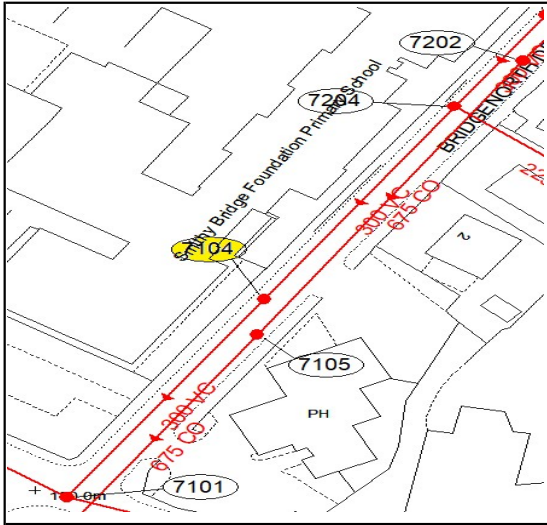
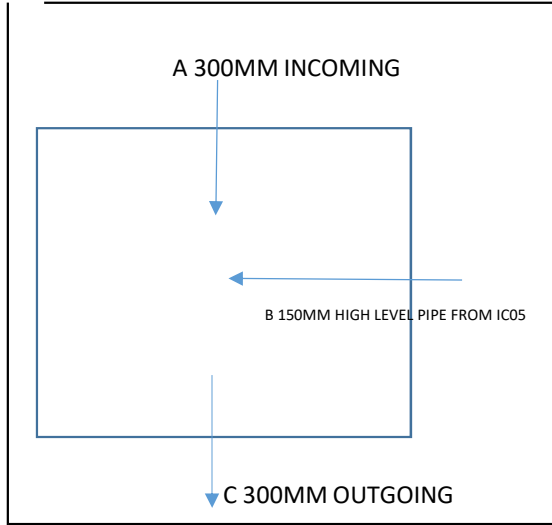


LOCATION SKETCH



PLAN OF MANHOLE



LOCATION PHOTO



INTERNAL PHOTO



STATUS	PU : Public	PR : Private	WC : Culverted Watercourse	} Applies to main outlet
	24 : Section 24	HD : Highway Drain		
FUNCTION	F : Foul	C : Combined	S : Surface Water	} Applies to main outlet
MANHOLE TYPE	IF : Infall	MH : Manhole	CP : Catchpit	
	LH : Lamphole	RE : Rodding Eye	SO : Storm Overflow	
	GU : Gully	OF : Outfall	SA : Soakaway	
COVER DUTY	L : Light Duty	M : Medium Duty	H : Heavy Duty	
SHAPE	C : Circular	E : Egg	R : Rectangular	
	S : Square	T : Trapezoidal	A : Arched	
	B : Barrel	H : Horseshoe (Inverted U)	U : U-shaped with flat top	
	X : Other (state in words)			
PIPE (OR LINING) MATERIAL	AK : Alkathene	AC : Asbestos Cement	BR : Brick	
	CI : Cast Iron	SI : Spun (Grey) Iron	CO : Concrete	
	CSB : Concrete Segments (Bolted)	CSU : Concrete Segments (Unbolted)	CC : Concrete Box Culvert	
	DI : Ductile Iron	GRC : Glass Reinforced Concrete	GRP : Glass Reinforced Plastic	
	PSC : Plastic/Steel Composite	PVC : Polyvinyl Chloride	PE : Polyethylene	
	RPM : Reinforced Plastic Matrix	ST : Steel	VC : Vittrified Clay	
	PP : Polypropylene	PF : Pitch Fibre	MAC : Masonry, Coursed	
	MAR : Masonry, Randon Courses	XXX : Other (State in remarks)		
LINING	BL : Bitumen	RL : Resin	IS : Insituform	
	CL : Cement	PI : Plastic		



Project No.
 Survey Date.
 Surveyor.

Asset Survey Card

Asset ID: Asset Type: eg: MH, CP, GY
 Function: Cover Level:
 Location:
 Town:

COVER DETAILS

☐ Square ☒ Rectangle ☐ Triangle ☐ Dbl Triangle ☐ Circular ☐ Other
☐ Hinged ☐ Lockable ☐ Grating ☒ Cover Duty x Size (mm)

PIPE DETAILS

Incoming Pipes

Pipe	Depth from Cover (m)	Upstream / Downstream Ref	Shape	Height	Size (mm)	Pipe Mat	Lining Mat	Back Drop Dia (mm)	Invert Level (m)
A	1.65	RG05	C	100	x	VC			148.147
B	1.67	IC04	C	150	x	VC			148.127
C	1.58	GY03 / GY04	C	100	x	VC			148.217
D	1.66	RG02	C	100	x	VC			148.137
E					x				0.000
F					x				0.000

