Dave Samuels

From: [redacted]
Sent: 02 February 2024 10:25
To: [redacted]
Cc:
Subject: RE: UU REF 05219190 – Magnolia Drive, Cheetham Hill

Categories: Filed by Newforma

Hi Rohin,

Thank you for the area drawing, see below:

UU REF 05219190 – Magnolia Drive, Cheetham Hill

I can confirm if a connection to the public sewer network is required we would have no objections in principal to a maximum discharge rate of 7 l/s

Regards

Anthony

United Utilities
Water for the North West

Anthony Laithwaite
Ww Engineer
Developer Services & Metering
Customer Services
[redacted]

---------- Original Message ----------
From: [redacted]
Sent: 02/02/2024 10:18
[redacted]
Subject: RE: UU REF 05219190 – Magnolia Drive, Cheetham Hill

Good Morning

Your enquiry has been logged and sent to our engineer Anthony Laithwaite. His contact number is [redacted] Our service Level agreement is to respond to you on or before 16 February 2024.

Many thanks

United Utilities
Water for the North West

Jayne Guest
Customer Advisor Advanced
Developer Services & Metering
Customer Services
[redacted]
unitedutilities.com

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

[redacted]

Sent: 02/02/2024 10:02

[redacted]

Subject: RE: UU REF 05219190 – Magnolia Drive, Cheetham Hill

Good morning Anthony,

Please see attached the existing hardstanding areas for the site.

The total area is 9650m^2.

The total hardstanding area is 1807m^2.

The total permeable area is 7843m^2.

I hope the above is satisfactory,

Regards

Rohin Hanney

SUTCLIFFE

18-20 HARRINGTON STREET

LIVERPOOL

L2 9QA

t: 0151 227 3155

[redacted]

w: www.sutcliffe.co.uk

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North Wales Office: 01978 664 071
London Office: 020 8016 4320

Cert: 1122

Member of Culture & Commerce BID Board

[redacted]

Sent: Thursday, February 1, 2024 2:23 PM

[redacted]

Subject: RE: UU REF 05219190 – Magnolia Drive, Cheetham Hill

Good Afternoon Dave,

Thank you for the email, please see below:

UU REF 05219190 – Magnolia Drive, Cheetham Hill

I note the early stages of the development and that no enabling works have started, therefore if you are looking for a flow rate please provide me with the below:

Should the drainage hierarchy be exhausted and a connection to the public sewer is required please provide me with a plan that shows all of the hardstanding areas and total volume, I would then be looking to achieve a 50% betterment.

Regards

Anthony

United Utilities
Water for the North West

Anthony Laithwaite
Ww Engineer
Developer Services & Metering
Customer Services
[redacted]
unitedutilities.com

---------- Original Message ----------
[redacted]
Sent: 01/02/2024 13:59
[redacted]
Subject: RE: UU REF 05219190 – Magnolia Drive, Cheetham Hill

Good Afternoon

Your enquiry has been logged and sent to our engineer Anthony Laithwaite. His contact number is [redacted]. Our service Level agreement is to respond to you on or before 15 February 2024.

Many thanks

Jayne Guest
Customer Advisor Advanced
Developer Services & Metering
Customer Services
[redacted]
unitedutilities.com

Water for the North West

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---------- Original Message ----------
[redacted]
Sent: 01/02/2024 13:15
[redacted]
Subject: RE: UU REF 05219190 – Magnolia Drive, Cheetham Hill

Hi Anthony

Thanks for your comments below.

At this stage we are merely seeking UU discharge rates to allow us to produce a preliminary drainage design in readiness for a planning application.

The scheme provided is not fixed but equally it is not our responsibility to produce the proposed layout.

If a sewer requires to be diverted as part of the scheme, we will consult with UU accordingly.

We have not carried out any drainage investigations and so the sewers indicated on the plan may not be as shown and we can only confirm their locations once our Client instructs us to carry out a drainage survey.

We trust the above is satisfactory to allow you to provide the requested information.

Regards

Dave Samuels
BEng(Hons) CEng MIStructE MaPS
Technical Drainage Director

SUTCLIFFE

18-20 Harrington Street, Liverpool, L2 9QA

t: 0151 227 3155

m: 07968 514 672

dd: 0151 305 5439

[redacted]

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[redacted]

Sent: Wednesday, January 31, 2024 4:14 PM

[redacted]

Subject: RE: UU REF 05219190 – Magnolia Drive, Cheetham Hill

Hi Rohin,

Thank you for amending the drawing, please see below:

UU REF 05219190 – Magnolia Drive, Cheetham Hill

Before commenting on any connection points and flow rates I must inform you that the current layout would not be acceptable as it appears houses are being constructed within public sewers easement zones.

