid to Ground Water Source Protection Zones to ensure that the risk of pollution to these valuable resources is not compromised. Details can be obtained from the government website:

<https://www.gov.uk/guidance/groundwater-source-protection-zones-spzs#find-groundwater-spzs>

If your site is in a Groundwater Source Protection Zone, you should have regard to the Environment Agency's approach to Groundwater Protection. Information on this is available via the link below:

<https://www.gov.uk/government/publications/groundwater-protection-position-statements>

Please note that such a location could have implications for the principle of your development and the need for additional mitigating measures to protect the groundwater environment and public water supply in the detailed design of your site.

Highway Drainage

If an evidence based assessment has been carried out and confirms that infiltration is not feasible, we recommend that you investigate the possibility of draining surface water to the highway drain where this ultimately discharges to a watercourse, by contacting the relevant Highway Authority.

Public Sewer

In accordance with the hierarchy of drainage options within the National Planning Practice Guidance, both discharge to ground via infiltration and discharge to a waterbody should be discounted prior to consideration of discharging surface water to the public sewer system. Evidence should be provided to demonstrate how these have been discounted, as outlined in the North West SuDS pro-forma.

Once evidence is provided as outlined above, United Utilities will consider a connection to the 450x700mm diameter public combined sewer within Dyche Street located North of the proposed site at a pass forward flow to be agreed by the Lead Local Flood Authority. United Utilities request that any agreed rate does not exceed 5 l/s.

As a Water Company, we have no obligation to accept highway drainage into our public sewer network. However, should your proposals include runoff from highways, we would request that consideration is given to SuDS components that deliver source control are incorporated within the design of the scheme to reduce the volume and frequency of discharges of these flows to the public sewer.

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

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/wastewater-services/sewer-connections/sewer-connection/>

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,



James Darlington
Developer Engineer
Developer Services & Metering
T: 01925 33253
M: 07917096253
[unitedutilities.com](https://www.unitedutilities.com)

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----- Original Message -----

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

Sent: 10/10/2024 08:46

To: kieran.lyons@civicengineers.com

Cc: chris.kendrick@civicengineers.com

Subject: RE: Pre-development enquiry - Particular Baptist Church Site (Rochdale Road)

Good Morning

PRE DEVELOPMENT APPLICATION AT BAPTIST CHURCH ROCHDALE: – UU Ref 06451019

Please accept this email as receipt of your application received on 09/10/2024 for the above development. This has now been logged on our system and the job reference is 06451019. 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 Ashleigh Bellerby for technical assessment. You will receive their response on or before 23/10/2024.

Kind regards



Emily Stockley
Customer Advisor Advanced
Developer Services & Metering
Customer Services
T: 0345 026 8989 option 4
unitedutilities.com

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: Kieran Lyons [kieran.lyons@civicengineers.com]

Sent: 09/10/2024 15:52

To: seweradoptions@uuplc.co.uk

Cc: chris.kendrick@civicengineers.com

Subject: Pre-development enquiry - Particular Baptist Church Site (Rochdale Road)

Hi,

Please see attached pre-planning enquiry for a site on Rochdale Road - E: 384566, N: 399015.

The following information is included to assist with the enquiry:

1. Wastewater pre-development enquiry form
2. Site Location Plan
3. Plan of proposed discharge point including assessment of the hierarchy of surface water discharge and discharge rates.

Let me know if you require any further information.

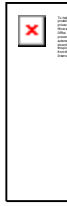
Kind regards,

Kieran Lyons

Civil Design Engineer

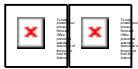
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Appendix E: Maintenance Schedule

Baptist Church, Rochdale Road - SuDS Maintenance Schedule
Rev 02 - 05/12/2024
For Planning



The below table is extracted from The SuDS Manual 2015 (CIRIA C753)

Activity / Maintenance Schedule	Required Action	Frequency	Maintenance Responsibility
Attenuation Storage Tanks			
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for three months, then annually	To be confirmed
	Remove debris from the catchment surface (where it may cause risks to performance)	Monthly	
	For systems where rainfall infiltrates into the tank from above, check surface of filter for blockage by sediment, algae or other matter; remove and replace surface infiltration medium as necessary	Annually	
	Remove sediment from pre-treatment structures and/or internal forebays	Annually, or as required	
Remedial actions	Repair/rehabilitate inlets, outlet, overflows and vents	As required	
Monitoring	Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed	Annually	
	Survey inside of tank for sediment build-up and remove if necessary	Every 5 years or as required	
	Inspect and maintain flow control following higher storm events	Whenever high flow alarm is tripped	

Note:
For detailed specification for each maintenance or management task please refer to Landscape Architects Landscape Management and Maintenance Report

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