S106 Part 1 'Application to connect to a public sewer' Approval Notice

United Utilities
Water for the North West

United Utilities Reference Number:	**06115113**
Applicant details	
Applicant name	**Mohamed Ahmed**
Applicant address *(including postcode)*	**I&L Consulting LTD.** **St. James House, 9 St. James' Road,** **Surbiton, Surrey, KT6 4QH**
Applicant email	**mohamedo@il-consultants.com**
Site details: The site / property which is proposed for connection to the public sewer	
Site address *(including postcode)*	**WALKERS INSTORE CRABTREE LANE, MANCHESTER, M11 4GU.**

APPROVED

Your application for connection to the public sewer has been approved, to be made via a new connection:

To a private drain	☐	You may appoint your contractor and advise your appointed building control body (who should inspect the work). United Utilities should be advised when this work is complete.
Direct to the public sewer	☒	**Further action required.** You may now appoint an appropriately qualified contractor. Your appointed contractor is responsible for obtaining authorisation to work on a public sewer. (The S106 Part 2 application form **'Request for permission to work on a public sewer'** is available on our website; Sewer connections - United Utilities).

Mode of connection approved	**Connection into existing manhole**					
Sewer connection type	Foul	☐	Surface water	☐	Combined	☒

This approval is valid for 12 months from the date below.
This approval does not grant access to third party land, permission should be sought if required between applicant and landowner.
If the new connection renders access unsafe or is otherwise detrimental to the manhole or sewer, a new/upgraded manhole will be requested.

Comments

Revised drainage plan received 28/10/25

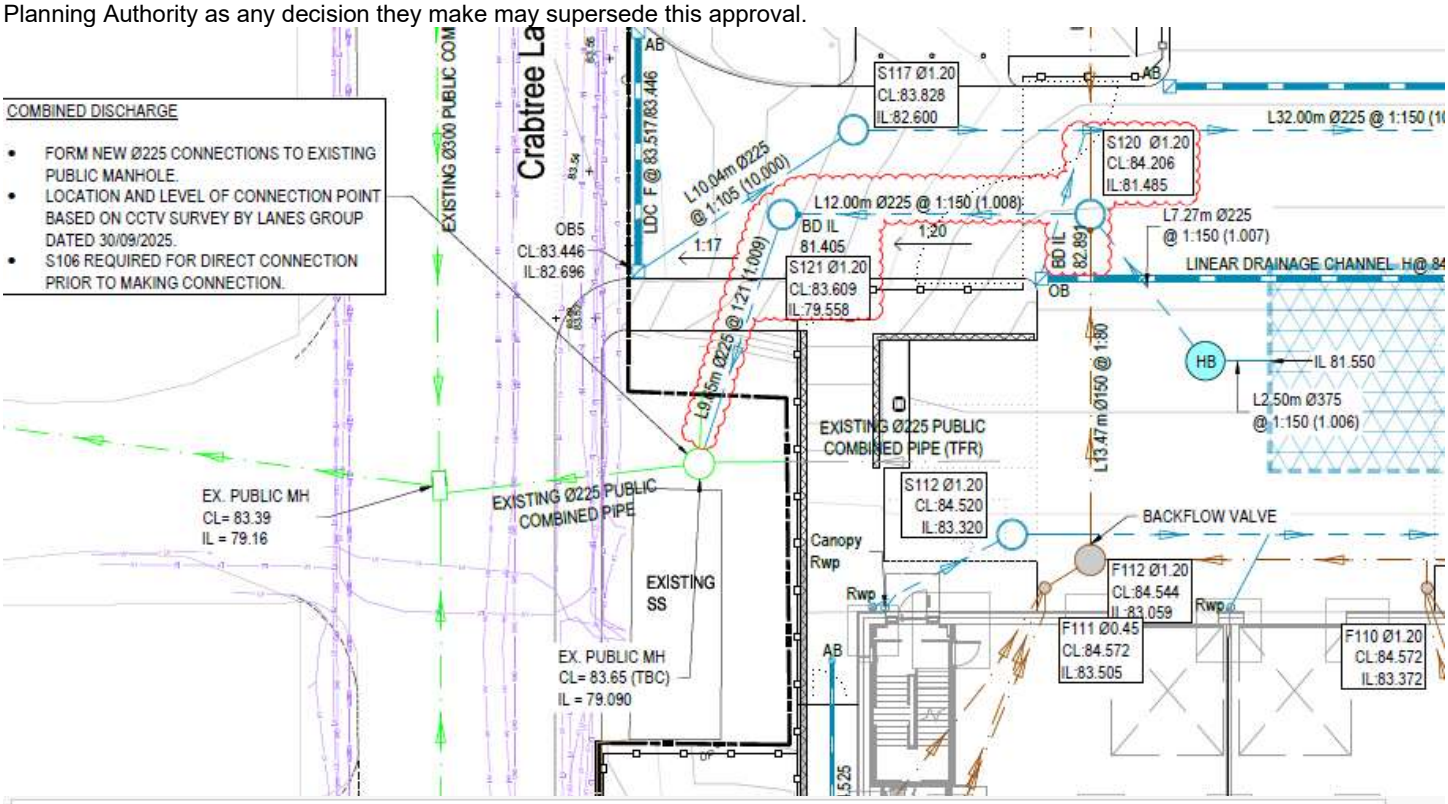
Approval granted for a 225mm combined connection to the existing 225mm combined S24 Public sewer within the site boundary via an existing UUMH, manhole number not indicated on the drainage drawing but looks to be MH7205 from the drainage drawing submitted. Attenuation indicated with a flow control restricted to 20.20l/s. Drainage drawing below

