

Ref: 6714/R1

**Fairways Lodge
George Street
Prestwich**

Flood Risk Assessment

January 2024



REPORT DETAILS

Site Name:

Fairways Lodge, George Street, Prestwich

Report Title:

Flood Risk Assessment

Report Number:

6714/R1

Revision	Date	Status
-	January 2024	For Planning Submission

Client: McCarthy Stone

Client Contact: Darren Staff

Prepared By:



John E Lees B.Sc., C.Eng., M.I.C.E., M.C.I.W.E.M.

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1.0 **INTRODUCTION**

- 1.1 Lees Roxburgh have been instructed by McCarthy Stone to carry out a Flood Risk Assessment (FRA) for development of land at the former Fairways Lodge, George Street, Prestwich.
- 1.2 This report has been prepared to accompany a detailed planning application by McCarthy Stone for a retirement living development.
- 1.3 The site lies within an area designated on EA Flood mapping as Flood Risk Zone 1 and therefore comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year ($< 0.1\%$).
- 1.4 *The National Planning Policy Framework (NPPF)* and the accompanying *National Planning Policy Guidance* set out the requirements for addressing flood risk with respect to potential development sites.

In accordance with the NPPF, at less than 1 hectare and in area of flood risk Zone 1 the site is not required to be the subject of an FRA. In this case however it has been decided to provide an FRA to support the planning submission.

- 1.5 The purpose of an FRA is to address the following;
- The potential for the proposed development to be affected by flooding either from the development proposal or external sources.
 - The potential for the proposed development to increase the flood risk elsewhere.
 - That mitigation measures introduced to deal with any risks identified can be successfully managed.
 - That the site can be developed and occupied safely.

The NPPF indicates that an assessment of flood risk should be proportionate to the risk and appropriate to the scale, nature and location of the development. This report reflects the requirements of the NPPF in this regard.

- 1.6 This report has been prepared specifically for McCarthy Stone for the sole purposes of the planning application and any reliance on its contents must be read in conjunction with the requirements of any subsequent planning conditions.

2.0 SITE LOCATION AND DESCRIPTION

2.1 Location

- 2.1.1 The site is centred on National Grid references 381716, 402439 and is 0.619 ha in area (**Appendix 1**).
- 2.1.2 The site is located on the southern outskirts of Prestwich some 2km to the north of Manchester City Centre.

2.2 Access and Surrounding Land Use

- 2.2.1 Access to the site is currently achieved from George Street at its north east frontage and from which access to the proposed development will also be gained.

George Street forms a junction with the A56 Bury New Road to the east and curves north at the site frontage into a cul-de-sac, Norwood.

- 2.2.2 To the north east is established residential development within Hilton Park and to the east and south is new development currently under construction.

Immediately to the west is Prestwich Golf Club from which the site is screened by a ribbon of trees which continues south.

- 2.2.3 Beyond the residential development immediately to the east is a commercial area but otherwise the general area surrounding the site is substantially residential.

- 2.2.4 Kersal Moor Local Nature Reserve, comprising woodland and open space with access routes, then lies beyond this development, merges with the general area occupied by the golf club and continues as woodland to the west. It then wraps around further development to the south to merge with land alongside the River Irwell.

The river is located at its closest about 1km to the south of the site.

2.3 Site Description

- 2.3.1 The site is currently occupied by Fairways Lodge, a three star hotel. It comprises a single irregular shaped building with an access and parking areas to the north and a second smaller access and parking area to the north east, both of which are accessed from George Street.

- 2.3.2 In addition to the ribbon of woodland alongside the golf course referred to above there are a number of trees located to the George Street frontage and sporadically within and to the remaining site boundaries

2.4 Topography

- 2.4.1 Reference should be made to the topographical survey (**Appendix 2**).

- 2.4.2 Levels are summarised as;

- North west corner... 67.5m AOD

- North east corner... 66.0m AOD
- South east corner... 64.0m AOD
- South west corner... 64.0m AOD

These levels result in an overall fall from the site frontage to the south west corner of about 1 in 60.

2.5 **Existing Drainage**

- 2.5.1 There are no watercourse systems mapped adjacent to the site with the nearest system being to the south and identified as Singleton Brook about 0.6km to the south west, and which joins the River Irwell further south west, about 1.1km from the site **Appendix 1B**.
- 2.5.2 United Utilities' sewer records (**Appendix 3A**) identifies adopted foul and surface water drainage infrastructure in the area including crossing the site. There will also be sewer systems within the adjacent ongoing development which have yet to appear on the records.

These systems are discussed more fully in Section 3.3.2.

3.0 FLOOD RISK

3.1 Flood Mapping

3.1.1 Gov.UK Flood Map for Planning

- 3.1.1.1 Reference to the Flood Map for Planning (**Figure.1**) identifies that the site is situated within a Flood Zone 1 Area of flood risk. This is defined within the NPPF as land assessed as having a less than 1 in 1000 annual probability of flooding (<0.1% in any year).

All uses of land are appropriate in this zone.

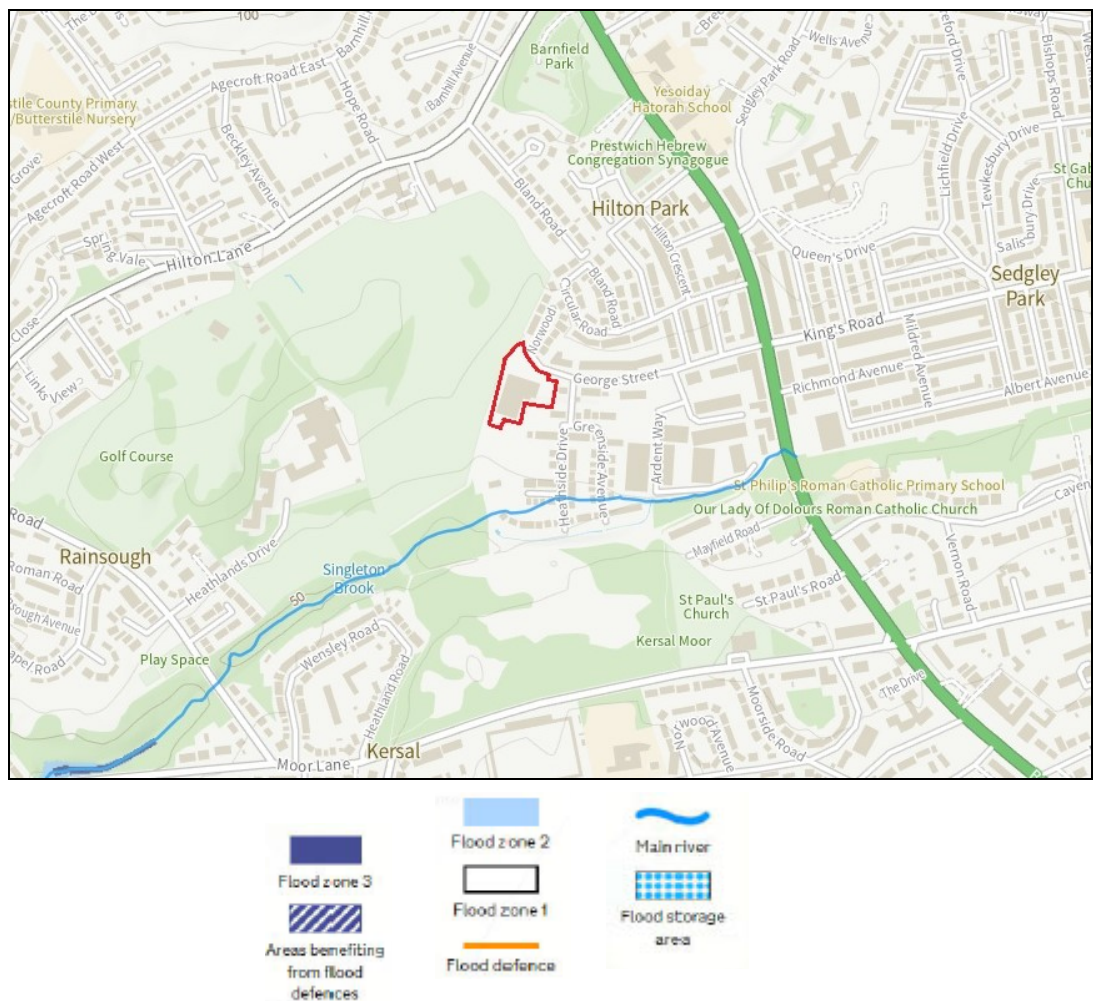


Figure 1: Gov.UK Flood Map for Planning

3.1.2 Gov.UK Surface Water Flood Risk

3.1.2.1 Reference to Surface Water Flood Mapping (**Figure 2**) identifies localised sporadic flood risk within the general area including a ribbon of risk to the south which merges with the route of Singleton Brook.

Ribbons of low risk are identified as running within and along the east boundary of the golf course and extending within the area occupied by the site and merging beyond the site with a more extensive area of low risk becoming higher risk along the route of the conjectured watercourse network noted above.

A very localised area of high risk is identified partly around the front of the existing building.

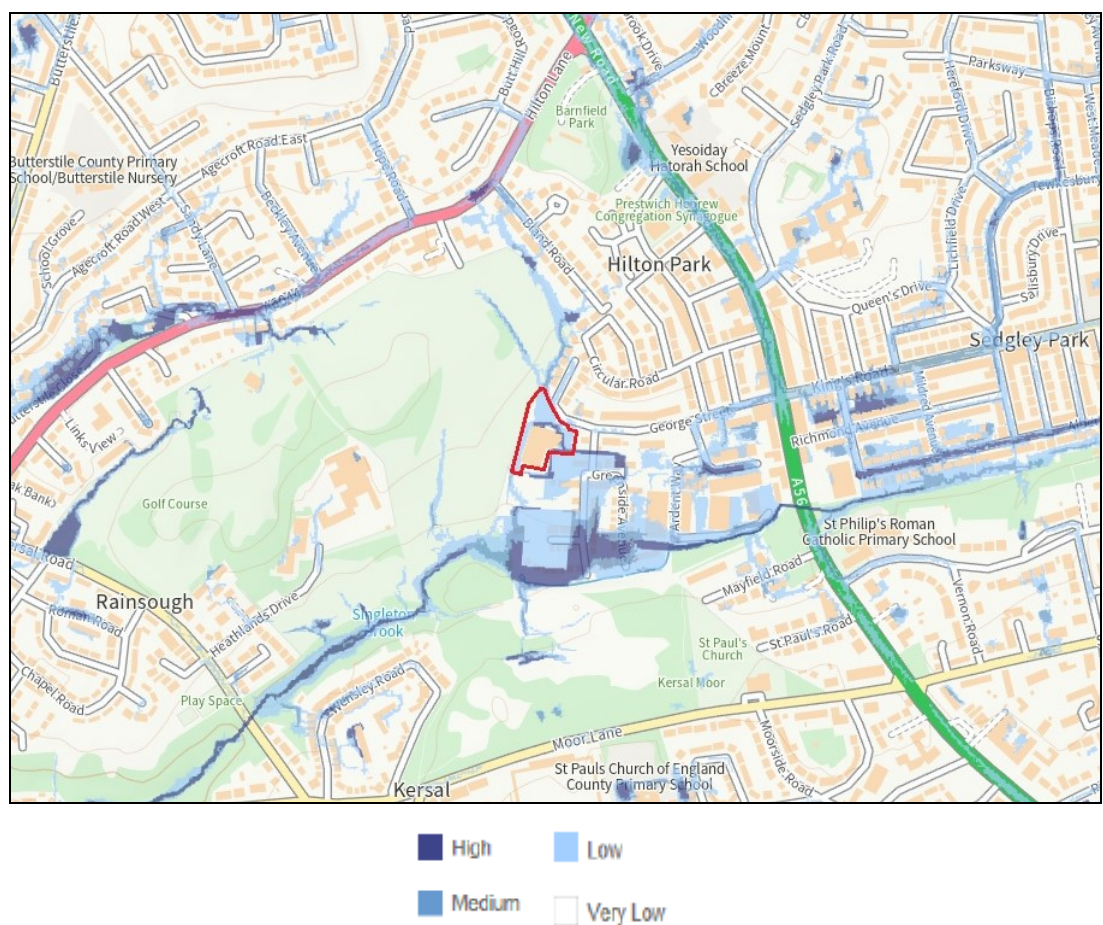


Figure 2: Gov.UK Risk of Flooding from Surface Water

3.1.3 Gov.UK Extent of Flooding from Reservoirs

3.1.3.1 Reference to the Gov. UK Extent of Flooding from Reservoirs Map (**Figure 3**) identifies that the site is not at risk of flooding from reservoirs.

