

25<sup>TH</sup> September 2025

F.A.O Mr. Keith Mealey  
Drainage & Flooding Officer  
Lead Local Flood Authority  
Rochdale Borough Council



## LAND TO THE WEST OF HOLLINGWORTH ROAD AND LAND OFF RAKEWOOD ROAD, LITTLEBOROUGH

Rochdale Borough Council Planning Reference: 24/00581/HYBR

### LLFA CONSULTATION RESPONSE REVIEW

Dear Keith,

We have been asked by the applicant of the above planning application; Bloor Homes North West, to assist with addressing the concerns raised in terms of flood risk and drainage at the site above. We understand that the Lead Local Flood Authority (LLFA) was consulted on the planning application above and provided some comments within their response dated 21<sup>st</sup> October 2024. Within the letter, the LLFA summarised their comments into 7no. key concerns that needed to be addressed (See **Appendix A** for letter). We have been asked by the applicant to review and provide the additional information requested by the LLFA to satisfy its concerns.

Following the initial response dated 21<sup>st</sup> October 2024, subsequent information in the form of the site-specific Hydrological Assessment and SuDS Proforma, were submitted to the LLFA. Subsequent review of such documents it is our understanding that the LLFA reviewed such and provided a follow-up email (dated 12<sup>th</sup> November 2024), which noted that the LLFA were then satisfied that two of the following items had been closed out (see **Appendix B**).

#### **Drainage & Flood Officer Summary:**

- i. Infiltration has not been adequately investigated.
- ii. ~~Existing drainage regimes are not understood~~ Closed
- iii. Use of green surface-based SuDS should be incorporated at a local level as well as the regional controls proposed.
- iv. The s104 adoption strategy should be discussed with UU and agreement in principle obtained.
- v. Works impacting the reservoir and/or UU assets should be reviewed with UU.
- vi. ~~Discharge to the canal should be further reviewed / confirmed with CRT.~~ Closed
- vii. Routing of exceedance flows should be clarified.

The following sections of this response letter will review the remaining 5no. outstanding points (not crossed out above) to look to provide the clarity and/or evidence required to allow the LLFA to remove their concerns and consider the development for approval.



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Welsh Road, Sealand  
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### ***Infiltration has not been adequately investigated***

It is understood that the LLFA has identified the need for clarity on why infiltration has not been investigated further as a drainage solution for the site. It is worth noting that in terms of the existing site, whilst this is greenfield at present the run-off generated is not thought to drain onsite for the most part. Ground levels across the site generally fall north towards the canal or the existing land drainage features (ponds and drainage ditches). This means run-off would route in this direction, there could be some localised discharge to ground in places but predominantly run-off is thought to flow overland to the north.

Irrespective of the natural drainage regimes across the site, the underlying strata is understood to comprise of significant coal measures as noted in the supporting Flood Risk Assessment and Drainage Management Strategy report. Review of the Phase 1 Ground Investigation Report submitted as part of the application, discounts the use of infiltration as a viable means of surface water discharge. For completeness the specific wording within this desk study is:

*“Given the generally cohesive strata encountered on site, along with the levels and localised perched groundwater, the use of infiltration is not deemed to be a suitable surface water drainage option.”*

Onsite testing has not been undertaken on the site because of the desk-based findings and the likelihood of it not providing a feasible drainage solution to serve the wider site based on that above. Testing could be undertaken in the future, secured by way of an appropriately worded planning condition. However, as it is unlikely to be a practical solution for the scheme and an alternative solution, which mimics the existing drainage regime onsite, has already been explored and designed, it is not thought to be necessary in this case.

Whilst infiltration is not likely to provide a full surface water management solution for the site, smaller features such as permeable paving and rainwater butts, for some plot level benefits have been suggested within the supporting Flood Risk Assessment and Drainage Management Strategy. It will be for the detailed design to confirm that these are practical to be implemented on the scheme considering the underlying ground conditions, site levels with the associated engineering constraints and final design.

### ***Use of green surface-based SuDS should be incorporated at a local level as well as the regional controls proposed.***

It is understood that the LLFA has identified the need for more consideration of green based SuDS at local level. As noted in the assessments and the ongoing design work, the rate of discharge into the canal is significantly reduced, compared to the actual run-off generated by the site area. This

restriction is applied to conform with the requirements of CRT and as a result this has had a significant implication on levels design and attenuation requirements across the site. This coupled with the steep gradients onsite mean opportunities for these 'green surface-based SuDS' would be more limited. I understand that permeable surfacing has been suggested within the assessments undertaken but that the proposed levels and gradients across the site have limited the possibility for implementation of such measures. There are however multiple onsite SuDS basins proposed which have been strategically placed to deal with the steep gradients across the site, but also to allow for as many forms of treatment for the surface water run-off generated by the proposals before discharging from the site.

In terms of SuDS for the highway drainage, it is understood these predominantly go through at least four sources of treatment at present based on the initial design. This is because most of the highway network has been designed to utilise all the SuDS basins proposed onsite. Whilst the use of 'green surface-based SuDS' provide additional benefits to water quality and amenity for the scheme, the current proposals for the implementation of multiple SuDS basins, mean that water quality is achieved prior to outfall. A Simple Index Approach to Water Quality was carried out and appended to the submission pack, which shows that the drainage proposals conform to minimum requirements in terms of water quality prior to run-off leaving site.

In terms of opportunities to include other 'green surface-based SuDS', whilst opportunities for such are likely to be limited, there might be scope to look to include rainwater butts and rainwater gardens at plot level to provide other benefits associated with SuDS. These will be limited based on spatial constraints, gradients, levels and other design criteria and would therefore be confirmed on a plot-by-plot basis and controlled via a suitably worded planning condition.

***The s104 adoption strategy should be discussed with UU and agreement in principle obtained.***

It is understood that the LLFA have identified the need for more consideration of the future adoption strategy and S104 applications given our strategy involves pumping surface water. In terms of the pumped strategy, the engineers considered a gravity solution primarily however to achieve the outfall, considering the restriction from CRT and the site wide engineering levels; it was determined that a partial pumped solution would be required to avoid the maintenance/liabilities concerns (associated with the 20m+ deep manhole chambers required for the gravity option).

After dialogue with the engineers and the applicant, it has been identified that in this case, the intention is to offer the formal surface water and foul water drainage infrastructure serving the site to New Appointments and Variations (NAVs) and not United Utilities. Whilst the specific NAV has

not been decided at this stage nor have agreements in principles been obtained, it is considered that this matter can be addressed via a suitably worded planning condition.

***Works impacting the reservoir and/or UU assets should be reviewed with UU.***

It is understood that the LLFA has identified some concerns associated with the separate United Utilities consultation response received on the application in September 2024. These relate to the adjacent Hollingworth Lane Reservoir Embankment (and other assets), that fall within the United Utilities portfolio which were identified to be located within the wider extents of the site. The LLFA has raised concern that these ownership concerns from United Utilities might result in changes to the planning layout, which in turn might alter the various supporting documents submitted on behalf of the scheme.

