

Pre Development Enquiry Guidance

Version 1 (September 24)

(This document should be read in conjunction with PDE response letter)



Water for the North West

Comment no.	Technical Guidance
General Guidance	
1	Sewer Access 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/ Sewer Adoption Under S104 If you intend to offer sewers for adoption, design per current Design and Construction and local practices which have now replaced Sewers for Adoption 6th Edition.. S104 Pre-Design Assessment We recommend submitting a pre-design assessment. This is a free service to discuss the high level design and potential challenges. Please see link to application form in guidance sheet. Adoption of Sewers • Designs must comply with current Design & Construction Guidance. • S104 1b Pre-design assessment, and S104 for adoption of new sewers applications can be found at Sewer adoptions - United Utilities • Submit pre-design assessment to SewerAdoptions@uuplc.co.uk. • No construction should commence until detailed design is approved in writing. Sewer Connections: • Formal S106 application required for sewer connections. Application details available at: www.unitedutilities.com/builders-developers/wastewater-services/sewer-connections/ Water Assets • Contact DeveloperServicesWater@uuplc.co.uk regarding clean water assets on site. • Further information: Water pre-development - United Utilities Additional Considerations • Land drainage, overland flows, and track drainage are not accepted into public sewer network. Useful Resources: • Codes for Adoption: www.water.org.uk/technical-guidance/developers-services/codes-for-adoption/ • Design & Construction Guidance: www.water.org.uk/sewerage-sector-guidance-approved-documents/ • United Utilities website: www.unitedutilities.com/builders-developers/ Contact Information: • Main contact number: 0345 6723 723 • Sewer Adoptions and Pre-Development: SewerAdoptions@uuplc.co.uk
2	Flooding Events Please note that United Utilities Water Limited (UUW) can only record and check flooding events which are reported to us, and we must comply with our Regulators instructions on the qualification of flooding events. Our response does not include: • any sewer flooding events caused by blockages or collapses which are the result of third-party actions, natural events, or other actions over which UUW has no control and not a facet of sewer capacity; or • any historical sewer flooding events that have been resolved from investment in our infrastructure.

	Further consideration. - For low-lying sites, care should be taken to ensure that the property is not at increased risk of flooding. It could affect the detailed design of your site and result in the need to incorporate appropriate mitigating measures in your drainage scheme. - Consult Lead Local Flood Authority (LLFA) for surface water drainage concerns. - Check Environment Agency guidelines if site is in a Groundwater Source Protection Zone.
3	Asset Protection - Due to the accuracy of the records and the public sewer transfer legislation in 2011, not all public sewers are shown on our records. We ask that you proceed with caution and conduct adequate site investigation works. If any uncharted sewers are identified while conducting your investigation, we ask that you contact United Utilities at the earliest opportunity so that we can offer guidance and update our records. - Obtain asset data records before planning development United Utilities - Property Search : - Please be aware that any proposed diversion may require modelling. This process may take up to 6 months to reach an acceptable design. - Maintain minimum easement in line with our easement local practice, unless there is a formal easement in place, in which case the specified easement width would apply. easement-local-practice.pdf (unitedutilities.com) - Contact United Utilities for guidance on work near assets or if diversion is necessary.
4	Surface Water Drainage Hierarchy Follow the hierarchy as per National Planning Practice Guidance: 1. Infiltration 2. Discharge to waterbody 3. Discharge to surface water sewer or highway drain 4. Discharge to combined sewer (last resort) For guidance, The Northwest 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 the cost viability of a proposed drainage scheme, such assessments are outside of the jurisdiction of United Utilities. SuDS (Sustainable Drainage Systems) - Prioritise multi-functional SuDS in accordance with national planning policy. - Design SuDS components as per CIRIA SuDS Manual (C753). - Consult the North West SuDS Pro-Forma for required evidence at each stage of the drainage hierarchy. 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. Surface Water Discharge Rates Please note the given discharge rate is based on the site area believed to be developed. If there are significant areas of the site that will not be developed, the discharge rate should be reduced accordingly.
5	Please note that this guidance is current as of the date of issue. Always check for the most up-to-date regulations and guidelines when planning your development.