



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

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High Peak BC

Your ref: HPK/2014/0119
Our ref: DC/14/1633
Date: 13-June-14

Dear Sir/Madam,

Location: Linglongs Road Whaley Bridge High Peak SK23 7DS

Proposal: Proposed outline planning permission for up to 107 dwellings, site access, highway works, landscaping

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

Drainage Comments

Development sites should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way in accordance with the National Planning Policy Framework (*the Framework*). Paragraph 103 of the Framework establishes the need to give priority to the use of sustainable drainage systems and that flood risk is not increased elsewhere. We ask developers and applicants 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 the 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).

To reduce the volume of surface water draining from sites we also promote the use of permeable paving on all driveways and other hardstanding areas including footpaths and parking areas.

Drainage Conditions

United Utilities is pleased to see that the approach to foul and surface water drainage has been considered as part of the application submission. United Utilities has no objection to the proposal, however, we do wish to recommend the following conditions for attachment to any approval.

Prior to the commencement of any development, details of the foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. Foul shall be drained on a separate system to surface water. No building shall be occupied until the approved foul drainage scheme has been completed to serve that building, in accordance with the approved details.

Reason: To promote sustainable development, secure proper on-site drainage and to reduce the risk of flooding and pollution. This condition is imposed in light of policies set out within the National Planning Policy Framework and the National Planning Practice Guidance.

For the avoidance of doubt, U UW wishes to confirm that the above condition relates only to on-site foul water infrastructure. We have clearly illustrated this in the reason for the condition.

In addition to the above condition, we also suggest a minor amendment to condition 11a proposed by the applicant and set out in the submitted planning statement. We have suggested minor amendments to confirm no surface water discharge to the public sewerage system and an allowance for climate change in the surface water drainage proposals. This is in accordance with the applicant's submitted flood risk assessment in particular, paragraphs 5.2.1, 5.2.2, 6.3 and 6.4. We wish to highlight the importance of the condition stating no surface water shall discharge to the existing public sewerage system. We have highlighted our suggested amendments for ease of reference.

The development hereby permitted shall not be commenced until such time as a scheme to limit the surface water run-off generated by the proposed development to existing Greenfield rates with attenuation up to a 1 in 100 year event plus allowance for 20% climate change, has been submitted to and approved in writing by the Local Planning Authority. No surface water shall discharge to the existing public sewerage system in accordance with the submitted application form and flood risk assessment dated February 2014 reference 5644/R2 prepared by Lees Roxburgh Consulting Engineers. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To promote sustainable development, secure proper drainage and to reduce the risk of flooding and pollution. This condition is imposed in light of policies set out within the National Planning Policy Framework and National Planning Practice Guidance.

Please note that the submitted flood risk assessment includes two different reference numbers. It states 5644/R2 on the front cover and 5644/R1 on subsequent pages. It would be helpful to confirm with the applicant which is the correct reference for the submitted report prior to finalising the condition and to ensure preciseness.

The applicant should note that a public sewer crosses this site and we will not permit building over it. We will require an access strip width of six metres, three metres either side of the

centre line of the sewer which is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement.

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

A water supply can be made available to the proposed development.

Our water mains will need extending to serve any development on this site. The applicant, who may be required to pay a capital contribution, will need to sign an Agreement under Sections 41, 42 & 43 of the Water Industry Act 1991.

Water pressure in this area is regulated to around 20metres head. This should be taken into account when designing the internal plumbing.

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 0845 746 2200 regarding connection to the water mains or public sewers.

General comments

There is an easement crossing the proposed development site. The easement protects an 800mm trunk main and the developer would need to review the Standard Conditions for Works Adjacent to Pipelines and apply a 10m easement to the pipe in question. Under no circumstances should the easement width be built over, encroached upon, or any activity that would affect the integrity of the pipe or United Utilities right to 24hr access. It is important to highlight this to the applicant as the water trunk main is not noted in the submitted Utilities Appraisal within appendices of the Planning Statement prepared by the applicant.

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities assets and the proposed development. United Utilities offers a fully supported mapping service and we recommend the applicant contacts our Property Searches Team on 0870 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