Subsequently to the LLFA consultations various dialogue with multiple teams within UU have been carried out. UU identified two key concerns as part of their response, so with regards to the UU reservoir both in terms of stability of the embankment and flood risk. Following multiple meetings and written correspondence and additional Reservoir Inundation Modelling, it is understood UU is now satisfied the proposals take into consideration flood risk and proximity requirements associated with Hollingworth Lake. See letter appended for completeness – **Appendix C**.

In terms of the other UU concerns these related to existing easements and offsets that had not been accounted for within the planning layout at the time of submission. Whilst the applicant had reach out to ascertain any existing legal requirements at an early stage, it is understood that these offsets had not necessarily been identified at that time. Subsequently however through further dialogue the applicant has obtained these legal easements, and that some internal re-planning to suit of the planning layout for both parcels has subsequently taken place. This updated planning layout now cater for these offsets/easements appropriately and United Utilised have confirmed this in their recent letter response (see **Appendix C**).

***Routing of exceedance flows should be clarified.***

It is understood that the LLFA require clarification on how exceedance routing associated with the proposed surface water drainage infrastructure is to be managed. The LLFA refer to the exceedance between the 1 in 30yr and 1 in 100yr return period event. After liaising with the current drainage engineers, I can confirm that in terms of surface water drainage networks designed there is no exceedance in the 1 in 30yr or the 1 in 100yr return period events as currently designed. However, to satisfy the requirements noted above a flood flow routing plan has been prepared from the drainage design work to show the hypothetical exceedance routing from the proposed surface



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water drainage infrastructure in a residual scenario outside of the current design parameters. This plan has been appended for completeness (See **Appendix D**).

If there are further points that require clarification following the above, then please can you provide further clarity so that we might provide the evidence needed to satisfy the LLFA in this instance. I trust the above clarifies our position but if there is anything else required, please do not hesitate to let me know by return.

Yours sincerely,



**Kirsty Halliday** BSc (Hons) MCIWEM  
Associate  
**BETTS HYDRO**

**ATTACHED:**

*Appendix A – Lead Local Flood Authority Consultation Response (dated 21st October 2024)*

*Appendix B – Lead Local Flood Authority Consultation Response (dated 12th November 2024)*

*Appendix C – United Utilities Consultation Response (dated 24<sup>th</sup> September 2025)*

*Appendix D – Flood Flow Exceedance Routing Plan*

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## APPENDIX A – LEAD LOCAL FLOOD AUTHORITY CONSULTATION RESPONSE

*(dated 21st October 2024)*

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## **Highways and Engineering Service – Economy and Environment**

### **DRAINAGE CONSULTATION ON APPLICATION 24/00581/HYBR– RAKEWOOD & HOLLINGWORTH ROAD**

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LLFA Consultation Response on behalf of Head of Highways and Engineering

Date of Response: 21<sup>st</sup> October 2024

#### **LOCATION & PROPOSED DEVELOPMENT**

24/00581/HYBR | Hybrid planning application (EIA development) seeking: Full Planning permission for the erection of residential development of 312 dwellings (Use Class C3) with associated access, landscaping including works at land off Hollingworth Road, alongside reconfiguration of and extension to the existing car park and associated works off Rakewood Road. Outline planning permission with access (all other matters reserved) for the erection of primary school. | Land To The West Of Hollingworth Road And Land Off Rakewood Road Littleborough

#### **DOCUMENTS REVIEWED**

Preliminary Drainage Layout BLH36-XX-BET-ZZ-XX-DR-C-1001 & 1002 P01

Preliminary Drainage Layout BLH41-RWD-BET-ZZ-XX-DR-C-1001 P03 – Car parks

Flood Risk Assessment & Drainage Strategy HYD760\_HOLLINGWORTH.ROAD\_FRA&DMS rev 4.0 (FRA&DMS)

Catchment Plan HYD760-200 rev A

UU Consultee comments DC/24/1846 12<sup>th</sup> and 25<sup>th</sup> Sep 2024.

CRT Consultee Comments CRTR-PLAN-2024-42286 13/08/2024

#### **DRAINAGE & FLOOD OFFICER COMMENTS**

1. The FRA&DMS is provided as appendices to the Environmental Impact Assessment (EIA). Some of the files on OnBase are crashing my system when trying to access them and do not appear to be on the planning portal.
2. Infiltration has been discounted assuming contamination due to coal workings etc may be an issue. However, this is development of a green hillside area. There does not appear to be a network of natural water courses and therefore and therefore it is probable that a significant proportion of rain falling on the area infiltrates into the existing ground. Therefore the risks are potentially not increased and the existing risks should be reviewed. The drainage proposals should seek to mimic the existing regimes as much as possible.
3. It is not clear how the car park drainage is integrated with the housing and road layouts. In addition I could not find any proposals for the school.
4. The housing drainage layouts incorporate a SW pumping station and rising main. The masterplan layout shows a housing estate to the north which appears to be under development. How has the feasibility of a gravity solution towards the north been assessed?

5. The SuDS proposals for regional control are welcomed. However, there appears to be limited provision of more local green surface based SuDS source controls within the estate layouts. The adoptable drainage appears to be oversized pipes with flow controls / throttles.. Has the s104 adoption strategy been discussed with UU as they may be reluctant to accept traditional buried storage. In addition I would expect UU to challenge a requirement for SW pumping.
6. Highway drainage should also incorporate SuDS source control such as swales, treepits etc.
7. It is not clear how exceedance flood volumes between the 30 and 100 year events will be managed within the site. Especially given the steep topography.
8. The aim should be to discharge surface runoff as high up the following hierarchy of drainage options as reasonably practicable: The ordered drainage techniques to be assessed to reduce or omit lower techniques:
  - Control at Source (Infiltration / Recycling)
  - On-Site Treatment (Basins, Swales, Rain gardens, Tree pits)
  - Local Treatment (Adoptable Ponds, Basins, Swales etc)
  - Regional Treatment (ditto usually to a larger scale)
  - Discharge to Watercourses / Bodies
  - Discharge to SW Sewers
  - Discharge to Combined Sewers
9. The FRA&DMS indicates that agreement in principle has been agreed for discharge to the canal. However, the CRT comments (Aug 24) indicate that further assessment and modelling is required.
10. The UU comments regarding the reservoir embankment and other assets within the site footprint are not addressed. These issues may significantly impact the overall layout and should be reviewed.

#### **DRAINAGE & FLOOD OFFICER SUMMARY:**

- i. Infiltration has not been adequately investigated.
- ii. Existing drainage regimes are not understood
- iii. Use of green surface based SuDS should be incorporated at a local level as well as the regional controls proposed.
- iv. The s104 adoption strategy should be discussed with UU and agreement in principle obtained.
- v. Works impacting the reservoir and/or UU assets should be reviewed with UU.
- vi. Discharge to the canal should be further reviewed / confirmed with CRT.
- vii. Routing of exceedance flows should be clarified.
- viii. The above points should be addressed before the application is approved.

