

Thomas Clark

From: Perry, Graham <Graham.Perry@uuplc.co.uk>
Sent: 07 April 2021 14:05
To: Thomas Clark
Cc: Wastewater Developer Services
Subject: RE: Pre Development Enquiry for :Brunswick Mill, Manchester M40 7EZ UU reference Number : 4200038363

Hello Thomas

I assume that you are looking to split flows from the existing Mill Building and the new development area.

The existing Mill Building (edged in orange) can continue to drain into the combined sewer on Bradford Rd at 39 l/s which has the 50% betterment applied to it.

The new development area (edged in purple) must drain in accordance with the drainage hierarchy set out in both the building regulations and planning policy. This means that all surface water from this area MUST drain to the 1200mm diameter public surface water sewer within Butler Street located west of the proposed site and the rate of discharge must be restricted to a maximum pass forward flow of 5 l/s.

I have noted that your client does not own the adjacent land so you could either lay a new dedicated sewer down Bradford to the surface water sewer in Bradford Rd or negotiate access with the third party landowner to get to the 1200mm sw sewer. Alternatively you could submit a requisition and if deemed suitable we would lay a new sewer for your client using our powers of access at the full cost of your client .

Thanks

Graham Perry

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From: Thomas Clark [mailto:thomas.clark@civiceengineers.com]
Sent: 07 April 2021 10:17
To: Perry, Graham <Graham.Perry@uuplc.co.uk>
Subject: RE: Pre Development Enquiry for :Brunswick Mill, Manchester M40 7EZ UU reference Number : 4200038363

Hi Graham,

Many thanks for your response re the proposed development site.

Re infiltration, the PH1 desk study indicates that the below ground strata to be clay as per below extract.

Categories (data sources)		Details
Geology	Artificial ¹	- Made Ground recorded below the site.
	Superficial ¹	- Till (Devensian).
	Bedrock ^{1,2}	- Etruria Formation (sandstone and mudstone) in the east. - Holt Town Sandstone Bed in the west.
	BGS logs ³	- BH Ref: SJ89NE62, adjacent south: appears to be a number of boreholes along the line of a sewer in Beswick Street. The most relevant is opposite Piercy Street and shows 'metalling' to 0.6m, 'rubbish filling' to 2.13m and clay to 13.4m.

Due to the existing/ proposed site levels any proposed connection into the canal would be constructed beneath the water level which will not be feasible.

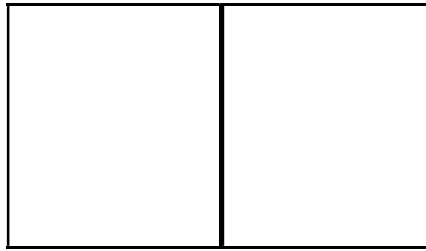
Re connecting into the existing surface water sewer in Butler/Beswick St. I have attached a sketch showing the different elements of the site. As the existing mill building is in-situ getting a proposed connection into the SW sewer is not viable, area shown in orange will need to connect into the existing CW sewer in Bradford Rd.

Furthermore, the area shown in purple is bound by an area not in the ownership of the client and gaining a connection into the SW sewer will most likely not be viable and thus this will need to connect into the CW sewer in Bradford Rd.

Based on the above would the 44l/s discharge rate still stand?

Regards,
Tom

Thomas Clark
Civil Design Engineer



Manchester / London / Leeds / Glasgow



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From: Perry, Graham <Graham.Perry@uuplc.co.uk>

Sent: 31 March 2021 21:35

To: Thomas Clark <thomas.clark@civicengineers.com>

Cc: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>

Subject: Pre Development Enquiry for :Brunswick Mill, Manchester M40 7EZ UU reference Number : 4200038363

Dear Sirs,

Pre Development Enquiry for: Brunswick Mill, Manchester M40 7EZ UU reference Number : 4200038363

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 3723223 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 x 60mm diameter public combined sewer within Bradford Rd located to the north 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.

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

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.

Waterbody

If an evidence based assessment has been carried out and confirms that infiltration is not feasible, we recommend that you contact the Lead Local Flood Authority and/or Environment Agency to discuss a point of discharge to the adjacent canal located to the south of the proposed site.

We would encourage you to identify and engage with any third party landowner and riparian owner to agree access and discharge rights to the water body if this is not in your ownership.

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 1200mm diameter public surface water sewer within Butler Street located west 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 44 l/s.

It would appear that you have made an error when calculating the existing brownfield runoff rate because you have used an impermeable area that included the whole site and not just existing hardstanding areas.

I have measured the Mill site and found the total impermeable area to be 0.56 Ha and the remaining 0.306 Ha is classified as greenfield. Therefore based on the rational method I have calculated the brownfield element to be $(2.78 \times 0.56 = 77.84)$ and the greenfield element the default 5 l/s

After applying the 50% betterment to the brownfield runoff rate I have calculated a discharge rate of 38.92 l/s and after adding the default greenfield runoff rate of 5 l/s I have rounded the figure up to 44 l/s which I feel is not unreasonable.

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 public sewerage network under any circumstances

Sewer Adoptions

You have indicated on your application form that you intend to put the sewers forward for adoption (including any SuDS components that can come within the meaning of a sewer).

United Utilities assess adoption applications based on the current Design & Construction Guidance and local practices which have now replaced 'Sewers For Adoption 6th Edition'.

We recommend that you submit a pre design assessment to the sewer adoption mailbox (SewerAdoptions@uuplc.co.uk) stating pre design assessment in the title

Please refer to links below to obtain further guidance:

<https://www.unitedutilities.com/builders-developers/larger-developments/wastewater/sewer-adoptions/>

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.

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 set out in the Design & Construction Guidance. The proposed design should give consideration to long term operability and give United Utilities a safe and cost effective proposal for the lifetime of the assets. In these cases, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 application, has been assessed and accepted in writing by United Utilities. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.

Codes For Adoption

The new Codes for Adoption are outlined on the Water UK Website. The link below takes you to their webpage:

<https://www.water.org.uk/technical-guidance/developers-services/codes-for-adoption/>

A free copy of the new Design & Construction Guidance can be downloaded via the link below:

<https://www.water.org.uk/wp-content/uploads/2020/03/SSG-App-C-Des-Con-Guide-v-2-100320-C.pdf>

Existing Wastewater Assets Crossing the Site

We have no charted wastewater assets shown within the boundary of the site.

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/larger-developments/wastewater/sewer-connections/>

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,



Graham Perry
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Developer Services
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