WASTEWATER PRE-DEVELOPMENT ENQUIRY

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

16th September 2025

Dear **Erin**

Pre-Development Enquiry for **153 Moorcroft Rd, Wythenshawe, Manchester M23 0AE** UU Reference Number: **08110598**

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 at the end of this letter 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

2. The asset(s) on site are critical assets, any diversion would need to be carried out by United Utilities with all costs borne by the Developer. This would add a lengthy lead in time and additional costs which should be considered before finalising any build programme. We would recommend re-designing the site around this asset where possible.

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 combined sewer system.

Our preferred point of discharge would be to the 675mm diameter public combined sewer downstream of Combined Sewer Overflow and existing private connection within your proposed development at a maximum pass forward flow of an unrestricted rate.

Please see the images at the end of this letter for clarification

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Surface Water

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 300mm diameter public surface water sewer within Sledmoor Road located East 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 5l/s.

Grid reference 380711, 390265

Please see images at the end of this letter for clarification

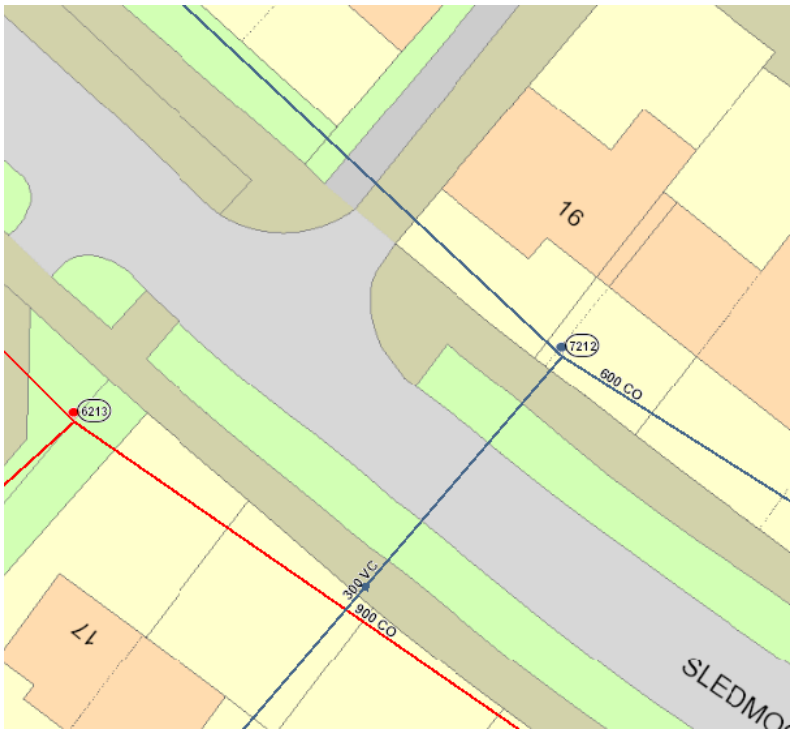
Site Images



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United Utilities
Water for the North West

Surface Water Connection Point:



Foul Connection Point:

