Niamh Cullen

From: Niamh Cullen
Sent: 09 June 2026 15:34
To: 'seweradoptions@uuplc.co.uk'
Cc: P067403 MMU All Saints West Refurb
Subject: RE: FW: 07211835 - Wastewater PDE -MMU Library

Good afternoon James,

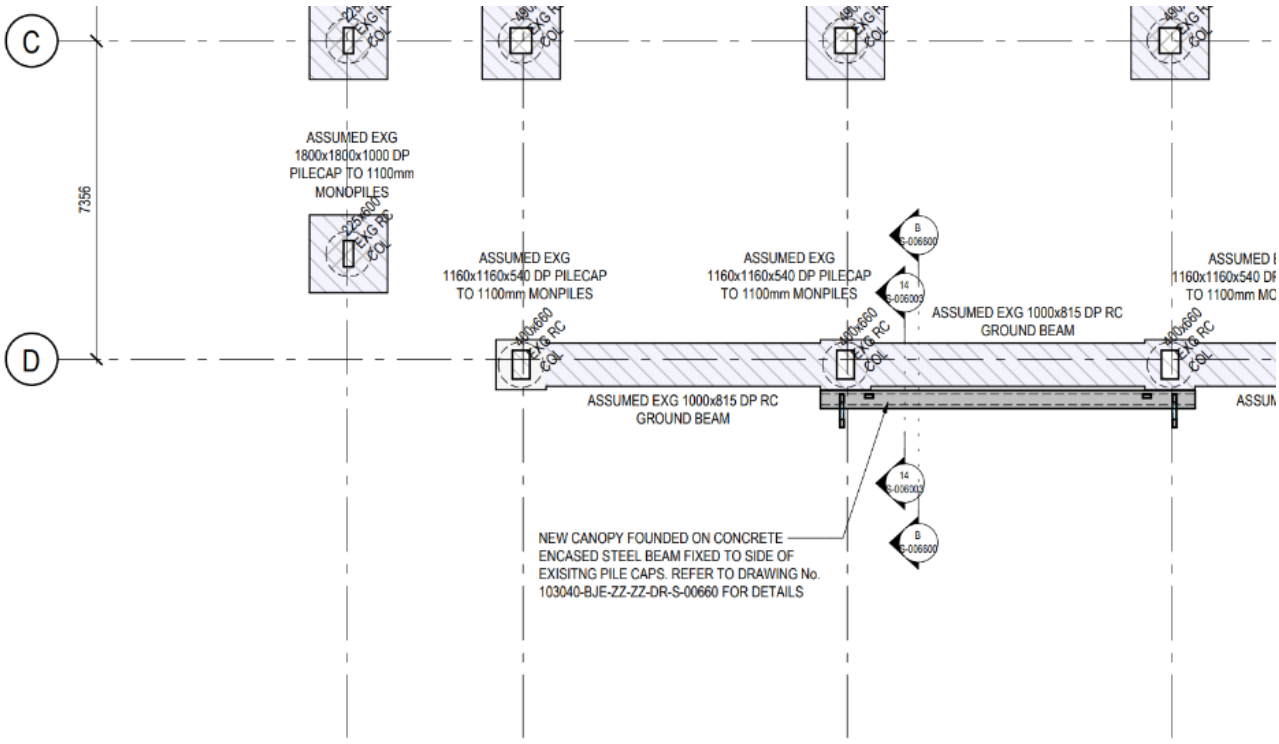
Thank you for your time this morning on the phone and the below information regarding demolition works, I've forwarded this on to the contractor.

As discussed, we received pre-planning consultation on the strategy and now the planning application has been approved. As far as I'm aware, there have been no objections from UU. Therefore, I am trying to gain an understanding whether UU require any further information or if any sort of build over agreement is required.

