Marta Wolska

From: Perry, Graham <Graham.Perry@uuplc.co.uk>
Sent: 12 July 2021 16:12
To: Marta Wolska
Cc: Wastewater Developer Services
Subject: RE: Repeat PDE 4200021415 Hammerstone Road Depot, Gorton, Manchester

Hello Marta

Given the concern about the potential instability of the retaining wall I would be willing to accept a discharge into the combined sewer a maximum discharge rate of 7 l/s

Thanks

Graham Perry

Graham Perry
Development Engineer
Developer Services
M: 07557 577548
T: 01925 679405
unitedutilities.com

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From: Wastewater Developer Services
Sent: 01 July 2021 16:14
To: Perry, Graham <Graham.Perry@uuplc.co.uk>
Subject: Repeat PDE 4200021415 Hammerstone Road Depot, Gorton, Manchester

Hi Graham,

Please see repeat PDE below and attached.

This has been saved to SP on the following link.

https://uusp/asset/DSDD/Development%20Documents/Forms/AllItems.aspx?RootFolder=%2Fasset%2FDSDD%2FDevelopment%20Documents%2FManchester%2FPre%20Enquiry%2F2018%2F4200021415%20Hammerstone%20Road%2C%20Gorton&View=%7B012D10BC%2D8A6E%2D465F%2D9704%2D60731F4571F6%7D&InitialTabId=Ribbon%2ERead&VisibilityContext=WSSTabPersistence

Kind Regards,

Louise Dack
Customer Advisor Advanced
Developer Services & Metering
Customer Services
T: 01925 233063 (33063 internal)
unitedutilities.com

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

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From: Marta Wolska [mailto:marta.wolska@curtins.com]
Sent: 01 July 2021 15:13
To: Perry, Graham <Graham.Perry@uuplc.co.uk>; Harrison, William <William.Harrison1@uuplc.co.uk>; Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: RE: 4200021415 Hammerstone Road Depot, Gorton, Manchester

EXTERNAL EMAIL This email originated outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Graham

Apology if you received few times below message but it keeps bounce back.

Based Sewer of Adoption the pipe should be connected soffit to soffit, if we connect that lower it means that connection pipe will be surcharged with even for 1 in 1, and surface water running from other properties in that culverted watercourse will back up to our system. Even if we use non return valve on our site the water will stand in connection pipe under the retaining wall,

The wall is in a state of disrepair, and the required remedial works proposed are to install buttresses to enhance the stability of the wall against lateral loads. Undertaking a traditional underpinning strategy could potentially lead to instability of the wall and temporary arrangements would need to be carefully considered. We anticipate that there is no formal foundation to the wall, where the existing arrangement consists of corbelled brickwork below ground level. The corbelled brickwork requires continuity along the length of the wall and altering the bearing configuration with hard spots should generally be avoided.

The suggested local underpinning arrangement will require the incorporation of significant works to the sub and superstructure elements of the wall. Then advise of a suitable method of installation of mass concrete pads on either side of the drainage route. Finally, reform or modify the above-ground brickwork to incorporate movement joints to address differential settlement.

I have discussed the solution with LLFA, they have agreed that the existing connection to combine can be reused and we should not brake covers, either undermine existing retaining wall- emails attached. Would UU accept it?

The proposed surface water from lower car park has been restricted to 50% reduction of the existing 1 in 1-year storm event to all storm events for lower car park. which gives 7l/s

EXISTING FLOW BASED ON THE MODIFIED RATIONAL METHOD

CATCHMENT	AREA (m^2)	FLOW RATE FOR THE 1 IN 1 YEAR EVENT (l/s)	FLOW RATE FOR THE 1 IN 30 YEAR EVENT (l/s)	FLOW RATE FOR THE 1 IN 100 YEAR EVENT (l/s)
A	11401	47	114	150
B1	12119	50	121	158
B2	6571	27	65	85
B3	4229	17	42	55
C	3521	14	35	46
TOTAL EXISTING: B1,B2,B3,C	26440	108	263	344
TOTAL PROPOSED: B1,B2,B3,C	28300	[50% REDUCTION IN DISCHARGE] 54	[50% REDUCTION IN DISCHARGE] 131.5	[50% REDUCTION IN DISCHARGE] 172

RAINFALL INTENSITY BASED ON MICRODRAINAGE RAINFALL DATA
1 IN 1: 11mm/hr
1 IN 30: 28mm/hr
1 IN 100: 36mm/hr

OUTFALL	PROPOSED FLOWS L/S		
	1IN 1	1 IN 30	1 IN 100+40%CC
NORTHEN 750mm WATERCOURSE GF CAR PARK	42	91	160
SOUTHERN LG CAR PARK TO COMBINED SEWER	7	7	7
EXTERNAL GRIT AND SALT TO FOUL WATER SEWER	5	5	5
WASHDOWN TO FOUL WATER			
TOTAL 50% ACHIEVED	54	103	172
50% ALLOWED	54	131.5	172

Would that be acceptable?