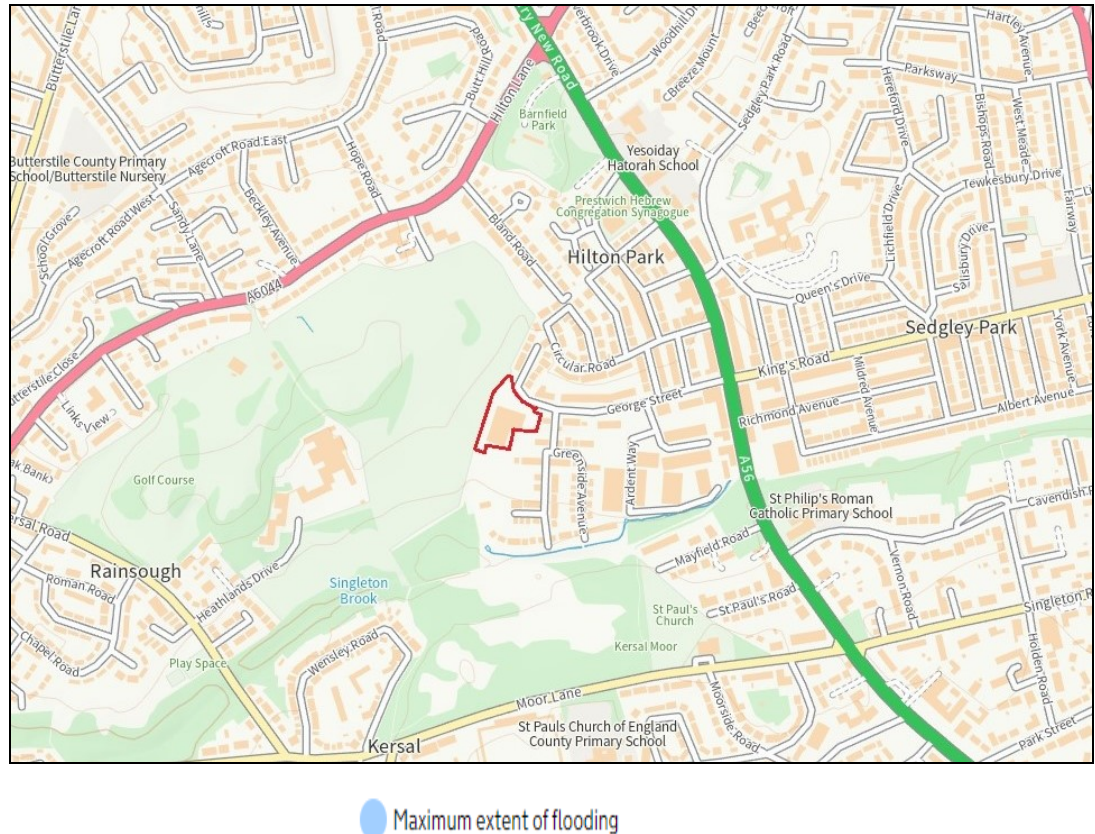


Figure 3: Gov. UK Extent of Flooding from Reservoirs

3.2 Land Use Vulnerability Classification and Sequential and Exception Tests

3.2.1 As set out in the NPPF, the Sequential Test is a risk based approach which should be applied at all stages of the planning process in order to steer new development to areas at risk from the lowest probability of flooding (i.e. from Flood Zones 2 and 3 to Flood Zone 1).

3.2.2 The NPPF Planning Practice Guidance incorporates a list of appropriate land uses in each flood zone dependent on the vulnerability of the proposed development to flooding. Table 2 of the guidance classifies the proposed development as 'More Vulnerable'.

Reference is made to the table below, reproduced from Table 3 of the guidance, which sets out the Flood Risk Vulnerability Classification.

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	x	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	x	x	x	✓*

Key:

✓ Development is appropriate

x Development should not be permitted.

- 3.2.3 The proposed development is situated within a Flood Zone 1 Risk Area. On this basis, the Sequential and Exception Tests as set out in NPPF are not applicable.

3.3 Sources of Flood Risk

3.3.1 **Water Bodies, Watercourse Systems and Surface Water Flooding**

- 3.3.1.1 There are no water bodies or watercourse systems mapped in the area of the site which would present a risk to the development.
- 3.3.1.2 Reference to the surface water flood mapping (Section 3.1.2) has identified an area of low risk as potentially affecting the site.
- 3.3.1.3 On this basis it is concluded that the risk of flooding from water bodies and watercourse systems can be discounted but that from surface water flooding should be considered.

3.3.2 **Existing Sewers and Drainage**

- 3.3.2.1 Copies of United Utilities public sewer records have been obtained and identify the presence of adopted drainage infrastructure in the area of the site. These records have been incorporated in **Appendix 3A**.
- 3.3.2.2 Records identify;
- Strategic combined sewer network within Hilton Park to the north east which continues across the golf course in a south westerly direction.

- 600mm diameter main combined system running east to west in George Street and cutting across the northern area of the site and connects into the system above within the golf course.
- 1050mm diameter surface water system within George Street which again cuts across the northern area of the site before turning south south westerly in 1.2m diameter pipe, then south westerly before outfalling into Singleton Brook.
- Private connections are also shown from within the site into the combined system.

3.3.2.3 None of these systems are considered as presenting a source of risk.

3.3.3 **Comment**

3.3.3.1 On the basis of the assessment of the potential sources of flood risk described above, it is considered that the risks associated with the following need to be considered by this FRA;

- Surface water flooding
- Development drainage proposals

4.0 SURFACE WATER RUNOFF

4.1 Requirements for Surface Water Drainage of the Site

- 4.1.1 The NPPF recommends that surface water generated by the development site should, as far as is practicable, be managed in a sustainable manner to mimic the surface water flows arising from the site prior to the proposed development.
- 4.1.2 Proposals should ensure that peak flow rates of surface water leaving the developed site are no greater than those prior to development, reducing surface water run off where possible.

4.2 Site Area

- 4.2.1 The site occupies a substantially impermeable area of 0.619 ha all of which is proposed for development.