**Consultation by Keith Mealey**

Drainage & Flooding Officer

 **Mob 0787 2500 722** / Office 01706 924657

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## APPENDIX B – LEAD LOCAL FLOOD AUTHORITY CONSULTATION RESPONSE (dated 12th November 2024)

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## Kirsty Halliday

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**From:** Tom Hiles <Tom.Hiles@Rochdale.Gov.UK>  
**Sent:** 12 November 2024 13:45  
**To:** Tom Hiles  
**Subject:** Further drainage comments - 24/00581/HYBR - Land to the West of Hollingworth Road and Land off Rakewood Road, Littleborough

**From:** Keith Mealey <Keith.Mealey@Rochdale.Gov.UK>  
**Sent:** 12 November 2024 11:58  
**To:** Tom Hiles <Tom.Hiles@Rochdale.Gov.UK>  
**Cc:** Francis Comyn <Francis.Comyn@Rochdale.Gov.UK>; Development Management <development.management@rochdale.gov.uk>; Network Development <network.development@rochdale.gov.uk>  
**Subject:** RE: Planning app 24/00581/HYBR - Land to the West of Hollingworth Road and Land off Rakewood Road, Littleborough

Tom

I have further reviewed the Hydrological assessment and SuDS Proforma  
Most of the summary comments from the previous review remain outstanding

### DRAINAGE & FLOOD OFFICER SUMMARY:

- i. Infiltration has not been adequately investigated. **The data indicates infiltration may be better in some areas than others and there are several references to sandstone. Infiltration needs to be fully explored before it is discounted.**
- ii. Existing drainage regimes are not understood **Closed**
- iii. Use of green surface based SuDS should be incorporated at a local level as well as the regional controls proposed. **Not addressed**
- iv. The s104 adoption strategy should be discussed with UU and agreement in principle obtained. **Not addressed**
- v. Works impacting the reservoir and/or UU assets should be reviewed with UU. **Not addressed**
- vi. Discharge to the canal should be further reviewed / confirmed with CRT. **Closed CRT letter confirms acceptance in principle**
- vii. Routing of exceedance flows should be clarified. **Not addressed**

The above points should be addressed before the application is approved.

### Keith Mealey

Flood & Drainage Engineer  
Public Protection & Customers



☎ 01706 924657

✉ keith.mealey@rochdale.gov.uk

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**From:** Tom Hiles <[Tom.Hiles@Rochdale.Gov.UK](mailto:Tom.Hiles@Rochdale.Gov.UK)>  
**Sent:** 08 November 2024 09:08  
**To:** Keith Mealey <[Keith.Mealey@Rochdale.Gov.UK](mailto:Keith.Mealey@Rochdale.Gov.UK)>  
**Subject:** RE: Planning app 24/00581/HYBR - Land to the West of Hollingworth Road and Land off Rakewood Road, Littleborough

Hi Keith,

Please can you provide your comments on drainage and flood risk issues as soon as possible?

I'm going to be on leave from next Wednesday for two weeks so it would be really helpful if you could respond before then so I can pass back any issues to the developer.

Tom

**Tom Hiles**  
Principal Planning Officer (Growth)  
Economy



☎ 01706 925966  
✉ [tom.hiles@rochdale.gov.uk](mailto:tom.hiles@rochdale.gov.uk)

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**From:** Tom Hiles  
**Sent:** 23 October 2024 10:43  
**To:** Keith Mealey <[Keith.Mealey@Rochdale.Gov.UK](mailto:Keith.Mealey@Rochdale.Gov.UK)>  
**Subject:** RE: Planning app 24/00581/HYBR - Land to the West of Hollingworth Road and Land off Rakewood Road, Littleborough

Morning Keith,

I've now received the missing SuDS pro-forma (Appendix C.2) and Hydrological Assessment (Appendix C.3) I mentioned yesterday, they're on onBase listed as shown below:

|                                                                                                    |
|----------------------------------------------------------------------------------------------------|
| Supporting Report - 23/10/2024 - ES VOL 3 - APPENDIX C.2 – SUDS (ZIP FILE) - 24/00581/HYBR         |
| Supporting Report - 23/10/2024 - ES VOL 3 - APPENDIX C.3 – HYDROLOGICAL ASSESSMENT - 24/00581/HYBR |

Please give me a call if there is anything else that appears to be missing from the file or that you can't open, it's easier to discuss over the phone.

Tom

**Tom Hiles**

Principal Planning Officer (Growth)  
Economy



☎ 01706 925966

✉ tom.hiles@rochdale.gov.uk

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**From:** Tom Hiles

**Sent:** 22 October 2024 16:05

**To:** Keith Mealey <[Keith.Mealey@Rochdale.Gov.UK](mailto:Keith.Mealey@Rochdale.Gov.UK)>

**Subject:** RE: Planning app 24/00581/HYBR - Land to the West of Hollingworth Road and Land off Rakewood Road, Littleborough

Hiya, please find attached the two general plans for the car park extension. There is another drawing titled 'Illustrative Masterplan' that I'm also having trouble opening, but that is just a coloured overview showing the same info as the attached separate plans so you shouldn't need to refer to it.

I've reviewed the titles of the appendices which should be relevant to you as the environmental statement is quite difficult to navigate.

Just to explain, the proposal is split across two land parcels – 1. Hollingworth Road land parcel for the housing and the school, and 2. Rakewood Road land parcel, for the car park extension. The environment statement addresses the two land parcels separately, including in terms of drainage and flood risk, so you need to make sure you're looking at both sets of documents, as below.

**Volume 3 Appendix C.1 – FRA for Hollingworth Road land parcel** – four files as shown below. Please access these from OnBase and not the website as the document titles aren't consistent.

|                                                                                                       |
|-------------------------------------------------------------------------------------------------------|
| Supporting Report - 09/07/2024 - ES VOL 3 - APPENDIX C.1 - FRA - APPENDICES I TO O - 24/00581/HYBR    |
| Supporting Report - 09/07/2024 - ES VOL 3 - APPENDIX C.1 - FRA - APPENDICES P & Q - 24/00581/HYBR     |
| Supporting Report - 09/07/2024 - ES VOL 3 - APPENDIX C.1 - FRA - APPENDIX O - APPENDIX C - SITE PHOTO |
| Supporting Report - 09/07/2024 - ES VOL 3 - APPENDIX C.1 - FRA (INC APPS A-H) & DMS (HYDROLOGY AND DR |

There is also meant to be a SuDS pro-forma (Appendix C.2) and Hydrological Assessment (Appendix C.3) for which I've been unable to find and I've asked the planning agent to forward these over and I'll let you know when they're available.

**Volume 4 Appendix D – FRA for Rakewood Road land parcel** – one file as shown below on onBase.

|                                                                                                       |
|-------------------------------------------------------------------------------------------------------|
| Supporting Report - 18/06/2024 - ES VOL 4 - APPENDIX D - FLOOD RISK ASSESSMENT + APPENDICES A - M - 2 |
|-------------------------------------------------------------------------------------------------------|

Please can you make sure you've referred to all of these, particularly in terms of the reservoir flood risk issue. Hope this is clear enough, can have a chat tomorrow morning if it helps.

