

## Andrew Mulligan

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**From:** Andrew Mulligan  
**Sent:** 12 March 2025 15:06  
**To:** David Middleton  
**Subject:** FW: 07142158 ca28 Ashton Old Road, Openshaw, Manchester. M11 1

Hi David,

Please see below UU's comments on our proposals at Ashton Old Road.

Thanks,

Andrew.

**Regards**

**Andrew Mulligan**  
Senior Civil Engineer BEng (Hons)



[www.carleydaines.co.uk](http://www.carleydaines.co.uk)

Consulting Engineers

Office: 0161 799 2720

Mobile: 07349 262 188

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**From:** seweradoptions@uuplc.co.uk <seweradoptions@uuplc.co.uk>  
**Sent:** 12 March 2025 13:11  
**To:** David Middleton <david.middleton@carleydaines.co.uk>  
**Cc:** Andrew Mulligan <Andrew.Mulligan@carleydaines.co.uk>  
**Subject:** RE: 07142158 ca28 Ashton Old Road, Openshaw, Manchester. M11 1

Good Afternoon Both

Please see following comments:

1. Would UU be satisfied for us to discharge into the private drain to the rear, based on the public sewer which this connects into?; b - **Provided that this is a SW or combined drain UU would have no objection however you must gain permission from the landowner to permit a connection into this private drain. A S106 application to UU would still be required as it would be considered an 'indirect' connection.**

If I can be of any further assistance please do get in touch.

Kind regards

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**From:** Andrew Mulligan <[Andrew.Mulligan@carleydaines.co.uk](mailto:Andrew.Mulligan@carleydaines.co.uk)>  
**Sent:** 10 March 2025 15:41  
**To:** [seweradoptions@uuplc.co.uk](mailto:seweradoptions@uuplc.co.uk)  
**Cc:** David Middleton <[david.middleton@carleydaines.co.uk](mailto:david.middleton@carleydaines.co.uk)>  
**Subject:** RE: 07142158 ca28 Ashton Old Road, Openshaw, Manchester. M11 1

Thanks Conor,

There is a private drain to the rear of the property which is the preferred discharge point for both foul and surface water run off. Would UU object to this.

Thanks,

Andrew.

**Regards**  
**Andrew Mulligan**

Senior Civil Engineer BEng (Hons)



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Consulting Engineers  
Office: 0161 799 2720  
Mobile: 07349 262 188

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**From:** [seweradoptions@uuplc.co.uk](mailto:seweradoptions@uuplc.co.uk) <[seweradoptions@uuplc.co.uk](mailto:seweradoptions@uuplc.co.uk)>  
**Sent:** 10 March 2025 14:24  
**To:** Andrew Mulligan <[Andrew.Mulligan@carleydaines.co.uk](mailto:Andrew.Mulligan@carleydaines.co.uk)>  
**Cc:** David Middleton <[david.middleton@carleydaines.co.uk](mailto:david.middleton@carleydaines.co.uk)>  
**Subject:** RE: 07142158 ca28 Ashton Old Road, Openshaw, Manchester. M11 1

Good Afternoon Andrew

I hope you're well

Regarding the specific design of your proposals, due to the size of the development, UU would not have any objections in connecting to any of the public sewers in the vicinity however a S106 application would be required.

If I can be of any further assistance please do get in touch.

Kind Regards

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**Conor Donaghy**  
Developer Engineer  
Developer Services & Metering  
**T:** 01925 429097  
[unitedutilities.com](https://unitedutilities.com)

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

**From:** [seweradoptions@uuplc.co.uk](mailto:seweradoptions@uuplc.co.uk) [seweradoptions@uuplc.co.uk]  
**Sent:** 07/03/2025 07:56  
**To:** [andrew.mulligan@carleydaines.co.uk](mailto:andrew.mulligan@carleydaines.co.uk)  
**Cc:** [david.middleton@carleydaines.co.uk](mailto:david.middleton@carleydaines.co.uk)  
**Subject:** RE: 07142158 ca28 Ashton Old Road, Openshaw, Manchester. M11 1