Please see find link below to the latest drainage strategy GAs for your information.
260609 Latest Drainage GAs for UU

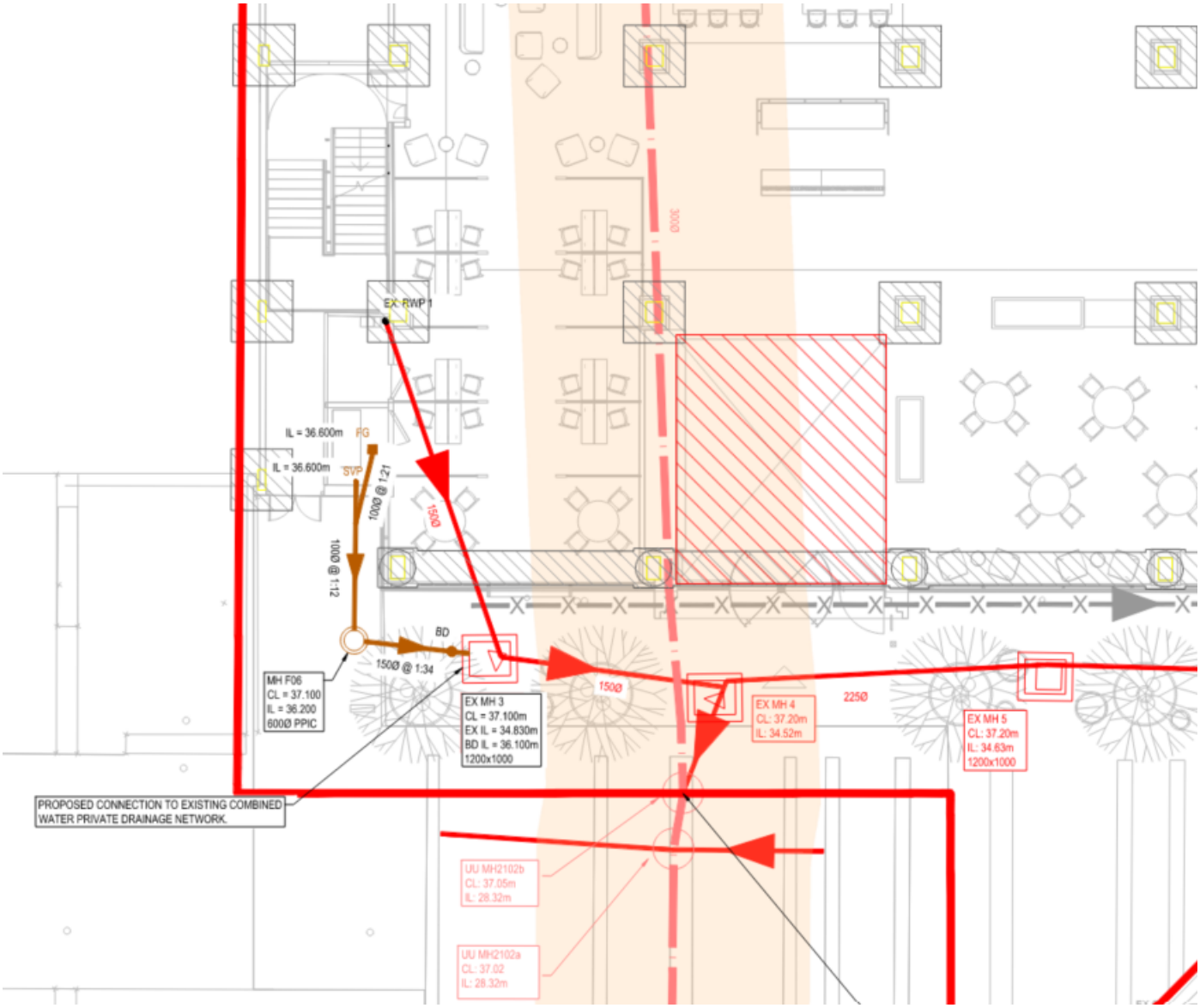
The existing foundations of the existing structure are being retained and reused. The only structural alterations are outlined below:

1. A ground beam is being fixed to the existing structure to support the new canopy (see clip below) and therefore, no loading will be transferred to the ground or sewer. Any additional loads will be distributed to the existing end bearing piles.



