

Joanne Steer

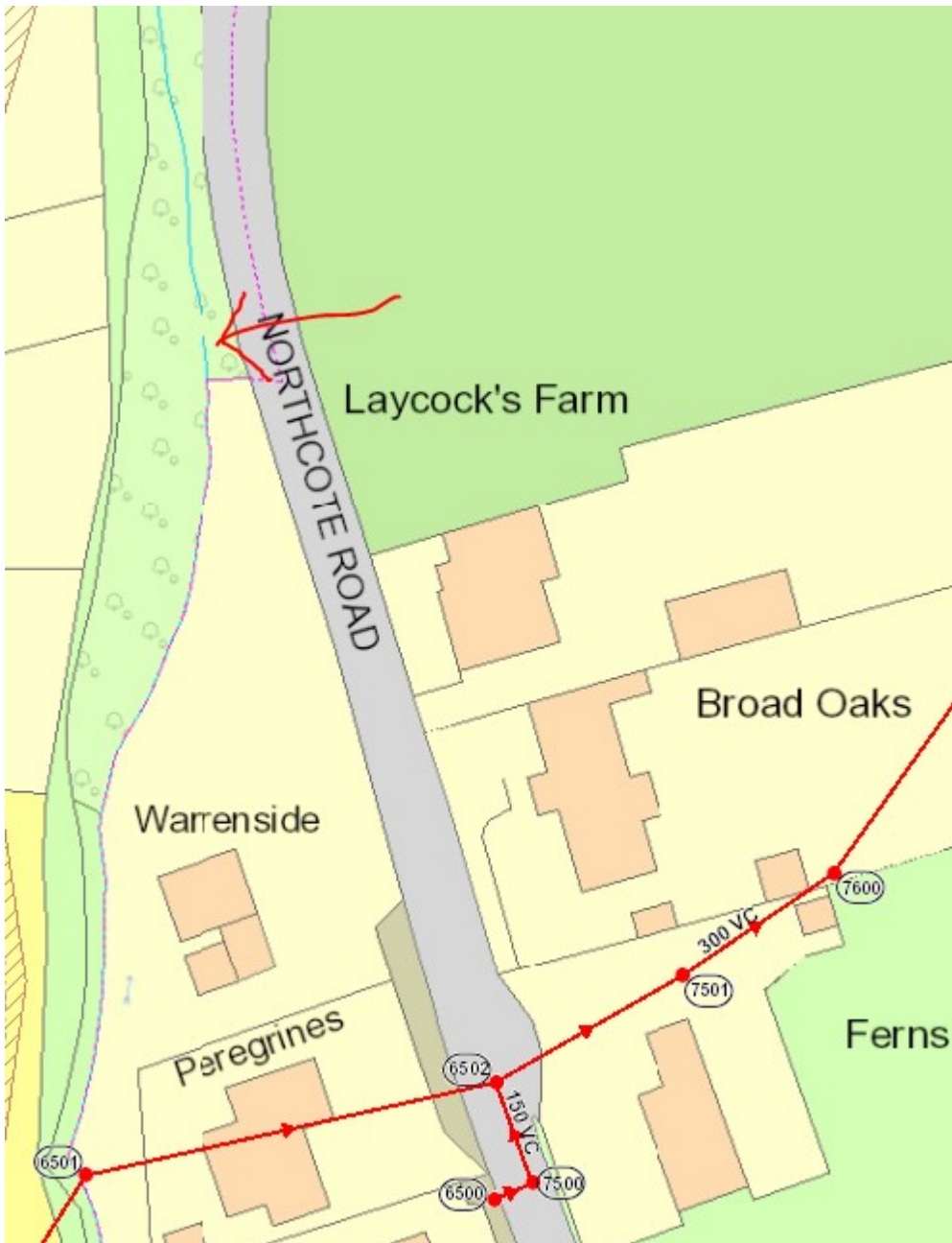
**From:** Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>  
**Sent:** 05 April 2022 10:20  
**To:** Adam Styler; Wastewater Developer Services; Robin Foster  
**Cc:** Andrew Thompson  
**Subject:** RE: Pre Development Enquiry for: Northcoat Old Langho BB6 8BE UU Reference Number : 4200047741

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Good Morning, Adam

Thanks for your email.

