

Townsend Water Engineering | Ltd.
69 Liverpool Road
Chester
CH2 1AW

Jennifer Atkinson
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA
8th August 2024
Planning Permission: 140311/FO/2024

Dear Jennifer,

An objection to the development at Pitsford Rd (140311/FO/2024) was received by Manchester City Council on the 26/07/2024. Below is the objection that this letter is commenting on (found in italics)

We OBJECT to the planning proposal because it does not demonstrate consideration of the risk of an indicative culverted ordinary watercourse onsite ('Newton Brook')

The following information needs to be provided as a minimum to lift our objection:

- *Results of sufficient site investigation to prove or disprove the presence of the culvert onsite.*
- *Where proven present, survey results to show mapped route and condition.*
- *Where proven present, the applicant is expected to submit a masterplan, which takes account of the culvert location, including any proposed diversion/realignment plans, and illustrate appropriate easements.*

Please find below our findings.

Introduction

Please find below in figure 1 a map indicating Newton Brook a culverted watercourse. According to the map the culverted water runs through the site from east to west. A site visit was undertaken to prove if there as a culvert there.



Figure 1: Map indicating the hidden watercourses

Site Visit

A site visit was undertaken on the 8th November by Townsend Water Engineering Limited and Bellway Homes Limited (Manchester). There is no evidence of a culverted watercourse running through the site from east to west.

On the site visit, there were three manholes on the eastern border of the site. Bellway Homes Limited (Manchester) undertook a CCTV survey to ensure these were not related to the watercourse. Please find below the findings of the CCTV survey:

CCTV Survey.

On site, there was found 3 manholes running southeast to northeast. There were no manholes in the generally vicinity of the proposed watercourse. Please see below an extract of the topographical survey indicating where they were situated. Please see appendix A for the fully topographical survey.

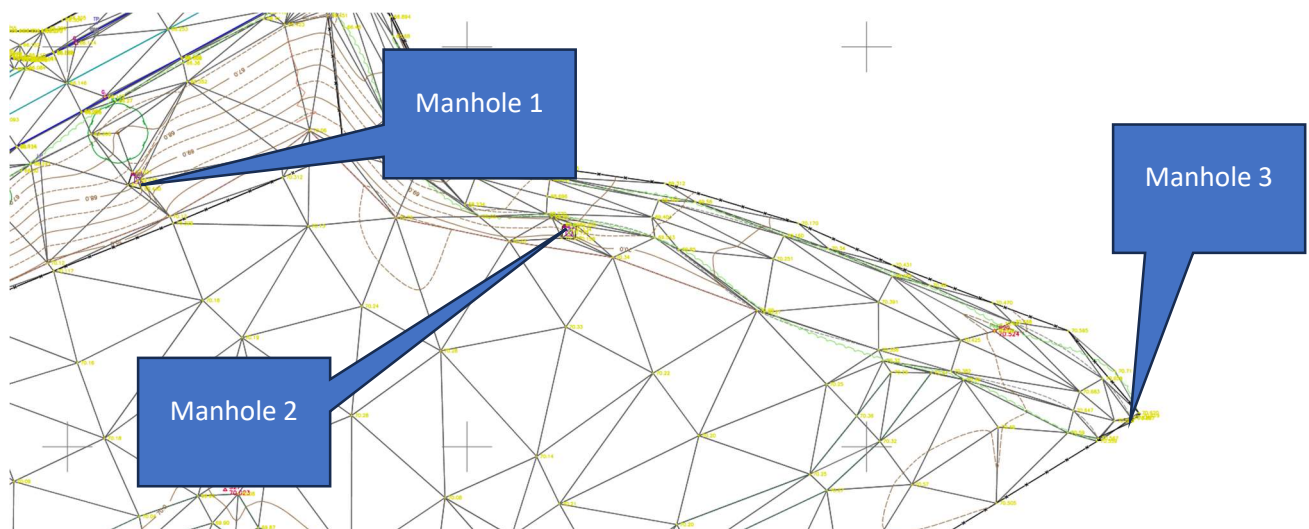


Figure 2: Position of Manholes.

