

S106 Part 1 'Application to connect to a public sewer' Approval Notice

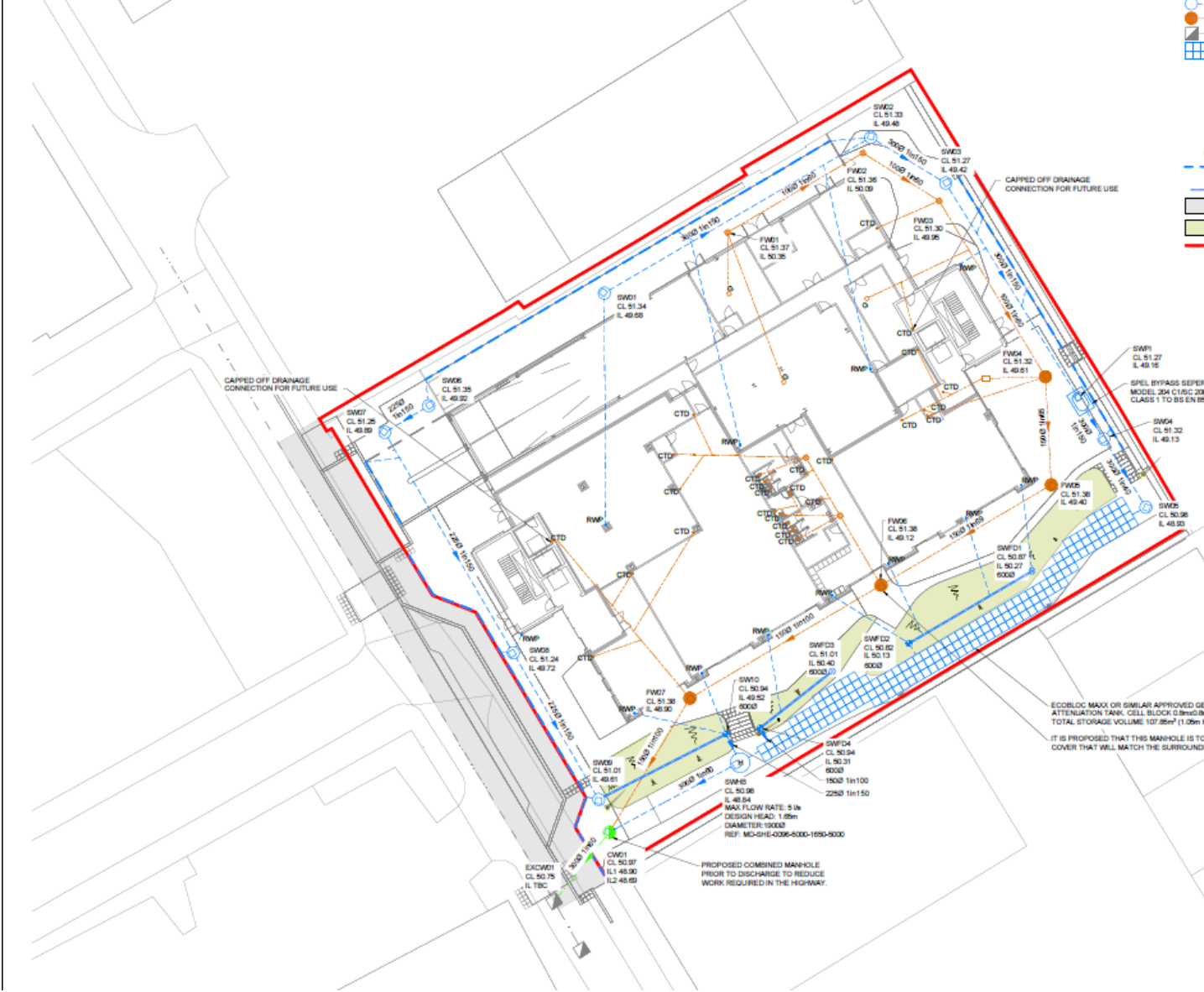


		03988297			
Applicant details					
Applicant name	Pedro Vicente				
Applicant address (including postcode)	Kennedy Redford 20 Market Street, Altrincham, WA14 1PF				
Applicant email	p.vicente@kennedyredford.com				
Site details: The site / property which is proposed for connection to the public sewer					
Site address (including postcode)	Poland Street Industrial Estate Ancoats M4 6AZ				
APPROVED					
Your application for connection to the public sewer has been approved, to be made via a new connection:					
To a private drain	☐	You may appoint your contractor and advise your appointed building control body (who should inspect the work). United Utilities should be advised when this work is complete.			
Direct to the public sewer	☒	Further action required You may now appoint an appropriately qualified contractor. Your appointed contractor is responsible for obtaining authorisation to work on a public sewer. (The S106 Part 2 application form ' Request for permission to work on a public sewer ' is available on our website; unitedutilities.com).			
Mode of connection approved	Connection into existing manhole				
Sewer connection type	Foul	☐	Surface water	☐	Combined ☒
This approval is valid for 12 months from the date below. This approval does not grant access to third party land, permission should be sought if required between applicant and land owner If the new connection renders access unsafe or is otherwise detrimental to the manhole or sewer, a new/upgraded manhole will be requested.					
Comments					
Approval granted for a 300mm combined connection to the existing 500x650mm combined sewer in Poland Street in via an existing manhole surface waer attenuation indicated with a flow control restricted to 5l/s. As per your drainage plan below referenced 45306-KRD-XX-EX-DR-C-5201 Please note – you have indicated on your drainage plan your making a connection to an existing Manhole on the public sewer Our sewer records don't indicate the presence of this manhole. I would advise you do investigations to prove this manhole is present before any drainage laid or connections made Any connection to an existing manhole should be made soffit to soffit, with a swept bend in the direction of flow. The connection must not be made in the landing area. The exact condition, location and depth of the existing manhole and surrounding services should be established as early as possible to avoid site delays. If the existing manhole is in poor condition but otherwise the connection would be acceptable, the applicant should be aware they may have to rebuild/renew the manhole if it deteriorates as a result of your contractor working on or near it. 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 it could affect the detailed design of your site and result in the need to incorporate appropriate mitigating measures in your drainage scheme.

Please note, if you are proposing to connect to an existing, uncharted drain or sewer then it is the developer's responsibility to confirm that it communicates with the Public Sewer.

Connections may be made to private lateral drains or to existing neighbouring drain. A part 1 approval does not give permission to access third party land. The applicant must seek permission from the relevant land owner.



Developer Services Inspector	Lynne Berry
Contact number	07881 034558
Date	16/05/2023