

Stephen Parker

From: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Sent: 10 June 2021 13:08
To: Stephen Parker; Wastewater Developer Services
Subject: PDE 4200040413 Mondi Mill Ramsbottom BL0 OBS

Good afternoon Stephen,

Pre Development Enquiry for: Mondi Mill Ramsbottom BL0 OBS **UU Reference Number : 4200040413**

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 3723223 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 1000mm diameter public combined sewer located on-site 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

It is understood that there are made ground and shallow groundwater alongside a mixed geologic profile which appears to preclude the use of infiltration based drainage. Further clarification on this point should be discussed with the Lead Local Flood Authority.

Waterbody

You have indicated that you intend to drain surface water emanating from the proposed site into the on-site mill race leading to the River Irwell. We recommend that you contact the Lead Local Flood Authority and/or Environment Agency to discuss a point of discharge and rates to this system and where this is not feasible a direct connection to the River Irwell should be sought.

We would encourage you to identify and 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.

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 this instance, given the proximity of watercourses on and immediately adjacent to the site

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.

We would recommend that all property finish floor levels and proposed cover levels are set a minimum of 300mm above the cover level on the receiving sewer network in order to provide some mitigation against surcharged flows.

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.

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.

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 which identifies that SuDS should be design in accordance with the CIRIA SuDS manual (C753):

Design and Construction Guidance

Sustainable Drainage Systems (SuDS)

If you need advice on any site proposals which incorporate open SuDS features either that are to be offered for adoption or that interact with a traditional adoptable piped network you can complete the form below and we will be in touch within 2 weeks to discuss the proposals further.

Pre Design Enquiry

Existing Wastewater Assets Crossing the Site

We have significant assets crossing this site that cannot simply 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.

We will require unrestricted access to the sewer for maintenance purposes, we would ask that you maintain a minimum clearance of 6m which is measured 3m 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 refer to the link below to obtain full details of the processes involved with sewer diversions:

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

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

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/larger-developments/wastewater/sewer-connections/>

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.

Kind regards,



Robert Brenton
Developer Engineer
Developer Services & Metering
Customer Services
M: 07880299827
[unitedutilities.com](https://www.unitedutilities.com)

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Did you know we now have a live chat facility available to you Mon to Friday 8 -5pm. You just click on the orange live chat box on our webpage and one of our advisors will be ready to chat to you and help you with your enquiry <https://www.unitedutilities.com/builders-developers/> or you can email us at developerserviceswater@uuplc.co.uk

Coronavirus

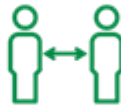
Prevent the spread



Wash your
hands



Disinfect
common surfaces



Practise social
distancing



FEVER +
COUGH

Stay home if you
have symptoms

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From: Stephen Parker [mailto:Stephen.Parker@ecclestonhomes.co.uk]

Sent: 01 June 2021 16:17

To: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>

Subject: Pre-Dev Enquiry, Mondri Mill, Ramsbottom

EXTERNAL EMAIL This email originated outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Sirs,

Pre-dev enquiry and supporting information duly completed and attached. As some reports are on the large size I have linked them here. SI.

<https://app.box.com/s/ezwce9nhlyy8ozgga7hbx18xi4qz5eef>

This scheme is currently in for planning and there is continuing dialogue with the EA/LLFA at this time regarding the scheme.

The DA - Drainage Assessment includes proposed surface water designs for the scheme with proposed flow rates.

I trust you can access these and if not please come back to me and I can try wettransfer etc.

regards

Stephen Parker

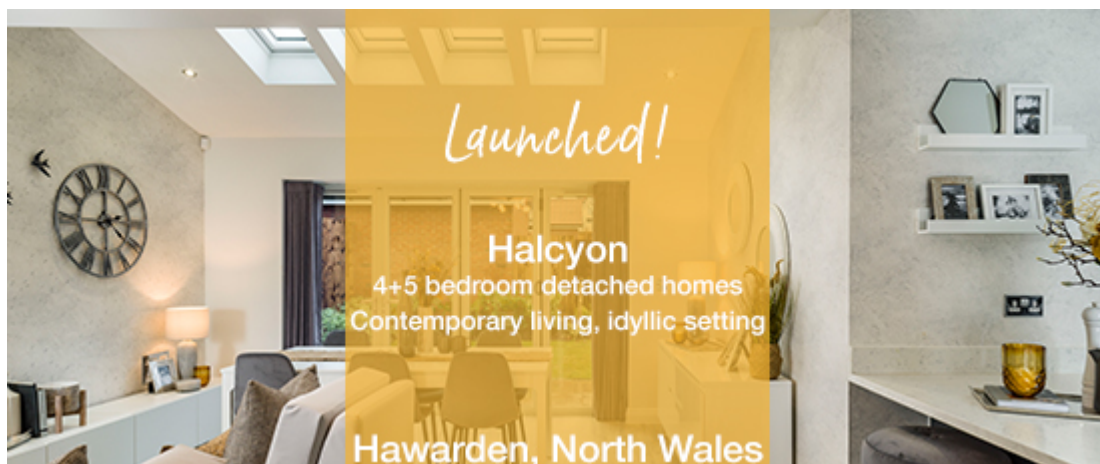
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