There were no other manholes on site.

Manhole 3 is completely infilled and has a tree running through it. Please see below in figure 3 the photo of manhole 3.



Figure 3: Manhole 3

Then downstream is manhole 2. This is dry, this is not surprising as the manhole upstream is completely blocked and has no water passing through it. Please see Figure 4.

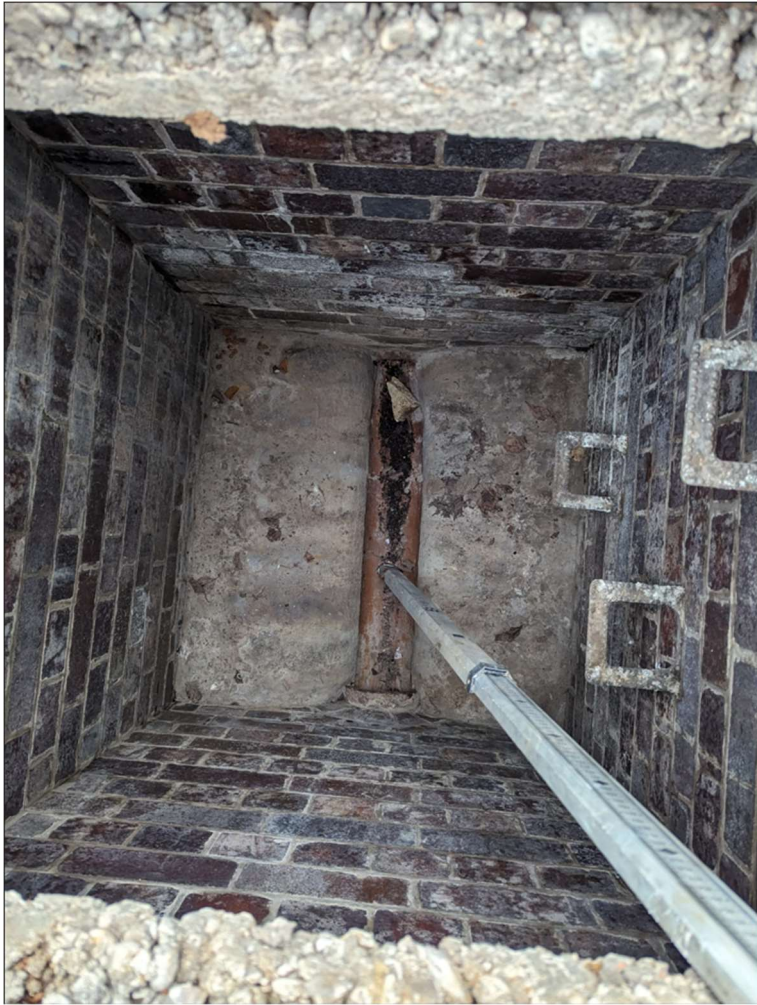


Figure 4: Manhole 2

Finally manhole 1 was completely blocked with rubbish, please see Figure 5 indicating the manhole 3.



Figure 5: Manhole 1

Bellway undertook a CCTV survey and there was no connection between manhole 3 and 2 .

There were no other manholes within site or in vicinity of the site on the line of the culvert.

A further CCTV survey has been undertaken of the surrounding area and indicated there is no culvert going under the site.

Please see in appendix B, which shows all findings from the various surveys.

Sewer Maps

Please find below the sewer's maps indicating there are no sewer/culverts running under the site.