**Tom Hiles**

Principal Planning Officer (Growth)  
Economy



☎ 01706 925966

✉ tom.hiles@rochdale.gov.uk

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**From:** Keith Mealey <[Keith.Mealey@Rochdale.Gov.UK](mailto:Keith.Mealey@Rochdale.Gov.UK)>

**Sent:** 22 October 2024 15:15

**To:** Tom Hiles <[Tom.Hiles@Rochdale.Gov.UK](mailto:Tom.Hiles@Rochdale.Gov.UK)>

**Subject:** RE: Planning app 24/00581/HYBR - Land to the West of Hollingworth Road and Land off Rakewood Road, Littleborough

Tom

It seemed to be the car park drawings and the Environmental Impact Statement appendices

**Keith Mealey**

Flood & Drainage Engineer  
Public Protection & Customers



☎ **MAIN 07872 500 722**

✉ keith.mealey@rochdale.gov.uk

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**From:** Tom Hiles <[Tom.Hiles@Rochdale.Gov.UK](mailto:Tom.Hiles@Rochdale.Gov.UK)>

**Sent:** 22 October 2024 13:33

**To:** Keith Mealey <[Keith.Mealey@Rochdale.Gov.UK](mailto:Keith.Mealey@Rochdale.Gov.UK)>

**Subject:** RE: Planning app 24/00581/HYBR - Land to the West of Hollingworth Road and Land off Rakewood Road, Littleborough

Hi again Keith – in your comments you mention that you can't open some of the files on OnBase associated with the FRA and DMS, please can you give me a call to discuss which ones you're having a problem with and I'll look into it.

Tom

**Tom Hiles**

Principal Planning Officer (Growth)  
Economy



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✉ tom.hiles@rochdale.gov.uk

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**From:** Keith Mealey <[Keith.Mealey@Rochdale.Gov.UK](mailto:Keith.Mealey@Rochdale.Gov.UK)>

**Sent:** 22 October 2024 09:55

**To:** Tom Hiles <[Tom.Hiles@Rochdale.Gov.UK](mailto:Tom.Hiles@Rochdale.Gov.UK)>

**Cc:** Francis Comyn <[Francis.Comyn@Rochdale.Gov.UK](mailto:Francis.Comyn@Rochdale.Gov.UK)>; Development Management <[development.management@rochdale.gov.uk](mailto:development.management@rochdale.gov.uk)>; Network Development <[network.development@rochdale.gov.uk](mailto:network.development@rochdale.gov.uk)>; Chris Woods <[chris.woods@rochdale.gov.uk](mailto:chris.woods@rochdale.gov.uk)>; John Gillighan WN <[john.gillighan@rochdale.gov.uk](mailto:john.gillighan@rochdale.gov.uk)>

**Subject:** RE: Planning app 24/00581/HYBR - Land to the West of Hollingworth Road and Land off Rakewood Road, Littleborough

Tom

Apologies for the delay.

Please find attached our comments.

To summarise

The UU comments regarding works compromising the reservoir embankment access and other UU assets should be addressed.

The overall strategy with respect to outfalls and adoptions need further detail.

**Keith Mealey**

Flood & Drainage Engineer  
Public Protection & Customers



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✉ keith.mealey@rochdale.gov.uk

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## APPENDIX C – UNITED UTILITIES CONSULTATION RESPONSE (dated 24th September 2025)

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Rochdale Borough Council  
By email

Your ref 24/00581/HYBR  
Our ref DC/24/1846 v3  
Date 24-SEP-25

Dear Planning Team

**Location: Land To the West Of Hollingworth Road And Land Off Rakewood Road Littleborough**  
**Proposal: Hybrid planning application (EIA development) seeking: Full Planning permission for the erection of residential development of 312 dwellings (Use Class C3) with associated access, landscaping including works at land off Hollingworth Road, alongside reconfiguration of and extension to the existing car park and associated works off Rakewood Road. Outline planning permission with access (all other matters reserved) for the erection of primary school.**

United Utilities provides the following comments to support the Local Planning Authority in their determination of the planning application detailed above, and to direct the applicant to further sources of support and guidance on matters that might impact their proposal.

The letter and Appendix should be read in their entirety to support the determination, the design, and should the scheme be approved, the subsequent delivery of the proposal.

We would like to address the matters set out within our letter dated 12 September 2024 and our follow up correspondence dated 25 September 2024. We set out each of these matters in turn below:

### **United Utilities' Property, Assets and Infrastructure**

According to our records there are two easements crossing the proposed development site which is in addition to our statutory rights for inspection, maintenance and repair. The easement dated 25/10/1993 UU Ref: Z762 and the easement dated 08/04/1834 UU Ref: P588 have restrictive covenants that must be adhered to. It is the applicant's responsibility to obtain a copy of the easement documents, available from United Utilities Legal Services or Land Registry. The applicant must comply with the provisions stated within the documents.

United Utilities is satisfied that the previous concerns expressed regarding United Utilities' land within the application boundary has been addressed and the redline boundary has been amended to solely include land within the control of the applicant and Rochdale MBC. However, with regard to the land set aside for the primary school, United Utilities' Rights of Way are located within this site and must be maintained at all times including through the construction

phase of the housing development. Nothing should occur that impacts and/or is detrimental to this legal Right of Way.

It is extremely important that the presence of United Utilities' Rights of Way, legal easements and water assets, including a large diameter raw water main, all of which cross through the site set aside for a primary school, are fully considered as part of any future planning applications and prior to the design and layout of the school proposals being finalised. If the proposed buildings or features impact these assets it is likely that United Utilities will OBJECT to the proposals submitted as part of any subsequent Reserved Matters application.

We request that Rochdale MBC, as landowner, engages with United Utilities as soon as possible to fully understand the considerable constraints within this part of the application site.

United Utilities has reviewed the submitted Constraints Plans however there are inaccuracies within these as follows:

- **Rakewood Car Park Opportunities and Constraints Plan Drawing Ref: RG-LD-05 Rev P1** – a sewer and easement are shown within this site however this is inaccurate. There are no sewers located within this site however there are water mains and a formal legal easement, **we request that the constraints plan is updated to reflect this.**
- **Constraints and Opportunities Plan Drawing Ref: BL-M05 Rev H** - a sewer and easement are shown within this site however this is inaccurate and should be referenced as a water main and legal easement. In addition, United Utilities' Rights of Way are not shown and we have concerns regarding sports pitches shown above these Rights of Way which would not be acceptable to United Utilities. For the avoidance of doubt, nothing should occur that impacts and/or is detrimental to these legal Rights of Way. **We request that the constraints Plan is updated to full take account of these constraints.**

To avoid any confusion regarding the location of United Utilities' assets, infrastructure, legal easements and Rights of Way, we request that the Constraints Plans are updated to accurately show the location of these assets and interests. We request that the current submitted Constraints Plans are not listed as approved documents on the Decision Notice and updated plans are provided **PRIOR TO DETERMINATION.**

## **Water mains**

As referenced in our previous correspondence, it is important to reiterate that water mains, including a large diameter raw water main that is still in service, cross this site. They must not be built over, or our access to the pipelines compromised in any way. We require an access strip as detailed in our 'standard conditions for works adjacent to pipelines', which can be found on our website:

<https://www.unitedutilities.com/builders-developers/yourdevelopment/planning/building-over-or-working-near-our-assets/working-near-our-pipes/>. The applicant must comply with this document to ensure pipelines are adequately protected both during and after the construction period.

