

Discharge of planning conditions design note

Project name **Plot 10A First Street Manchester**
Project no. **1620007819**
Client **First Street Developments Ltd.**
Prepared by **Conor O'Loughlin**

1 Introduction

1.1 The following technical note has been prepared in response to comments received from the LLFA on the 3rd October 2023.

2 Condition: A finalised drainage layout showing all components, outfalls, levels, and connectivity.

LLFA Comments	Ramboll Response
Please provide evidence of appropriate easement applied to attenuation tank, to be specified & confirmed by the project engineer.	No easement has been set for the attenuation tank as tank to remain private. However, attenuation tank has been sized & positioned on plan through coordination with the landscape architect & external MEP engineer to suit site loadings.
Please provide the following drawings referenced on p.36 of drainage strategy - FSP10-CDL-ZZ-XX-SC-P-15003 and FSP10-CDL-XX-B1-DR-P-10991	Drawings provided within Appendix A.
Please provide drawings showing connectivity of blue roofs with wider network (including the following drawings referenced on p.37 of drainage strategy: FSP10-CDL-XX-12-DR-P-11121 and FSP10-CDL-XX-13-DR-P-11131)	Drawings provided within Appendix B. Connectivity to wider network is provided through the above ground drainage network. Refer to schedule drawing (FSP10A-CDL-ZZ-XX-SC-P-15003) as provided within Appendix A for connectivity into below ground drainage system.
Subject to receiving the above drawings, if pumped solutions are proposed to support the surface water drainage, evidence is required as to why the preferable gravity solutions are infeasible and that the pumped solution can be safely managed to not increase flood risk.	Pumped solution is required only for the basement drainage, due to minimal flow from above ground drainage system due to usage in rainwater harvesting overflow conditions only. Increased depths of approx. 4m near the head of run was not considered with this low inflow.

3 Condition: Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.

LLFA Comments	Ramboll Response
Overland flow route layout needs to be provided to support assessment.	Overland flow drawing provided within Appendix C. Note, below ground drainage network has been designed for capacity for 1 in 100 year + 45% climate change event & a sensitivity check has been made for a 1 in 1000-year event to ensure no building flooding.

- 4 Condition:** Where public sewer diversions are proposed, evidence of a proposed diversion plan agreed in principle by United Utilities is required.

LLFA Comments	Ramboll Response
RAM-XX-XX-DR-C-20100 is not mentioned in the UU email of approved S185 drawings (p.110 of drainage strategy) – please clarify the approvals for the proposed abandonment of combined sewer shown in this drawing.	Two approvals are now in place for the diversion works for the Plot 10a site. 20000 series drawings cover the diversion titled "Hulme Street" & has the UU reference of 03793791. Please refer to appendix D for confirmation of approval for both River Street & Hulme Street.

- 5 Condition:** Hydraulic calculation of the proposed drainage system.

LLFA Comments	Ramboll Response
We note that the drainage strategy states rainwater harvesting is not a storage solution for the scheme, however, please confirm that the rainwater harvesting tank does not need to be included in the model (email response is fine).	Below ground drainage network has been designed for a "worst case scenario" where the rainwater harvesting tank is at full capacity & an overflow would be occurring. Hence the removal from the hydraulic model for the below ground drainage system.

- 6 Condition:** Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.

LLFA Comments	Ramboll Response
Outstanding, please provide evidence of connection/flow acceptance. Only evidence of UU diversion comments has been provided.	Refer to Appendix E for UU predevelopment enquiry confirming unrestricted foul flow from site & a surface water flow rate of 5 l/s subject to confirmation of infiltration & watercourse connection are unviable. Evidence has recently been provided to discount each item as requested. All guidance stated within response will be followed as part of the finalised below ground drainage design.

7 Appendix A

7.1 FSP10-CDL-ZZ-XX-SC-P-15003 and FSP10-CDL-XX-B1-DR-P-10991

Based on:	Rev
Architect Drg No.	Rev
Structural Drg No.	Rev
Survey Drg No.	Rev
Other Drg No.	Rev

THIS DRAWING MAY INDICATE ELEMENTS RELATED TO FIRE SYSTEMS. THESE ARE INDICATIVE ONLY AND FINAL NUMBER, POSITIONING AND PERFORMANCE MUST BE ESTABLISHED AS PART OF THE CDP WORKS TO MAINTAIN THE INTENT OF THE DESIGN FIRE STRATEGY.

NOTES:

- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ANY RELEVANT STRUCTURAL, ARCHITECTURAL AND CONSULTANTS INFORMATION AND DRAWINGS.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SERVICES SPECIFICATION.
- DO NOT SCALE FROM THIS DRAWING.
- ALL DIMENSIONS IN MM, UNLESS OTHERWISE STATED.
- THIS DRAWING ILLUSTRATES THE CONCEPT ENGINEERING SERVICES INSTALLATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DEVELOP AND PRODUCE DETAILED WORKING AND CO-ORDINATED DRAWINGS.
- SERVICES SHALL BE INSTALLED TO MEET THE PERFORMANCE OBJECTIVES STATED WITHIN BS EN 12058, THE BUILDING REGULATIONS AND ALL OTHER TECHNICAL MANUALS AND GUIDES APPLICABLE.
- CONTRACTOR SHALL VERIFY DRAWINGS PRIOR TO COMMENCEMENT OF INSTALLATION WORKS. IF ANY DISCREPANCY OCCURS IT SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
- DRAWINGS SHALL BE APPROVED BY ALL PARTIES PRIOR TO COMMENCEMENT OF WORKS.
- ALL PLANT EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER RECOMMENDATION, ENSURING SUFFICIENT ACCESS FOR SERVICE, MAINTENANCE AND POTENTIAL REPLACEMENT.
- ALL MAIN LARGE DIAMETER FOUL/WASTE DISCHARGE, VENTILATION AND RAINWATER PIPEWORK WILL BE INSTALLED IN LIGHTWEIGHT CAST IRON TO BS EN 877 WITH KITEMARK CERTIFICATION.
- HORIZONTAL DISCHARGE AND VENTILATION PIPEWORK WILL BE IN MPVC TO BS EN 1506-1, WITH KITEMARK CERTIFICATION FROM THE CONNECTION OF INDIVIDUAL SANITARY FITTINGS TO THE CONNECTION TO THE MAIN DISCHARGE AND VENTILATION STACKS.
- WC LATERALS TO BE EITHER SOLVENT WELD IN PVC-U TO BS EN 1506-1 OR FUSION WELDED HOPE.
- THE INSTALLATION SHALL INCORPORATE SUITABLE MEASURE TO ACCOMMODATE THERMAL MOVEMENT AND EXPANSION.
- ON EACH FLOOR, 1200MM HIGH ACCESS DOORS TO BE PROVIDED ON ALL VERTICAL SOIL AND WASTE STACKS.
- 1200MM HIGH ACCESS DOORS TO BE PROVIDED AT THE TOP, BASE AND EVERY OTHER FLOOR OF EACH RAINWATER PIPE.
- RODDING ACCESS TO BE PROVIDED ON ALL PIPEWORK AT CHANGES OF DIRECTION AND AT THE END OF LONG PIPEWORK RUNS.
- GRADIENTS OF ALL DISCHARGE PIPEWORK WILL BE IN EXCESS OF THE MINIMUM REQUIREMENTS OF SECTION 3 OF THE WORKS SPECIFICATION BUT TYPICALLY 2MM/METRE MINIMUM.
- ALL TRAPS MUST RETAIN NOT LESS THAN 50MM OF SEAL WHEN SUBJECTED TO THE APPROPRIATE DISCHARGE TESTS. BS EN 12058 NO. 3.2.1 GENERAL REFERS.
- WHERE OPEN ENDS OF PIPE, FITTINGS, ETC., ARE LEFT EXPOSED DURING THE PROGRESS OF THE WORK AND PRIOR TO COMPLETION, THEN A SUITABLE PLUG OR CAP WILL BE TEMPORARILY BUT FIRMLY FIXED TO SUCH OPEN ENDS AS TO PREVENT THE INGRESS OF ANY FOREIGN MATTER.
- VENTILATING PIPES WHICH WILL FINALLY TERMINATE TO ATMOSPHERE WILL TERMINATE WITH A VENT CONE OR BALLOON GUARD, 300MM VERTICALLY AND/OR 300MM HORIZONTALLY FROM THE NEAREST OPENING INTO THE BUILDING OR FRESH AIR INTAKE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND BS EN 12058.
- INSTALLATION SHALL BE FULLY INSULATED IN ACCORDANCE WITH THE SPECIFICATION.
- EFFLUENT FROM SAFETY VALVES SHALL DISCHARGE ABOVE THE NEAREST GULLY WITH TUNDRISH.
- CONDENSATE DRAINAGE SHALL BE SUFFICIENTLY TRAPPED WHERE THE PIPEWORK CONNECT TO SANITARY DRAINAGE OR CONDENSATE STACKS. SUCH CONNECTION SHALL BE MADE OF TRAPS RETAINING NOT LESS THAN 50MM OF WATER SEAL OR HEAVY WATERLESS TRAPS. PROPER MAINTENANCE REGIME IS TO BE ENSURED.
- PROVIDE AND INSTALL ON ALL PLASTIC PIPEWORK PASSING THROUGH FIRE COMPARTMENT FLOORS OR WALLS AND EXCEEDING 40MM INTERNAL DIAMETERS A 2 HOUR RATED INTUMESCENT FRESLEEVE HAVING AN APPROPRIATE AGREEMENT CERTIFICATE AND FIRE RATING COMPATIBLE WITH THE WALL, FLOOR OR CAVITY BARRIER TO WHICH IT IS FITTED.
- ALL DRAINAGE PIPES INSTALLED IN NOISE SENSITIVE AREAS SHALL BE ACOUSTICALLY INSULATED.

LEGEND:

- RWP ϕ 110 RAINWATER DRAINAGE
- RO RAINWATER OUTLET
- BRD BLUE ROOF
- OF RAINWATER OUTLET
- OF BLUE ROOF
- OF OVERFLOW
- RE RODDING EYE
- AP ACCESS POINT

P02	23/06/23	Stage 3+ Issue	AV	SS	AB
P01	14/04/23	Stage 3 Issue	AV	CD	AB
Issue	Date	Description	By	Chkd	Verld

Project
PLOT 10a
FIRST STREET

Client
FIRST STREET (DEVELOPMENTS) LTD

Title
RAINWATER DRAINAGE
SCHEMATIC

Drawing Status
S4 - ISSUED FOR TENDER

Project No.	Scale
1033414	NTS

CUNDALL

Fourways House
57 Hilton Street
Manchester,
M1 2EJ
Tel: +44 (0)161 244 5660
Website: www.cundall.com

Drawing No.
FSP10A-CDL-ZZ-XX-SC-P-15003



Based on:		
Architect's Dwg No.	103-RAA-ZZ-22-453-A-000002_Architecture	Rev 00
Structural Dwg No.	1030001010-RAA-ZZ-453-S-0001	Rev 04
Survey Dwg No.		Rev
Other Dwg No.		Rev
Other Dwg No.		Rev