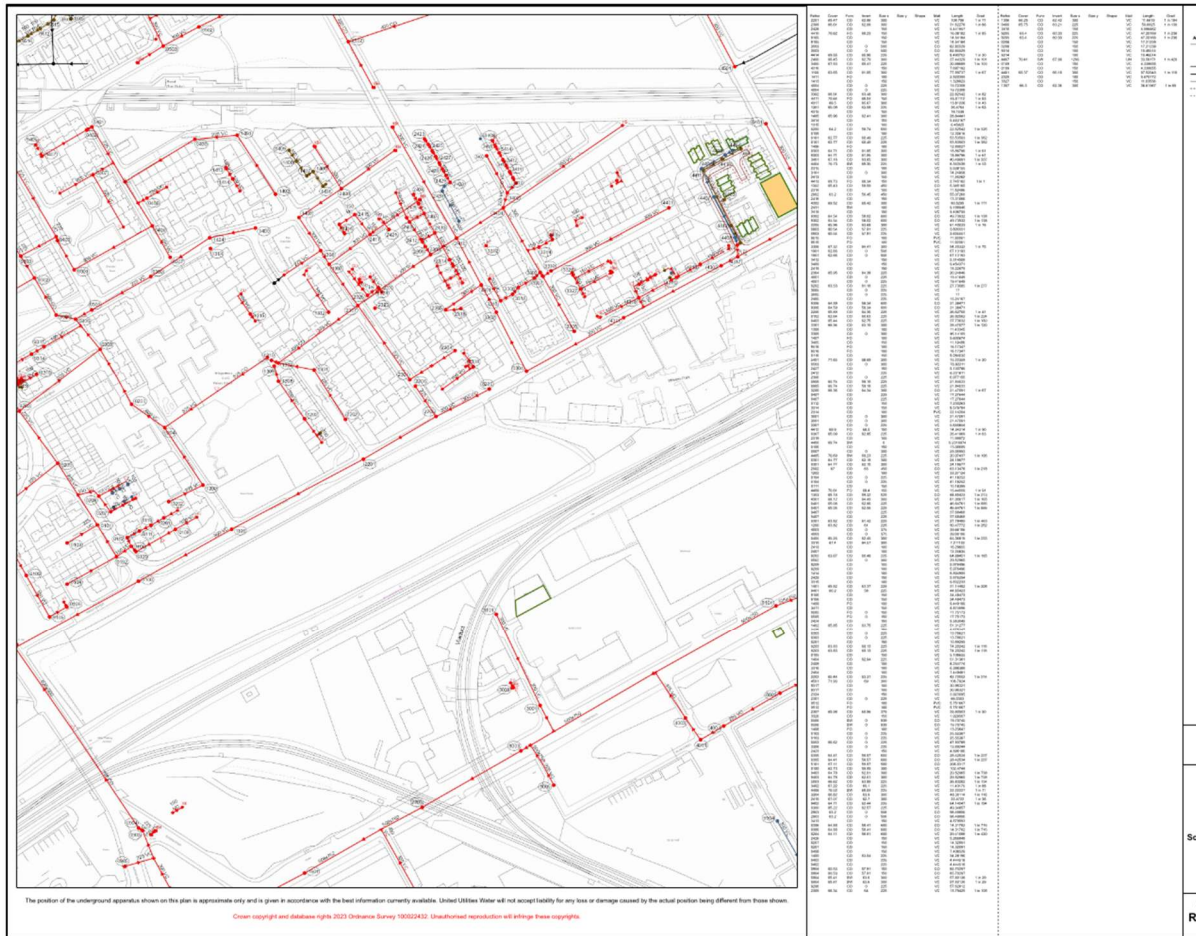


Figure 6: Sewer Map

In conclusion there is no culvert because:

