

United Utilities Grasmere House, 2nd Floor
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP

25th September 2025

Dear Richard,

Pre-Development Enquiry for Land adj Graphite Way, Hadfield, Glossop. UU Reference Number: 08157415.

We have assessed your application based on the information provided. This pre-development advice on your drainage strategy will be valid for 12 months. Your strategy will need review by other authorities as part of the planning process. We advise conducting necessary site investigations to confirm viability of your proposals.

Modelled Flood Risk

I can confirm that we have modelled flood risk within the vicinity of the proposed development.

Off-site manhole 5203 has been modelled to surcharge and topography suggests this may effect your development.

Please note that our modelling data is indicative, and only representative of the 1:100year storm event.

[Please see comment 2 of the attached guidance sheet](#)

Asset Protection

Foul pumping station and associated 125mm foul rising main at an unconfirmed depth.

This asset on site is a critical asset, any diversion would need to be carried out by United Utilities with all costs borne by the Developer. This would add a lengthy lead in time and additional costs which should be considered before finalising any build programme. We would recommend re-designing the site around this asset where possible. **No diversion of rising main required.**

225mm and 150mm foul sewers at unconfirmed depths.

According to our public sewer records, there are public sewers located within your site boundary. This requires an easement of 6m. If you cannot achieve the required clearance, you may wish to consider diverting and or abandoning the public sewer. **Subject to detailed drainage design.**

[Please see comment 3 of the attached guidance sheet and Working Near Our Pipelines Guidance document](#)

Foul Water

Foul flow from this site will be allowed to drain into the public foul water sewer system.

Our preferred point of discharge would be to the 150mm diameter public foul within your site boundary of your proposed development at an unrestricted rate.

Grid reference 401410 396308 **Noted - As show on indicative drainage plan.**

[Please see the images at the end of this letter for clarification](#)

Surface Water

Follow the National Planning Policy Guidance drainage hierarchy and Provide evidence for discounting higher options before considering public sewer discharge. Consult the Lead Local Flood Authority regarding surface water concerns.

[Please see comment 4 within the guidance sheet](#)

Infiltration

[Please see comment 4 within the guidance sheet](#) **Not feasible due to geology.**

Waterbody

If an evidence-based assessment has been carried out and confirms that infiltration is not feasible, we recommend that you contact the Lead Local Flood Authority and/or Environment Agency to discuss a point of discharge to the River Etherow located adjacent to the proposed site.

We would encourage you to engage with any third-party landowner and riparian owner to agree access and discharge rights to the water body if this is not in your ownership.

Public Sewer

No connection to the public sewer will be permitted as this time. This is because of the proximity of the watercourse.

No discharge to public sewer proposed. Drain to existing watercourse via existing on-site drain.

Site Images

Image of the development



Location of Manhole 5203



Add points of connection snapshots