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5. THIS DRAWING ILLUSTRATES THE CONCEPT ENGINEERING SERVICES INSTALLATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DEVELOP AND PRODUCE DETAILED WORKING AND CO-ORDINATED DRAWINGS.
6. DISCHARGE PIPES FROM WHBS AND WCS SHALL BE ROUTED AS LL.
7. AIR ADMITTANCE VALVES TO BE MOUNTED AT 1200mm AFPL OR ABOVE THE LEVEL OF THE HIGHEST FITTING SERVED FLOOD LEVEL. THE VALVES SHALL COMPLY WITH BS EN 12280-A1 CLASSIFICATION, AND ARE PERMITTED IN THEIR USE WHERE TRADITIONAL VENTILATION DISCHARGING TO ATMOSPHERE IS NOT INCORPORATED INTO THE SYSTEM.
8. WHERE UNSPECIFIED, DRAINAGE GRADIENTS SHALL COMPLY WITH THE RECOMMENDATIONS OF BS EN 12056-2 FOR FOUL WATER AND BS EN 12056-3 FOR RAINWATER.
9. FIRE STOPPING SHALL BE PROVIDED WHERE SERVICES PASSES THROUGH ANY FIRE COMPARTMENT.
10. RODDING ACCESS SHALL BE PROVIDED ON VERTICAL STACKS AT EACH LEVEL ABOVE SANITARY SPILL OVER LEVEL AT THE END OF WASTE PIPES AND AT ALL CHANGES IN DIRECTION ON HORIZONTAL PIPEWORK.
11. ACCESS SHALL BE PROVIDED TO ALL PIPEWORK, RODDING POINTS AND EQUIPMENT FOR INSPECTION AND MAINTENANCE.
12. ALL TEMPERATURE RELIEF SHALL BE CONNECTED TO THE FOUL WATER SYSTEM VIA WATERLESS TRAPS (HEPVO).
13. ALL DRAINAGE PIPES INSTALLED IN OCCUPIED AREAS (SUCH AS OFFICES, APARTMENTS) SHALL BE ACOUSTICALLY INSULATED.
14. VENTILATING PIPES WHICH WILL FINALLY TERMINATE TO ATMOSPHERE WILL TERMINATE WITH A VENT COWL OR BALLOON GUARD, 900mm VERTICALLY AND/OR 3000mm HORIZONTALLY FROM THE NEAREST OPENING INTO THE BUILDING OR FRESH AIR INTAKE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND BS EN 12056.
15. ALL FLOOR GULLIES ARE TO BE PROVIDED WITH REMOVABLE BASKETS FOR CLEANING AND MAINTENANCE.
16. ALL HORIZONTAL VENT PIPES SHALL BE LAID TO A NOMINAL FALL.
17. CONDENSATE PIPEWORK TO HAVE A "NOMINAL" GRADIENT (E.G. 1:100) FROM RESPECTIVE FCUS, TO DISCHARGE INTO FOUL WASTE STACKS VIA AN ARRANGEMENT OF A TUNDSH & A PROPRIETARY WATERLESS TRAP (E.G. HEPWORTH HEPVO TRAP).
18. FOR BELOW GROUND SERVICES AND FLOOR GULLIES CONNECTED TO BELOW GROUND SERVICES REFER TO CIVILS ENGINEER'S DRAWINGS.

DRAINAGE LEGEND

- COND
- RWP
- SAN
- VP

ABBREVIATIONS:

- COND - CONDENSATE DRAINAGE
- RWP - RAINWATER PIPE
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P02	23/06/23	STAGE 3+ ISSUE	SS	AB
P01	14/04/23	STAGE 3 ISSUE	CO	AB

Issue	Date	Description	Chkd	Verfd
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Project
Plot 10a, First Street

Client
First Street (Developments) Ltd

Title
Drainage
Basement

Drawing Status
S4 - ISSUED FOR TENDER

Project No.
1033414

Scale
1 : 100

CUNDALL

Fourways House,
57 Hilton Street
Manchester, M1 2EJ
Tel: +44(0)161 244 5660

Website: www.cundall.com

Drawing No.

FSP10A-CDL-XX-B1-DR-P-10991

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8 Appendix B

8.1 FSP10-CDL-XX-12-DR-P-11121 and FSP10-CDL-XX-13-DR-P-11131

Based on:	103-RAA-ZZ-ZZ-443-A-000002_Architecture	Rev	00
Architect's Dwg No.	103-RAA-ZZ-ZZ-443-A-000002_Architecture	Rev	04
Survey Dwg No.	103-RAA-ZZ-ZZ-443-A-000002_Architecture	Rev	00
Other Dwg No.		Rev	00
Other Dwg No.		Rev	00

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OF - BLUE ROOF OVERFLOW
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P02 23/06/23 STAGE 3+ ISSUE	SS	AB
P01 14/04/23 STAGE 3 ISSUE	CO	AB

Issue	Date	Description	Chkd	Verfd
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Project
Plot 10a, First Street

Client
First Street (Developments) Ltd

Title
Drainage
Level 12 (Roof 1)

