



**United Utilities Water Limited
Developer Services & Planning**
Warrington North WWTW
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Ms R Simpkin
High Peak Borough Council
Municipal Buildings
Glossop
Derbyshire
SK13 8AF

Your ref: HPK/2018/0161

Our ref: DC/18/1903

Date: 31 August 2018

Dear Ms Simpkin

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 and further to our letter dated 31 May 2018, 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

Subsequent to the comments we made in our letter dated 31 May 2018, the applicant has now submitted an updated Odour Impact Assessment dated 24 August 2018 (reference 1631-1r1). United Utilities confirms that it has no objection to the submitted odour impact assessment. We recommend that you also discuss this matter with your Environmental Health Officer. For completeness, we recommend that the updated odour impact assessment constitutes an approved document referred to on the decision notice. This is reflected in the below recommended condition.

Recommended condition

- 1. The development shall be implemented in accordance with the Odour Impact Assessment dated 24 August 2018 (reference 16131-1r1) prepared by Redmore Environmental.*

Reason: To ensure a satisfactory relationship with adjacent development in accordance with Policy EQ6 and Policy EQ10 of the High Peak Local Plan (2016).

Public Sewer Passing through Site

In our earlier letter, we highlighted the public sewer crossing this site and noted that 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.

We understand the applicant has commenced discussions with our Developer Engineer, Neil O'Brien to establish if a sewer diversion is feasible. The applicant should note that in advance of agreeing any diversion route, the proposed layout may be at risk of not being deliverable. We therefore strongly encourage the applicant to progress these discussions as soon as possible. The applicant should also note that 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 should continue to note that there is also a formal easement covering the public sewer. We understand that this separate matter is under discussion with the Property Services team at United Utilities.

Access to Wastewater Treatment Works and Combined Sewer Overflow

In our previous correspondence, we highlighted 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 has now submitted swept path analysis for vehicles accessing the wastewater treatment works. In response to this detail, United Utilities has concerns that access to the treatment works could be prohibited by vehicles parking within the bellmouth of the access to the treatment works. As such **United Utilities requests that restrictive parking provisions and put in place at the bellmouth to the access to the wastewater treatment works between plots 93 and 94 at the location shown in blue outline on the enclosed plan.**

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 developer's own risk and could be subject to change. Any surface SuDS features interacting with sewers offered for adoption should be designed in accordance with CIRIA C753 '*The SuDS Manual*'.

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.

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](tel:03707510101) 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 sincerely

Andrew Leyssens
United Utilities
Developer Services and Metering