Please respond confirming your proposals to eliminate the above and also add to the drawing proposed finished floor levels, this will also allow me to assess the current modelling data regarding the sewers that are cutting through gardens.

Has any survey work been undertaken to understand the public sewer network and if everything is live? I do have concerns with the proposed layout vs sewer locations and would expect this to be designed out if possible to avoid sewers running in gardens / private areas.

Regards

Anthony

Anthony Laithwaite
Ww Engineer
Developer Services & Metering
Customer Services
[redacted]

---------- Original Message ----------
[redacted]
Sent: 31/01/2024 10:39
[redacted]
Subject: RE: UU REF 05219190 – Magnolia Drive, Cheetham Hill

Good Morning

Your enquiry has been logged and sent to our engineer Anthony Laithwaite. His contact number is [redacted] Our service Level agreement is to respond to you on or before 13 February 2024.

Many thanks

Jayne Guest
Customer Advisor Advanced
Developer Services & Metering
Customer Services
[redacted]
unitedutilities.com

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

[redacted]

Sent: 30/01/2024 17:07

[redacted]

Subject: RE: UU REF 05219190 – Magnolia Drive, Cheetham Hill

Hi Anthony,

Please find attached a plan of the presumed existing sewers and the initial proposed site overlay, with existing sewers in red.

Regards

Rohin Hanney

SUTCLIFFE

18-20 HARRINGTON STREET

LIVERPOOL

L2 9QA

t: 0151 227 3155

[redacted]

w: www.sutcliffe.co.uk

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[redacted]

Sent: Tuesday, January 30, 2024 2:37 PM

[redacted]

Subject: RE: UU REF 05219190 – Magnolia Drive, Cheetham Hill

Hi Rohin,

Thank you for the plan, please colour the existing sewers so I can clearly see them.

Regards

Anthony

United Utilities
Water for the North West

Anthony Laithwaite
Ww Engineer
Developer Services & Metering
Customer Services

[redacted]

unitedutilities.com

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

[redacted]

Sent: 30/01/2024 12:20

[redacted]

Subject: RE: UU REF 05219190 – Magnolia Drive, Cheetham Hill

Good Afternoon,

Thank you for your email this has been logged to the engineer Anthony, their number is [redacted]
They have a service level agreement to respond on or before 12/02/2024.

Kind Regards,

Katie Houghton
Customer Advisor Advanced
Developer Services & Metering
Customer Services
[redacted]
unitedutilities.com

---------- Original Message ----------
[redacted]
Sent: 29/01/2024 17:45
[redacted]
Subject: RE: UU REF 05219190 – Magnolia Drive, Cheetham Hill

Hi Anthony,

Thanks for your email,

I've attached an overlay of the initial proposed development and the presumed existing drainage.

Hope this helps,

Regards

Rohin Hanney

SUTCLIFFE

18-20 HARRINGTON STREET

LIVERPOOL

L2 9QA

t: 0151 227 3155

[redacted]

w: www.sutcliffe.co.uk

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London Office: 020 8016 4320

Cert: 1122

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[redacted]

Sent: Monday, January 29, 2024 10:19 AM

[redacted]

Subject: UU REF 05219190 – Magnolia Drive, Cheetham Hill

Good Morning Rohin,

Thank you for your Ww PDE, please see below:

UU REF 05219190 – Magnolia Drive, Cheetham Hill

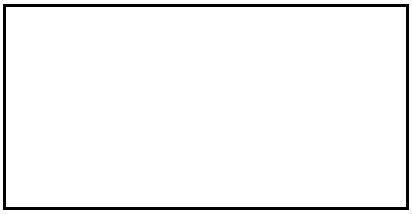
Before responding to discharge rates and connection points do you have a plan of the development showing the existing sewers cutting through several sections of the development? I will need to understand your proposals in more detail to accurately respond. (diversions, abandonments etc).

Regards

Anthony

Error! Filename not specified.

Anthony Laithwaite
Ww Engineer
Developer Services & Metering
Customer Services
[redacted]
unitedutilities.com



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