Drawing Status
S4 - ISSUED FOR TENDER

Project No.
1033414

Scale
1 : 100

CUNDALL

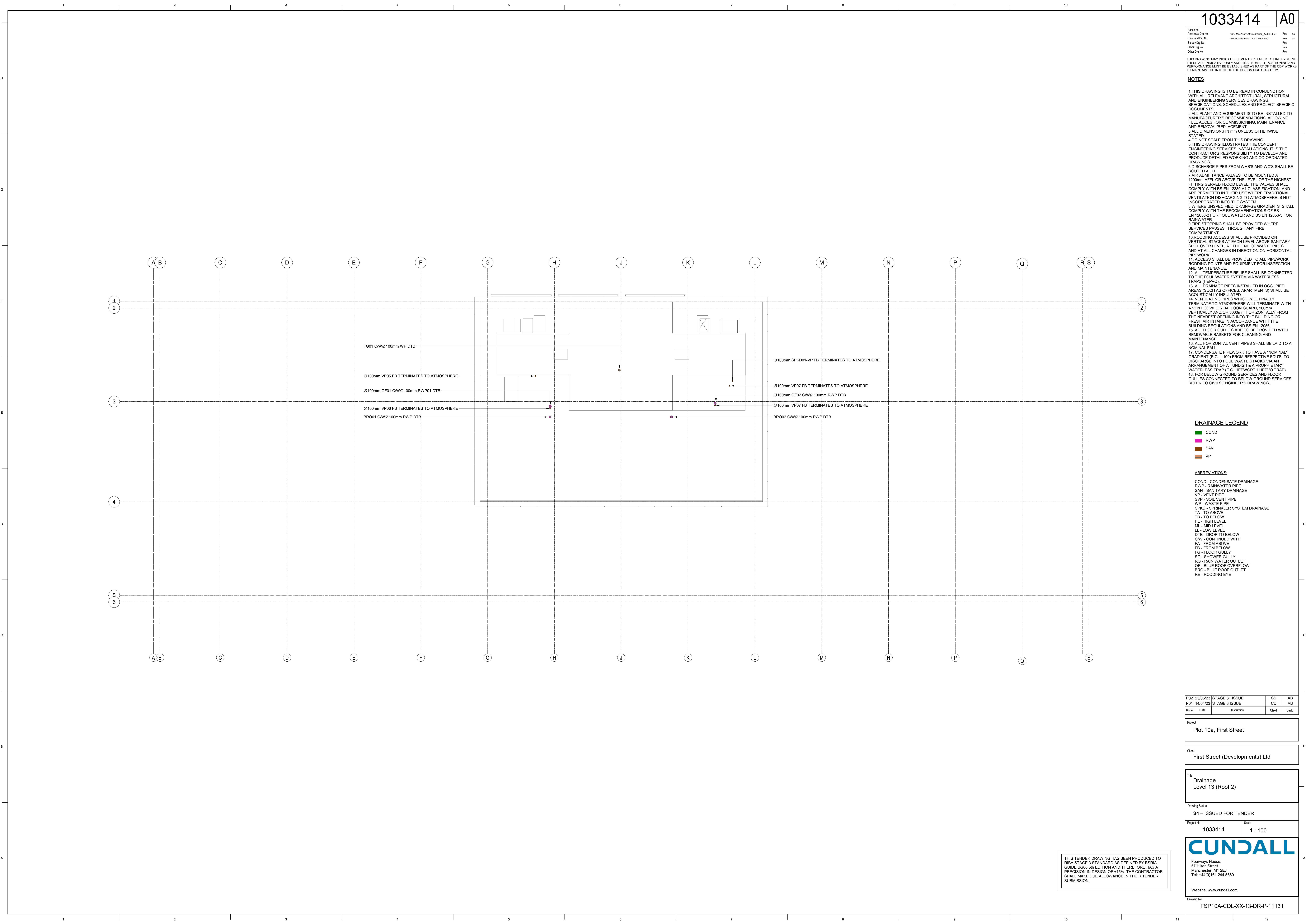
Fourways House,
57 Hilton Street
Manchester, M1 2EJ
Tel: +44(0)161 244 5660

Website: www.cundall.com

Drawing No.

FSP10A-CDL-XX-12-DR-P-11121

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1033414 A0

Based on:		
Architect's Dwg No.	105-00A-ZZ-ZZ-043-A-000002_Architecture	Rev 00
Structural Dwg No.	1000007010-00A-ZZ-ZZ-043-S-0001	Rev 04
Survey Dwg No.		Rev
Other Dwg No.		Rev
Other Dwg No.		Rev

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- 6.DISCARGE PIPES FROM WHBS AND WCS SHALL BE ROUTED AL LL.
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P02	23/06/23	STAGE 3+ ISSUE	SS	AB
P01	14/04/23	STAGE 3 ISSUE	CD	AB
Issue	Date	Description	Chkd	Verfd

Project
Plot 10a, First Street

Client
First Street (Developments) Ltd

Title
Drainage
Level 13 (Roof 2)

