WASTEWATER PRE-DEVELOPMENT ENQUIRY

United Utilities Grasmere House, 2nd Floor
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP

Response Date: 06/03/2025

Dear Jonathan

Pre-Development Enquiry for Land to the End of Essex Avenue, M21 6AW

UU Reference Number: 07128239

We have assessed your application based on the information provided. This pre-development advice on your drainage strategy will be valid for 12 months. Your strategy will need review by other authorities as part of the planning process. We advise conducting necessary site investigations to confirm viability of your proposals.

Modelled Flood Risk

I can confirm that we do not have modelled flood risk within the vicinity of the proposed development.

Please note that our modelling data is indicative, and only representative of the 1:100year storm event.

Please see **comment 2** of the attached guidance sheet

Asset Protection

1. We have reviewed our records and can confirm that there does not appear to be any charted public sewers located within the boundary of the proposed development.

Please see **comment 3** of the attached guidance sheet and **Working Near Our Pipelines Guidance document**

Foul Water

Foul flow from this site will be allowed to drain into the public 300mm combined sewer system.

Our preferred point of discharge would be to the 300mm combined sewer located within Essex Avenue at an unrestricted rate.

Manhole reference SJ84919802, **Grid reference** 384909,391827

Please see the images on **page 3** for clarification

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Surface Water

Follow the National Planning Policy Guidance drainage hierarchy andPpovide evidence for discounting higher options before considering public sewer discharge. Consult the Lead Local Flood Authority regarding surface water concerns.

Please see comment **4** within the guidance sheet

Infiltration

Please see comment **4** within the guidance sheet

Waterbody

If an evidence based assessment has been carried out and confirms that infiltration is not feasible, we recommend that you contact the Lead Local Flood Authority and/or Environment Agency to discuss a point of discharge to the **watercourse located North** of the proposed site.

We would encourage you to engage with any third-party landowner and riparian owner to agree access and discharge rights to the water body if this is not in your ownership.

Public Sewer

United Utilities will consider a connection to the 300mm diameter public 300mm combined sewer within Essex Avenue located West of the proposed site at a pass forward flow to be agreed by the Lead Local Flood Authority. United Utilities requests that any agreed rate does not exceed **2**l/s.

Manhole reference SJ84919802, **Grid reference** 384909,391827

Please see images on **page 3** for clarification

Site Images