Marta Wolska Senior Engineer
Curtins
T. 0161 236 2394 | marta.wolska@curtins.com

From: Perry, Graham <Graham.Perry@uuplc.co.uk>
Sent: 11 March 2021 17:58
To: Marta Wolska <marta.wolska@curtins.com>; Harrison, William <William.Harrison1@uuplc.co.uk>; Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: RE: PDE UU Ref: 4200021415 Hammerstone Road Depot, Gorton, Manchester

Hello Marta

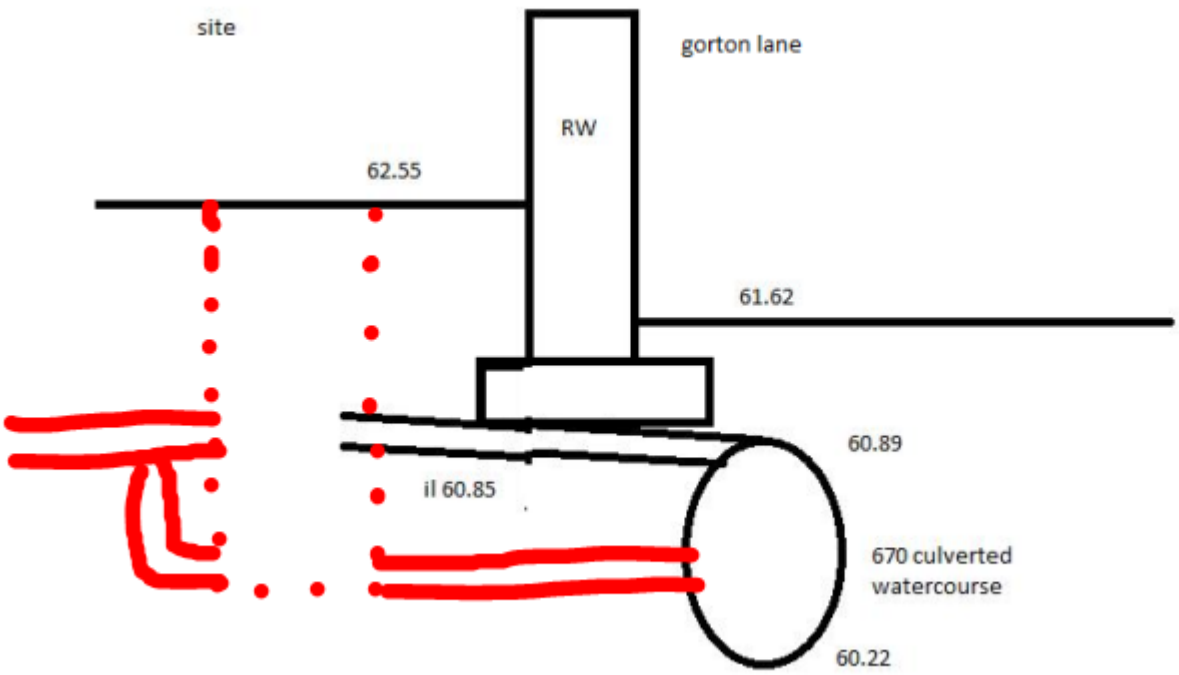
Rather than discount a connection to the culverted watercourse have you considered an offset manhole connection and then underpin the wall and put a lintel over the pipe passing through?

Also I cannot accept that you cannot gain access to the culvert because you could simply break out the existing cover using a jack hammer and then reinstate when finished.

I will only consider a connection to the combined sewer when all other avenues have been exhausted.