Drawing Status
S4 - ISSUED FOR TENDER

Project No. 1033414 Scale 1 : 100

CUNDALL

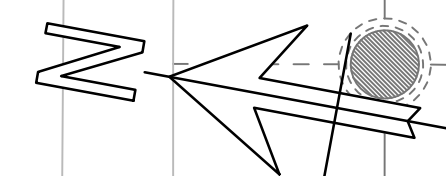
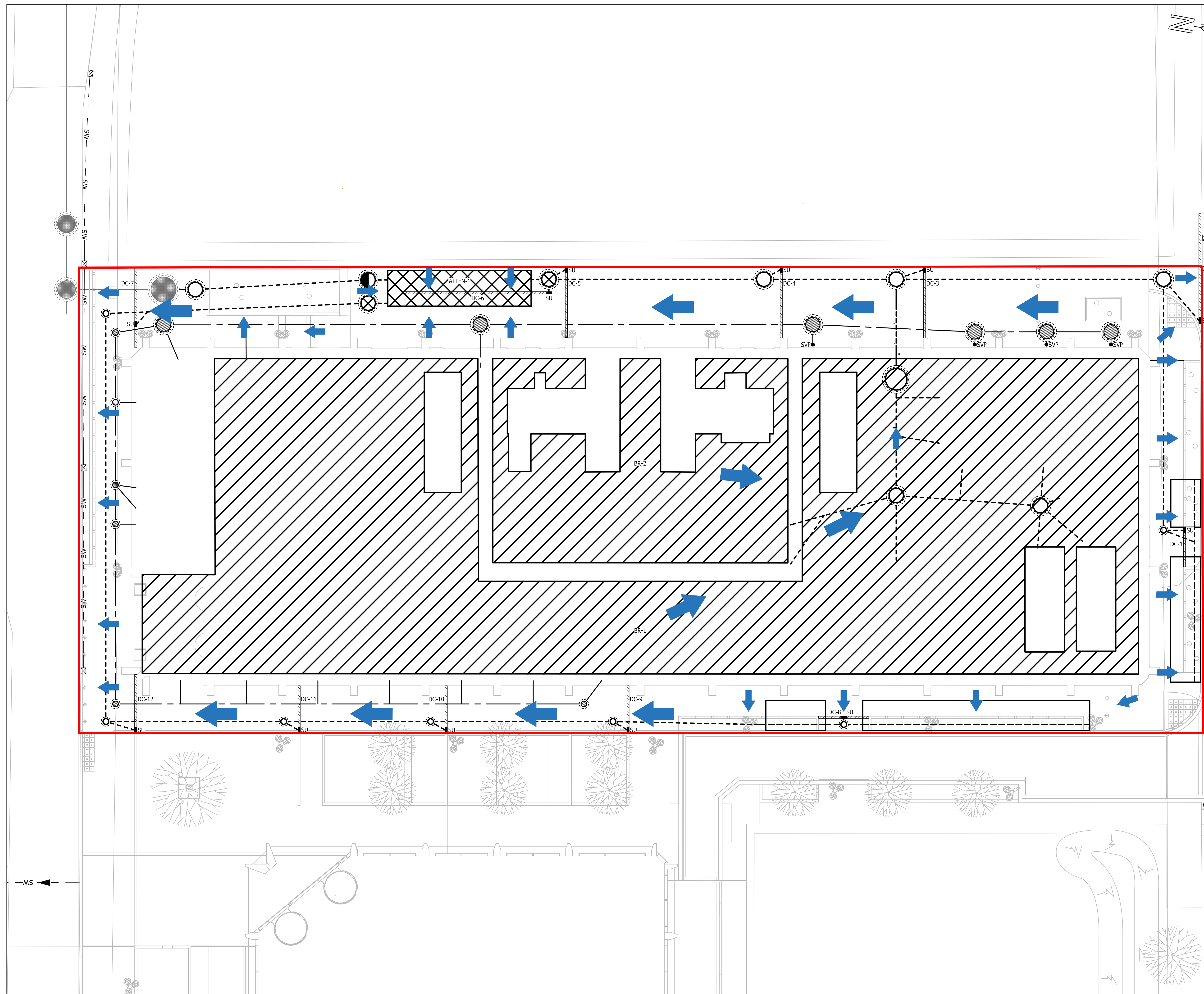
Fourways House,
57 Hilton Street
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Website: www.cundall.com
Drawing No.
FSP10A-CDL-XX-13-DR-P-11131

THIS STAGE 3 STANDARD AS DEFINED BY BSRIA GUIDE 6306 5th EDITION AND THEREFORE HAS A PRECISION IN DESIGN OF ±15%. THE CONTRACTOR SHALL MAKE DUE ALLOWANCE IN THEIR TENDER SUBMISSION.

9 Appendix C

9.1 Overland flow route layout drawing



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Notes

P01	SKETCH ISSUE	20/10 2023	CO	
Rev	Description	Date	By Chk	A

SKETCH

PLOT 10A
FIRST STREET
MANCHESTER



tel 01244 311855 chester@ramboll.co.uk
www.ramboll.co.uk

OVERLAND FLOW ROUTE LAYOUT

Project No: 1620007819	Scale (@A1): 1:150	Drawn: CO	Date: 10/202
Drawing No: FSP10A-RAM-SI-XX-SK-CX-00001			Rev: P04

10 Appendix D

10.1 Confirmation of acceptance from UU for both River Street & Hulme Street diversions

From: Chris Smith <csmith@chromaconsulting.co.uk>
Sent: 25 September 2023 16:12
To: neilpickup; Jump, Kathryn
Cc: Brennand Skinner; Cotterill, Hannah; Niall Meyers; Conor O Loughlin; Ben Freeman
Subject: FW: Plot 10 A Hulme Street Manchester S185 ref 03793791

Afternoon all,

Please see below, Technical Approval from UU now, for Hulme Street for everyone's records.
Ramboll – Thanks for your assistance in getting this resolved.

Kathryn / Hannah – As per River Street, I will send on your contact details to UU as the Developer's legal contacts for the S185 document.

Kind Regards

Chris Smith
Senior Project Manager

CHROMA

07581 155 804
csmith@chromaconsulting.co.uk

Chroma Consulting UK Ltd
3rd Floor, One St Peters Square, Manchester, M2 3AE

www.chromaconsulting.co.uk

From: seweradoptions@uuplc.co.uk <seweradoptions@uuplc.co.uk>
Sent: Monday, September 25, 2023 3:53 PM
To: Chris Smith <csmith@chromaconsulting.co.uk>
Cc: shoaib.tauqeer@uuplc.co.uk; seweradoptions@uuplc.co.uk
Subject: RE: Plot A Hulme Street Manchester S185 ref 03793791

Hi

On Behalf of: Shoaib, Tauqeer

APPLICATION FOR DIVERSION OF PUBLIC SEWER, SECTION 185 WATER INDUSTRY ACT 1991 AT Plot A, Hulme Street, Manchester UU Ref 03793791

I refer to your recent correspondence dated 07/09/2023 and would inform you that your submission is now satisfactory for incorporating into a sewer diversion agreement under Section 185, Water Industry Act 1991, providing that the diversion can be constructed in full accordance with the acceptable drawings numbers as follows:-

Drainage Plan – RAM-XX-XX-DR-C-20100
Long Section/Details – RAM-XX-XX-DR-C-20250
1:20 MH Schedules – RAM-XX-XX-DR-C-20200

Land Registry Plan – RAM-XX-XX-DR-C-20001
Abandonment Plan – FSP10A-RAM-SI-XX-DR-CX-00100

United Utilities Standard Construction Details (available for download via the following link https://www.unitedutilities.com/globalassets/documents/pdf/developer-services-construction-details_acc16.pdf)

Please see below payment breakdown which will be collected through our legal section on preparing the S185 Agreement. (there will also be legal fees for preparing the S185 Agreement).

