Good afternoon,

Pre Development Enquiry for: 86-88 Tib Street, Manchester, M4 1SH
UU Reference Number : 03927740

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. 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.

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 450mm diameter public combined sewer within Tib Street located to the west 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.

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.
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. If your site is in a Groundwater Source Protection Zone, you should have regard to the Environment Agency's approach to Groundwater Protection.

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 450mm diameter public combined sewer within Tib Street located east 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. We note that lower levels don't appear to be present in your proposals.

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 pubic sewerage network under any circumstances

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.

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 following planning approval. This is so that we can assess the method of construction, Health & Safety requirements and to ultimately inspect the connection when it is made.

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.

United Utilities
Water for the North West

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