4.3 Existing Run Off

- 4.3.1 Run off rates have been calculated for the site area on this basis (**Appendix 4**) and these are as follows;

- $Q_{bar...}$ 10.3 litres/sec
- $Q_{1...}$ 9.0 litres/sec
- $Q_{30...}$ 14.9 litres/sec
- $Q_{100...}$ 16.2 litres/sec

- 4.3.2 It is noted here that the existing site is substantially impermeable with surface water run off connecting into the existing sewer network, designed to outdated standards and which when surcharged will run uncontrolled offsite.

In practice therefore the existing run off generated by the site will be well in excess of the run off rates identified above.

4.4 Surface Water Run Off from the Developed Site

- 4.4.1 The development plan is incorporated in **Appendix 5**.
- 4.4.2 Development proposals reflect some reduction in impermeable area and therefore run off as compared with the existing brownfield situation.

Nonetheless appropriate measures need to be incorporated to mitigate flood risk associated with development proposals.

These are discussed under Section 6.2.

5.0 DRAINAGE HIERARCHY

5.1 National Planning Practice Guidance

- 5.1.1 National Planning Practice Guidance states the aim that surface water run off should be discharged as high up the drainage hierarchy as reasonably practicable;
- Into the ground (infiltration)
 - To a surface water body or watercourse
 - To a surface water sewer, highway drain or other drainage system
 - To a combined sewer

The following measures have therefore been considered and identified.

5.2 Potential for Ground Infiltration Based Drainage

- 5.2.1 A Phase II Site Assessment has been undertaken by e3p (ref. 17-206-R2-1 December 2023) and has concluded that ground conditions are such that soakaway drainage is not recommended due to the presence of deep made ground and contamination.
- 5.2.2 On this basis a positive surface water outfall from the development is required.

5.3 Surface Water Outfall

- 5.3.1 No watercourse systems have been identified in the area of the site.
- 5.3.2 Consultations with United Utilities have established an agreement that subject to infiltration and connection to a watercourse not being achievable connection into the existing 1050mm diameter surface water sewer with flows restricted to 6 litres/sec would be acceptable (**Appendix 3B**).

Connection is therefore proposed to the existing sewer.

6.0 MITIGATION MEASURES

6.1 Surface Water Flooding

6.1.1 Reference to surface water flood mapping (Section 3.1.2) has identified a potential predominantly low risk to the site.

6.1.2 It is recommended therefore that the building slab level be set a minimum of 150mm above existing ground level. It is noted here that the topography will dictate that external ground levels along the west boundary of the proposed development will encourage surface water flows to run alongside the golf course boundary and down to Singleton Brook.

6.2 Development Drainage Proposals

6.2.1 Surface Water Drainage Strategy

6.2.1.1 Site investigation work has established that ground conditions are not suitable for the introduction of ground infiltration based drainage and no watercourse systems have been identified in the area of the site.

Connection is therefore proposed to the surface water sewer which crosses the site.

6.2.1.2 As noted, the existing site is served by an outdated drainage network which when surcharged will result in surface water flows running uncontrolled offsite, it is proposed therefore that flows will be restricted to 6 litres/sec as agreed with United Utilities. This will achieve a significant betterment as compared with the existing situation and will facilitate the long term future maintainability of the surface water controlled device.

The surface water system will be designed to contain flows up to the 1 in 100 year event plus allowance for 45% climate change with attenuation provided within a Geocell system.

This will achieve further betterment as compared with the existing situation, with all flows being contained to this rate on site up to this overall design standard.

6.2.2 Future Maintenance

6.2.2.1 The system will remain private and will be maintained by the development operator.

6.2.3 Water Quality

6.2.3.1 The risk to water quality from this development is categorised as very low. The incorporation of trapped gullies will nonetheless provide one level of treatment.

6.2.4 Proposed Drainage Layout

6.2.4.1 The drainage proposals for the development have been prepared accordingly and are incorporated in **Appendix 5**.

6.3 Exceedance Flows

- 6.3.1 Setting of the building floor level a minimum of 0.15m above external ground level will ensure any flows generated by an exceedance event (i.e. greater than the 1 in 100 year plus climate change design event) will not impact on the development.

7.0 **CONCLUSIONS**

- 7.1 The proposal is for residential development.

The site is located within an area of Zone 1 flood risk.

On this basis the Sequential and Exception Tests do not apply.

- 7.2 There are no water bodies or watercourse systems mapped in the area of the site which would present a risk to the development.

Reference to surface water flood mapping has identified a potential predominantly low risk to the site. It is recommended therefore that the building slab level be set a minimum of 150mm above existing ground level. It is noted here that the topography will dictate that external ground levels along the west boundary of the proposed development will encourage surface water flows to run alongside the golf course boundary and down to Singleton Brook.

- 7.3 Site investigation work has established that ground conditions are not suitable for the introduction of ground infiltration based drainage and there are no watercourses available for connection.

Consultations with United Utilities have established an agreement to connect into the existing surface water sewer within the north area of the site with flows to be restricted to 6 litres/sec. This will achieve a significant betterment as compared with the existing situation whereby uncontrolled flows discharge from the site.

- 7.4 The surface water system will be designed to contain flows up to the 1 in 100 year event plus allowance for 45% climate change with attenuation provided within a Geocell system.

This will achieve further betterment as compared with the existing situation, with all flows being contained to this rate on site up to this overall design standard.

- 7.5 The system will remain private and will be maintained by the development operator.

- 7.6 The risk to water quality from this development is categorised as very low. The incorporation of trapped gullies will nonetheless provide one level of treatment.

- 7.7 Setting of the building floor level a minimum of 0.15m above external ground level will ensure any flows generated by an exceedance event (i.e. greater than the 1 in 100 year plus climate change design event) will not impact on the development.

- 7.8 It is therefore concluded that the development can be delivered in accordance with the NPPF so as not to be at risk of flooding from external sources or from within the development, and so as not to increase flood risk to the surrounding area and development is therefore appropriate.