*Good morning, Andrew*

*Many thanks for your email.*

*I can confirm that I have added the files to the case for review.*

*Kind Regards*



### Sewer Adoptions

Customer Care Team  
Developer Services & Metering  
Customer Services

T: 0345 026 8989

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

**From:** Andrew Mulligan [andrew.mulligan@carleydaines.co.uk]

**Sent:** 06/03/2025 15:22

**To:** [seweradoptions@uuplc.co.uk](mailto:seweradoptions@uuplc.co.uk)

**Cc:** [david.middleton@carleydaines.co.uk](mailto:david.middleton@carleydaines.co.uk)

**Subject:** RE: 07142158 ca28 Ashton Old Road, Openshaw, Manchester. M11 1

Thank you Jill,

There wasn't the option to attach another attachment on the online form, but could this drawing please be included for Conors review too, please?

Thanks,

Andrew.

Regards

**Andrew Mulligan**

Senior Civil Engineer BEng (Hons)



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**Sent:** 06 March 2025 15:03

**To:** Andrew Mulligan <[Andrew.Mulligan@carleydaines.co.uk](mailto:Andrew.Mulligan@carleydaines.co.uk)>

**Subject:** 07142158 ca28 Ashton Old Road, Openshaw, Manchester. M11 1

Dear Andrew

**PRE DEVELOPMENT APPLICATION AT: – UU Ref 07142158**

Please accept this email as receipt of your application received on 5.3.2025 x for the above development. This has now been logged on our system and the job reference is 07142158 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 Conor Donaghy for technical assessment. You will receive their response within 8 working days.

Kind regards Jill



**Jill Ellis**

Customer Advisor Advanced  
Developer Services & Metering  
Customer Services

**Direct Tel:** 01925 233 064

**Tel:** 0345 072 6067

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

**From:** [donotreply@uu-web.co.uk]

**Sent:** 05/03/2025 17:17

**To:** [seweradoptions@uuplc.co.uk](mailto:seweradoptions@uuplc.co.uk); [webmaster@uuplc.co.uk](mailto:webmaster@uuplc.co.uk)

**Subject:** Wastewater Pre-Development Enquiry Submission

## Question

## Answer

### Section 1 - Your Details

|                                       |                                                                                            |
|---------------------------------------|--------------------------------------------------------------------------------------------|
| Developer/Consultant/Land owner/Other | Consultant                                                                                 |
| Name                                  | Andrew Mulligan                                                                            |
| Company Name                          | Carley Daines and Partners Ltd.                                                            |
| Address                               | 11 Bridgewater Road. Walkden. Greater Manchester. M28 3JE.                                 |
| Contact Number                        | 01617992720                                                                                |
| Email Address                         | <a href="mailto:andrew.mulligan@carleydaines.co.uk">andrew.mulligan@carleydaines.co.uk</a> |

### Section 2 - Development Details

|                                                                                       |                                                                     |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| Do you intend to offer any of the sewers for adoption by United Utilities under S104? | No                                                                  |
| Site Address                                                                          | 1468 Ashton Old Road, Openshaw, Manchester. M11 1HH.                |
| Site Postcode                                                                         | #Development postcode#                                              |
| Site Name                                                                             | Ashton Old Road                                                     |
| Grid Reference Number                                                                 | X: 389785 Y: 397330                                                 |
| Development Type                                                                      | Residential                                                         |
| Approx. Number Units                                                                  | 1                                                                   |
| Total Site Area (hectares)                                                            | 0.01                                                                |
| 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                                                                         | <a href="#">13881 - 1468 Ashton Old Road Site Location Plan.pdf</a> |

### Section 3: Previous Land Use

## Question

## Answer

Please confirm what the land was previously used for: Greenfield

Brownfield evidence of positive drainage to the public sewer

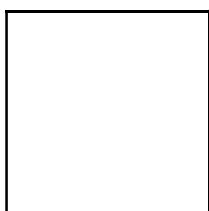
### Section 4 - Drainage Strategy

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? Yes

Surface water connection: How are you proposing to drain your site, following the surface water hierarchy, as outlined in National Planning Policy Guidance? Combined sewer

SuDS: Have SuDS features been considered in the surface water drainage strategy? Yes



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