Payment breakdown

100% Surety Or Cash Deposit	£46,270.18
Inspection fee (5% of the total construction cost)	£2,313.51
Application Fee (Inclusive of printing)	£480
Recharge costs (due repeat submissions)	£0
Total fee	£1,833.51

The pipe to be abandoned must be either removed or filled with aerated concrete, this must be agreed and inspected on site by UU Field Staff. Any redundant connections within existing manholes must be stopped off and made good. Any live connections must be maintained and flows diverted into the public sewerage system.

Where connections are to be made to existing public sewer manholes, the costs for rebuilding the manhole to United Utilities requirements, if deemed necessary by UU Field Staff, must be borne by the developer.

The Developer or his contractor is responsible for verifying all existing service positions and levels on site including those of the existing public sewerage system, before work commences. If the works cannot be constructed in accordance with the acceptable plans, the developer must submit revised proposals for appraisal before continuing with the works.

Any costs associated with service diversions required to enable the scheme to be carried out in accordance with the acceptable drawings must be borne by the developer

Please note however that under no circumstances must any work commence on site before completion of the S185 Agreement. You will be committing a statutory nuisance by commencing work prior to the Agreement being completed. Under S109 of the Act you will be committing a criminal offence if you make an unlawful communication to a public sewer and the Company will treat this very seriously.

The developer must also obtain specific permission to construct any new manhole or make any connections to the public sewerage system. Please visit our web-site where you will find the S106 Sewer Connection Application form. The form is in two parts but only the second part is required for this scheme which is called '**Request for permission to work on a public sewer**' application form, which the appointed contractor must complete and return to the address on the form. Here is the link to the form: <http://www.unitedutilities.com/connecting-public-sewer.aspx>

Should you require any further information in the meantime, please do not hesitate to contact me.

Kind Regards,
Lewis Barr

----- Original Message -----

From: seweradoptions@uuplc.co.uk [seweradoptions@uuplc.co.uk]
Sent: 19/09/2023 09:08
To: csmith@chromaconsulting.co.uk
Subject: Plot A Hulme Street Manchester S185 ref 03793791

Good Morning

Your enquiry has been logged and sent to our engineer Shoaib Tauqeer. His contact number is 07876745601. Our service Level agreement is to respond to you on or before 26 September 2023.

Many thanks

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Jayne Guest
Customer Advisor Advanced
Developer Services & Metering
Customer Services
Tel: 0345 072 6067
[unitedutilities.com](https://www.unitedutilities.com)

----- Original Message -----

From: seweradoptions@uuplc.co.uk [seweradoptions@uuplc.co.uk]
Sent: 18/08/2023 14:05
To: niall.meyers@ramboll.co.uk; conor.oloughlin@ramboll.co.uk
Subject: RE: Automatic reply: Plot A Hulme Street Manchester S185 ref 03793791

Good Afternoon,

Thank you for your email this has been logged to the engineer Shoaib their number is 07876745601. They have a service level agreement to respond on or before 30/08/2023.

Kind regards,



Tonicha Wilde

Customer Advisor Advanced
Developer Services & Metering
Customer Services

Direct Tel: N/A

Tel: 0345 026 8989 (option 4)
unitedutilities.com

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----- Original Message -----

From: Niall Meyers [niall.meyers@ramboll.co.uk]

Sent: 14/08/2023 10:53

To: seweradoptions@uuplc.co.uk

Subject: Automatic reply: Plot A Hulme Street Manchester S185 ref 03793791

Thank you for your email.

I am currently out of the office on annual leave until 21st August 2023.

If your query is urgent, then please contact the office on 0161 827 1890 and they will forward you to the appropriate person.

Kind regards,

Niall

The information contained in this e-mail is intended only for the individual to whom it is addressed. It may contain legally privileged or confidential information or otherwise be exempt from disclosure. If you have received this Message in error or there are any problems, please notify the sender immediately and delete the message from your computer. You must not use, disclose, copy or alter this message for any unauthorised purpose. Neither United Utilities Group PLC nor any of its subsidiaries will be liable for any direct, special, indirect or consequential damages as a result of any virus being passed on, or arising from the alteration of the contents of this message by a third party.

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From: seweradoptions@uuplc.co.uk
Sent: 28 June 2023 12:57
To: csmith@chromaconsulting.co.uk
Cc: joanne.hill@uuplc.co.uk; david.syme@lendlease.com; Simeon Parker; Niall Meyers; Ben Freeman; shoaib.tauqeer@uuplc.co.uk; bskinner@chromaconsulting.co.uk; Conor O Loughlin
Subject: SECTION 185 - Plot 10a, First Street UU REF – 03032983

Hi Chris,

On Behalf of: Shoaib Tauqeer

APPLICATION FOR DIVERSION OF PUBLIC SEWER, SECTION 185 WATER INDUSTRY ACT 1991 AT Plot 10a, First Street UU REF – 03032983

I refer to your recent correspondence dated 26/06/2023 and would inform you that your submission is now satisfactory for incorporating into a sewer diversion agreement under Section 185, Water Industry Act 1991, providing that the diversion can be constructed in full accordance with the acceptable drawings numbers as follows:-

Drainage Plan – RAM-XX-XX-DR-C-10100 S185 AGREEMENT LAYOUT
Long Section/Details – RAM-XX-XX-DR-C-10250 SEWER LONG SECTIONS
1:20 MH Schedules – RAM-XX-XX-DR-C-10200 MANHOLE DETAILS
Land Registry Plan – RAM-XX-XX-DR-C-10001 S185 LAND REGISTRY PLAN
Abandonment Plan – RAM-XX-XX-DR-C-10010 SEWER ABANDONMENT PLAN

United Utilities Standard Construction Details (available for download via the following link https://www.unitedutilities.com/globalassets/documents/pdf/developer-services-construction-details_acc16.pdf)

Please see below payment breakdown which will be collected through our legal section on preparing the S185 Agreement. (there will also be legal fees for preparing the S185 Agreement).