Appendix 1: Site Details

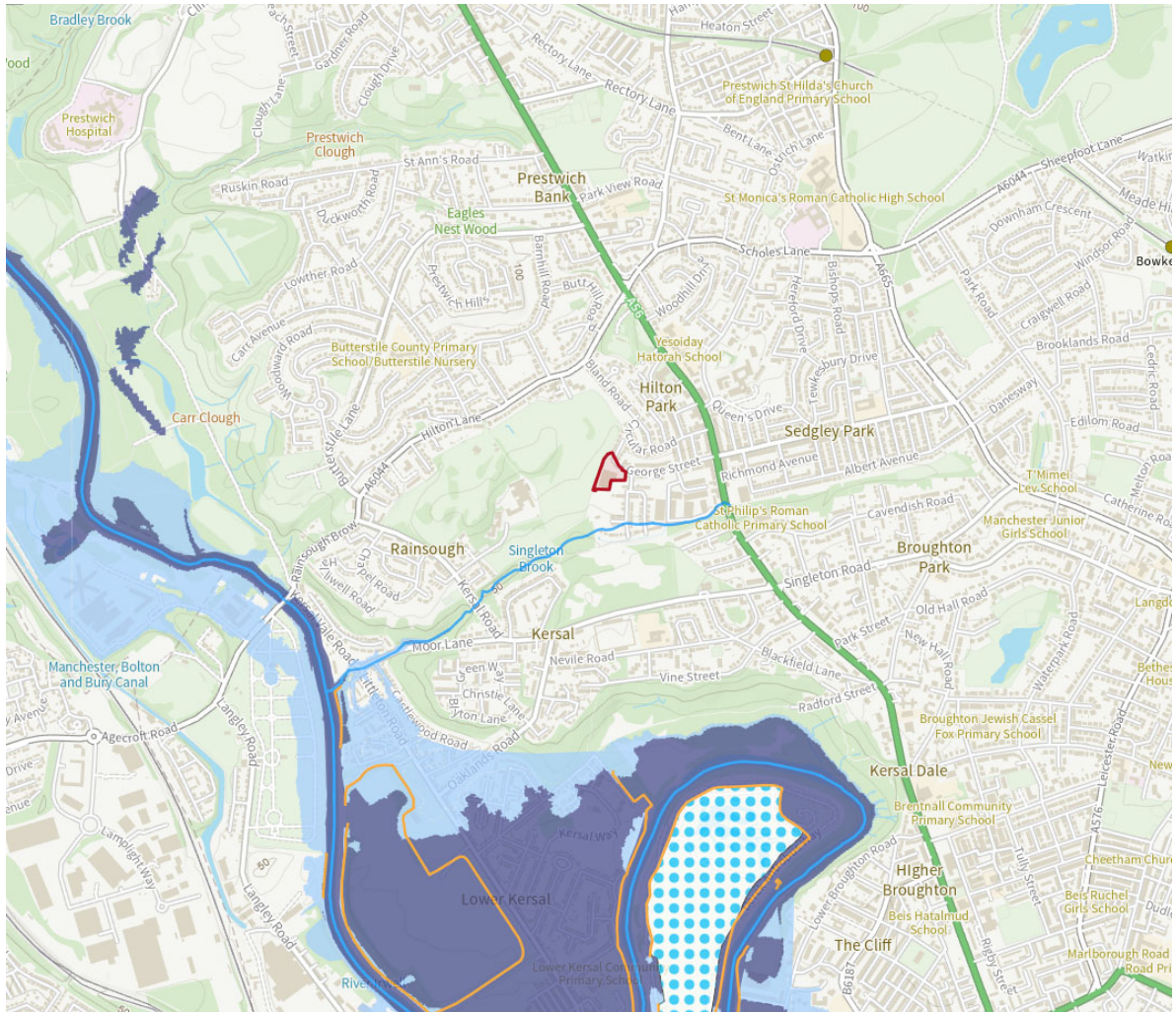
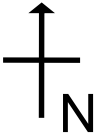
Appendix 1A: Site Location Plan