Thanks

Graham Perry


site
gorton lane
RW
62.55
61.62
60.89
il 60.85
670 culverted
watercourse
60.22

Graham Perry
Development Engineer
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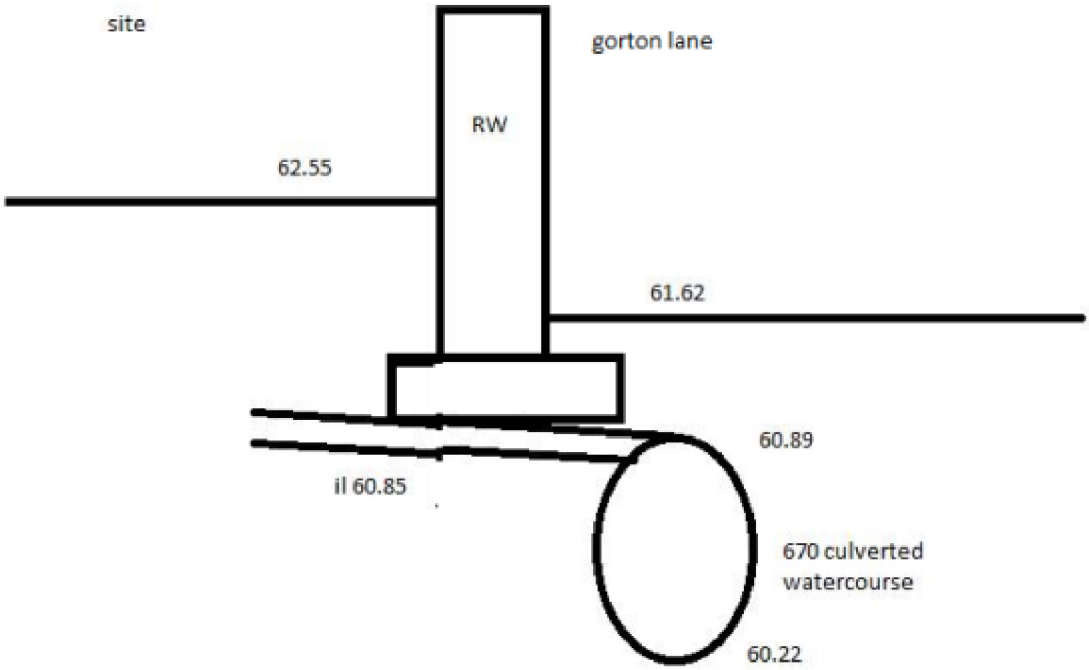
From: Marta Wolska [mailto:marta.wolska@curtins.com]
Sent: 01 March 2021 12:18
To: Harrison, William <William.Harrison1@uuplc.co.uk>; Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: RE: PDE UU Ref: 4200021415 Hammerstone Road Depot, Gorton, Manchester

Dear Sir
https://we.tl/t-Bwz8DGtmUy - please download
The existing south car park and existing building discharge currently to a combined water sewer within Gorton Lane. The southern culverted watercourse based on UU records runs under and near existing retaining wall. The southern culverted watercourse could not be traced as the covers could not be lifted using hydraulic lifters. Based o UU records the culverted watercourse is quite shallow, invert level is 1.4mbgl, whereas soffit 0.73m. the extected bottom of retaining wall foundation is 0.60mbgl, which means that proposed pipe sofit will be straight below existing retaining wall foundation.



The condition of the retaining wall is clearly in a state of disrepair and as such any works carried out to the wall may affect the ongoing structural integrity of the wall itself which may extend beyond the localised works required to form any new connection. Coupled with this, there is the ongoing maintenance of the pipe work between site and the culvert

which must be considered - any settlement to the wall at a critical drainage location could damage the pipe and affect the performance of the overall drainage system to the wider site.
This would also cause major issues with the foundations to the wall and the depth of the connection

We propose to reuse the existing connection from lower car park to combined water sewer.
As per attached drawing 506 and 505 the proposed surface water from lower car park has been restricted to 50% reduction of existing 1 in 1 year storm event to all storm events, which is 7 l/s, area C.
Please let us know if you approve it.?

No flow restrictions for existing building is proposed the building will only be refurbished.

The GF area will be disconnected from combined and discharge to northen watercourse.
Part of GF area- wintern maintenance & washdown area will be discharge to foul water at rate 5l/s which I Agreed previously with UU-email attached.

So the only question is about surface water from lower car park.

Marta Wolska Senior Engineer
Curtins
T. 07434633755 | marta.wolska@curtins.com

From: Marta Wolska
Sent: 27 February 2019 10:10
To: Harrison, William <William.Harrison1@uuplc.co.uk>
Cc: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: RE: PDE UU Ref: 4200021415 Hammerstone Road Depot, Gorton, Manchester

Dear William

Could you please advise. UU records indicate a 670mm brick private surface water drain running from east to west in the south of the site. We have proposed a new connection to that drain however we not sure if it is not culverted watercourse. The linetype in the legend is the same for private drains and watercourses. We need to know how it is classified to make sure we apply for a new connection to the correct organization.