Just for further information, we have reason to believe there may also be a watercourse to the West of Northcote Road that would require investigating once your client has taken possession of the site.



We would accept a connection to the combined sewer in principle, at a rate not exceeding 5l/s, subject to an S106 connection application, once the hierarchy has been exhausted (upon taking possession of the site).

If I can be of any further assistance, please do not hesitate to contact me by telephone or email.

Kind regards



**Gary Jaundrell**  
Assistant Developer Engineer  
Developer Services & Metering  
Customer Services  
T: 07388 715 589  
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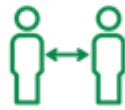
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**From:** Adam Styler [mailto:as@refa.co.uk]

**Sent:** 29 March 2022 08:22

**To:** Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>; robin foster <rf@refa.co.uk>

**Cc:** Andrew Thompson <andrew@oaktree-developments.com>

**Subject:** RE: Pre Development Enquiry for: Northcoat Old Langho BB6 8BE UU Reference Number : 4200047741

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Morning Gary,

Thanks for this.

Our client has also done there own searches, please see attached drainage and water search. Please also see snippet from mario maps that also shows no sign of any watercourse.

From the searches they have undertaken, we do not believe this watercourse exists within the site.

Can you confirm our client will be able to use the combined sewer as a connection point until they take possession of the site. Once owned they will undertake further investigation on this possible watercourse.

Regards,

**Adam Styler**  
**Civil Design Engineer**

**Robert E Fry & Associates Ltd**  
Tel: 01942 826020  
Email: [as@refa.co.uk](mailto:as@refa.co.uk)



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**From:** Wastewater Developer Services <[WastewaterDeveloperServices@uuplc.co.uk](mailto:WastewaterDeveloperServices@uuplc.co.uk)>  
**Sent:** 28 March 2022 15:20  
**To:** Adam Styler <[as@refa.co.uk](mailto:as@refa.co.uk)>; Wastewater Developer Services <[WastewaterDeveloperServices@uuplc.co.uk](mailto:WastewaterDeveloperServices@uuplc.co.uk)>; robin foster <[rf@refa.co.uk](mailto:rf@refa.co.uk)>  
**Subject:** RE: Pre Development Enquiry for: Northcoat Old Langho BB6 8BE UU Reference Number : 4200047741

Good Morning, Adam

Thank you for your enquiry.

According to our records, the blue line represents a watercourse. As this isn't visible from satellite views, it is assumed this is a culvert and leads to the Bushbum Brook in the North. However, this would need to be confirmed the LLFA and Environmental agency.



Kind regards



**Gary Jaundrell**  
Assistant Developer Engineer  
Developer Services & Metering  
Customer Services  
T: 07388 715 589  
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# Coronavirus

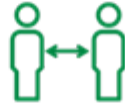
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**From:** Adam Styler [<mailto:as@refa.co.uk>]

**Sent:** 21 March 2022 09:15

**To:** Wastewater Developer Services <[WastewaterDeveloperServices@uuplc.co.uk](mailto:WastewaterDeveloperServices@uuplc.co.uk)>; robin foster <[rf@refa.co.uk](mailto:rf@refa.co.uk)>

**Subject:** RE: Pre Development Enquiry for: Northcoat Old Langho BB6 8BE UU Reference Number : 4200047741

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Morning Gary,

Thanks for the below response to our pre dev enquiry.

We note you make reference to a culverted watercourse within the site boundary, however we can find no record of this. Do you have any information on plan you can send through to us?

