

Municipal Buildings
Glossop
Derbyshire
SK13 8AF

Your ref: HPK/2018/0161
Our ref: DC/18/1903
Date: 31 May 2018

Dear Sir / Madam

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

**Proposal: Application for approval of all reserved matters following outline application
HPK/2016/0691**

With reference to the above planning application, United Utilities wishes to make the following comments for further consideration. It should be noted that we have previously commented on the Outline Application (Planning Ref: HPK/2016/0691) to which the above application relates. Our previous response (Our Ref: DC/17/379) is available from the Local Planning Authority.

Proximity of Proposed Houses to Wastewater Treatment Works – Request for Additional Information

Subsequent to the comments we made in respect of the outline application for planning permission, United Utilities wishes to note that it retains concerns with the location of new sensitive receptors close to an operational wastewater treatment works. **As a result, United Utilities requests that additional odour impact assessment information is submitted before the determination of this application. The determination of this application must be deferred until this information is submitted.** Our reasons for this are set out below.

1. The development would result in new residential receptors being closer to potential odour sources such as the site's sludge holding tank. The nearest new receptors, located to the west side of the proposed development, will be nearer to the wastewater treatment works compared with existing receptors.
2. We consider that the odour assessment completed for Barratt homes underestimates the odour pathway effectiveness and should be classified as highly effective rather than moderately effective for the following reasons:
 - a. the close proximity of odour sources to receptors;

- b. the wind distribution frequency. It is considered that the winds originating from between SW to NW (225-315°) have the potential to transfer odour emissions into the development area and these appear to count for approximately 30% of time based upon Figure 3 of the report;
 - c. the use of raw Manchester met data in the assessment is questionable as airflow/micro-meteorological conditions in the area of interest are likely to be influenced by local terrain and Tintwistle appears to be located at the mouth of a valley running west to east as a result airflow along the valley maybe more frequent and as such increase the risk of impact within the development area; and
 - d. the configuration of Tintwistle Wastewater Treatment Works i.e. it consists of open treatment processes with the potential to release odour at low level (height)
3. The above is supported in part by the odour survey results where wastewater odour was detected as far as the central area of the proposed development.
4. Due to a reduction in distance between the existing works and new receptors, the lack of historical complaints is not sufficient justification to support the findings of the Odour Assessment

United Utilities view is therefore that the consultant (Redmore Environmental) responsible for preparing the odour assessment, should review the assessment. Based on the above, United Utilities view is that the overall effect would be revised to moderate rather than slight and therefore significant rather than not significant. We hold the view that the developer/consultant should complete an odour impact assessment using dispersion modelling software and generic or site specific odour emission data to better quantify potential odour impact within the development area. United Utilities would be happy to work with the developer to complete this assessment. The applicant should contact Paul Kynaston via planning.liaison@uuplc.co.uk to discuss further. The conclusions of the revised odour assessment should then be fed back to the developer and reflected in a revised site layout.

We recommend that these comments are also discussed with your Environmental Health Officer.

Public Sewer Passing through Site – Request for Additional Information

A public sewer crosses this site and we will not permit building over it. This is a critical sewer and 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, Neil O'Brien at 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.

We request that the applicant should submit additional details confirming how the public sewer has been considered in the proposed site layout.

The applicant should note that there is also a formal easement covering the public sewer. The applicant should check the location and conditions of our easement with United Utilities Property Services, Grasmere House, Lingley Mere Business Park, Lingley Green Avenue, Warrington, WA5 3LP.

Access to Wastewater Treatment Works and Combined Sewer Overflow – Request for Additional Information

The applicant should note that the site includes a formal right of access to United Utilities for the existing wastewater treatment works and combined sewer overflow which is additional to the current access used by United Utilities. The applicant should ensure the layout includes access for United Utilities. 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.

We request that the applicant should submit additional details confirming that the proposed access to the wastewater treatment works is suitable for the tankers accessing the wastewater treatment works and combined sewer overflow. This should include vehicle tracking information to demonstrate the suitability of the proposed access.

Site Drainage

In accordance with the outline planning approval and national planning policy, the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. No surface water should connect with the public sewerage system in accordance with the requirements of the outline planning permission. We note that no drainage details are provided as part of this submission. The applicant should note that drainage details are a key determinant of site levels and therefore we recommend that they give the approach to drainage early consideration.

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 Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for adoption and United Utilities' Asset Standards. The detailed layout should be prepared with consideration of what is necessary to secure a development to an adoptable standard. This is important as drainage design can be a key determining factor of site levels and layout. 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 developers own risk and could be subject to change.

Please note, United Utilities are not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).

Water comments

We can readily supply water for domestic purposes, but for larger quantities for example, commercial/industrial we will need further information. Each individual unit will require a separate metered supply at the applicant's expense and all internal pipework must comply with current water supply (water fittings) regulations 1999.

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

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/public sewers.

If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project and the design and construction period should be accounted for.

Please note, all internal pipework must comply with current Water Supply (water fittings) Regulations 1999.

To discuss a potential water supply or any of the water comments detailed above, the applicant can contact the team at [**DeveloperServicesWater@uuplc.co.uk**](mailto:DeveloperServicesWater@uuplc.co.uk).

General comments

Where United Utilities' assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction.

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. Due to the public sewer transfer in 2011, not all sewers are currently shown on the statutory sewer records and we do not always show private pipes on our plans. If a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further. A number of providers offer a paid for mapping service including United Utilities. To find out how to purchase a sewer and water plan from United Utilities, please visit the Property Searches website; <https://www.unitedutilities.com/property-searches/>. You can also view the plans for free. To make an appointment to view our sewer records at your local authority please contact them direct, alternatively if you wish to view the water and the sewer records at our Lingley Mere offices based in Warrington please ring 0370 751 0101 to book an appointment.

Are you aware that we offer a number of services to support the planning & construction of a new development? Further information on water and wastewater developer services can be found at <http://www.unitedutilities.com/builders-developers.aspx>

This response is based on the details submitted; any changes to the planning application will invalidate this response.

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

Yours faithfully

Andrew Leyssens
United Utilities
Developer Services and Planning