FN | LEVEL FN
REF. | SCALE 1 : 100

2. A portion of the 1st floor slab is being removed to create a double height atrium space. The clip below shows the extent of slab to be removed (red hatch). Again, the existing foundations are end bearing piles therefore, there is no anticipated loading changes to the existing public sewer.



The proposed extension to the existing building structure is approximately 22m from the existing public sewer therefore, it is assumed that this is a sufficient distance.

Please let me know your thoughts on the above. Please can you confirm whether a build over agreement is required or if any further information is required.

Many thanks,

Niamh Cullen (she/her)
Infrastructure Engineer
Buro Happold | Cities – Infrastructure
T: 0113 204 2979
M: [redacted]

BURO HAPPOLD

From: seweradoptions@uuplc.co.uk <seweradoptions@uuplc.co.uk>
Sent: 09 June 2026 09:19
To: Niamh Cullen <[redacted]>
Subject: RE: FW: 07211835 - Wastewater PDE -MMU Library

External Email. This email originated from outside Buro Happold.

Good Morning Niamh,

To ensure the existing sewer is fully protected throughout the demolition works, a series of strict asset-protection measures must be implemented. These controls are designed to prevent structural damage, avoid overloading, minimise vibration impacts, and maintain safe access for inspection. They also ensure that no pollution, ground movement, or accidental strike occurs during the works. The following requirements must be adhered to at all times.

Asset-Protection Requirements

- * **Locate and mark the sewer accurately** before works begin, using up-to-date utility plans and on-site service-locating techniques.
- * Pre- and post-demolition **CCTV surveys** of the sewer are required to confirm its condition before works commence and to verify no damage has occurred afterwards.
- * **No heavy plant** is to be driven over, positioned above, or operated directly on the line of the sewer.
- * **No demolition debris/materials, equipment or other stock piled materials ,** are to be stored on or within **5 m** of the sewer corridor.
- * **Avoid stockpiling demolition debris/materials** in areas where run-off could migrate toward the sewer or its access chambers
- * **Prevent pollution risks** by ensuring no contaminated water, slurry, fuel, or debris can enter the sewer or surrounding ground, in line with Pollution Prevention Guidelines (PPG6).
- * **Maintain access to manholes and chambers** at all times for emergency inspection or intervention.
- * All demolition activities must be planned and executed to ensure the sewer remains fully protected throughout the works.
- * **Maintain safe excavation practices** , including controlled digging, appropriate shoring, and preventing undermining of the sewer or its bedding.
- * **Vibration levels must be strictly controlled** and must not exceed **5 mm/s PPV** at any time during demolition activities.
- * **Monitor ground movement** if demolition involves heavy breaking or removal of structural elements near the sewer, ensuring no settlement or lateral displacement occurs.
- * **Prohibit the use of concrete or hard backfill** directly over the sewer unless approved by United Utilities, as inappropriate backfill can damage or overload the pipe.

Regards,

James Darlington
Developer Engineer
Developer Services & Metering
T: [redacted]
unitedutilities.com

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---------- Original Message ----------
From: seweradoptions@uuplc.co.uk [seweradoptions@uuplc.co.uk]
Sent: 02/06/2026 13:32
To: [redacted]
Cc: [redacted]
Subject: RE: FW: 07211835 - Wastewater PDE -MMU Library

Hi Niamh,

Give me a call as i'm not familiar with this scheme, I can see the 300mm sewer under the building, is it just a refurbishment or demolish to rebuild?

Regards,

James Darlington
Developer Engineer
Developer Services & Metering
T: [redacted]
unitedutilities.com

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---------- Original Message ----------
From: Niamh Cullen [redacted]
Sent: 01/06/2026 12:11
To: seweradoptions@uuplc.co.uk
Cc: [redacted]

Subject: RE: FW: 07211835 - Wastewater PDE -MMU Library

Good afternoon,

I am writing regarding the below development 'All Saints West' refurbishment scheme which we have previously consulted on prior to the submission of a planning application. The planning application has now been approved and the planning application reference is 145084/FO/2026.

