

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

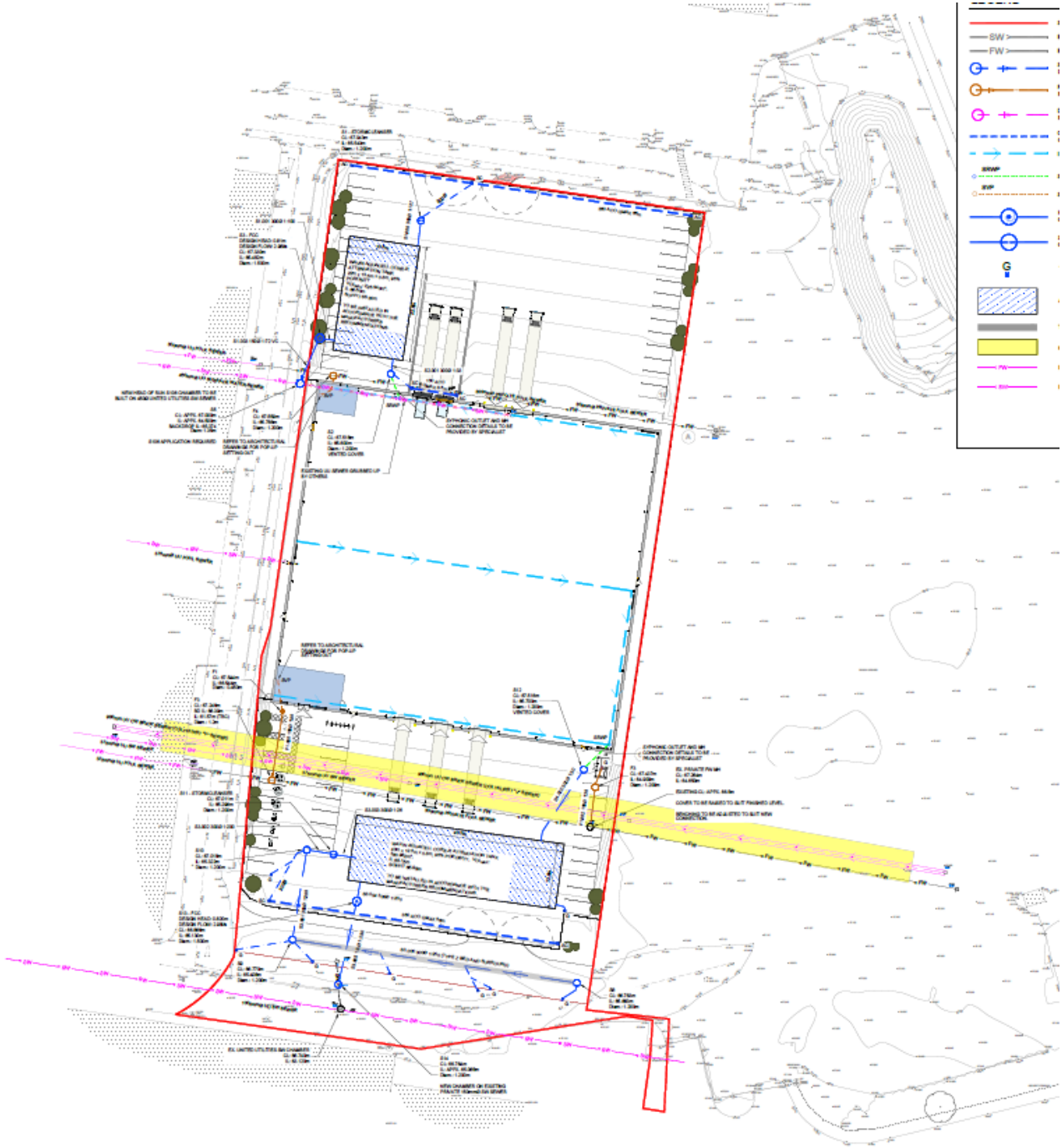


United Utilities Reference Number:		05624913					
Applicant details							
Applicant name		Umar Malik					
Applicant address (including postcode)		XO square limited. 54 Oak Street Manchester M4 5JA					
Applicant email		umar@xosquare.co.uk					
Site details: The site / property which is proposed for connection to the public sewer							
Site address (including postcode)		Land To the North of Lawton Street, Manchester, M11 2WW					
APPROVED Your application for connection to the public sewer has been approved, to be made via a new connection:							
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	☐
This approval is valid for 12 months from the date below. 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.							
Comments							
Updated drainage plan received referenced. 180 XOX-XX-XX-DR-C-5570-REV C4 received from Umar Malik							
Approval granted for 2 private foul connections on to private drains indicated as (F3&F4) on your drainage plan which eventually outfalls to the public 1350mm combined sewer to the Northwest of Smithfield Market							
SW Connection at the North of the site (S5 on drainage plan)- Approval granted for 150mm surface water connection to a 450mm private drain as indicated on our sewer records as a private SW drain, which outfalls to the public 1100 surface water sewer at the West of Smithfield Market Attenuation indicated with a flow control restricted to 2.98l/s							
SW Connection at the south of the site (S14 on drainage plan) – Approval granted for a 150mm surface water connection to a private drain which outfalls to the existing 1000mm surface water sewer to the south of the site. Attenuation indicated with a flow control restricted to 2.98l/s							
Please note We would expect you gain approval of the any outstanding discharge of conditions from the Local Planning Authority as any decision they make may supersede this approval.							

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.

Please note, if you are proposing to connect to an existing, uncharted drain or sewer then it is the developer's responsibility to confirm that it communicates with the Public Sewer
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.

We would expect you gain approval of the discharge of conditions from the Local Planning Authority as any decision they make may supersede this approval.



Developer Services Inspector	Lynne Berry
Contact number	07881 034558
Date	04/06/2024