Outgoing Pipes

X	1.71	7514	C	150	x	VC			148.087
Z					x				0.000

MANHOLE CONSTRUCTION DETAILS

Shaft

x Size (mm) Depth (m) No. of Reg Courses Soffit
 Chamber x Size (mm) Side Entry OX / H2S / METH Toxic atmosphere Evidence of Surcharge
☐ Pre Cast Concrete ☐ Insitu Concrete ☐ Bolted Segments ☒ Brick ☐ Reducing Slab
 Step Irons ☐ Ladder ☐ No. of Landings Depth of Flow (mm) Depth of Silt (mm)

ADDITIONAL CONSTRUCTION DETAILS

☐ Flap Valve ☐ Orifice ☐ Sluice Gate ☐ Weir ☐ Screens ☐ Penstock ☐ Flume ☐ H/Wall

CONDITION INFORMATION (Specify in Remark)

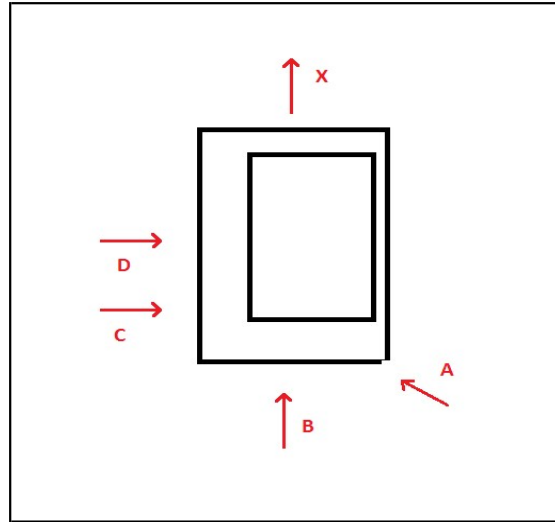
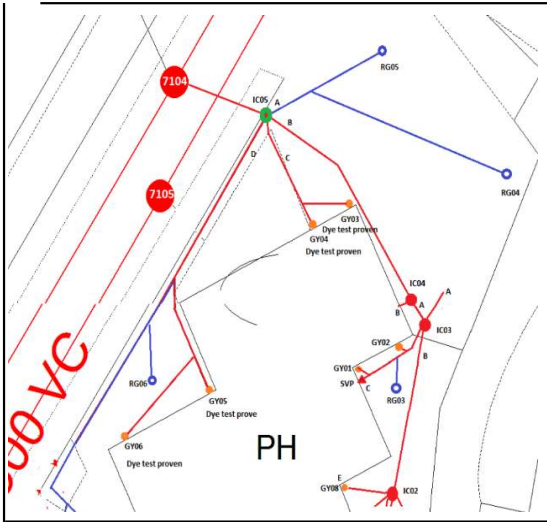
	Cover	Shaft	Irons/Ladder	Chamber	Benching	Channel
OK	☒	☒	☒	☒	☒	☒
Needs Attention	☐	☐	☐	☐	☐	☐
Urgent Attention	☐	☐	☐	☐	☐	☐