I wanted to reach out to confirm any next steps in regard to the existing UU sewer located beneath the existing building being retained.

Please let me know if you'd prefer to discuss over the phone.

Many thanks,

Niamh Cullen (she/her)

Infrastructure Engineer
Buro Happold | Cities – Infrastructure

T: 0113 204 2979

M: [redacted]

BURO HAPPOLD

From: seweradoptions@uuplc.co.uk <seweradoptions@uuplc.co.uk>
Sent: 01 December 2025 11:13
To: Niamh Cullen <[redacted]>
Cc: P067403 MMU All Saints West Refurb [redacted]; Phil Anwyl <[redacted]>
Subject: RE: FW: 07211835 - Wastewater PDE -MMU Library

External Email. This email originated from outside Buro Happold.

Good Morning Niamh

It was a pleasure meeting you too.

1. *BH discussed context of the proposed scheme, existing site constraints including existing public sewer located beneath existing buildings and enhanced scheme proposals.*
2. *BH outlined previous consultation with Gary Jaundrell @ UU "happy to discharge as existing due to no change to below ground drainage".*
3. *Latest proposals include new core structure to support retained structure. Toilets to be included in new core and new floor gullies to the west of the retained structure.*
4. *UU agreed this is an extension to the existing building.*

    -

    1. *As discussed, these are on the principles that the foundation of the existing structure is will be reused.*
5. *BH outlined proposed drainage strategy will utilise existing rainwater pipes and connections to below ground drainage for retained structure.*
6. *BH confirmed any new drainage will connect to existing private combined drainage within the site which ultimately discharges to existing combined water public sewer, as per existing.*

    -

    1. *Discharge rates will be proportioned based on the existing structure and new extension. Existing structure will discharge as is while new extension will be proportioned with betterment on brownfield rates (agreed with Gary Jaundrell)*
7. *UU advised a build over agreement may be required to prove maintenance and access is still viable and that proposals have no detrimental loading impacts on the existing sewer beneath the existing buildings. Existing / retained structure may be exempt from build over agreement.*

    -

    1. *At planning stage UU Wastewater Developer Service will recommend a consultation as part of our asset protection processes. Following this do reach out to us to make sure that the information you have is sufficient. Once we have agreed to the asset protection terms, you can submit that information to the LPA's public domain so we can remove our objection.*
8. *UU advised vibrations during construction works to be considered. RAMS likely required from contractor undertaking the works for piling works anywhere within 15 metres of existing sewer.*

    -

    1. *At planning stage UU Wastewater Developer Service will also recommend a RAMS condition if the development suggests any work that may affect the larger assets. These RAMS are reviewed by our civils teams within UU. This can range anywhere from protecting critical assets during temporary works, piling requirements, structural calcs (for e.g. retaining walls),, etc are concerned.*

I can support any further do get in touch.
Kind Regards

Gulshan

Gulshan Seetulparsad, MEng (Hons)
Developer Engineer (Greater Manchester Area)
Developer Services & Metering
Customer Services
T: 01925 429092
unitedutilities.com

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---------- Original Message ----------
From: Niamh Cullen [redacted]
Sent: 01/12/2025 09:46
To: seweradoptions@uuplc.co.uk
Cc: [redacted]; [redacted]; [redacted]
Subject: RE: FW: 07211835 - Wastewater PDE -MMU Library

Good morning Gulshan,

Thank you so much for your time on Friday, it was great to meet you.

Please see summary of our discussions below:

1. BH discussed context of the proposed scheme, existing site constraints including existing public sewer located beneath existing buildings and enhanced scheme proposals.
2. BH outlined previous consultation with Gary Jaundrell @ UU "happy to discharge as existing due to no change to below ground drainage".
3. Latest proposals include new core structure to support retained structure. Toilets to be included in new core and new floor gullies to the west of the retained structure.
4. UU agreed this is an extension to the existing building.
5. BH outlined proposed drainage strategy will utilise existing rainwater pipes and connections to below ground drainage for retained structure.
6. BH confirmed any new drainage will connect to existing private combined drainage within the site which ultimately discharges to existing combined water public sewer, as per existing.

