WASTEWATER PRE-DEVELOPMENT ENQUIRY

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

05.08.26

Dear Jack,

Pre-Development Enquiry for PLOT C2, ETROP WAY, MANCHESTER, M22 5RF. UU Reference Number: 09813498

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

3. According to our public sewer records, there are public sewers located within your site boundary. This requires an easement of 3m. If you cannot achieve the required clearance, you may wish to consider diverting and or abandoning the public sewer.

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 North of your proposed development at an unrestricted rate.

Grid reference 382614, 387146

Please see the images on **page 3** 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

Waterbody

If an evidence based assessment has been carried out and confirms that infiltration is not feasible, we recommend that you contact the Lead Local Flood Authority and/or Environment Agency to discuss a point of discharge to the Highway drain located South of the proposed site within Simonsway.

We would encourage you to engage with any third-party landowner and riparian owner to agree access and discharge rights to the water body if this is not in your ownership.

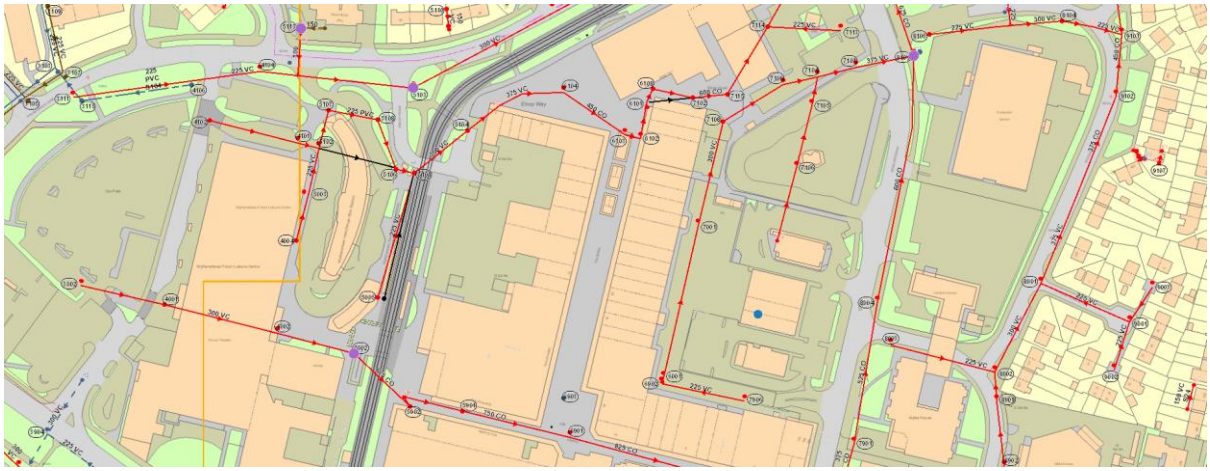
Public Sewer

United Utilities will consider a connection to the 375mm diameter public combined sewer within Etrop Way located North 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 4.2l/s.