Kind regards
Marta Wolska Senior Engineer
Curtins
T. 0161 236 2394 | marta.wolska@curtins.com

From: Harrison, William <William.Harrison1@uuplc.co.uk>
Sent: 04 September 2018 10:32
To: Chloé Grimsley <Chloe.Grimsley@curtins.com>
Cc: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: PDE UU Ref: 4200021415 Hammerstone Road Depot, Gorton, Manchester

Good Morning Chloé,

On consideration there wouldn't be an objection for discharging run-off from the area used to de-ice vehicles into the combined sewer network, however you will most likely need a trade effluent licence, this dealt with through the water retailer for the site,

Kind Regards,

Will Harrison BSc (Hons)
Assistant Developer Engineer
Developer Services & Planning
Network Delivery
United Utilities

T : 01925 679319
E : Wastewaterdeveloperservices@uuplc.co.uk

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United Utilities Water Ltd. - Developer Services and Planning
Warrington North Wastewater Treatment Works
Barnard Street Off Old Liverpool Road
Gatewarth Industrial Estate
Warrington
WA5 1DS

From: Chloé Grimsley [mailto:Chloe.Grimsley@curtins.com]
Sent: 03 September 2018 07:56
To: Harrison, William <William.Harrison1@uuplc.co.uk>
Cc: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: RE: PDE UU Ref: 4200021415 Hammerstone Road Depot, Gorton, Manchester

Good Morning Will,

Further to our previous advice on the above proposed development, we have since been liaising with Manchester City Council LLFA and the Environment Agency for advice regarding pollution protection (see attached email correspondence with MCC and the Environment Agency).

The proposed development contains a grit store and de-icing facility with the surface water drainage being proposed to connect to watercourse (Corn Brook). The Environment Agency have confirmed that:

"The grit/salt storage is fine as long as this does not cause a pollution to a watercourse. I would suggest bunding the immediate surrounding area with "sleeping policemen" so that any grit and salt dissolved in rainwater is contained and kept away from surface water drains while retaining vehicle access.

However, de-icing vehicles in this outside area would only be acceptable if the run off from this activity is directed into a sealed drainage system and disposed of appropriately, or into combined/foul sewer (with permission from United Utilities)."

Based on the above advice, if we were to propose contained areas for the separate activities, would UU have aby objection for discharging run-off from the area used to de-ice vehicles into the combined sewer network or would there be any necessary pollution protection required?

Kind Regards,
Chloé

Chloé Grimsley Principal Engineer
Curtins
T. 0161 236 2394 | chloe.grimsley@curtins.com

From: Chloé Grimsley
Sent: 05 July 2018 16:00
To: 'Harrison, William' <William.Harrison1@uuplc.co.uk>
Cc: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: RE: PDE UU Ref: 4200021415 Hammerstone Road Depot, Gorton, Manchester

Thanks Will

Chloé Grimsley Principal Engineer
Curtins
T. 0161 236 2394 | chloe.grimsley@curtins.com

From: Harrison, William [mailto:William.Harrison1@uuplc.co.uk]
Sent: 05 July 2018 15:45
To: Chloé Grimsley <Chloe.Grimsley@curtins.com>
Cc: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: PDE UU Ref: 4200021415 Hammerstone Road Depot, Gorton, Manchester

Afternoon Chloé,

It's subject to standard Building Regs Part H so 3m from the centreline of the sewer,

Kind Regards,

Will Harrison BSc (Hons)
Assistant Developer Engineer
Developer Services & Planning
Network Delivery
United Utilities

T : 01925 679319
E : Wastewaterdeveloperservices@uuplc.co.uk

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Warrington North Wastewater Treatment Works
Barnard Street Off Old Liverpool Road
Gatewarth Industrial Estate
Warrington
WA5 1DS

From: Chloé Grimsley [mailto:Chloe.Grimsley@curtins.com]
Sent: 05 July 2018 15:33
To: Harrison, William <William.Harrison1@uuplc.co.uk>
Cc: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: RE: PDE UU Ref: 4200021415 Hammerstone Road Depot, Gorton, Manchester

Hi Will,

Thanks for your response.

Please could you confirm easements on the existing public sewer circled on the image below. The sewer encroaches into the site.