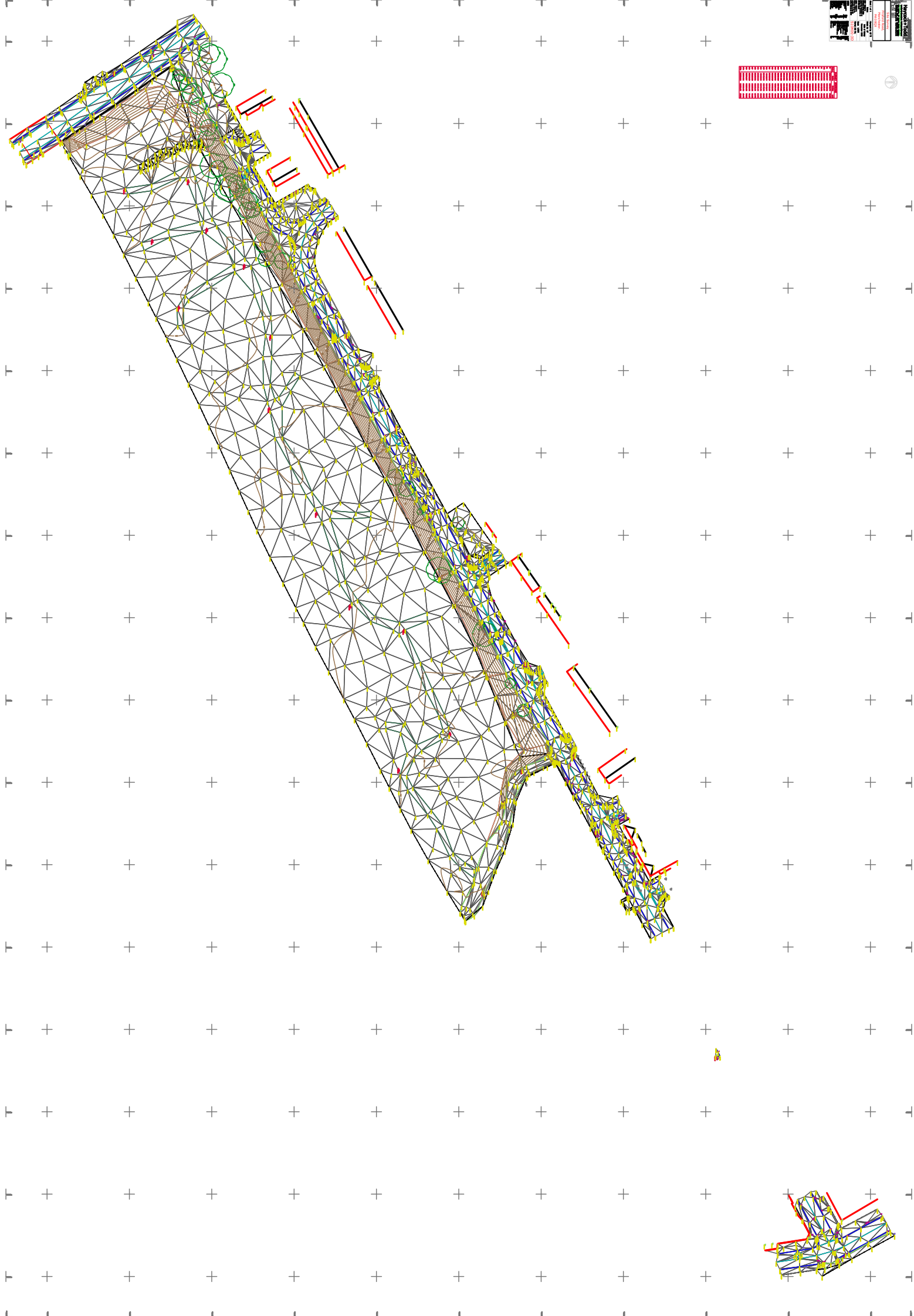
- We could not find a culvert;
- The manholes that were found were going south east to north west (not direction of the proposed watercourse) and were completely blocked; and
- The sewer records do not indicate a culvert under the site.

I trust this is enough information to remove your objection, but if you have any queries please do not hesitate to contact me.

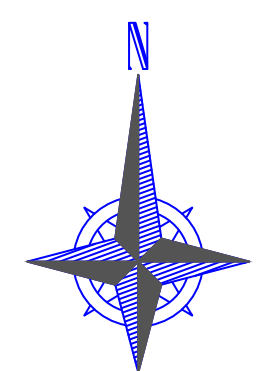
Yours sincerely,

Charles Townsend
Director, Townsend Water Engineering

Appendix A: Topographical Survey



Appendix B: Existing Drainage infrastructure drawing



PLAN GRID NORTH

File Name: G23677 - Pittsford Road Manchester Survey Rev E.dwg

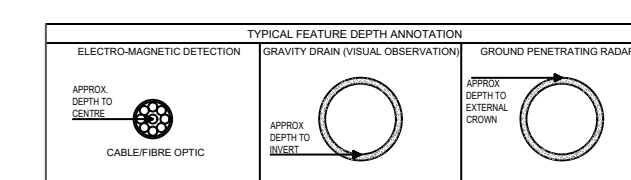
[illegible]

NOTES:

All levels relate to O.S. (Newlyn) Datum. Established using network survey plotted on a plane local grid, orientated to National Grid.

