RE: PDE CA28, 6 Enfield Drive, Manchester, M11 4HP - 05150452 [Filed 11 Jan 2024 12:54]
seweradoptions@uuplc.co.uk
11/01/2024 12:51

Good afternoon David,
Pre Development Enquiry for: 6 Enfield Drive, Manchester, M11 4HP UU Reference Number : 05150452

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 100mm diameter public combined sewer within Enfield Drive located to the East of your proposed development at an unrestricted rate.
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.

Infiltration
Thank you for discounting infiltration on this scheme.

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 will consider a connection to the 100mm diameter public combined sewer within Enfield Drive 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 5 l/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.

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
According to our public sewer records there are public sewers located within your site boundary. We will require unrestricted access to the sewer for maintenance purposes, we would ask that you maintain a minimum clearance of 6m which is measured 3m from the centre line of the pipe unless there happens to be a formal easement agreement in place, in which case the specified easement width would apply. If you cannot achieve this then you may wish to consider diverting and or abandoning the public sewer.
Please be aware that any proposed diversion may require modelling. This process may take up to 6 months in order to reach an acceptable design.
Please refer to the link below to obtain full details of the processes involved with sewer diversions:
https://www.unitedutilities.com/builders-developers/larger-developments/wastewater/sewer-diversions/

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.
Kind Regards

Lewis Barr
Assistant Developer Engineer
Developer Services & Metering
Customer Services
07827286541
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---------- Original Message ----------
From: seweradoptions@uuplc.co.uk [seweradoptions@uuplc.co.uk]
Sent: 10/01/2024 10:14
To: davidsouth@geosmartinfo.co.uk
Subject: PDE CA28, 6 Enfield Drive, Manchester, M11 4HP - 05150452

Good Morning,

PRE DEVELOPMENT APPLICATION AT: 6 Enfield Drive, Manchester, M11 4HP – UU Ref 05150452

Please accept this email as receipt of your application received on 09/01/2024 for the above development. This has now been logged on our system and the job reference is 05150452 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 Lewis for technical assessment. You will receive their response on or before 23/01/2024.

Kind regards,

Katie Houghton
Customer Advisor Advanced
Developer Services & Metering
Customer Services

Tel: 0345 072 6067 (option 4)
unitedutilities.com

---------- Original Message ----------
From: David South [davidsouth@geosmartinfo.co.uk]
Sent: 09/01/2024 15:03
To: wastewaterdeveloperservices@uuplc.co.uk
Subject: 79971 6 Enfield Drive pre planning enquiry

Good Afternoon,

Please find attached our completed pre planning enquiry form as well as the SuDS report including drainage design and calculations.

If you need any more information, then please let me know.

Kind regards,
David

[Image is no longer available]

David South
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