Kind Regards,
Chloé

Chloé Grimsley Principal Engineer
Curtins
T. 0161 236 2394 | chloe.grimsley@curtins.com

From: Harrison, William [mailto:William.Harrison1@uuplc.co.uk]
Sent: 05 July 2018 10:54
To: Chloé Grimsley <Chloe.Grimsley@curtins.com>
Cc: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: PDE UU Ref: 4200021415 Hammerstone Road Depot, Gorton, Manchester

Good Morning Chloé,

We have carried out an assessment of your application which is based on the information provided; this pre development advice will be valid for 12 months,

Foul water can be discharged to the existing foul water/combined water sewerage network within Hammerstone Road/Gorton Road at a point convenient to yourself and at an unrestricted rate.

Surface water from this site should drain to either soak away or directly to watercourse. Discharge rates and consents must be discussed and agreed with all interested parties.

Sewer records indicate no report incidents of sewer flooding in the immediate area.

Although we may discuss and agree discharge points & 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

http://www.unitedutilities.com/connecting-public-sewer.aspx

Please be aware that on site drainage must be designed in accordance with Building Regulations, National Planning Policy, and local flood authority guidelines, we would recommend that you speak and make suitable agreements with the relevant statutory bodies.

Please note, if you intend to put forward your wastewater assets for adoption by United Utilities, the proposed detail design will be subject to a technical appraisal by an Adoption Engineer as we need to be sure that the proposals meets the requirements of Sewers for adoption and United Utilities Asset Standards. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, further to this enquiry should you wish to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

Kind Regards,

Will Harrison BSc (Hons)
Assistant Developer Engineer
Developer Services & Planning
Operational Services
United Utilities

T : 01925 679319
E : Wastewaterdeveloperservices@uuplc.co.uk

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Warrington North Wastewater Treatment Works
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Warrington
WA5 1DS

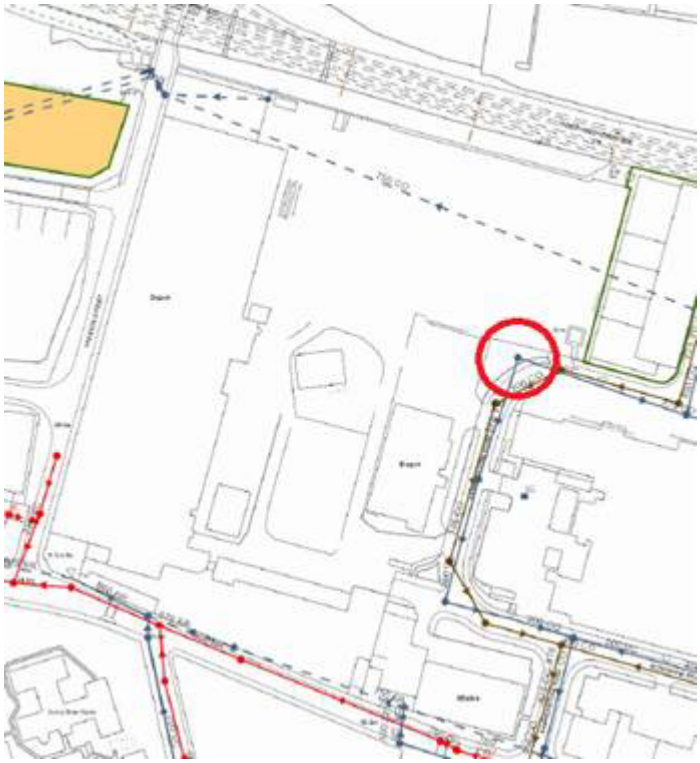
From: Chloé Grimsley [mailto:Chloe.Grimsley@curtins.com]
Sent: 21 June 2018 08:13
To: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: Hammerstone Road Depot
Importance: High

Good Morning Sir/Madam,

We are currently preparing a Drainage Strategy for the redevelopment works at Manchester City Council Hammerstone Road Depot. Please find attached the Pre-Development Enquiry form for the above development site.

We anticipate that the proposed drainage will utilise existing outfalls where suitable, however where new drainage is required, or where existing outfalls are unsuitable we may require new outfall connections.
There is an existing watercourse within the site, therefore where levels permit, any new surface water drainage would be proposed to outfall into this. Where new drainage connections are required for the foul, we would look to connect to the surrounding foul public sewer network.

Please could you confirm potential to discharge, any limitations, any historic flood data for the site, as well as any sewer easement requirements for the 225/375 surface water sewer which encroaches into the site as circled below.



Kind Regards,
Chloé

Chloé Grimsley
Principal Engineer
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Merchant Exchange
17-19 Whitworth Street West
Manchester M1 5WG

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