Services shown as "Tram Statutory Authority Plans" line styles are from Statutory Records plans supplied by the relevant regional authority. These services were not located and are shown for

Survey Control Markers established for Mapping purposes only should not be used for Construction without the written approval of GEO UK Ltd.



DISCLAIMER:

At GEO UK LTD we use skilled and experienced staff, modern up to date techniques and top of the range electromagnetic and radar technology to locate and trace sub-surface utilities. However the performance of the equipment employed in non-invasive surveys can be adversely affected by factors outside the control of GEO UK LTD. Therefore GEO UK LTD cannot guarantee that all utilities present on site have been located. It is the responsibility of the Client to consult regional authority records and undertake trial digs where appropriate.

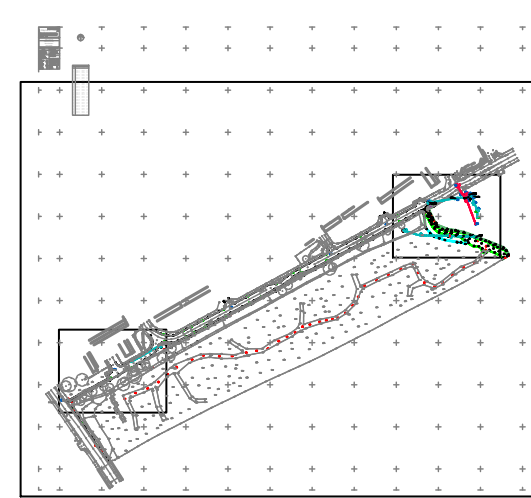
Successful tracing of non-conductive materials may be limited. Drainage gulleys are dye tested where possible to prove connectivity but it is not always possible to introduce the sonde due to narrow pipe sizes and/or accumulated silt.

Depth information of underground services/features are generally accurate to within $\pm 10\%$ (i.e. a pipe at 2m deep may be accurate to $\pm 200\text{mm}$) but this cannot be guaranteed. Depths shown usually refer to the top of the service. Gravity sewer and drain depths are usually to invert (base of drainage channel) unless otherwise stated.

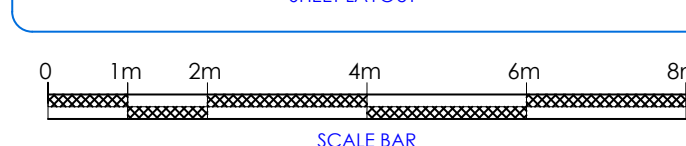
Some above ground features may have been obscured at time of survey. It is not always possible to operate the Ground Penetrating Radar in areas including, but not limited to, dense vegetation, rubble, debris and/or rough/uneven ground.

Existing record information that was made available to GEO UK LTD by the Client or by the statutory utility provider should be regarded only as an indication and cannot be guaranteed.

Excavation in the vicinity of services shown should be carried out with due diligence [Ref. HSG47].



SHEET LXXXIII



F	AUG 24	Updated Manhole Survey (G24426)
D	FEB 24	Updated Manhole Survey
C	FEB 24	Manhole Survey
B	JAN 24	Manhole Survey
A	7/11/23	Additional Survey added to drawing.
REV	DATE	DESCRIPTION



Client

Bellway Homes
304 Bridgewater pl
Birchwood
Warrington
Cheshire
WA3 6XG

Project Title

Topographical Survey of Land at:
Pitsford Road
Miles Platting
Manchester
M40 8GS

Surveyed CT		Drawn MB		Checked GEO UK LTD		
Scale 1:100	Date Nov23	Drawing Ref. G23677		No. 02	Size A0	Rev F