Should the Council deem this application suitable for approval we request the following conditions are included in the subsequent Decision Notice to afford appropriate protective measures for these assets:

#### **WATER MAIN ASSET PROTECTION CONDITION – FULL APPLICATION**

*No construction shall commence (including any earthworks) for the part of the scheme hereby approved in full until details of the means of ensuring the water mains that are laid within the site boundary are protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts on the water mains from construction activities and the impacts post completion of the development on the water main infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to the water main both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details.*

*Reason: In the interest of public health and to ensure protection of the public water supply.*

#### **WATER MAIN ASSET PROTECTION CONDITION – OUTLINE APPLICATION**

*As part of the submission of the first Reserved Matters application details of the means of ensuring the water mains that are laid within the site boundary are protected from damage as a result of the development shall be submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts on the water mains from construction activities and the impacts post completion of the development on the water main infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to the water main both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details.*

*Reason: In the interest of public health and to ensure protection of the public water supply.*

#### **Public sewer**

A public sewer is located within the vicinity of the site and we will not permit building over it. We require an access strip for maintenance or replacement and this access must not be compromised in any way. The minimum distances that might be acceptable to United Utilities are detailed within Part H of the Building Regulations however, we recommend the applicant determines the precise location, size, depth and condition of the pipeline as this is likely to influence the required stand-off distance from any structure.

**It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout.**

It is important that the supporting information contained in the Appendix, Section 3.0 'United Utilities' Property, Assets and Infrastructure', is read in conjunction with this letter. This provides information that might impact a proposed layout and additional guidance that an applicant or developer must consider when United Utilities assets are located in, or in the locality of, the proposed site.

Where United Utilities' assets exist, it is essential that the applicant, or any subsequent developer, contacts our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. See Appendix, Section 6.0 'Contacts'.

### **Proximity to Hollingworth Lake**

We raised concerns in our previous letters regarding the proximity of the proposed development to Hollingworth Lake reservoir. United Utilities is satisfied that access to the toe of the reservoir has been maintained and this is reflected in the updated site location plan (Drawing Reference: NW111-PD-1002 C). We would like to reiterate the importance of ensuring that access to the reservoir should not be impeded in any way to ensure that the reservoir, including the land around the toe of the reservoir, can be accessed at all times during the construction of the scheme and post completion of the development.

### **Reservoir Flood Risk**

Within our letters dated 12 September 2024, and our follow up correspondence dated 25 September 2024, we raised concerns regarding the flood risk from the reservoir and the requirement for further assessment to fully understand the risk and any required mitigation.

United Utilities has reviewed the submitted Reservoir Inundation Modelling. Based on the submitted scheme comprising of 312 residential units and a primary school, the results of the modelling exercise have demonstrated that the development will not alter the ALARP ('As Low As Reasonably Practicable') profile of the reservoir and therefore will not alter the management and maintenance regime for the reservoir.

**However, it is important to reiterate that this is based solely on the current submitted scheme. In the event that the dwelling numbers or the proposed location and/or orientation of the dwellings are amended a new modelling exercise and assessment may be required. We request that we are kept informed of any such changes to the proposed scheme and we are reconsulted accordingly.**

### **DRAINAGE**

Directed by the principles set out in the National Planning Practice Guidance and the new National Standards for Sustainable Drainage Systems (2025) we require developers and Local Planning Authorities, to do all that they can to avoid surface water entering the public sewer,

unless absolutely necessary. This applies to all proposed development. See Appendix 1.1 'Surface Water Hierarchy'.

**All options for the sustainable management of surface water must be thoroughly investigated before we will accept any surface water connections from new development to the public sewer. Where a new surface water connection to the public sewer is proposed, we will require robust evidence to demonstrate the drainage hierarchy has been fully investigated and there are no more sustainable options available for the management of surface water.**

Noting that part of this application is being applied for in full, whereby site layout, levels and drainage are intrinsically linked, and given the presence of a number of United Utilities' assets and infrastructure within and adjacent to the application site, we request that the applicant provides a detailed drainage plan, and that United Utilities has the opportunity to review and comment on this plan **PRIOR TO DETERMINATION** of this application.

Should planning permission be granted without the provision of this information, we request the following conditions are attached to any subsequent Decision Notice. Please note that any drainage plans submitted should have regard to the existing United Utilities' assets and infrastructure and any associated easements which cross through this site:

#### **DRAINAGE CONDITION – FULL APPLICATION**

***Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:***

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;***
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);***
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;***
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and***
- (v) Foul and surface water shall drain on separate systems.***

***The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.***

***Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.***

***Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.***

## **DRAINAGE CONDITION – OUTLINE APPLICATION**

***As part of the submission of the first Reserved Matters application details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:***

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;***
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);***
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;***
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and***
- (v) Foul and surface water shall drain on separate systems.***

***The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.***

***Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.***

***Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.***

To discuss their drainage proposals the applicant should contact our **Developer Services** team by email at [SewerAdoptions@uuplc.co.uk](mailto:SewerAdoptions@uuplc.co.uk). Alternative ways to contact the team are detailed in the Appendix, Section 6.0 'Contacts'.

Please note, United Utilities is 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 a main river).

### **Management and maintenance of Sustainable Drainage Systems (SuDS)**

Without effective management and maintenance SuDS can fail or become ineffective which may have a detrimental impact on the surrounding area, including the performance of the public sewer network (where the two systems interact). Therefore, where SuDS is included in a proposed development, we recommend the Local Authority include a condition relating to SuDS management and maintenance in any subsequent Decision Notice. An example condition is included with the Appendix, Section 2.2.

**When considering their drainage proposal, it is the applicant's responsibility to investigate the existence of any infrastructure that might impact their detailed design.** This includes water, wastewater, operational and/or abandoned pipelines. United Utilities will not routinely carry out this assessment when reviewing drainage proposals submitted within a planning application. Where infrastructure exists, the drainage design must comply with the relevant United Utilities guidelines and/or Building Regulations. Further information is available on our website: [Working near our pipes - United Utilities](#). Failure to consider existing infrastructure when designing a drainage proposal may result in the applicant having to redesign proposals at a later date.

