From: seweradoptions@uuplc.co.uk
Sent: 04 September 2024 10:44
To: [redacted]
Cc: [redacted]
Subject: RE: 06047129 Withington CDC - Pre-Development Enquiry

Good Morning,

Please be advised United Utilities has no objection to your proposed reuse of existing connections for both foul and surface water.

Note no further applications are required.

Kind Regards

United Utilities
Water for the North West

[redacted]
Assistant Developer Engineer
Developer Services & Metering
Customer Services
[redacted]
unitedutilities.com

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---------- Original Message ----------
From: seweradoptions@uuplc.co.uk [seweradoptions@uuplc.co.uk]
Sent: 28/08/2024 18:48
To: [redacted]
Cc: [redacted]
Subject: RE: 06047129 Withington CDC - Pre-Development Enquiry

Hello [redacted]

Thank you for your email

I have referred back to [redacted] so I'm sure he will be in touch and respond before the 11th September

Regards

[redacted] - Option 4

---------- Original Message ----------
From: [redacted] Farrelly [[redacted]
Sent: 28/08/2024 09:42
To: seweradoptions@uuplc.co.uk
Cc: [redacted]
[redacted]co.uk
Subject: RE: 06047129 Withington CDC - Pre-Development Enquiry

Good Morning [redacted]

Please see responses below in **Red**. Also attached is the NW SuDs Proforma as requested. We are now only awaiting this final confirmation of the PDE from yourself for planning approval so any assistance in expediting any addtional comments/ approval would be greatly appreciated.

If you need anything further please do feel free to contact me.

Regards

[redacted]

[redacted]
Senior Technician

CCS Consulting Limited

Suite 27

1st Floor, XYZ Building

2 Hardman Boulevard,

Spinningfields, Manchester,

M3 3AQ

T. [redacted]

W. www.ccs-consulting.co.uk

www.ccs-consulting.co.uk/disclaimer.html

From: seweradoptions@uuplc.co.uk <seweradoptions@uuplc.co.uk>
Sent: Tuesday, August 13, 2024 9:20 AM
To: [redacted] <[redacted]
Cc: [redacted]
Subject: RE: 06047129 Withington CDC - Pre-Development Enquiry

Good morning [redacted]
Pre Development Enquiry for: Withington Community Hospital, Nell Lane, M20 2LR UU Reference Number : 06098426

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 525mm diameter public combined sewer within located to the East of your proposed development at an unrestricted rate. **Noted, at present we are connecting to the existing network around the perimeter of the existing hospital which has an existing connection in to the 525mm Sewer in Burton Road.**
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. **Noted. SuDs Proforma attached for comment/ approval.**

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.
We have undertaken Geotechnical investigations for the site and it is unsuitable for infiltration.

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 825x1200mm diameter public surface water sewer within Barton Road located East 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 5l/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.
Surface water at present connects in to the existing infrastructure around the hospital via a flow control manhole. This in turn runs then to the existing swale on the hospital site before discharging in to the existing 1500dia. combined sewer on Nell Lane.

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. **Noted. Flood risk assessment has been carried out on the new development.**

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 . **Noted.**

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. . **Noted.**

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/

Noted. GPR survey has been undertaken an no existing services identified in the area of the development.

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.

Noted. As no proposed connections are being undertaken, we are going via existing connections, do we need to apply for anything further than the PDE?

Kind Regards

[Image is no longer available]

[redacted]
Assistant Developer Engineer
Developer Services & Metering
Customer Services
[redacted]
unitedutilities.com

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---------- Original Message ----------
From: [redacted]
Sent: 30/07/2024 10:16
To: seweradoptions@uuplc.co.uk
Cc: [redacted]
Subject: RE: 06047129 Withington CDC - Pre-Development Enquiry

Good Morning [redacted],

Please see below DropBox link below to the infromation.