Thank you,

**Adam Styler**  
**Civil Design Engineer**

**Robert E Fry & Associates Ltd**

Tel: 01942 826020

Email: [as@refa.co.uk](mailto:as@refa.co.uk)



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**From:** Wastewater Developer Services <[WastewaterDeveloperServices@uuplc.co.uk](mailto:WastewaterDeveloperServices@uuplc.co.uk)>  
**Sent:** 14 March 2022 10:17  
**To:** Adam Styler <[as@refa.co.uk](mailto:as@refa.co.uk)>; [andrew@oak-treedevolutions.com](mailto:andrew@oak-treedevolutions.com); robin foster <[rf@refa.co.uk](mailto:rf@refa.co.uk)>  
**Cc:** Wastewater Developer Services <[WastewaterDeveloperServices@uuplc.co.uk](mailto:WastewaterDeveloperServices@uuplc.co.uk)>  
**Subject:** Pre Development Enquiry for: Northcoat Old Langho BB6 8BE UU Reference Number : 4200047741

Good Morning, Adam

**[Pre Development Enquiry for: Northcoat Old Langho BB6 8BE UU Reference Number : 4200047741](#)**

[For future reference we now have a new wastewater pre-development enquiry form designed to be easier and more user friendly which is available on our website via the following link:](#)

<https://www.unitedutilities.com/builders-developers/larger-developments/pre-development/wastewater-pre-dev/>

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 300mm diameter public combined sewer 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.

### **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 culverted watercourse located in the site boundary of the proposed site.

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 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 300mm diameter public combined sewer 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 5l/s.

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

## **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 6<sup>th</sup> Edition'.

We recommend that you submit a pre design assessment to the sewer adoption mailbox ([SewerAdoptions@uuplc.co.uk](mailto: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/>

## **Existing Wastewater Assets Crossing the Site**

We have reviewed our records and can confirm that there does not appear to be any charted public sewers located within the boundary of proposed development. However, due to the accuracy of the records and the public sewer transfer legislation in 2011, not all public sewers are shown on our records so we would ask that you proceed with caution and carry out your own site investigation works. If any uncharted sewers are identified while carrying out your works we would ask that you contact United Utilities at the earliest opportunity so that we can offer guidance and update our records.

## **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](mailto: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/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.

Kind regards,



**Gary Jaundrell**  
Assistant Developer Engineer  
Developer Services & Metering  
Customer Services  
T: 07388 715 589  
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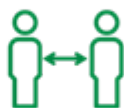
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**From:** SewerAdoptions

**Sent:** 03 March 2022 09:42

**To:** Wastewater Developer Services <[WastewaterDeveloperServices@uuplc.co.uk](mailto:WastewaterDeveloperServices@uuplc.co.uk)>

**Subject:** FW: PRE DEVELOPMENT ENQUIRY - NORTHCOTE ROAD LANGHO

This one is for wastewater 😊

Thanks,

Tonicha

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**From:** Adam Styler [<mailto:as@refa.co.uk>]

**Sent:** 02 March 2022 15:00

**To:** SewerAdoptions <[SewerAdoptions@uuplc.co.uk](mailto:SewerAdoptions@uuplc.co.uk)>  
**Cc:** [andrew@oak-treedevolutions.com](mailto:andrew@oak-treedevolutions.com); robin foster <[rf@refa.co.uk](mailto:rf@refa.co.uk)>  
**Subject:** RE: PRE DEVELOPMENT ENQUIRY - NORTHCOTE ROAD LANGHO

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Good afternoon,

On behalf of our client Oak Tree Developments, please find attached a pre development application form and accompanying information.

We are proposing to discharge both surface and foul water into a new chamber within our clients land. The proposed manhole would be constructed on an UU adopted combined sewer between manholes 7501 & 7600 as noted in the sewer records attached.

Due to ground conditions, infiltration does not look feasible within the site.

We would propose to limit the SW from site to greenfield run off rates which have been calculated at approximately 5.0l./sec.

Could you please review the information and confirm if our proposals would be acceptable.

Any queries please do not hesitate to contact me directly.

Regards,

**Adam Styler**  
**Civil Design Engineer**

**Robert E Fry & Associates Ltd**  
Tel: 01942 826020  
Email: [as@refa.co.uk](mailto:as@refa.co.uk)



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