### **WATER EFFICIENCY IN NEW DEVELOPMENT**

All new homes are required to meet the mandatory national standard of 125 litres of water used per person per day (l/p/d) as set out in Building Regulations Approved Document G. If your adopted development plan includes a policy that implements the tighter water efficiency standard of 110 l/p/d for new-build dwellings in Part 3 of Building Regulations, you should ensure that this is a condition of any planning permission you may grant. You should also consider whether there is any adopted development plan policy relating to water efficiency in the construction of non-residential development. As this is a matter for the local planning authority / building control body, United Utilities would not be involved in the discharge of conditions relating to water efficiency.

**We request that a copy of this letter and the Appendix is made available to the applicant.**

Yours faithfully

United Utilities' Planning Team

**APPENDIX:**  
**Supporting information for the decision maker, applicant, developers and any other interested party**

Whilst we provide the following information to support the design and delivery of the proposed scheme, we strongly recommend that the applicant, or any subsequent developer, contacts our Developer Services team or visits our website for more detailed advice on any aspects of United Utilities' assets and services that might impact their proposal. Full contact details can be found in Section 6.0 'Contacts' (below).

## **1.0 DRAINAGE DESIGN**

Surface water (rainwater) flows are very large when compared with foul water flows that come from toilets, showers, washing machines, etc. It is usually surface water flows that increase the risk of sewer flooding, potentially impacting homes and businesses, and can result in unwanted spills from storm overflows into watercourses.

We have embarked on an ambitious investment programme to improve the performance of our wastewater network, particularly relating to the management of surface water. Our focus is to reduce the risk of sewer flooding and the prevention, frequency and intensity of spills from storm overflows, ultimately moving to a position where they are no longer necessary. As we work hard to improve the existing wastewater network, it is important that we do not compromise the results by accepting any unnecessary new surface water connections and that we take all opportunities for the removal of existing flows.

### **1.1 Surface water hierarchy**

The design and delivery of surface water drainage systems must be in accordance with the National Standards for Sustainable Drainage Systems or any replacement of national standards. Full details, including the hierarchy of surface water runoff destinations can be found here: [National standards for sustainable drainage systems \(SuDS\) - GOV.UK](#)

The standards indicate that surface water drainage systems shall be designed, constructed, maintained and operated following a natural approach to managing water. This should mimic natural drainage, manage surface runoff at or close to the surface and as close to its source as practicable. Therefore, drainage proposals for new development must be designed to maximise the retention of surface water on-site and minimise the volume and rate of surface water discharge off-site.

**United Utilities will only accept new surface water connections to the public sewer in circumstances where the applicant has provided robust evidence that the drainage hierarchy has been fully investigated and more sustainable options for the management of surface water have been proven to be unfeasible. Surface water connections, particularly to the combined sewer, should only be considered as the last resort.**

Where surface water connections already exist, the applicant must provide clear evidence of these connections along with calculations on rates of discharge, to demonstrate a reduction in

discharge rates. Without this evidence, applicants will be required to discharge at a greenfield rate of run-off.

## **1.2 Adoption and construction of drainage systems**

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewerage Sector Guidance Appendix C – Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.

If the proposal incorporates a SuDS component(s) which interacts with a sewer network that may be offered for adoption by United Utilities, we recommend the applicant seeks further advice regarding the SuDS design; detailed information is available on our website.

Our acceptance of any drainage strategy submitted by an applicant to the Local Planning Authority for approval does not infer that a detailed drainage design will meet the requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design has been submitted directly to United Utilities, assessed and accepted in writing. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.

## **2.0 PLANNING CONDITIONS; OUR APPROACH TO DRAINAGE CONDITIONS**

When appropriate, United Utilities will request planning conditions relating to site drainage. This is important to ensure the delivery of quality drainage design for both new and existing customers. There is also a particular focus on the sustainable management of surface water thorough investigation of the drainage hierarchy which is critical in the management of flood risk and to reduce the frequency and intensity of spills from storm overflows, which is a shared priority for both United Utilities and the customers and communities that we serve.

### **2.1 Drainage design**

In scenarios where **all** relevant information regarding drainage design is available; the design is acceptable and all opportunities for the sustainable management of surface water have been fully investigated, we will usually request a compliance condition to enable the delivery of the proposed design. If **any** relevant information is missing, or where there is insufficient evidence to demonstrate that the drainage hierarchy has been fully investigated, we will request a pre-commencement condition to ensure that all aspects of drainage design are fully considered before any work begins on site.

### **2.2 Management and maintenance of Sustainable Drainage Systems (SuDS)**

The Local Authority should consider a SuDS management and maintenance condition for any scheme where SuDS is included within the proposal. An example condition is below that may be suitable in many circumstances.

*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:*

- (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or management and maintenance by a resident's management company; and*
- (ii) 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.*

It is important to note that United Utilities cannot provide comment on an asset that is owned by a third-party management and maintenance company and therefore, would not be involved in any application to discharge a condition relating to SuDS management and maintenance.

### **3.0 UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE**

#### **3.1 Water pipelines**

United Utilities will not allow building over or in close proximity to a water main.

For any works in the vicinity of water pipelines, including drainage, the applicant must comply with our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: [Working near our pipes - United Utilities](#)

#### **3.2 Wastewater pipelines**

United Utilities will not allow any new buildings or structures to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances.

*Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details).*

#### **3.3 Water and wastewater pipelines and apparatus**

A number of providers offer a paid for mapping service, including United Utilities. Alternatively, the plans can be viewed for free. See Section 6.0 'Contacts' for further details.

The position of underground apparatus shown on water and wastewater asset maps is approximate only and is given in accordance with the best information currently available. The

actual positions may be different from those shown on the plans and private pipes, sewers or drains may not be recorded. We strongly recommend the applicant, or any future developer, does not rely solely on the asset maps to inform decisions relating to the detail of their site and instead investigates the precise location of any underground pipelines and apparatus.

Where additional information is requested to enable an assessment of the proximity of proposed development features to United Utilities assets, the proven location of pipelines should be confirmed by site survey; an extract of asset maps will not suffice. The applicant should seek advice from our Developer Services team on this matter. See Section 6.0. 'Contacts' (below). United Utilities Water PLC will not accept liability for any loss or damage caused by the actual position of our assets and infrastructure being different from those shown on asset maps.

Developers should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that an application to divert or abandon underground assets is submitted to United Utilities and subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include sustainable drainage features, earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: [Working near our pipes - United Utilities](#).

The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently in operation. This advice is also relevant to any uncharted pipelines (pipelines that do not appear on our asset maps) that might be discovered on site either before or during construction. In this

instance, the developer should contact our Developer Services team as soon as possible. See Section 6.0 'Contacts'.

It is the applicant's responsibility to ensure that United Utilities' required access is provided within any proposed layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

#### **4.0 WATER AND WASTEWATER SERVICES, METERING AND CHARGES**

If the applicant intends to receive water and/or wastewater services from United Utilities they should visit our website or contact the Developer Services team for advice at the earliest opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See Section 6.0 'Contacts' (below).