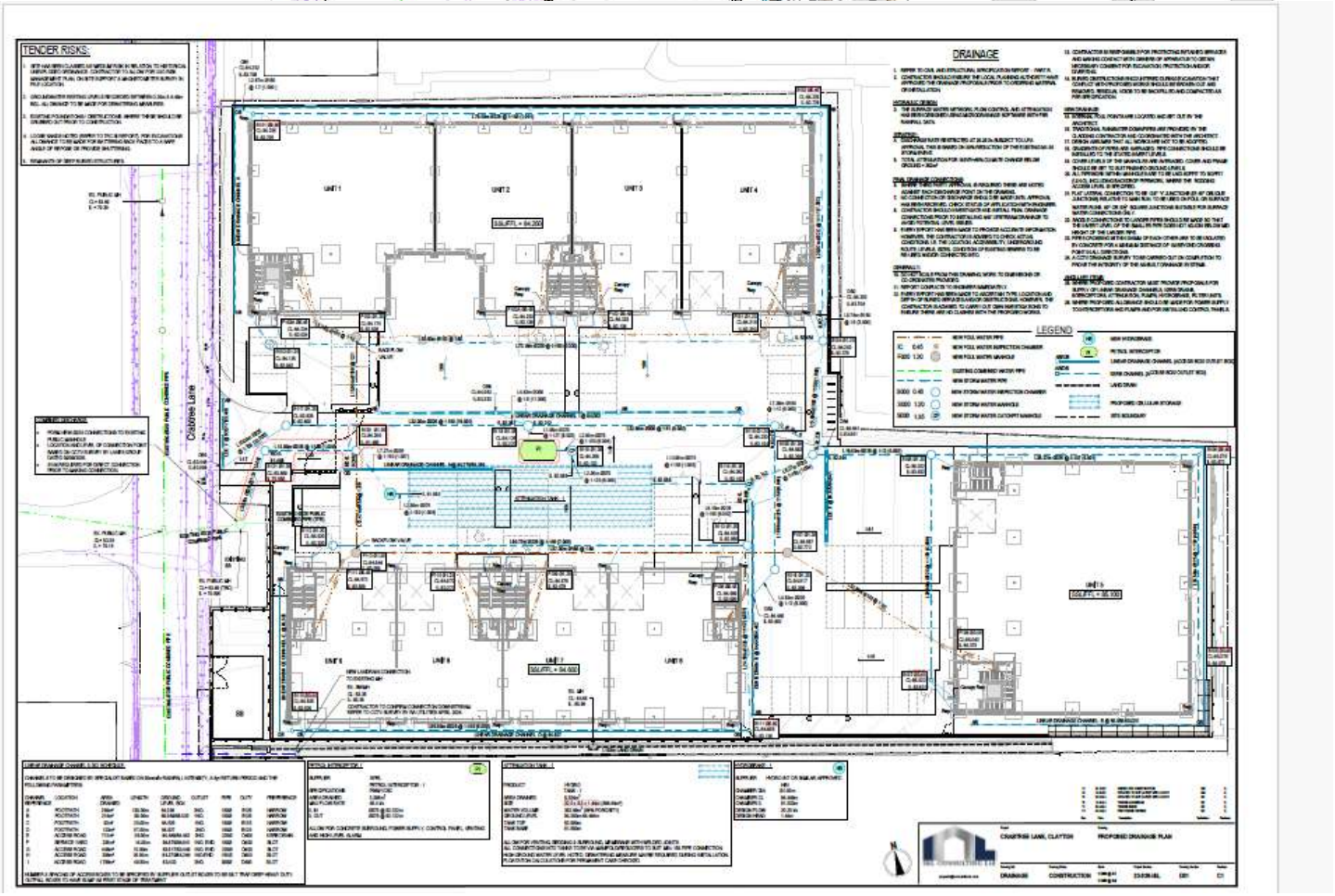
Any connection to an existing manhole should be made soffit to soffit, with a swept bend in the direction of flow. The connection must not be made in the landing area. The exact condition, location and depth of the existing manhole and surrounding services should be established as early as possible to avoid site delays. If the existing manhole is in poor condition but otherwise the connection would be acceptable, the applicant should be aware they may have to rebuild/renew the manhole if it deteriorates as a result of your contractor working on or near it.

For low-lying sites, (where the ground level of the site or the level of a basement is below the ground level at the point where the drainage connects to the public sewer), care should be taken to ensure that the property is not at increased risk of flooding. If these circumstances exist it could affect the detailed design of your site and result in the need to incorporate appropriate mitigating measures in your drainage scheme.

Please note, if you are proposing to connect to an existing, unchartered drain or sewer then it is the developer's responsibility to confirm that it communicates with the Public Sewer
Connections may be made to private lateral drains or to existing neighbouring drain. A part 1 approval does not give permission to access third party land. The applicant must seek permission from the relevant landowner.

Please note, if you have not already done so, we would still expect you to get your drainage conditions discharged from the Local Planning Authority as any decision they make may supersede this approval.





Developer Services Inspector	**Lynne Berry**
Contact number	[redacted]

Date	**29/10/2025**