

From: wastewaterdeveloperservices@uuplc.co.uk
Sent: 21 October 2022 15:02
To: Daniel Baker
Cc: [REDACTED] Natalie Brock
Subject: RE: Glendene 150 Greenbrow Road Manchester - UU ref: 02908880 [Filed 21 Oct 2022 16:53]

Good afternoon Dan,

After reviewing the provided documents, I can confirm that infiltration and discharge of surface water to Mill Brook is not feasible.

Furthermore, I am happy to accept the proposed drainage strategy to drain surface water from the public combined sewer at two points of connection with a total discharge rate of 40l/s.

To be able to comment on your planning application (discharge of condition number 14), the applicant must submit all the provided documents to the LPA. Once these documents became available in the planning portal, we will confirm our acceptance by formal letter.

Kind regards,

Mohammed Aljafarawi (He/Him)
Developer Engineer
Developer Services & Metering
Customer Services
M: [REDACTED]
unitedutilities.com

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

From: Daniel Baker [REDACTED]
Sent: 19/10/2022 16:27
To: wastewaterdeveloperservices@uuplc.co.uk
Cc: [REDACTED]
Subject: RE: Glendene 150 Greenbrow Road Manchester - UU ref: 02908880

EXTERNAL EMAIL This email originated outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Mohammed,

Thanks for your time this afternoon. Please find attached the correct executive summary and laboratory soil descriptions confirming the site it underlain by Clay.

Best regards

Dan Baker - TMICE

WML Consulting Ltd

Civil, Structural & Geotechnical Engineers

No. 8 Oak Green | Earl Road | Stanley Green Business Park | Cheadle Hulme | Cheshire | SK8 6QL



COVID-19 UPDATE

All our staff are able to work safely and flexibly from office or home.

From: wastewaterdeveloperservices@uuplc.co.uk [mailto:wastewaterdeveloperservices@uuplc.co.uk]

Sent: 19 October 2022 15:54

To: Daniel Baker

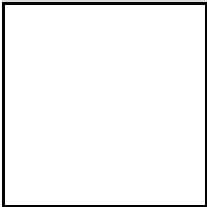
Cc: [Redacted] Natalie Brock <[Redacted]>

Subject: RE: Glendene 150 Greenbrow Road Manchester - UU ref: 02908880

Good afternoon Dan,

Following our phone conversation this afternoon. Please re-submit the right documents (Phase 2 Geo-Environmental Investigation & Assessment report), the last documents stated that infiltration is possible. Once the updated documents are received we will be able to provide further comments.

Kind regards,



Mohammed Aljafarawi (He/Him)

Developer Engineer
Developer Services & Metering
Customer Services

M: [Redacted]
unitedutilities.com

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

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

Sent: 14/10/2022 11:59

To: [REDACTED]

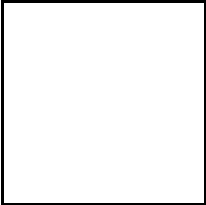
Subject: Glendene 150 Greenbrow Road Manchester - UU ref: 02908880

Good Afternoon,

Thank you for contacting United Utilities.

I have passed your details to our engineer who will respond in due course.

Kind Regards,



Louise Dack
Customer Advisor Advanced
Developer Services & Metering
Customer Services
T: [REDACTED]
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 WastewaterDeveloperServices@uuplc.co.uk

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

From: Daniel Baker [REDACTED]

Sent: 12/10/2022 17:47

To: wastewaterdeveloperservices@uuplc.co.uk

Cc: [REDACTED]

Subject: RE: Glendene 150 Greenbrow Road Manchester - UU ref: 02908880

EXTERNAL EMAIL This email originated outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Mohammed,

Many thanks for your time yesterday in helping resolve the outstanding objections on the Glendene project, it is very much appreciated!

Please find below link to the latest supporting information for the project as discussed.



This includes;

1. Drainage GA's
2. Drainage Strategy Document
3. Surface Water Calculations
4. CCTV Survey information
5. Proximity sections

Please also find return comments to your queries raised but never received back in June this year.

DRAINAGE

Further to our review of the submitted documents, Drawing 9003-WML-ZZ-XX-DR-C-1001, Rev T04- Dated 06/04/2022, United Utilities recommends that condition 14 is not discharged.

Please refer to the latest information available in the above transfer link.

This is because we have not seen robust evidence that the drainage hierarchy has been thoroughly investigated and the proposals are not in line with the Non-Statutory Technical Standards for Sustainable Drainage Systems.

We would firstly request infiltration to the ground be fully investigated and in line with BRE365.

Please refer to the drainage strategy document 9003-WML-ZZ-XX-RP-C-1001 and appended executive summary of the Phase 2 Geo-Environmental Investigation & Assessment report which confirmed that the underlying cohesive soils are not conducive to the use of soakaways and other infiltration techniques.

It is also requested that a surface water connection to the Mill Brook to the west is considered further due to its proximity, evidence of no feasibility will be required if that is the case (corresponded with LLFA).