7. UU advised a build over agreement may be required to prove maintenance and access is still viable and that proposals have no detrimental loading impacts on the existing sewer beneath the existing buildings. Existing / retained structure may be exempt from build over agreement.
8. UU advised vibrations during construction works to be considered. RAMS likely required from contractor undertaking the works for piling works anywhere within 15 metres of existing sewer.

Please can you confirm the summary above and provide any other comments?

Many thanks,

Niamh Cullen (she/her)

Infrastructure Engineer
Buro Happold | Cities – Infrastructure

T: 0113 204 2979

M: [redacted]

BURO HAPPOLD

From: Niamh Cullen
Sent: 27 November 2025 13:47
To: 'seweradoptions@uuplc.co.uk' <seweradoptions@uuplc.co.uk>
Cc: P067403 MMU All Saints West Refurb <[redacted]>; Phil Anwyl [redacted]>; [redacted]
Subject: RE: FW: 07211835 - Wastewater PDE -MMU Library

Good afternoon Gulshan,

Thank you for the email. I have sent an invite for 2pm tomorrow, please let me know if this works for you?

Many thanks,

Niamh Cullen (she/her)

Infrastructure Engineer
Buro Happold | Cities – Infrastructure

T: 0113 204 2979

M: [redacted]

BURO HAPPOLD

From: seweradoptions@uuplc.co.uk <seweradoptions@uuplc.co.uk>
Sent: 27 November 2025 13:28
To: Niamh Cullen <[redacted]>
Cc: P067403 MMU All Saints West Refurb <[redacted]>; Phil Anwyl <[redacted]; [redacted]
Subject: RE: FW: 07211835 - Wastewater PDE -MMU Library

External Email. This email originated from outside Buro Happold.

Hello Niamh

Apologies, I am already booked regarding Baring Street at 14 00 today.

Would we be able to reschedule please?

Please send the invite straight to me on Jyotsanesh.seetulparsad@uuplc.co.uk.

Kind Regards

Gulshan

United Utilities
Water for the North West

Gulshan Seetulparsad, MEng (Hons)
Developer Engineer (Greater Manchester Area)
Developer Services & Metering
Customer Services
T: 01925 429092
unitedutilities.com



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---------- Original Message ----------
From: Niamh Cullen [niamh.cullen@burohappold.com]
Sent: 25/11/2025 09:27
To: seweradoptions@uuplc.co.uk
Cc: [redacted]
Subject: RE: FW: 07211835 - Wastewater PDE -MMU Library

Good morning Gulshan,

Thank you for getting back to me. That is great, Thursday 27th at 2pm works for us.

I'll send an invite across now.

Many thanks,

Niamh Cullen (she/her)

Infrastructure Engineer
Buro Happold | Cities – Infrastructure

T: 0113 204 2979

M: [redacted]

BURO HAPPOLD

From: seweradoptions@uuplc.co.uk <seweradoptions@uuplc.co.uk>
Sent: 24 November 2025 10:50
To: Niamh Cullen <[redacted]>
Cc: P067403 MMU All Saints West Refurb <[redacted]>; Phil Anwyl <[redacted]>
Subject: RE: FW: 07211835 - Wastewater PDE -MMU Library

External Email. This email originated from outside Buro Happold.

Good Morning Niamh

Sorry I have not reached out sooner.

This week I am available:
Thursday 27th between 13 00 and 17 00

Next Week I am available:

Monday 1st Dec 10 30 to 16 00
Thursday 4th Dec 10 30 to 15 00
Friday 5th Dec 10 30 to 16 00

Week After 1 am available:

Monday 8th Dec 10 30 to 16 00
Thursday 11th Dec 10 30 to 15 00
Friday 12th Dec 10 30 to 16 00

Do let me know when to schedule the meeting for.

