WASTEWATER PRE-DEVELOPMENT ENQUIRY

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

02.04.26

Dear Lisa,

Pre-Development Enquiry for former Clever Clowns Nursery Greenbrow Road Manchester M23 2YH
UU Reference Number: **09210624**

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

Please see the image on **page 3** for details

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 private existing combined sewer system at an unrestricted rate.

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

Surface Water

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Follow the National Planning Policy Guidance drainage hierarchy and Provide 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

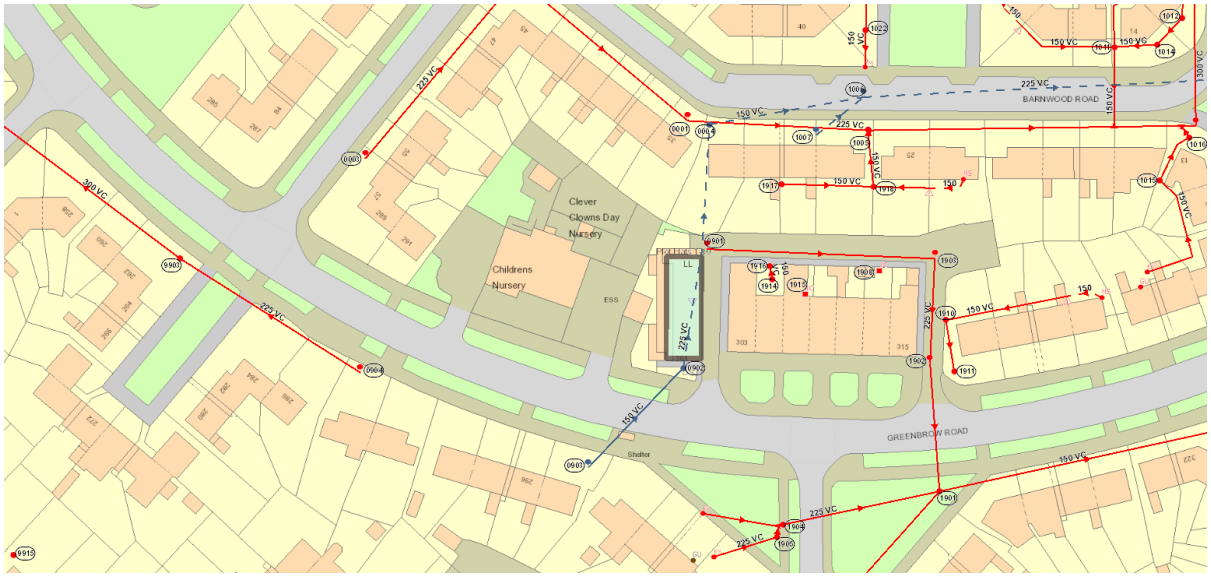
Public Sewer

United Utilities will consider a connection to the 150mm diameter public surface water sewer within Greenbrow Road located south 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 5 l/s.

Grid reference 381083, 386951

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

Site Images



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