

100.20004

Corstorphine & Wright
The Stables
Paradise Wharf
Ducie Street
Manchester
M1 2JN

19th May 2023

For the attention of: Ms Kim Ebling

Dear Kim,

RE: Bury Old Road, Discharge of Planning Conditions

Following our review of planning discharge refusal, ref CDN/23/0013, we have the following response:

Condition 6 (ground conditions)

The submitted Desk Study is over 5 years old and therefore out of date. A more recent study is required to assess current levels of potential ground contamination and any necessary remediation measures.

A full Phase 2 geotechnical investigation was undertaken by Arc Environmental in Summer 2022 and the report issued 1st August and submitted for planning. Contamination testing was undertaken as part of this study with preliminary remediation strategy provided.

We believe this current Phase 2 geotechnical report, and the data included within, supersedes the original Phase 1 desk top study report.

We therefore do not believe a new Phase 1 desk top study is required.

Condition 11 (drainage)

Surface water sewer in Catherine Road connecting to Singleton Brook. 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.

Please see attached response from UU.

Leeds

Adept Consulting Engineers Ltd,
1912 Mill, Sunny Bank Mills
Leeds, LS28 5UJ
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4th Floor, 7 St James Square
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Courtwood House, Silver Head Street
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UU agree that we can connect into the public sewer on Catherine Road with a flow limited to 5l/s, to be agreed with the LLFA.

Hydraulic calculations of the proposed drainage system

Please refer to calculation package 100.20004-ACE-XX-XX-CA-C-1050

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.

Please refer to drawing 100.2004-ACE-XX-XX-DR-C-1002.

Hydraulic calculation of the existing and proposed drainage system.

Please refer to drawing 100.20004-ACE-XX-XX-CA-C-1050

Construction details of flow control and SuDS elements

Please refer to the following drawings:

100.2004-ACE-XX-XX-DR-C-1001

100.2004-ACE-XX-XX-DR-C-1002

100.2004-ACE-XX-XX-DR-C-1003

SHE-0080-3500-1650-3500 – Design drawing

SHE-0080-3500-1650-3500 – Design calcs

Condition 23 (highway works)

Highways Services are not satisfied with the proposed highways works. A S.278 application does not appear to have been made and the drawings submitted are not sufficiently detailed to assess the alterations to the existing highway.

We are proposing the replacement of existing pavement kerb and pavement upgrade along Bury Old and Catherine Road with 26mm Bullnose kerb transitions to accommodate vehicle crossings. Refer to Architects site plan for locations.

Full detail drawings will be provided for approval prior to commencement of the above ground works as per clause 23 of application reference 127106/FO/2020 dated 8th June 2020.



**Neil Brown BEng (Hons) MSc CEng MIStructE
Director**

For and on behalf of Adept Consulting Engineers (Manchester) Ltd

From: [James Walsh](#)
To: [Neil Brown](#)
Cc: [Gencay Tuglaci](#); [James Stockdale](#)
Subject: FW: Pre Development Enquiry for: 168-170 Bury Old Road, Salford, M7 4QYUU Reference Number : 03982211
Date: 18 May 2023 12:22:56
Attachments: [image002.png](#)
[image003.png](#)
[image001.png](#)

Neil,

See below response from UU. They require a S106 application to be made and a discharge rate to be agreed with the LLFA, they are satisfied with anything below 5L/s, we currently have 3.L/s so we currently meet this but upping to 5L/s would allow us to reduce the storage.

Thanks,

James

James Walsh *GMICE*
Senior Civil Engineering Technician - Manchester
Adept Civil and Structural Consulting Engineers

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[Link to Email Disclaimer](#)

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

Sent: Thursday, May 18, 2023 11:44 AM

To: James Walsh <james.walsh@adeptcsce.com>

Subject: Pre Development Enquiry for: 168-170 Bury Old Road, Salford, M7 4QYUU Reference Number : 03982211

Good morning James,

Pre Development Enquiry for: 168-170 Bury Old Road, Salford, M7 4QYUU Reference Number : 03982211

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.

United Utilities would not object to the proposed foul connection being to the 450mm diameter public combined sewer within Catherine Road located to the North of your proposed development at an unrestricted rate.

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 submitting the trial pits.

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.

United Utilities will consider the proposed connection to the 450mm diameter public combined sewer within Catherine Road located North 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 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

We have reviewed our records and can confirm that there does not appear to be any charted public sewers located within the boundary of proposed development. However, due to the accuracy of the records and the public sewer transfer legislation in 2011, not all public sewers are shown on our records so we would ask that you proceed with caution and carry out your own site investigation works. If any uncharted sewers are identified while carrying out your works we would ask that you contact United Utilities at the earliest opportunity so that we can offer guidance and update our records

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.

Many thanks and kind regards,



Ashleigh Bellerby

Assistant Developer Engineer
Developer Services & Metering
Customer Services

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

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

Sent: 16/05/2023 12:28

To: james.walsh@adeptcsce.com

Subject: RE: 03982211 168-170 Bury Old Road, Salford, M7 4QY

Good Afternoon,

Thank you for your email. Apologies for the delay, due to the high work volumes we have extended the SLA to 10 working days therefore you will receive a response from Ashleigh by COP tomorrow.

Kind Regards,

Tonicha Wilde

Customer Advisor Advanced