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the connection(s) will be suitable for the new proposal or that any existing metering arrangements will suffice. In addition, if reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

In some circumstances a water meter must be installed to premises. Detailed guidance on whether the development will require a compulsory meter is available on our website within our published Charges Schemes; [Our household charges 2025/2026 | United Utilities](#) (Section 8.7).

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services and metering arrangements, at the earliest opportunity. See Section 6.0 'Contacts'.

To promote sustainable development United Utilities offers a reduction in infrastructure charges to applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). Further information can be found on our website: [Sustainability - United Utilities](#)

Business customers can find additional information on our sustainable drainage incentive scheme at [Incentive schemes | United Utilities](#)

#### **5.0 GROUNDWATER PROTECTION ZONES**

Groundwater Protection Zones (GPZs), also known as Source Protection Zones (SPZs), identify the groundwater catchment areas of sources of potable water and show where they may be at particular risk from polluting activities on or below the land surface.

The Environment Agency has a series of published position statements documenting their approach to managing and protecting groundwater; [The Environment Agency's approach to groundwater protection](#). This document includes position statements, including restrictions or extra controls, that are applicable to certain activities within a Source Protection Zone 1 (SPZ1)

of a groundwater source, which are designed to protect groundwater intended for human consumption. It is important that the applicant reviews the Environment Agency's advice, or any subsequent guidance, in its entirety.

Nb. In order to protect groundwater quality surrounding United Utilities boreholes, we may request the principles outlined within the Environment Agency's document are applied to Source Protection Zone 2 (SPZ2), as well as SPZ1.

The applicant can seek further advice from our Groundwater Engineering Team. See 'Contacts' Section below.

## 6.0 CONTACTS

Contact our **DEVELOPER SERVICES** team as follows:

**Website** (including 'Live Chat'): [Building & Developing - United Utilities](#)

**Telephone** (Monday-Friday, 8am-6pm): **0345 072 6067**

**Email:**

|                                                  |                                                                                            |
|--------------------------------------------------|--------------------------------------------------------------------------------------------|
| <b>WATER</b> (water mains, supply and metering): | <a href="mailto:DeveloperServicesWater@uuplc.co.uk">DeveloperServicesWater@uuplc.co.uk</a> |
| <b>WASTEWATER</b> (public sewers and drainage):  | <a href="mailto:SewerAdoptions@uuplc.co.uk">SewerAdoptions@uuplc.co.uk</a>                 |
| <b>SLUDGE PIPELINES:</b>                         | <a href="mailto:DeveloperServicesWater@uuplc.co.uk">DeveloperServicesWater@uuplc.co.uk</a> |

### **GROUNDWATER PROTECTION ZONES:**

Where the proposed site is located in a Groundwater Source Protection Zone, the applicant should contact our Engineering team for advice, by email at [Groundwater@uuplc.co.uk](mailto:Groundwater@uuplc.co.uk)

### **PROPERTY SEARCHES (FOR ASSET MAPS):**

The public water and sewer records can be viewed via our online viewing facility for free. Viewings are by appointment only. To book an appointment, the applicant should email [propertysearches@uuplc.co.uk](mailto:propertysearches@uuplc.co.uk) or call **0370 751 0101**

Alternatively, a number of providers offer a paid for mapping service, including United Utilities. To purchase a sewer and water plan from United Utilities, visit [Property Searches | United Utilities](#)

### **UNITED UTILITIES LEGAL SERVICES (FOR EASEMENT DOCUMENTS):**

Copies of relevant deeds may be purchased from United Utilities Legal Services. This information is also available from Land Registry.

To purchase a copy of easement documents from United Utilities, please email: [LegalServices@uuplc.co.uk](mailto:LegalServices@uuplc.co.uk)

