



G. Correspondence with United Utilities

Baker, Richard

From: Lunt, John <John.Lunt@uuplc.co.uk>
Sent: 29 July 2016 14:35
To: Baker, Richard
Subject: RE: Cuerden Strategic Site

Hi Richard,

The previous comments I made to BWB are still applicable and hence the assumptions around the foul water flows emanating from the future development would not raise or cause any concern with UU.

Regards,

John

John Lunt

Developer Query Engineer
Developer Services and Planning
Operational Services
T: 01925 679411 (Int; 79411)
E-mail: wastewaterdeveloperservices@uuplc.co.uk
United Utilities.com

From: Baker, Richard [mailto:richard.baker@watermangroup.com]
Sent: 21 July 2016 09:41
To: Lunt, John <John.Lunt@uuplc.co.uk>
Subject: Cuerden Strategic Site

Hi John,

I understand that you were consulted with by BWB Consulting about the above site, we have now taken this work on as masterplanning activities progress.

I've attached extracts from BWB's report which includes correspondence with yourself. What I don't know is what development area/type they consulted you on and if the findings of your assessment are still current?

I've attached our initial development assumption excel sheet including the development areas, development types with basic assumptions of the likely foul discharge from each plot.

Hopefully it make sense.

Happy to pop across to your office to discuss further.

Kind regards,

Richard

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Baker, Richard

From: Baker, Richard
Sent: 21 July 2016 09:41
To: Lunt, John (John.Lunt@uuplc.co.uk)
Subject: Cuerden Strategic Site
Attachments: uu extract.pdf; Development Assumptions.xlsx

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Kind regards,

Richard

Plot Ref	Site Reference	Land Owner	Development Assumptions						Foul Water			Surface Water							pond @600 deep (m2)	
			Anticipated Phase	Development Type	Total Phase Area (acres)	Total Phase Area (Ha)	% Developed	Total Developed Area / impermeable area (ha)	Foul Water Assumption	l/s	Foul Discharge Rate (l/s)	Impermeable Area (HA)	Qbar (l/s/ha)	Surface Water Discharge Rate (l/s based on imp area)	Attenuation (values in m3)	30 year (min)	30 year (max)	100+40% (min)		100+40% (max)
A	Anchor Retail	LCC	1			5.05	100	5.05	2.32ha unit area (based on incoming water supply 6.0 l/s)		6	5.05	7.336	37.0		1316	2013	2948	4271	7118.333
A	Retail	LCC	1	mixed inc food		6.27		6.27	1,671m2 food + 14,865m2 retail (based on incoming water supply: 12.1l/s)		12.1	6.27	7.336	46.0		1633	2498	3658	5300	8833.333
a/e	Highway (exc plot external areas and service yards & existing highway)	LCC	4	Highway		3.17			N/A	0		3.17	7.336	23.2		825	1262	1848	2678	
a/c1	Highway - east catchment to u/s of M65 (inc Wigan Road)					1.00						1.00	7.336	7.3		261	399	584	847	1411.667
a/c2	Highway - west catchment to u/s of M65					0.48						0.48	7.336	3.5		125	192	281	407	678.3333
a/c3	Highway - west catchment to d/s of M65					1.83						1.83	7.336	13.4		477	730	1068	1548	2580
D	Existing Residential Areas			Residential		0.00			Approx 12 properties (assuming capacity is to be built into the new system 12 units @ 4000 l/unit/day* sewers for adoption 7th Edition para B5.1	0.046	0.56									
e	Old School Lane	BH	2	Residential	12.23	4.95	60	2.970	134 units @ 4000 l/unit/day* sewers for adoption 7th Edition para B5.1	0.046	6.2	2.970	7.336	21.8		773	1183	1733	2510	4183.333
b	Employment	BH	3	Warehouse/Office	56.5	22.86	70.3	16.074	area @ 0.7 l/s/ha for mixed wet/dry industry* sewers for adoption 7th Edition para B5.1	0.7	11.3	16.074	7.336	117.9		4186	6403	9376	13584	22640
c	Mixed Use	LCC	4	mixed inc food		2.53	50	1.266	1.266 ha food/retail (based on incoming water supply: 4.23 l/s)		4.23	2.53	7.336	18.6		659	1008	1475	2137	3561.667
f	Business Park	LCC	5	Office		7.86	70.3	5.52	area @ 0.5 l/s/ha for mixed wet/dry industry* sewers for adoption 7th Edition para B5.1	0.5	2.8	5.52	7.336	40.5		1438	2200	3221	4666	7776.667
									Total		43									

masterplan report states 65 ha site

Old School Lane Residential aft sketch layout

gross area	12.32	acres		
open space/buffers	2.73	acres		
side roads/shared drives	0.82	acres		
net area	8.77	acres		
property area (roof)	127477	sqr ft		
	2.93	acres		
drives and on plot parking	0.50	% property area		
assumed drives/plots	1.46			
assumed impermeable	5.21	acres	2.11	ha
	42.3	% of area		
	57.7	% developed as imp		

Phase 1 retail

Ikea	23214	m2
unit a	5575	m2
unit b	1394	m2
unit c	2787	m2
unit d	1858	m2
unit e	3251	m2
unit f	464	m2
unit g	325	m2
unit h	325	m2
unit j	325	m2
unit k	232	m2
	16536	m2

business park (phase 5)	380000	sqr ft
	8.72	acres
excludes external	3.53	ha
based Brookhouse density for PI	70.30%	

58783.33
5.88

Armani Akbar-Roy

From: Lunt, John <John.Lunt@uuplc.co.uk>
Sent: 09 June 2016 08:53
To: Armani Akbar-Roy
Subject: (UU ref: DE2231) MCH2074: Cuerden Strategic Site

Hi Armani,

In reply, I've carried out an assessment of your application which is based on the information provided further to which, this pre development advice will remain valid for 12 months.