Kind Regards

Gulshan

United Utilities
Water for the North West

Gulshan Seetulparsad, MEng (Hons)
Developer Engineer (Greater Manchester Area)
Developer Services & Metering
Customer Services
T: 01925 429092
unitedutilities.com



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---------- Original Message ----------
From: Niamh Cullen [redacted]
Sent: 19/11/2025 09:41
To: [redacted]; seweradoptions@uuplc.co.uk
Cc: [redacted];
[redacted]
Subject: RE: FW: 07211835 - Wastewater PDE -MMU Library

Good morning all,

We are keen to consult yourselves regarding the latest proposals for the refurbishment scheme at the MMU Library site.

Please can you advise your availability for a meeting to discuss?

Many thanks,

Niamh Cullen (she/her)

Infrastructure Engineer
Buro Happold | Cities – Infrastructure

T: 0113 204 2979

M: [redacted]

BURO HAPPOLD

From: Niamh Cullen
Sent: 13 November 2025 10:41
To: 'seweradoptions@uuplc.co.uk' <seweradoptions@uuplc.co.uk>
Cc: P067403 MMU All Saints West Refurb <[redacted]>; Phil Anwyl [redacted]
Subject: RE: FW: 07211835 - Wastewater PDE -MMU Library

Good morning all,

Please can you both confirm when is best for a meeting to discuss?

Many thanks,

Niamh Cullen (she/her)

Infrastructure Engineer
Buro Happold | Cities – Infrastructure

T: 0113 204 2979

M: [redacted]

BURO HAPPOLD

From: seweradoptions@uuplc.co.uk <seweradoptions@uuplc.co.uk>
Sent: 10 November 2025 10:21
To: Niamh Cullen [redacted]
Cc: P065290 MMU Library Redesign <[redacted]>; P067403 MMU All Saints West Refurb <[redacted]>; Phil Anwyl <[redacted]>; [redacted]
Subject: RE: FW: 07211835 - Wastewater PDE -MMU Library

External Email. This email originated from outside Buro Happold.

Thank you for confirming, Niamh

I am available either Thursday 13 or Friday the 14th.
My working hours are between 7:30 - 15:30.

Gulshan, I appreciate that you've just returned from annual leave.
Could you please confirm if you are available on these dates?

Kind regards

United Utilities
Water for the North West

Gary Jaundrell
Developer Engineer
Developer Services & Metering
Customer Services
T: 01925 429099
unitedutilities.com

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---------- Original Message ----------
From: Niamh Cullen [redacted]
Sent: 07/11/2025 12:15
To: seweradoptions@uuplc.co.uk
Cc: [redacted]
Subject: RE: FW: 07211835 - Wastewater PDE -MMU Library

Good afternoon Gary,

Thank you for getting back to me on the below.

That's great, I'm available for a meeting Wednesday 12th 11am onwards, Thursday 13th or Friday 14th.

Please let me know when is best for you and Gulshan.

Many thanks,

Niamh Cullen (she/her)

Infrastructure Engineer
Buro Happold | Cities – Infrastructure

T: 0113 204 2979

M: [redacted]

BURO HAPPOLD

From: seweradoptions@uuplc.co.uk <seweradoptions@uuplc.co.uk>
Sent: 07 November 2025 12:11
To: Niamh Cullen <[redacted]>
Cc: P065290 MMU Library Redesign <[redacted]>; P067403 MMU All Saints West Refurb <[redacted]>; Phil Anwyl [redacted]>
Subject: RE: FW: 07211835 - Wastewater PDE -MMU Library

External Email. This email originated from outside Buro Happold.

Hi Niamh,

Thank you for your email.

I'm no longer the engineer of this area. This instead falls to Gulshan Seetulparsad.
However, I will be happy to join you all on a meeting to discuss.

Can you let me know of your availability next week, and I will determine when we are both available.

Kind regards

United Utilities
Water for the North West

Gary Jaundrell
Developer Engineer
Developer Services & Metering
Customer Services
T: 01925 429099
unitedutilities.com

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---------- Original Message ----------
From: Niamh Cullen [redacted]
Sent: 05/11/2025 13:49
To: [redacted]; seweradoptions@uuplc.co.uk
Cc: [redacted]
Subject: RE: FW: 07211835 - Wastewater PDE -MMU Library

Good afternoon Gary,

I hope you are well?

