Andrea McGee

From: seweradoptions@uuplc.co.uk
Sent: 03 October 2023 15:54
To: Mairead Power
Cc: Andrea McGee
Subject: RE: Pre Development Enquiry for: Upper Campfield Barton St, Manchester M3 4NN UU Reference Number : 04631920

Good Afternoon Mairead,

If this is for internal refurbishment only and there are no changes to the existing drainage system then you will not require United Utilities' technical assessment.

Kind regards,

United Utilities
Water for the North West

Eireann Thompson
Assistant Developer Engineer
Developer Services & Metering
Customer Services
Mobex: 07553074138
unitedutilities.com

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---------- Original Message ----------
From: Mairead Power [mairead.power@civicengineers.com]
Sent: 26/09/2023 10:59
To: seweradoptions@uuplc.co.uk
Cc: andrea.mcgee@civicengineers.com
Subject: RE: Pre Development Enquiry for: Upper Campfield Barton St, Manchester M3 4NN UU Reference Number : 04631920

Hi Ashleigh,

Thank you for responding to our PDE regarding **Upper Campfield**. We have a few items we would like to clarify and touch upon further:

1. With it being an internal refurbishment project only and not considered a new development, no external surfaces are changing, so we do not anticipate the surface water flow rates to change. Therefore, we are proposing that the existing rates could be maintained as existing.

2. Due to Upper Campfield building being listed building, and the associated constraints and sensitive nature in preserving such buildings, it will prove difficult to provide the required attenuation if there is a necessity to reduce allowable discharge rates.

3. The proposals are for the existing drainage to remain mostly unaffected/impacted by the refurbishment of the buildings. The project is being submitted for planning as it is considered a change of use ie:
    1. Upper Campfield: Currently occupies design, craft, and workshop space. The proposed refurb will provide space for tech workspace and retail.
    2. Therefore, we would argue that due to the nature of the existing site and the proposed development, that the drainage is to remain mostly unaffected. As per the flood vulnerability classification – we would expect the proposal to remain as "less vulnerable". See NPPF - Annex 3 Flood Risk Vulnerability Classification

Hope all makes sense but let me know if not and will be happy to help where possible.

Kind Regards,

Mairead

Mairead Power
Intern

Manchester / London / Leeds / Glasgow

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From: seweradoptions@uuplc.co.uk <seweradoptions@uuplc.co.uk>
Sent: Thursday, September 14, 2023 2:01 PM
To: Mairead Power <mairead.power@civicengineers.com>

Cc: Andrea McGee <andrea.mcgee@civicengineers.com>
Subject: Pre Development Enquiry for: Upper Campfield Barton St, Manchester M3 4NN UU Reference Number : 04631920

Good afternoon Mairead and Andrea,

Pre Development Enquiry for: Upper Campfield Barton St, Manchester M3 4NN UU Reference Number : 04631920
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.
United Utilities would not object to the onsite existing drainage being utilised at an unrestricted rate.
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 would not object to the onsite existing drainage being utilised at a pass forward flow to be agreed by the Lead Local Flood Authority. United Utilities request that any agreed rate does not exceed 5l/s, in line with section 24.5 of the Suds Manual all previously developed sites should strive for greenfield run off rates where reasonably practical.
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 pubic sewerage network under any circumstances

Existing Wastewater Assets Crossing the Site
We have reviewed our records and can confirm that there does not appear to be any charted public sewers located within the boundary of proposed development. However, due to the accuracy of the records and the public sewer transfer legislation in 2011, not all public sewers are shown on our records so we would ask that you proceed with caution and carry out your own site investigation works. If any uncharted sewers are identified while carrying out your works we would ask that you contact United Utilities at the earliest opportunity so that we can offer guidance and update our records.

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/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,

United Utilities
Water for the North West

Ashleigh Bellerby
Assistant Developer Engineer
Developer Services & Metering
Customer Services
T: 07826891650
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---------- Original Message ----------
From: seweradoptions@uuplc.co.uk [seweradoptions@uuplc.co.uk]
Sent: 13/09/2023 09:05
To: mairead.power@civicengineers.com
Cc: andrea.mcgee@civicengineers.com
Subject: 04631920 Upper Campfield Barton St, Manchester M3 4NN

Dear Mairead and Andrea

PRE DEVELOPMENT APPLICATION AT: – UU Ref 04631920

Please accept this email as receipt of your application received on 5.9.2023 for the above development. This has now been logged on our system and the job reference is 04631920 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 within 8 working days.

Kind regards Jill

United Utilities
Water for the North West

Jill Ellis
Customer Advisor Advanced
Developer Services & Metering
Customer Services
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Tel: 0345 072 6067
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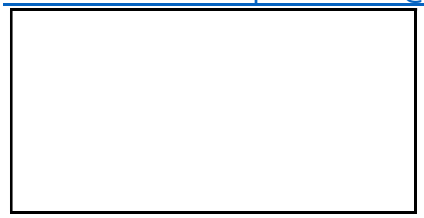

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