SITE LOCATION PLAN

FAIRWAYS LODGE, GEORGE STREET, PRESTWICH

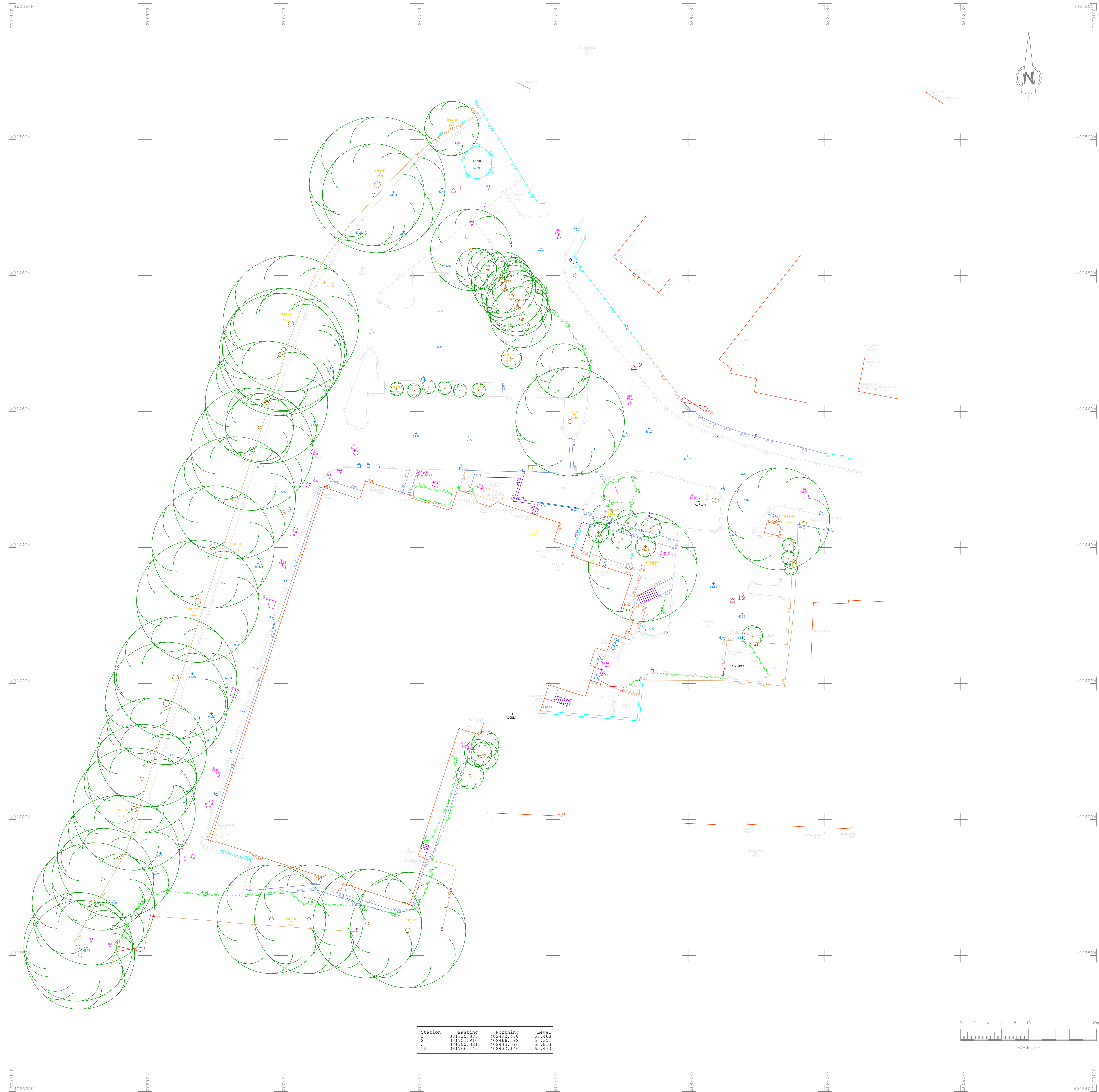
Appendix 1B: Watercourse Systems



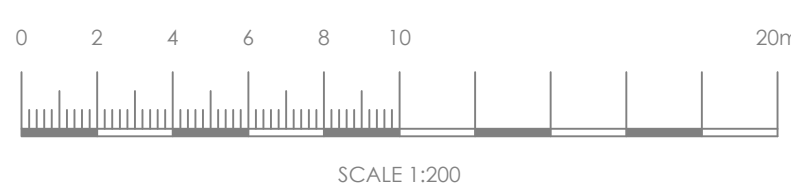
WATERCOURSE SYSTEMS

FAIRWAYS LODGE, GEORGE STREET, PRESTWICH

Appendix 2: Topographical Survey



Station	Easting	Northing	Level
1	381725.385	402492.450	67.468
2	381731.310	402486.392	66.463
3	381700.421	402445.096	65.813
4	381766.446	402432.146	65.470



Abbreviations/Symbols (Measured Building Surveys):

C:	Window Cill Height
H:	Window Head Height
BH:	Beam Height
DH:	Door Height
COL:	Column
SVP:	Soil Vent Pipe
FL:	Floor Level
TH:	Threshold Level
6.50	Floor to Ceiling Height
~	Vaulted Ceiling

Line Types

~	Hedge Lines
- - -	Drainage Runs
- - -	Overhead Electricity Cables
- - -	Overhead Telephone Cables

Symbols

○	Tree/Bush	□	Glass House
△	Control Station	↑	Oxbm
●	Borehole		
⊠	Triad Hole		

Abbreviations (Topographic Survey):

AH:	Arch Height
AV:	Air Valve
BB:	Belling Beacon
BOX:	Electricity Box, Cables Box, Etc.
BOL:	Bollard
BT/IC:	British Telecom Inspection Chamber
BS:	Bus Stop
BS/LP:	Bus Stop / Lamp Post
CATV:	CATV Inspection Chamber
CCTV:	Closed Circuit Television
CL:	Cellar Light
C.PIT:	Catch Pit
ER:	Earth Rod
EC:	Electricity Inspection Chamber
EP:	Electricity Pole
FH:	Fire Hydrant
FP:	Flag Pole
GV:	Gas Valve
G:	Gully
IC:	Inspection Chamber
KO:	Kerb Outlet
LP:	Lamp Post
LB:	Letter Box
LC:	Lighting Column
MKR:	Marker
MH:	Manhole
MP:	Measuring Point
MS:	Mile Stone
NYNEX:	Nynex Inspection Chamber
O/H:	Over Hanging Post
PO/IC:	Post Office Inspection Chamber
R/S:	Road Sign
RE:	Rodding Eye
RTW:	Retaining Wall
S/P:	Sign Post
SNP:	Street Name Plate
ST:	Shop Top
SV:	Stop Valve
T:	Telecom Inspection Chamber
TCB:	Telephone Call Box
TH:	Threshold Level
TL:	Traffic Light
TP:	Telegraph Pole
TROUGH:	Trough
WO:	Water Outlet
WM:	Water Meter

Fence Descriptions:

B/W:	Barbed Wire
C/B:	Close Boarded
C/BARRIER:	Crash Barrier
C/L:	Chain Link
C/P:	Chestnut Paving
C/I:	Corrugated Iron
I/R:	Iron Rolling
MBC:	Miscellaneous
P/R:	Post & Rail
P/W:	Post & Wire
P/C:	Post & Chain
S/PAL:	Steel Palisade
W/M:	Wire Mesh

Survey Notes:

Coordinates and Levels related to Ordnance Survey Datum - GPS OSGB36

Revision

Revision	Date	Description



56a Carrington Lane
Sale
Cheshire
M33 5NR
t: 0161 976 1194
www.cpls.co.uk e:survey@cpls.co.uk



Client

McCarthy & Stone Developments Ltd

Project

Fairways Lodge, Prestwich
Site Survey

Scale 1:200 Surveyed By C G P Date 11.09.23

Drawing No. 110923CP-01 Checked By CPLS Date 12.09.23

Drawn By J C Date 12.09.23

Appendix 3: United Utilities

Appendix 3A: Sewer Records

Lees Roxburgh Ltd

**The Genesis Centre
Science Park South, Birchwood
Warrington, Cheshire
WA3 7BH**

FAO:

How to contact us:

**United Utilities Water Limited
Property Searches
Haweswater House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP**

Telephone: 0370 7510101

E-mail: propertysearches@uuplc.co.uk

**Your Ref: 6714
Our Ref: UUPS-ORD-536211
Date: 07/12/2023**

Dear Sirs

Location: Fairways Lodge Prestwich

I acknowledge with thanks your request dated 05/12/2023 for information on the location of our services.

Please find enclosed plans showing the approximate position of United Utilities' apparatus known to be in the vicinity of this site.

The enclosed plans are being provided to you subject to the United Utilities terms and conditions for both the wastewater and water distribution plans which are shown attached.

If you are planning works anywhere in the North West, please read United Utilities' access statement before you start work to check how it will affect our network. <http://www.unitedutilities.com/work-near-asset.aspx>.

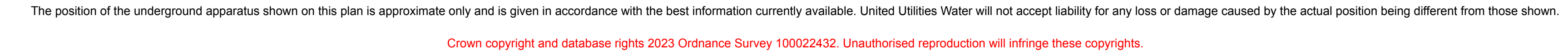
I trust the above meets with your requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please [contact us](#).