I wanted to reach out regarding the All-Saints West refurbishment scheme at the MMU Library site. Please can you advise your availability for a meeting to discuss the latest proposals?

Many thanks,

Niamh Cullen (she/her)

Infrastructure Engineer
Buro Happold | Cities – Infrastructure

T: 0113 204 2979

M: [redacted]

BURO HAPPOLD

From: Niamh Cullen <[redacted]>
Sent: 19 August 2025 09:50
To: seweradoptions@uuplc.co.uk
Cc: Phil Anwyl <[redacted]>; P065290 MMU Library Redesign <[redacted]>
Subject: RE: FW: 07211835 - Wastewater PDE -MMU Library

Good morning Gary,

Thank you for your email and confirmation of discharge rates. We will proceed on this basis and ensure the corresponding evidence is provided as part of our planning document.

Many thanks,

Niamh Cullen (she/her)

Infrastructure Engineer
Buro Happold | Cities – Infrastructure

T: 0113 204 2979

M: [redacted]

BURO HAPPOLD

From: seweradoptions@uuplc.co.uk <seweradoptions@uuplc.co.uk>
Sent: 15 August 2025 10:22
To: Niamh Cullen <[redacted]>
Subject: RE: FW: 07211835 - Wastewater PDE -MMU Library

External Email. This email originated from outside Buro Happold.

Good Morning, Niamh

Thank you for your patience whilst I have been consulting internally.

I can confirm that I am happy for the development to utilise the existing connections to the combined sewer with the significant betterment of 11l/s, with the All Saints internal refurbishment to discharge as existing due to there being no change to the below ground drainage.

Could you please submit this email chain and the drawings/modelling information you submitted, to the the LPA in order for a smooth process once I am re-consulted for a planning response.

Kind regards

Gary Jaundrell
Developer Engineer
Developer Services & Metering
Customer Services
T: 01925 429099
unitedutilities.com

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---------- Original Message ----------
From: seweradoptions@uuplc.co.uk [seweradoptions@uuplc.co.uk]
Sent: 11/08/2025 13:12
To: [redacted]
Subject: RE: FW: 07211835 - Wastewater PDE -MMU Library

Good Afternoon

Your enquiry has been logged and sent to our engineer Gary Jaundrell and his contact number is 01925 429099. Our service Level agreement is to respond to you within 10 working days.

Many thanks

Laura Owens
Customer Advisor Advanced
Developer Services & Metering
Customer Services
T: 0345 026 8989 option 4
unitedutilities.com

If you feel you have received a good service from myself, please can you take two minutes to fill in the survey below. This will be much appreciated

Visit: *https://unitedutilities.thewowawards.co.uk/nominate*

From: Niamh Cullen <[redacted]>
Sent: 11 August 2025 10:03
To: Jaundrell, Gary <[redacted]>
Cc: Phil Anwyl <[redacted]>; P065290 MMU Library Redesign <[redacted]>
Subject: RE: 07211835 - Wastewater PDE -MMU Library

Good morning Gary,

Thank you for letting me know!

Please see associated documents to the email below in the following link:

250811 Information for United Utilities

Please let me know if you can access the above or if you have any questions.

Many thanks,

Niamh Cullen (she/her)

Infrastructure Engineer
Buro Happold | Cities – Infrastructure

T: 0113 204 2979

M: [redacted]

[Image is no longer available]

From: Jaundrell, Gary <[redacted]>
Sent: 11 August 2025 09:45
To: Niamh Cullen <[redacted]>
Cc: Phil Anwyl <[redacted]>; P065290 MMU Library Redesign <[redacted]>
Subject: RE: 07211835 - Wastewater PDE -MMU Library

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Hi Niamh

I didn't receive this email, I'm afraid.

This could be due to the file size limit of 10mb.

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