Foul water

The foul water flows emanating from the proposed development would be allowed to discharge in to the public foul sewerage system located in the vicinity of Lostock Lane and Cuerden Way.

Surface Water

The surface water flows generated from the site must discharge using suitable SUDS and or directly in to the nearest available watercourse with the prior consent of the riparian owner. For the avoidance of doubt, please note that the surface water flows will not be allowed to communicate with the public sewerage system via direct and or indirect means.

Connection Application

Although we may discuss and agree discharge points & 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

<http://www.unitedutilities.com/connecting-public-sewer.aspx>

If I can be of any further assistance at all then please don't hesitate to get in touch.

Regards,

John

John Lunt

Developer Query Engineer
Developer Services and Planning
Operational Services
T: 01925 679411 (Int; 79411)
E-mail: wastewaterdeveloperservices@uuplc.co.uk
United Utilities.com

From: Armani Akbar-Roy [mailto:Armani.Akbar-Roy@bwbconsulting.com]
Sent: 11 May 2016 11:58
To: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: RE: MCH2074: Cuerden Strategic Site
Importance: High

Armani Akbar-Roy

From: Lunt, John <John.Lunt@uuplc.co.uk>
Sent: 09 June 2016 09:39
To: Armani Akbar-Roy
Subject: RE: (UU ref: DE2231) MCH2074: Cuerden Strategic Site

Hi Armani,

The anticipated foul water flow rate shouldn't be an issue and thereafter as the development progresses should the existing network need to be enhanced then UU would programme that work in accordingly.

Regards,

John

From: Armani Akbar-Roy [mailto:Armani.Akbar-Roy@bwbconsulting.com]
Sent: 09 June 2016 09:25
To: Lunt, John <John.Lunt@uuplc.co.uk>
Subject: RE: (UU ref: DE2231) MCH2074: Cuerden Strategic Site
Importance: High

Hi John,

Many thanks for your response.

Having conducted a review of the topography of the site, it is likely that a pumped solution may be required. Do you envisage a pumped solution to have an adverse effect on the existing foul network or is there sufficient capacity to accommodate such an occurrence?

Regards,

Armani Akbar-Roy

Consultant | Transport & Infrastructure Management | BWB Consulting Limited

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From: Lunt, John [mailto:John.Lunt@uuplc.co.uk]
Sent: 09 June 2016 08:53
To: Armani Akbar-Roy <Armani.Akbar-Roy@bwbconsulting.com>
Subject: (UU ref: DE2231) MCH2074: Cuerden Strategic Site

Hi Armani,

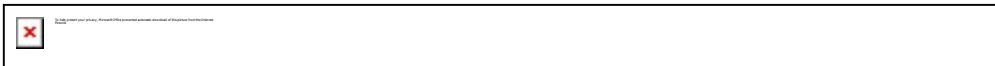
In reply, I've carried out an assessment of your application which is based on the information provided further to which, this pre development advice will remain valid for 12 months.

Foul water

The foul water flows emanating from the proposed development would be allowed to discharge in to the public foul sewerage system located in the vicinity of Lostock Lane and Cuerden Way.

Paul Bainbridge

From: wastewaterdeveloperservices@uuplc.co.uk
Sent: 30 May 2022 14:14
To: Paul Bainbridge
Cc: alistair.graham@uuplc.co.uk
Subject: Pre Development Enquiry for: Cuerden Strategic Employment Site
Reference Number : 4200048554 / 012198934 UU



Good afternoon Paul,

**Pre Development Enquiry for: Lancashire Central, Cuerden, PR5
5XP UU Reference Number : 4200048554 / 012198934**

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 225mm diameter public foul water sewer within the junction of Lostock Lane and Cuerden Way Lane located to the East of your proposed development at as low rate a possible which still be in accordance with section D5.6 of the DCG, indicatively 22l/s.

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.

We have escalated this site for a development impact assessment therefore 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 watercourses located in the proposed site boundary.

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

As there are watercourses on site we will not accept surface water into the public drainage system.

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 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.

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/sewage-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 chartered 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. 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:

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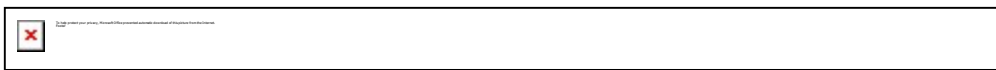
We recommend that the detailed design should confirm the locations of all utilities in the area and ensure that any proposed drainage solution considers routing and clash checks where required.

If we can be of any further assistance please don't hesitate to contact us further.

Kind regards,



Alistair Graham
Wastewater Developer Engineer
Developer Services & Metering
Customer Services
M: 07765941555
unitedutilities.com



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Plot Ref	Site Reference	Land Owner	Development Assumptions						Foul Water			Surface Water							pond @600 deep (m2)	
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