

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

Response Date: 26/03/2025

Dear Robert

Pre-Development Enquiry for Ainsworth Nursing Home, Knowsley Road, Bolton, BL2 5PT

UU Reference Number: 07195283

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

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

1. We have reviewed our records and can confirm that there does not appear to be any charted public sewers located within the boundary of the proposed development.

[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 however the nearest recorded public sewer is over 500m away to the south on Knowsley Road.

If this is something you'd like to explore and is feasible then our preferred point of discharge would be to the 150mm combined sewer located south of your proposed development at an unrestricted rate.

Manhole reference SD76103301, **Grid reference** 376398, 410377

[Please see the images on page 3 for clarification](#)

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

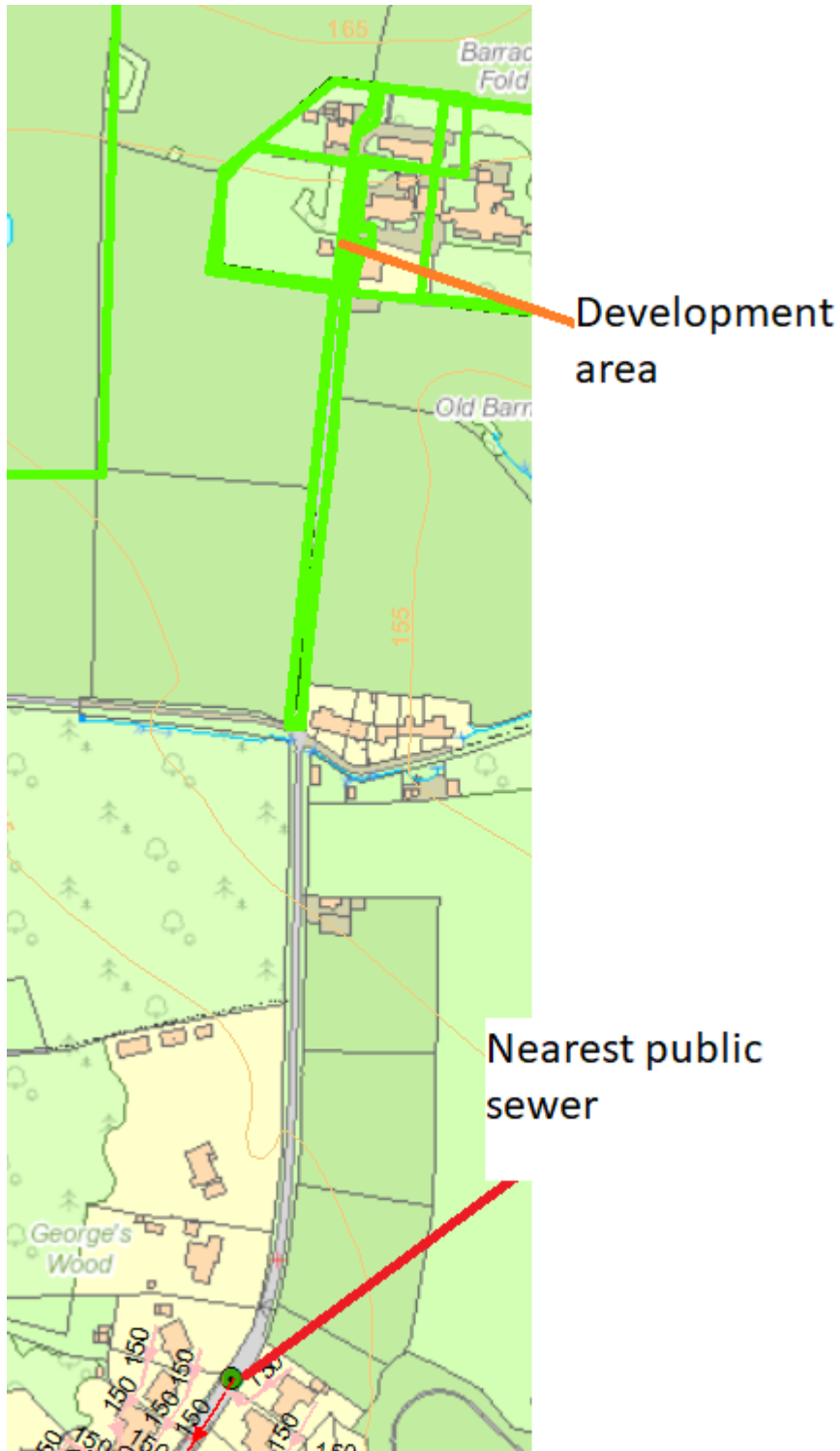
If an evidence based assessment has been carried out and confirms that infiltration is not feasible, we recommend that you contact the Lead Local Flood Authority and/or Environment Agency to discuss a point of discharge to the **open watercourse** located South of the proposed site.

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

At this stage United Utilities will not consider a connection into the combined sewerage system for your Surface water, this is due to suitable watercourses being nearby.

Site Images



WASTEWATER PRE-DEVELOPMENT ENQUIRY