Payment breakdown

100% Surety Or Cash Deposit	£44,711.85
Inspection fee (5% of the total construction cost)	£2235.59
Application Fee (Inclusive of printing)	£480
Recharge costs (due repeat submissions)	£0.00
Total fee	£1755.59

The pipe to be abandoned must be either removed or filled with aerated concrete, this must be agreed and inspected on site by UU Field Staff. Any redundant connections within existing manholes must be stopped off and made good. Any live connections must be maintained and flows diverted into the public sewerage system.

Where connections are to be made to existing public sewer manholes, the costs for rebuilding the manhole to United Utilities requirements, if deemed necessary by UU Field Staff, must be borne by the developer.

The Developer or his contractor is responsible for verifying all existing service positions and levels on site including those of the existing public sewerage system, before work commences. If the works cannot be constructed in accordance with the acceptable plans, the developer must submit revised proposals for appraisal before continuing with the works.

Any costs associated with service diversions required to enable the scheme to be carried out in accordance with the acceptable drawings must be borne by the developer

Please note however that under no circumstances must any work commence on site before completion of the S185 Agreement. You will be committing a statutory nuisance by commencing work prior to the Agreement being completed. Under S109 of the Act you will be committing a criminal offence if you make an unlawful communication to a public sewer and the Company will treat this very seriously.

The developer must also obtain specific permission to construct any new manhole or make any connections to the public sewerage system. Please visit our web-site where you will find the S106 Sewer Connection Application form. The form is in two parts but only the second part is required for this scheme which is called **'Request for permission to work on a public sewer'** application form, which the appointed contractor must complete and return to the address on the form. Here is the link to the form: <http://www.unitedutilities.com/connecting-public-sewer.aspx>

Should you require any further information in the meantime, please do not hesitate to contact me.

Kind Regards,



Eireann Thompson
Assistant Developer Engineer
Developer Services & Metering
Customer Services
Mobex: 07553074138
unitedutilities.com

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----- Original Message -----

From: Chris Smith [csmith@chromaconsulting.co.uk]

Sent: 28/06/2023 09:34

To: seweradoptions@uuplc.co.uk; niall.meyers@ramboll.co.uk

Cc: joanne.hill@uuplc.co.uk; david.syme@lendlease.com; simeon.parker@ramboll.co.uk; ben.freeman@ramboll.co.uk; shoaib.tauqeer@uuplc.co.uk; bskinner@chromaconsulting.co.uk;

conor.oloughlin@ramboll.co.uk

Subject: RE: Our reference - 03032983

Hi Shoaib,

Further to your call with Niall Meyers yesterday, can you confirm the status of the technical approval for River Street, and also advise on next steps for the S185.

Kind Regards

Chris Smith

Senior Project Manager

CHROMA

07581 155 804

csmith@chromaconsulting.co.uk

Chroma Consulting UK Ltd

3rd Floor, One St Peters Square, Manchester, M2 3AE

www.chromaconsulting.co.uk

From: seweradoptions@uuplc.co.uk <seweradoptions@uuplc.co.uk>

Sent: Monday, June 26, 2023 12:33 PM

To: niall.meyers@ramboll.co.uk

Cc: Chris Smith <csmith@chromaconsulting.co.uk>; joanne.hill@uuplc.co.uk;
david.syme@lendlease.com; simeon.parker@ramboll.co.uk; ben.freeman@ramboll.co.uk;

shoaib.taugeer@uuplc.co.uk; Brennan Skinner <bskinner@chromaconsulting.co.uk>;
conor.oloughlin@ramboll.co.uk

Subject: RE: Our reference - 03032983

Good Afternoon,

Thank you for your email, I can confirm the we transfer has been downloaded. This has been logged to the engineer, they have a service level agreement to respond on or before 30/06/2023.

Kind regards,

 United Utilities Water for the North West	Tonicha Wilde Customer Advisor Advanced Developer Services & Metering Customer Services Direct Tel: N/A Tel: 0345 026 8989 (option 4) unitedutilities.com
---	---

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----- Original Message -----

From: Niall Meyers [niall.meyers@ramboll.co.uk]

Sent: 26/06/2023 10:15

To: shoaib.taugeer@uuplc.co.uk; joanne.hill@uuplc.co.uk

Cc: csmith@chromaconsulting.co.uk; david.syme@lendlease.com; simeon.parker@ramboll.co.uk;
ben.freeman@ramboll.co.uk; seweradoptions@uuplc.co.uk; bskinner@chromaconsulting.co.uk;
conor.oloughlin@ramboll.co.uk

Subject: RE: Our reference - 03032983

Good morning Shoaib/Joanne,

Just following up on Conor's emails of 16/06, 21/06 and 26/06 with regards to the River Street S185 – I have tried to call a couple of times over the last 10-days.

The project team are trying to finalise dates for commencement of the drainage diversion works, and as the technical approvals we re originally submitted in Oct/Nov 2022, we are keen to resolve urgently in ordetr that we can progress to the legal agreement.