Yours Faithfully,



Karen McCormack
Property Searches Manager

[illegible]

**SEWER
RECORDS**

 **United
Utilities**
Water for the North West

Appendix 3B: Email 13th December 2023

Lees Roxburgh

From: seweradoptions@uuplc.co.uk
Sent: 13 December 2023 16:55
To: Lees Roxburgh
Subject: RE: PDE CA09, Fairways Lodge, Prestwich, Bury, M25 9WS - 05015253

6714/51

Good afternoon John Lees,

Pre Development Enquiry for: Fairways Lodge, Prestwich, M25 9WS **UU Reference Number : 05015253**

We have carried out an assessment of your application which is based on the information provided. This pre-development advice on your drainage strategy will be valid for 12 months. Your drainage strategy will need to be reviewed by other competent authorities as part of the planning process, and we advise that you carry out the necessary site investigations to confirm the viability of your proposals.

If your investigations require access to our public sewer network, we ask that you contact our network engineers with a request for an access certificate via our main contact telephone number 0345 6723 723 or refer to the link below:

<https://www.unitedutilities.com/builders-developers/working-near-our-assets/>

Foul Water

Foul flow from this site will be allowed to drain into the public foul water/combined sewer system.

Our preferred point of discharge would be to the 600mm diameter public combined sewer within site boundary located to the North of your proposed development at an unrestricted rate.

If you are able to identify an alternative, more suitable point of discharge, we request that you contact us at your earliest convenience so that we can assess suitability.

In accordance with our infrastructure plans we may ask you to change your point of connection. Therefore please contact us when you are ready to formalise your drainage proposals, we would suggest before you submit for Full Planning.

Surface Water

All surface water flow from the proposed development should drain in-line with the drainage hierarchy, as outlined in Paragraph 80, (Reference ID: 7-080-20150323), of the National Planning Practice Guidance. We also recommend you prioritise the use of multi-functional sustainable drainage systems for the management of surface water in accordance with national planning policy.

Generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable.

This is outlined as follows, in order of priority:

1. **into the ground (infiltration);**
2. **to a surface waterbody;**
3. **to a surface water sewer or highway drain;**
4. **to a combined sewer.**

For guidance, The [**North West SuDS Pro-Forma**](#) provides information on the appropriate evidence required at each stage of the hierarchy, to demonstrate how each level has been discounted.

The Lead Local Flood Authority has responsibility for all surface water drainage concerns and their input to your proposal is critical. You should also consider whether it is necessary to discuss your proposal with the Environment Agency, or Internal Drainage Board (if operating in your area).

The Local Planning Authority are the determining authority for any application for planning permission and the appropriate authority for determining cost viability of a proposed drainage scheme, such assessments are outside of the jurisdiction of United Utilities.

Infiltration

Surface water runoff generated from this development should discharge to the ground via infiltration system where feasible.

A detailed evidence based feasibility assessment must be carried out in line with Chapter 25 of the CIRIA SuDS Manual 2015 to determine whether infiltration is a suitable method of surface water disposal.

Particular attention must be paid to Ground Water Source Protection Zones to ensure that the risk of pollution to these valuable resources is not compromised. Details can be obtained from the government website:

<https://www.gov.uk/guidance/groundwater-source-protection-zones-spzs#find-groundwater-spzs>

If your site is in a Groundwater Source Protection Zone, you should have regard to the Environment Agency's approach to Groundwater Protection. Information on this is available via the link below:

<https://www.gov.uk/government/publications/groundwater-protection-position-statements>

Please note that such a location could have implications for the principle of your development and the need for additional mitigating measures to protect the groundwater environment and public water supply in the detailed design of your site.

Highway Drainage

If an evidence based assessment has been carried out and confirms that infiltration is not feasible, we recommend that you investigate the possibility of draining surface water to the highway drain where this ultimately discharges to a watercourse, by contacting the relevant Highway Authority.

Public Sewer

In accordance with the hierarchy of drainage options within the National Planning Practice Guidance, both discharge to ground via infiltration and discharge to a waterbody should be discounted prior to consideration of discharging surface water to the public sewer system. Evidence should be provided to demonstrate how these have been discounted, as outlined in the North West SuDS pro-forma.

Once evidence is provided as outlined above, United Utilities will consider a connection to the 1050mm diameter public surface water sewer within site boundary located North of the proposed site at a pass forward flow to be agreed by the Lead Local Flood Authority. United Utilities request that any agreed rate does not exceed 6l/s.

Please note the given discharge rate is based on the full site area as the specifics of the area being developed are not yet clear. If there are significant areas of the site that will not be developed, the discharge rate should be reduced accordingly.

As a Water Company, we have no obligation to accept highway drainage into our public sewer network. However, should your proposals include runoff from highways, we would request that consideration is given to SuDS components that deliver source control are incorporated within the design of the scheme to reduce the volume and frequency of discharges of these flows to the public sewer.

Levels

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, we recommend that you contact us to discuss further. It could affect the detailed design of your site and result in the need to incorporate appropriate mitigating measures in your drainage scheme.

Land drainage / Overland flows / track drainage

United Utilities have no obligation, and furthermore we do not accept land drainage, overland flows or track drainage into the public sewerage network under any circumstances

Existing Wastewater Assets Crossing the Site

We have significant assets crossing this site that cannot realistically be diverted. We would ask that you obtain a copy of our asset data records from your provider and plan your development around them ensuring that all legal easements are observed. If any work is required that may impart vibration into the ground we would ask that you contact us for further advice.

According to our public sewer records there are public sewers located within your site boundary. We will require unrestricted access to the sewer for maintenance purposes, we would ask that you maintain a minimum clearance

of 10m which is measured 5m from the centre line of the pipe unless there happens to be a formal easement agreement in place, in which case the specified easement width would apply. If you cannot achieve this then you may wish to consider diverting and or abandoning the public sewer.

Please be aware that any proposed diversion may require modelling. This process may take up to 6 months in order to reach an acceptable design.

