



**United Utilities Water Limited  
Developer Services & Planning**  
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**Your ref:** HPK/2016/0691  
**Our ref:** DC/17/379  
**Date:** 1 March 2017

Dear Sir/Madam,

**Location: Former Bridge Mills, New Road, Tintwistle, SK13 1JN**

**Proposal: Outline planning permission will all matters reserved (except for access) for up to 165 dwellings with associated works, public open space and vehicular and pedestrian access off New Road.**

Further to my email of 27 February and various recent voicemail messages regarding the above development proposal, United Utilities wishes to make the following comments regarding the above development proposal.

#### **Proximity to Wastewater Treatment Works**

The site is immediately adjacent to Tintwistle Waste Water Treatment Works. Notwithstanding the outline nature of the application for planning permission, an indicative layout has been submitted which shows residential properties immediately adjacent to the boundary of the wastewater treatment works.

**United Utilities has strong concerns with the location of new sensitive receptors close to an operational wastewater treatment works.** Aside from odour, there is a risk from flies and noise. We confirm we have met with the applicant and confirmed our concern with the proximity of the proposed houses to the wastewater treatment works on the indicative layout.

For confirmation, we have received no complaints from existing residents on Bramah Edge Court and Woodlands Close, however, it should be noted that these properties are further away compared with the properties shown on the indicative layout included as part of the application submission.

Given the above concerns, we strongly recommend that you discuss the proximity of the proposed dwellings to the treatment works with your Environmental Health colleagues. United Utilities recommends consideration is given to the inclusion of a buffer between the wastewater treatment works and the proposed houses.

## **Drainage**

With respect to drainage, if planning permission is granted for this proposed development, United Utilities recommends the following conditions are attached to any approval.

### **Foul Water**

***Foul and surface water shall be drained on separate systems and by gravity in accordance with section 6.3.2 of the submitted flood risk assessment dated 14 December 2016 ref 216-232.***

***Reason: To secure proper drainage in the most sustainable way and to manage the risk of flooding and pollution.***

### **Surface Water**

***Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be based on the principles established in the submitted flood risk assessment dated 14 December 2016 ref 216-232.***

***The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and, no surface water shall discharge to the public sewerage system either directly or indirectly.***

***The development shall be completed in accordance with the approved details.***

***Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.***

### **Management and Maintenance of Sustainable Drainage Systems**

Without effective management and maintenance, sustainable drainage systems can fail or become ineffective. As a provider of wastewater services, we believe we have a duty to advise the Local Planning Authority of this potential risk to ensure the longevity of the surface water drainage system and the service it provides to people. We also wish to minimise the risk of a sustainable drainage system having a detrimental impact on the public sewer network should the two systems interact. We therefore recommend the Local Planning Authority include a condition in their Decision Notice regarding a management and maintenance regime for any sustainable drainage system that is included as part of the proposed development.

For schemes of 10 or more units and other major development, we recommend the Local Planning Authority consults with the Lead Local Flood Authority regarding the exact wording of any condition. You may find the below a useful example.

***Example condition for Management and Maintenance of the Sustainable Drainage System***

***Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:***

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and***
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.***

***The development shall subsequently be completed, maintained and managed in accordance with the approved plan.***

***Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.***

Please note, United Utilities cannot provide comment on the design, management and maintenance of an asset that is not in our ownership and therefore should the suggested condition be included in the Decision Notice, we will not be involved in discharging this condition.

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoption Engineer as we need to be sure that the proposal meets the requirements of Sewers for adoption and United Utilities' Asset Standards. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.

**Public Sewers Passing through Site**

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. Therefore a modification of the site layout, or a diversion of the affected public sewer at the applicant's expense, may be necessary. To establish if a sewer diversion is feasible, the applicant must discuss this at an early stage with our Developer Engineer at [wastewaterdeveloperservices@uuplc.co.uk](mailto:wastewaterdeveloperservices@uuplc.co.uk) as a lengthy lead in period may be required if a sewer diversion proves to be acceptable. Deep rooted shrubs and trees shall not be planted within the canopy width (at mature height) of the public sewer and overflow systems. Trees should not be planted directly over sewers or where excavation onto the sewer would require removal of the tree.

The applicant can discuss any of the above with Developer Engineer, Neil O'Brien, by email at [wastewaterdeveloperservices@uuplc.co.uk](mailto:wastewaterdeveloperservices@uuplc.co.uk).

### **Access to Wastewater Treatment Works**

The applicant should note that the site includes a formal right of access to United Utilities for the existing wastewater treatment works which is additional to the current access used by United Utilities. The applicant should ensure the layout includes access for United Utilities to access the wastewater treatment works. The applicant should be aware that the vehicles which access the treatment works through the application site includes tankers and the access should therefore be fit for purpose.

### **Water Comments**

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

Any necessary disconnection or diversion of the private main(s) must have the approval of the pipeline owner and be carried out to our standards at the applicant's expense.

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

Water pressure in this area is regulated to around 2 bar. This should be taken into account when designing the internal plumbing.

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.

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 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.

Should this planning application be approved, the applicant should contact United Utilities on 03456 723 723 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 offers a fully supported mapping service and we recommend the applicant contact our Property Searches Team at [Property.Searches@uuplc.co.uk](mailto:Property.Searches@uuplc.co.uk) 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.

Further information regarding Developer Services and Planning, can be found on our website at <http://www.unitedutilities.com/builders-developers.aspx>.

I would be grateful if you can keep me up to date on the determination of this application for planning permission especially given the various important issues that have been raised by United Utilities.

Yours faithfully

**Andrew Leyssens**  
**United Utilities**  
**Developer Services and Planning**