Please feel free to let me know if you have any further queries.

https://www.dropbox.com/scl/fi/4nh9dggqwdc126u8p9xx7/Withington-CDC-Pre-Dev-Enquiry.zip?rlkey=6jli8noglopfftma7a3t7fm2m&st=t4ngf8xd&dl=0

Regards

[redacted]

[redacted]
Senior Technician

CCS Consulting Limited

Suite 27

1st Floor, XYZ Building

2 Hardman Boulevard,

Spinningfields, Manchester,

M3 3AQ

T. [redacted]

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From: seweradoptions@uuplc.co.uk <seweradoptions@uuplc.co.uk>
Sent: Tuesday, July 30, 2024 9:13 AM
To: [redacted]
Cc: [redacted]
Subject: RE: 06047129 Withington CDC - Pre-Development Enquiry

Good Morning,

Thank you for your email.

I do apologise, the We Transfer link has expired. We Transfer have changed their expiration date to only three days, meaning we are not having enough time to work your case.

If there is an alternative way of sending, we can accept drop box.

If you have any questions please feel free to contact us.

Again, apologies for the inconvenience.

Kind Regards

[Image is no longer available]

[redacted]
Developer Services Assistant
Developer Services & Metering
Customer Services
unitedutilities.com
Tel: [redacted] Option 2 for Wastewater Services)
Direct Tel:

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

[Image is no longer available]
Visit: *https://unitedutilities.thewowawards.co.uk/nominate*

---------- Original Message ----------
From: [redacted]
Sent: 25/07/2024 11:11

To: seweradoptions@uuplc.co.uk
Cc: [redacted]
Subject: RE: 06047129 Withington CDC - Pre-Development Enquiry

Hi Jill,

Please see We Transfer link from my previous email - https://we.tl/t-mkFG1nkVWJ

Due to the file sizes, I cant attach all the files to one email, if required I can split over a couple of emails?

If you have any further queries, please feel free to let me know.

Regards

[redacted]
Senior Technician

CCS Consulting Limited

Suite 27

1st Floor, XYZ Building

2 Hardman Boulevard,

Spinningfields, Manchester,

M3 3AQ

T. [redacted]

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From: seweradoptions@uuplc.co.uk <seweradoptions@uuplc.co.uk>
Sent: Thursday, July 25, 2024 10:56 AM
To: [redacted]
Cc: [redacted]
Subject: 06047129 Withington CDC - Pre-Development Enquiry

Hi [redacted]

Please could you fill out the attached pde application form and send it back with the supporting documents ,i can then log and send over to the engineer for the area to respond

Kind regards [redacted]

[Image is no longer available]

[redacted]
Customer Advisor Advanced
Developer Services & Metering
Customer Services
Direct Tel: [redacted]
Tel: [redacted]
unitedutilities.com

If you have received a great service today why not tell us?
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Did you know we now have a live chat facility available to you Mon to Friday 8 -5pm. You just click on the orange live chat box on our webpage and one of our advisors will be ready to chat to you and help you with your enquiry https://www.unitedutilities.com/builders-developers/ or you can email us at WastewaterDeveloperServices@uuplc.co.uk

---------- Original Message ----------
From: [redacted]
Sent: 22/07/2024 11:51
To: seweradoptions@uuplc.co.uk
Cc: [redacted]
Subject: Withington CDC - Pre-Development Enquiry

Good Morning,

I would like to submit a PDE for an extension to an existing hospital site, adjacent to Withington Community Hospital.

This pre-development enquiry is for an surface water indirect connection to your combined water sewer in Nell Lane, and an indirect FW connection to your combined water sewer in Burton Road.

The proposed development is a medical building that is built within the existing Withington Hospital site, with the connections to the sewer being via existing outflow positions.

Calculations (attached with this application) show that the surface water run-off is the equivalent to 100-year greenfield rate.

The purpose of the application is to gain confirmation from United Utilities that the development will not increase the flows to your sewer and subsequently is acceptable.

Please see below a WeTransfer Link to the required infromation for the project. Please note the link will expire in 7 days.

Could you please confirm receipt of this email and timescales for review/ approval.

If there are any queries, please do feel free to let me know.

https://we.tl/t-mkFG1nkVWJ

Regards

[redacted]

[redacted]
Senior Technician

CCS Consulting Limited

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1st Floor, XYZ Building

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M3 3AQ

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