

United Utilities updated response

UU ref: DC/23/270

LPA ref: 68709

After reviewing the received information from our inceptor (the sewer lies around 9 m east of the sewer line shown on our maps). I confirm that we have changed our position, as the current building layout is above or close to our sewer.

The developer would need to CCTV the sewer at their own cost and map out where it runs to get the correct location and plot out the easement.

Please find below our amended comments:

Should the Council deem this application suitable for approval we request the following condition is included in the subsequent Decision Notice to afford appropriate protective measures for the wastewater asset:

CONDITION

No construction shall commence until details of the means of ensuring the our 900*1500mm combined water sewer that is laid within the site boundary is protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts from construction activities and the impacts post completion of the development on the our 900*1500mm combined water sewer that crosses the site and identify mitigation measures to protect and prevent any damage to the pipeline both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details. Reason: In the interest of public health and safety and to ensure protection of essential services.

OBJECTION

Following our review of the proposed site layout, we can confirm that the proposal is not acceptable to United Utilities as proposed features appear to be located above/in close proximity to our 900*1500mm combined water sewer. Until such time as the applicant has resolved all concerns regarding the proximity of proposed development to our asset(s), our position is that we must OBJECT to the proposal.

To discuss the proposal in relation to our wastewater asset(s) we recommend the applicant contacts our Developer Services team by email at SewerAdoptions@uuplc.co.uk . If direct communication, between the applicant and our Developer Services team, results in an acceptable solution to address our current objection, the applicant must submit any agreed details to the Council for formal consideration. It is the applicant's responsibility to ensure that the Council have all information that is relevant to their application.