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

United Utilities
Water for the North West

United Utilities Reference Number:	**09570034**
Applicant details	
Applicant name	Erin Thomas
Applicant address *(including postcode)*	Design and Management Consultants 710 Mandarin Court WA1 1GG
Applicant email	Erin.Thomas@DAM-Consultants.com
Site details: The site / property which is proposed for connection to the public sewer	
Site address *(including postcode)*	The Park Pub, Moorcroft Road, Wythenshawe, Manchester, M23 0AF

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	**Other - please see comments box**					
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

Approval granted for a 150mm foul connection to the existing 675mm combined sewer to the Southeast of the site via a saddle connection

Approval granted for a 225 mm surface water connection to the existing 750 mm surface water sewer crossing Moorcroft Road via an existing UUMH.
The manhole reference is not indicated on the drainage plan; however, it appears to correspond to MH6208 on the sewer records.
With a flow control restricted to 5l/s
Please ensure that sufficient investigations are undertaken to confirm that this manhole can accommodate the proposed connection. A manhole drawing will also be required as part of your Part 2 application

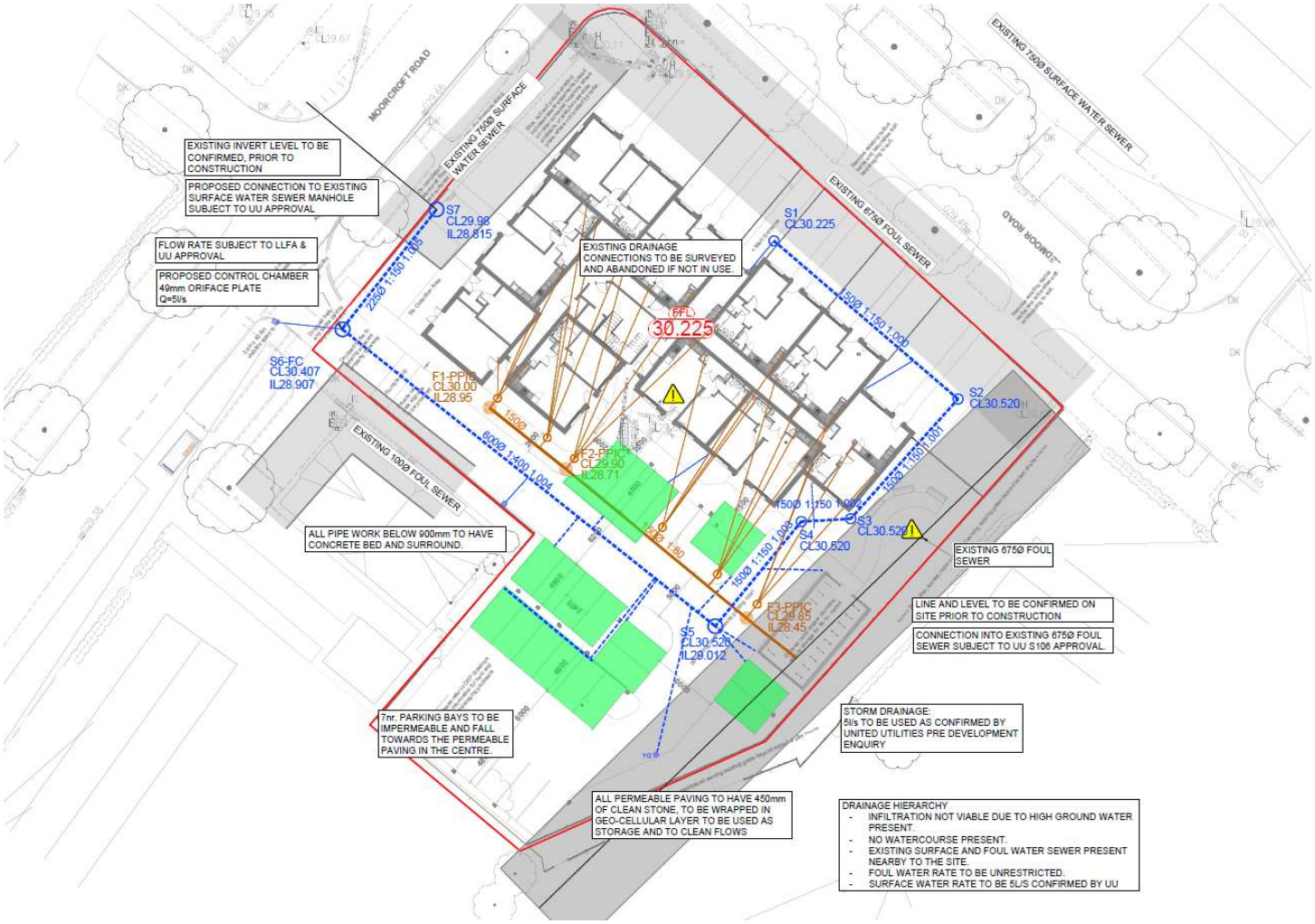
Any connection to an existing manhole should be made soffit to soffit, with a swept bend in the direction of flow. The connection must not be made in the landing area. The exact condition, location and depth of the existing manhole and surrounding services should be established as early as possible to 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.

Saddle connections should be core drilled with care taken to ensure the core does not fall into the public sewer. Please see details included in the Sewer Connection Pack.

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	**07881 034558**
Date	**17/09/2026**