



**United Utilities Water Ltd
Developer Services & Planning**
Warrington North WWTW
Gatewarth Industrial Estate
Barnard Street off Old Liverpool Road
Sankey Bridges
Warrington
WA5 1DS

Telephone : 01925 679401
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High Peak Council

Your ref: HPK/2015/0412
Our ref: DC/15/2451
Date: 13-Aug-15

Dear Sir/Madam,

Location: Land at Dinting Road Glossop Derbyshire

Proposal: Outline planning permission for 65 houses

With reference to the above planning application, United Utilities wishes to draw attention to the following as a means to facilitate sustainable development within the region.

Drainage Comments

In accordance with the National Planning Policy Framework and Building Regulations, the site should be drained on a separate system with foul draining to the public sewer and surface water draining in the most sustainable way.

Building Regulation H3 clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. We would ask the developer to consider the drainage options in the following order of priority:

- a) an adequate soak away or some other adequate infiltration system, (approval must be obtained from local authority/building control/Environment Agency); or, where that is not reasonably practicable
- b) a watercourse (approval must be obtained from the riparian owner/land drainage authority/Environment Agency); or, where that is not reasonably practicable
- c) a sewer (approval must be obtained from United Utilities)

Drainage Conditions

United Utilities will have no objection to the proposal provided that the following conditions are attached to any approval: -

- Unless otherwise agreed in writing and in line with the surface water manage hierarchy, no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority. For the

avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing public sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

The applicant can discuss further details of the site drainage proposals with Neil O'Brien at wastewaterdeveloperservices@uuplc.co.uk. Any further information regarding Developer Services and Planning visit our website at <http://www.unitedutilities.com/builders-developers.aspx>

Water Comments

The applicant must undertake a complete soil survey, as and when land proposals have progressed to a scheme design i.e. development, and results submitted along with an application for water. This will aid in our design of future pipework and materials to eliminate the risk of contamination to the local water supply.

We can readily supply water for domestic purposes, but for larger quantities for example, commercial/industrial we will need further information.

A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999.

The level of cover to the water mains and sewers must not be compromised either during or after construction.

Should this planning application be approved, the applicant should contact our Service Enquiries on 03456 723723 regarding connection to the water mains or public sewers.

General comments

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities assets and the proposed development. United Utilities offer a fully supported mapping service and we recommend the applicant contact our Property Searches Team on 0370 751 0101 to obtain maps of the site.

Due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

Yours faithfully

Matthew Dodd
United Utilities
Developer Services and Planning