Please refer to the drainage strategy document 9003-WML-ZZ-XX-RP-C-1001 which assesses the implications of constructing a new connection to Mill Brook which is located circa 100m north-east of the proposed development.

The LLFA have not raised any objections with the proposals identified within the drainage strategy (sewer connection) and haven't requested any additional viability assessment of connecting to Mill Brook.

Given the distance from the site, the likelihood of an unwanted pumped solution and the requirement to cross circa 100m of third party land we consider the disposal of surface water from the development via this avenue not to be a feasible solution for our site.

Furthermore, the applicant has not provided sufficient details, to confirm the existing parking area and hard standing area are positively drained into the public sewer. According to the provided survey, it shows that there is no existing connection to the public network. We request the applicant provide evidence of a positive connection to the public sewer.

Please refer to the attached CCTV survey information which shows multiple connections from the exiting site along the length of the existing public sewer boarding the site to the north and east.

We have calculated the building footprint is draining to our network which is the positive drainage area = 0.15ha.

Using the Wallingford Procedure Methodology Calculation = $2.78 \times \text{CiA} = 2.78 \times 1 \times 50 \times 0.15 = 20.85 \text{ l/s}$, after 50% betterment it became 10.5l/s.

Q greenfield= 6l/s for the rest of the site.

Please refer to the surface water calculation document 9003-WML-00-XX-CA-C-0001 which includes an existing area plan breakdown of the current site. This plan has been used to assess the impact of Greenfield and Brownfield flow rates described within the drainage strategy document.

Greenfield runoff rates were calculated using Microdrainage Software version 2020 ICP SuDs and a copy of the results have been included within the calculation document.

We have received no objections from the LLFA regarding the above assessment or the forward flow rates proposed for the new development.

Manchester City Council Your ref: CDN/22/0318 By email Our ref: DC/22/1848 Date: 22-JUN-22 And as such United Utilities request that any agreed rate does not exceed 16.5l/s (anticipated QBar rate from the site impermeable areas only).

A public sewer crosses the site and we may not permit building over it.

We require an access strip for maintenance or replacement. The minimum distances that might be acceptable to United Utilities are detailed within Part H of the Building Regulations however, we recommend the applicant determines the precise location, size, depth and condition of the pipeline as this is likely to influence the required stand-off distance from any structure.

Please refer to drawings 9003-WML-ZZ-XX-DR-C-1036 -1038 showing proximity sections adjacent to the plots. These sections have been also been submitted for approval as part of the ongoing S104 process with Conor.

The applicant can discuss further details of the site drainage proposals with Developer Engineer, Mohammed Aljafarawi, by email at wastewaterdeveloperservices@uuplc.co.uk.

We request that a copy of this letter is made available to the applicant.

Yours faithfully Planning,

Landscape and Ecology Team

Best regards

Dan Baker - TMICE

WML Consulting Ltd

Civil, Structural & Geotechnical Engineers

No. 8 Oak Green | Earl Road | Stanley Green Business Park | Cheadle Hulme | Cheshire | SK8 6QL



COVID-19 UPDATE

All our staff are able to work safely and flexibly from office or home.

From: wastewaterdeveloperservices@uuplc.co.uk [mailto:wastewaterdeveloperservices@uuplc.co.uk]

Sent: 11 October 2022 16:34

To: Daniel Baker [REDACTED]

Subject: Glendene 150 Greenbrow Road Manchester - UU ref: 02908880 [Filed 11 Oct 2022 16:36]

Good afternoon Dan,

Thanks for your email. Following our phone conversation this morning, I chased all the corresponded between you and United Utilities, 24/05/2022 my colleague Ashleigh Bellerby responded to your email and she comment about the record of sewer flooding on our DG5 register within the vicinity of the proposed development.

Unfortunately, I could not find your email from August, it seems a glitch in the system or was not assigned to me by mistake.

Regarding your planning application for discharge of condition number 14, we rejected to discharge of the condition on 22/06/2022, please find the attached copy of the letter that was sent to the LPA at that time.

To resolve this issue, please provide all the required documents as stated in the attached letter.

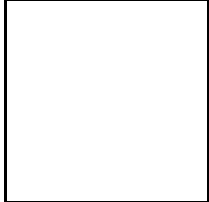
Also, I noted that there is a 1200mm combined sewer crossing your site at the north edge boundary, please identify the 6m easement on your drainage plan to ensure that there is no interference with the proposed building layout.

Regarding your new planning application DC/22/3344 (CDN/22/0660), I will delay my response until we resolve all the drainage issues by email to avoid wasting more time.

Please, in your future correspondence include 02905540 in the subject line.

If we can be of any further assistance please don't hesitate to contact us further.

Kind regards,



Mohammed Aljafarawi (He/Him)

Developer Engineer

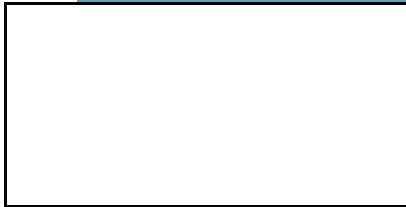
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