Grid reference 382614, 387146

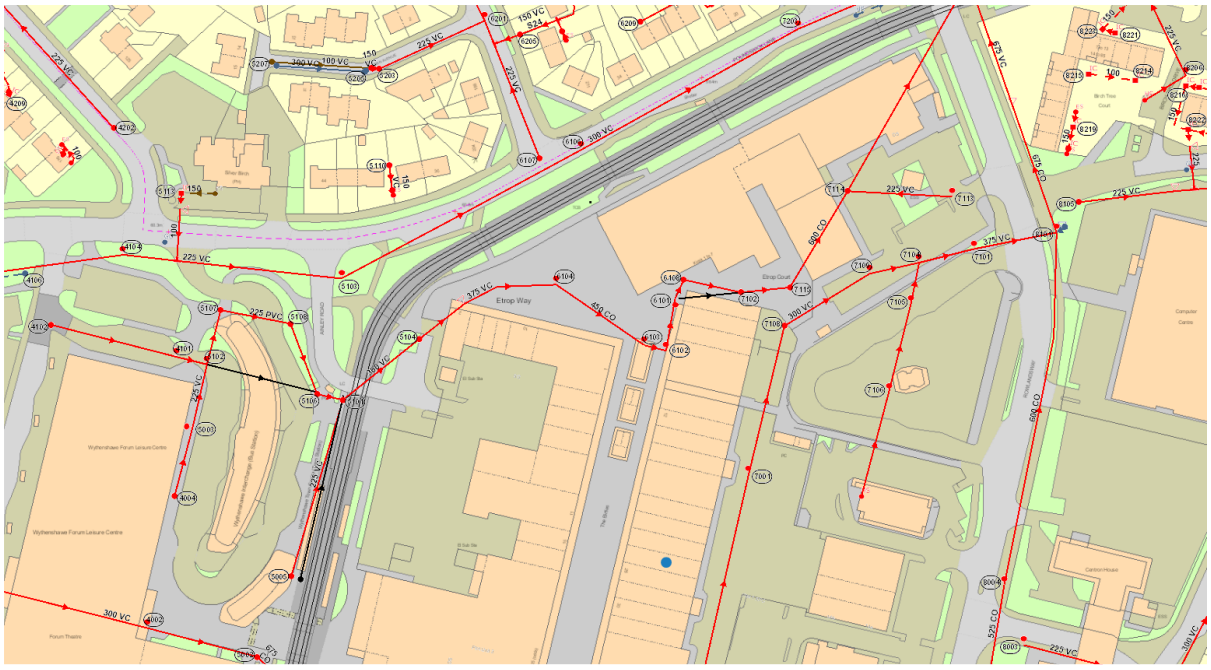
Please see images on **page 3** for clarification

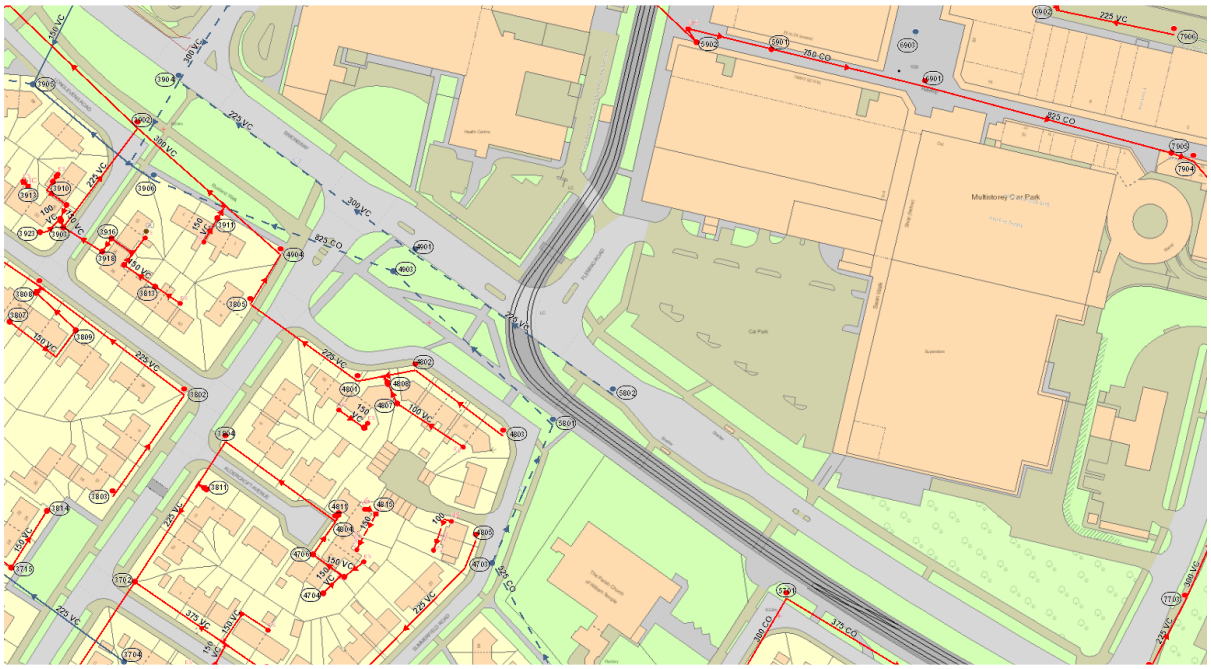
Site Images



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