Please can you advise if you have been able to download the documents and if you have any further queries on the technical submission.

Kind regards
Niall Meyers

MEng CEng MICE APM PMQ
Director, Head of North Structures

M +44 7436267480
niall.meyers@ramboll.co.uk

Classification: Confidential

From: Conor O Loughlin <conor.oloughlin@ramboll.co.uk>
Sent: 23 June 2023 17:01
To: SewerAdoptions <seweradoptions@uuplc.co.uk>
Cc: Ben Freeman <Ben.Freeman@ramboll.co.uk>; Chris Smith <csmith@chromaconsulting.co.uk>; Simeon Parker <simeon.parker@ramboll.co.uk>; Niall Meyers <Niall.Meyers@ramboll.co.uk>; Brennand Skinner <bskinner@chromaconsulting.co.uk>; Syme, David <David.Syme@lendlease.com>
Subject: RE: Our reference - 03032983

Good afternoon Shoaib,

Please see attached for an updated wetransfer link as the link sent through on the 16th June has now expired: <https://we.tl/t-ictm57kPKJ>

Note, the transfer link expires in one week so please download the information as soon as possible.

Please can you download the information and confirm a date for a response.

Thank you,

Kind regards

Conor O'Loughlin

Apprentice Engineer

D +44 1244 606661

M +44 7870 806776

conor.oloughlin@ramboll.co.uk

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Registered office: 240 Blackfriars Road, London SE1 8NW

Please note, my working days are currently Tuesday - Friday.

Classification: Confidential

From: Conor O Loughlin

Sent: 21 June 2023 09:04

To: SewerAdoptions <seweradoptions@uuplc.co.uk>

Subject: RE: Our reference - 03032983

Good morning Shoaib,

Please can you download the attached files in the link as to not delay the next response process.

I will be on leave from the 26th June until 7th July so would not be able to repackage the information.

The rest of the team will be able to respond to any queries you have in the meantime though.

Kind regards

Conor O'Loughlin

Apprentice Engineer

D +44 1244 606661

M +44 7870 806776

conor.oloughlin@ramboll.co.uk

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Registered office: 240 Blackfriars Road, London SE1 8NW

Please note, my working days are currently Tuesday - Friday.

From: Conor O Loughlin
Sent: 16 June 2023 17:25
To: seweradoptions@uuplc.co.uk
Cc: Ben Freeman <Ben.Freeman@ramboll.co.uk>; csmith@chromaconsulting.co.uk; Simeon Parker <simeon.parker@ramboll.co.uk>; Niall Meyers <Niall.Meyers@ramboll.co.uk>; bskinner@chromaconsulting.co.uk; Syme, David <David.Syme@lendlease.com>
Subject: RE: Our reference - 03032983

Good afternoon Shoaib,

Please see wetransfer link for an updated response & additional files as requested: <https://we.tl/t-G7OX79wYoZ>

Please can you review & advise on your availability for next week to confirm what additional information you may require in order to close out the technical approval.

Thank you,

Kind regards
Conor O'Loughlin
Apprentice Engineer

D +44 1244 606661
M +44 7870 806776
conor.oloughlin@ramboll.co.uk

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Registered office: 240 Blackfriars Road, London SE1 8NW

Please note, my working days are currently Tuesday - Friday.

From: seweradoptions@uuplc.co.uk <seweradoptions@uuplc.co.uk>
Sent: 13 June 2023 17:14
To: Ben Freeman <ben.freeman@ramboll.co.uk>; Conor O Loughlin <conor.oloughlin@ramboll.co.uk>; csmith@chromaconsulting.co.uk; Simeon Parker <simeon.parker@ramboll.co.uk>; Niall Meyers <niall.meyers@ramboll.co.uk>;

bskinner@chromaconsulting.co.uk

Subject: Our reference - 03032983

Hi Conor,

Thank you for your email and sending in the revised drawings. Please see attached TA form - a few more/outstanding comments.

Kind regards,

Shoaib.



Shoaib Tauqeer
Developer Engineer
Developer Services & Metering
M: 07876745601
unitedutilities.com

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11 Appendix E

11.1 Predevelopment enquiry response from United Utilities

From: seweradoptions@uuplc.co.uk
Sent: 27 July 2023 15:56
To: Conor O Loughlin
Subject: Pre Development Enquiry for: Plot 10a First Street, Manchester, M15 4AA UU Reference Number : 04347392

Good afternoon Conor,

Pre Development Enquiry for: Plot 10a First Street, Manchester, M15 4AA UU Reference Number : 04347392

-
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 610mmmm diameter public combined sewer within River Street 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.

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 for this site.

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 610mm diameter public combined sewer within River Street located North 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.

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

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,



Eireann Thompson

Assistant Developer Engineer
Developer Services & Metering
Customer Services

Mobex: 07553074138
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 developerserviceswater@uuplc.co.uk

If you have received a great service today why not tell us?

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----- Original Message -----

From: seweradoptions@uuplc.co.uk [seweradoptions@uuplc.co.uk]

Sent: 17/07/2023 13:51

To: conor.oloughlin@ramboll.co.uk

Subject: Our reference - 04347392 Plot 10a, First Street, Medlock Street, , Manchester , M15 4AA



Good Afternoon Connor

PRE DEVELOPMENT APPLICATION AT: Plot 10a, First Street, Medlock Street, , Manchester , M15 4AA,
UU Ref: 04347390

Please accept this email as receipt of your application received on 13th July, for the above development. This has now been logged on our system and the job reference is 04347392 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 Ahsleigh Bellerby for technical assessment. You will receive their response within 10 working days.

Kind regards



Amanda Harding
Customer Advisor Advanced
Developer Services & Metering
Customer Services
Direct Tel: 01925 233186
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