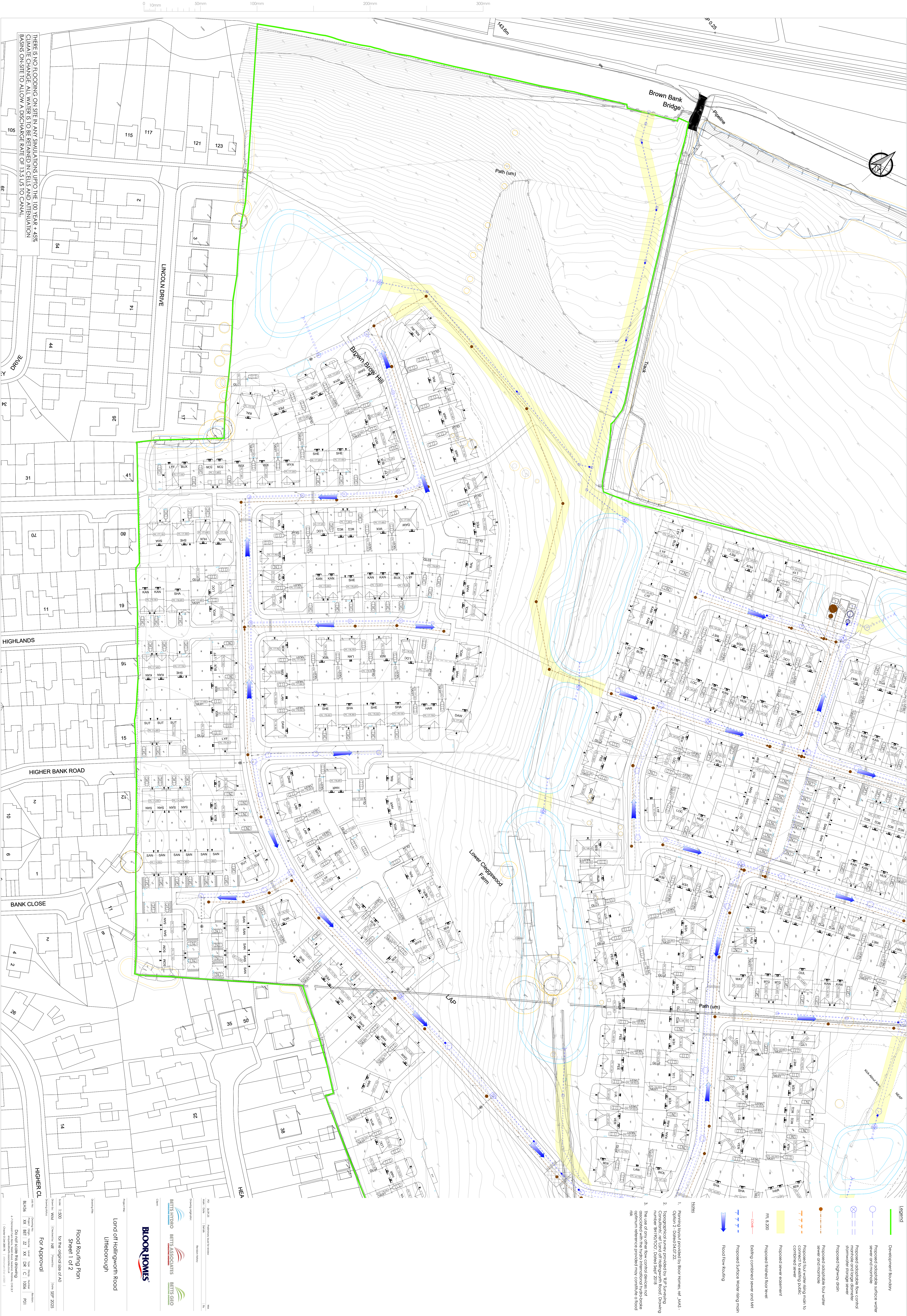
## APPENDIX D – FLOOD FLOW EXCEEDANCE ROUTING PLAN

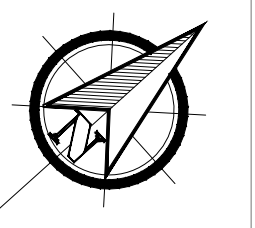
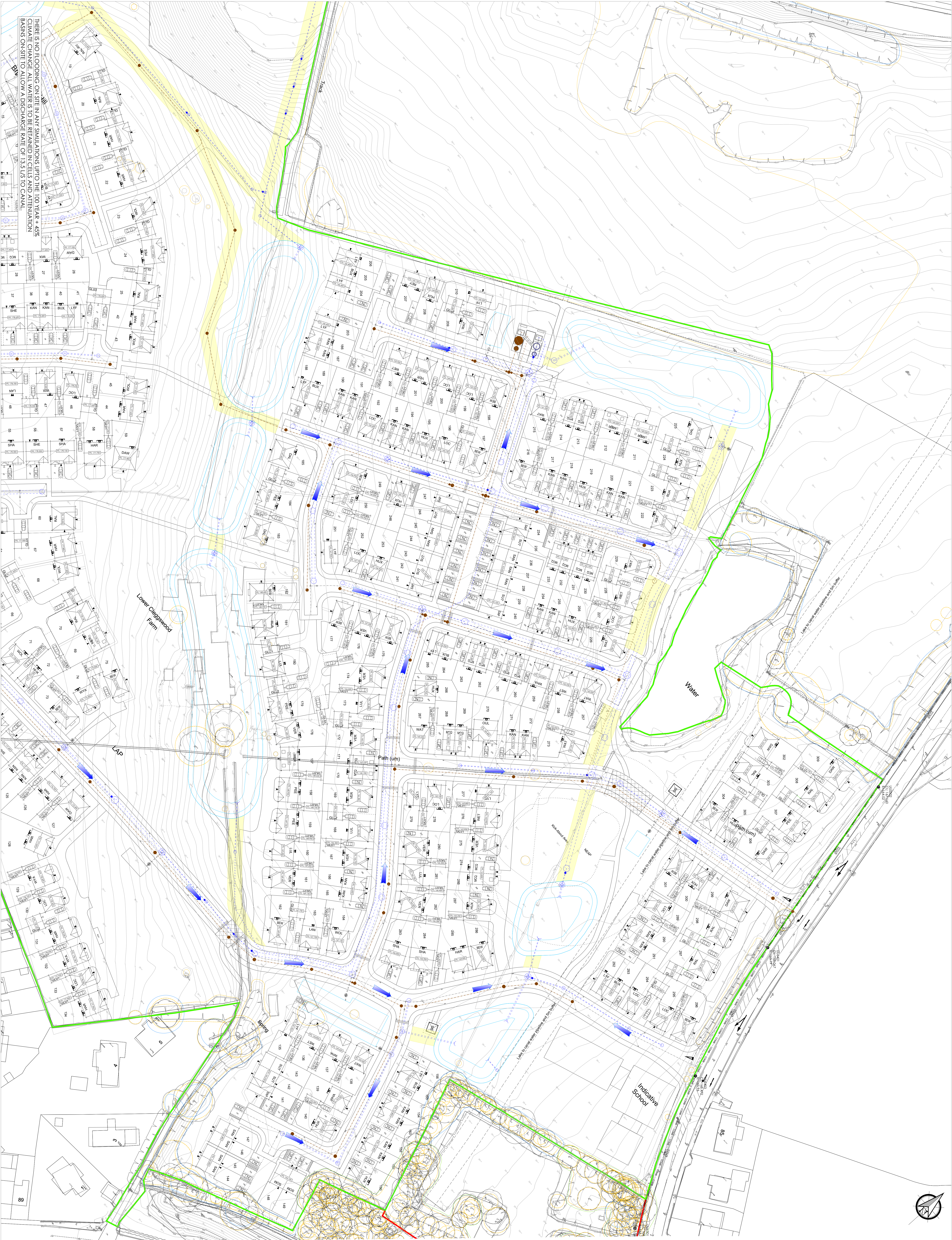
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- Legend**
- Development Boundary
  - Proposed adoptable surface water sewer and manhole
  - Proposed adoptable low control stormwater storage sewer
  - Proposed highway drain
  - Proposed adoptable foul water sewer and manhole
  - Proposed foul water rising main to combined sewer
  - Proposed sewer easement
  - Proposed surface water level
  - Proposed combined sewer and MH
  - Proposed surface water rising main
  - Flood flow routing

- Notes**
- Planning brief provided by Bloor Homes, ref J.M.A.S. Option 2 - Dated 04.07.22
  - Topographical survey provided by R.P. Surveying Consultants, ref Land off Hollingworth Road, Drawing number B116/100, Dated Sept 2018
  - The use of any other flow control devices not included in this drawing may constitute a flood risk.

1:500  
for the original size of A0

Drawn by: WM  
Checked by: NR  
For Approval

Scale: 1:500  
Date: 12/09/2023

Author: J.M.A.S.  
Project: Land off Hollingworth Road, Littleborough

Drawn by: WM  
Checked by: NR  
For Approval

Scale: 1:500  
Date: 12/09/2023

Author: J.M.A.S.  
Project: Land off Hollingworth Road, Littleborough

**BLOOR HOMES**

Land off Hollingworth Road  
Littleborough

**BETTS HYDRO** **BETTS ASSOCIATES** **BETTS GEO**

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for the original size of A0

Drawn by: WM  
Checked by: NR  
For Approval

Scale: 1:500  
Date: 12/09/2023

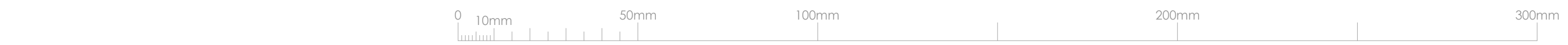
Author: J.M.A.S.  
Project: Land off Hollingworth Road, Littleborough

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for the original size of A0

Drawn by: WM  
Checked by: NR  
For Approval

Scale: 1:500  
Date: 12/09/2023

Author: J.M.A.S.  
Project: Land off Hollingworth Road, Littleborough



THERE IS NO FLOODING ON SITE IN ANY SIMULATIONS UP TO THE 100 YEAR + 45% CLIMATE CHANGE. ALL WATER IS TO BE RETAINED IN CELLS AND ATTENUATION BASINS ON-SITE TO ALLOW A DISCHARGE RATE OF 13.5 L/S TO CANAL.