Existing Water Assets Crossing the Site

It is the developer responsibility to identify utilities on-site. Where clean water assets are shown on our records, we recommend that you contact our Water Pre-Development Team, via the following email address:

DeveloperServicesWater@uuplc.co.uk. Further information for this service can be found on our website via the link below:

[https://www.unitedutilities.com/builders-developers/larger-developments/pre-development/water-pre-dev/Connection Application](https://www.unitedutilities.com/builders-developers/larger-developments/pre-development/water-pre-dev/Connection%20Application)

Although we may discuss and agree discharge points and rates in principle, please be aware that you will have to apply for a formal sewer connection. This is so that we can assess the method of construction, Health & Safety requirements and to ultimately inspect the connection when it is made. Details of the application process and the form itself can be obtained from our website by following the link below:

<https://www.unitedutilities.com/builders-developers/wastewater-services/sewer-connections/sewer-connection/>

We recommend that the detailed design should confirm the locations of all utilities in the area and ensure that any proposed drainage solution considers routing and clash checks where required.

If we can be of any further assistance please don't hesitate to contact us further.

Sewer Adoptions You have indicated on your application form that you intend to put the sewers forward for adoption (including any SuDS components that can come within the meaning of a sewer).

United Utilities assess adoption applications based on the current Design & Construction Guidance and local practices which have now replaced 'Sewers For Adoption 6th Edition'.

We recommend that you submit a pre design assessment to the sewer adoption mailbox

(SewerAdoptions@uuplc.co.uk) stating pre design assessment in the title

Please refer to links below to obtain further guidance:

<https://www.unitedutilities.com/builders-developers/larger-developments/wastewater/sewer-adoptions/>

Site drainage must be designed in accordance with Building Regulations, National Planning Policy, and local flood authority guidelines, we would recommend that you speak and make suitable agreements with the relevant statutory bodies.

If you intend to put forward your wastewater assets for adoption by United Utilities, the proposed detail design will be subject to a technical appraisal by an Adoption Engineer as we need to be sure that the proposals meets the requirements set out in the Design & Construction Guidance. The proposed design should give consideration to long term operability and give United Utilities a safe and cost effective proposal for the lifetime of the assets. In these cases, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 application, has been assessed and accepted in writing by United Utilities. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.

SuDS

If your development proposal incorporates any SuDS component(s) which interact with a sewer network you plan on offering for adoption to United Utilities; contact should be made with our technical team at your earliest convenience, please complete the 'Section 104 pre-application form : ' and include as much relevant detail as you can. These discussions can help prevent delays later in the development process.

Section 104 Pre application form (1b)

As per the sewerage sector guidance, all SuDS should be designed in accordance with the standards within the Design & construction guidance & the CIRIA SuDS manual (C753)

Codes For Adoption

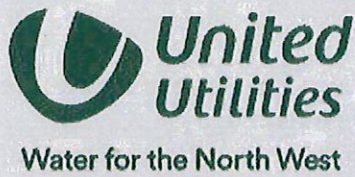
The new Codes for Adoption are outlined on the Water UK Website. The link below takes you to their webpage:

<https://www.water.org.uk/technical-guidance/developers-services/codes-for-adoption/>

A free copy of the new Design & Construction Guidance can be downloaded via the link below:

<https://www.water.org.uk/sewerage-sector-guidance-approved-documents/>

Many thanks and kind regards,



James Darlington
Developer Engineer
Developer Services & Metering
M: 07917096253
unitedutilities.com

If you have received a great service today why not tell us?

Visit: unitedutilities.com/wow

----- Original Message -----

From: seweradoptions@uuplc.co.uk [seweradoptions@uuplc.co.uk]

Sent: 05/12/2023 16:48

To: office@leesroxburgh.co.uk

Subject: PDE CA09, Fairways Lodge, Prestwich, Bury, M25 9WS - 05015253

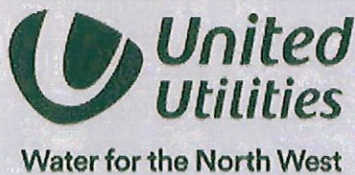
Good Afternoon,

PRE DEVELOPMENT APPLICATION AT: Fairways Lodge, Prestwich, Bury, M25 9WS– UU Ref 05015253

Please accept this email as receipt of your application received on 05/12/2023 for the above development. This has now been logged on our system and the job reference is **05015253** we would ask that you quote this reference in all future correspondence.

I have reviewed your application (and attachments) and can confirm this is suitable to be passed to James Darlington for technical assessment. You will receive their response within 10 working days.

Kind regards,



Katie Houghton
Customer Advisor Advanced
Developer Services & Metering
Customer Services

Tel: 0345 072 6067 (option 4)
unitedutilities.com

----- Original Message -----

From: Lees Roxburgh [office@leesroxburgh.co.uk]

Sent: 05/12/2023 10:19

To: seweradoptions@uuplc.co.uk

Subject: Fairways Lodge, Prestwich 6714/5.1

Good morning,

Appendix 4: Existing Run off Rates

6714 – Fairways Lodge

Rural Runoff

ICP SUDS

ICP SUDS Input (FSR Method)

Return Period (years)
Area (ha)
SAAR (mm)
Soil
Growth Curve

100
0.619
1046.0
0.450
None

Partly Urban Catchment (QBAR)

Urban
Region

0.750
Region 10

Map

Calculate

Results

QBAR Rural (L/s)
QBAR Urban (L/s)

4.4
10.3

Return Period Flood

Region	QBAR (L/s)	Q 100 (years) (L/s)	Q 1 (years) (L/s)	Q 30 (years) (L/s)	Q 100 (years) (L/s)
Region 1	10.3	17.7	8.8	15.7	17.7
Region 2	10.3	18.1	9.0	15.5	18.1
Region 3	10.3	16.7	8.9	15.6	16.7
Region 4	10.3	18.3	8.6	16.3	18.3
Region 5	10.3	22.2	9.0	18.4	22.2
Region 6/Region 7	10.3	21.0	8.8	17.9	21.0
Region 8	10.3	17.9	8.0	16.3	17.9
Region 9	10.3	16.7	9.1	15.3	16.7
Region 10	10.3	16.2	9.0	14.9	16.2
Ireland National	10.3	15.2	8.8	14.4	15.2
Ireland East	10.3	15.7	8.8	14.8	15.7
Ireland South	10.3	15.2	8.8	14.4	15.2
Ireland West	10.3	15.0	8.8	14.2	15.0
Ireland Greater Dublin	10.3	19.8	8.8	18.2	19.8

IH 124

ICP SUDS

ADAS 345

FEH

Greenfield Runoff

OK

Cancel

1 <= Return Period <= 1000

Help

Appendix 5: Surface Water Drainage Proposals