Remark

See Overleaf for Key

LOCATION SKETCH

PLAN OF MANHOLE



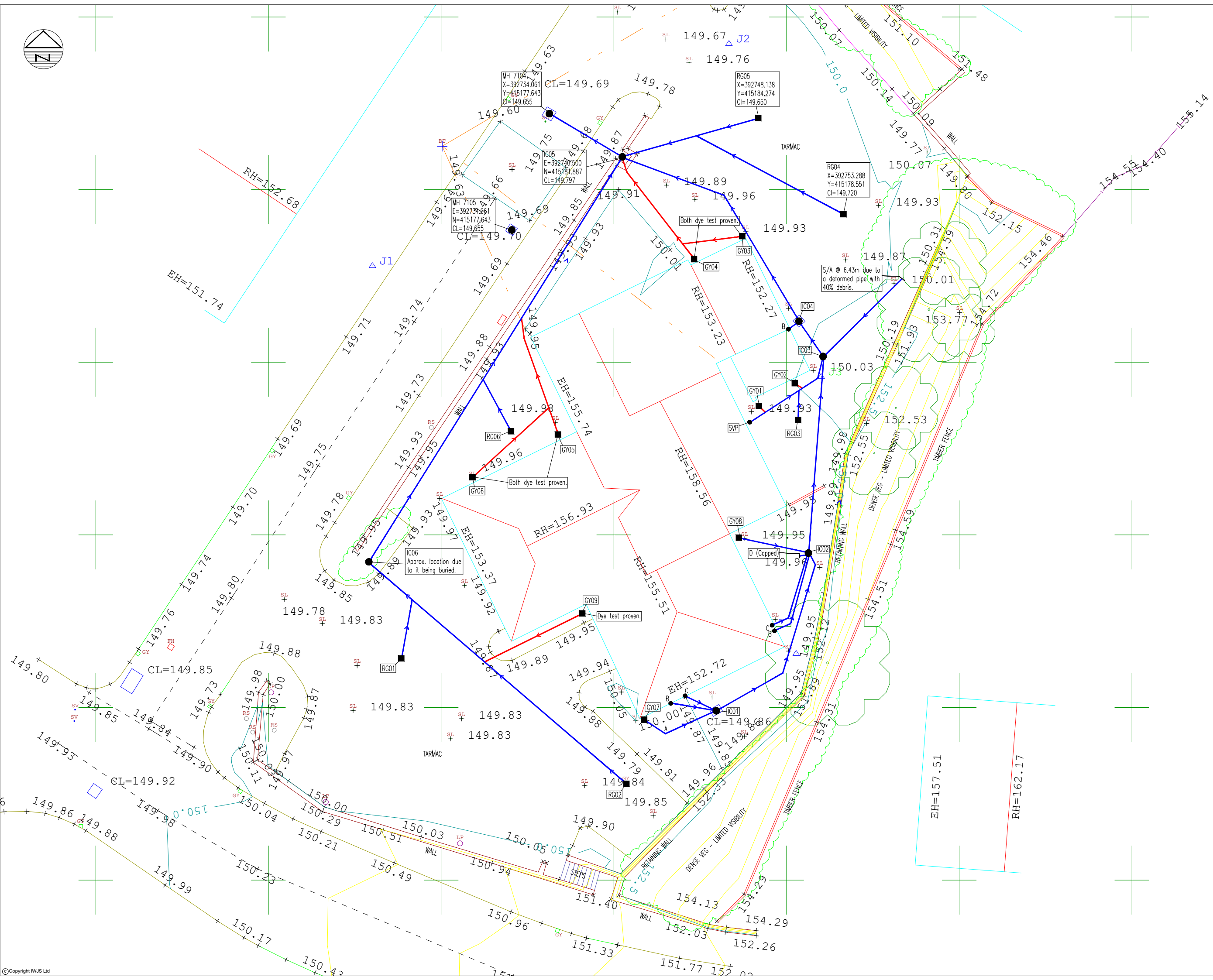
LOCATION PHOTO



INTERNAL PHOTO



STATUS	PU : Public	PR : Private	WC : Culverted Watercourse	} Applies to main outlet
	24 : Section 24	HD : Highway Drain		
FUNCTION	F : Foul	C : Combined	S : Surface Water	} Applies to main outlet
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COVER DUTY	L : Light Duty	M : Medium Duty	H : Heavy Duty	
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	S : Square	T : Trapezoidal	A : Arched	
	B : Barrel	H : Horseshoe (Inverted U)	U : U-shaped with flat top	
	X : Other (state in words)			
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	CSB : Concrete Segments (Bolted)	CSU : Concrete Segments (Unbolted)	CC : Concrete Box Culvert	
	DI : Ductile Iron	GRC : Glass Reinforced Concrete	GRP : Glass Reinforced Plastic	
	PSC : Plastic/Steel Composite	PVC : Polyvinyl Chloride	PE : Polyethylene	
	RPM : Reinforced Plastic Matrix	ST : Steel	VC : Vitrified Clay	
	PP : Polypropylene	PF : Pitch Fibre	MAC : Masonry, Coursed	
	MAR : Masonry, Random Courses	XXX : Other (State in remarks)		
LINING	BL : Bitumen	RL : Resin	IS : Insituform	
	CL : Cement	PI : Plastic		



NOTES

1. DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS MUST BE CHECKED/VERIFIED ON SITE. IF IN DOUBT, ASK.

2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CCTV DOCUMENTATION.

3. ALL DIMENSIONS AND LEVELS IN METRES UNLESS NOTED OTHERWISE.

4. PIPE RUNS ARE ASSUMED STRAIGHT BETWEEN CHAMBERS UNLESS OTHERWISE INDICATED.

5. ALL UTILITIES ARE UNDERGROUND EXCEPT WHERE INDICATED.

IC01, IC02, IC03 & IC04 all unable to be plotted by GPS as next to buildings.

DRAINAGE/CCTV SURVEY LEGEND

MANHOLE

NODE POINT

GULLY

SURVEYED SEWER

UNSURVEYED SEWER

Rev

Date

Details of issue / revision

Drw

Rev

ISSUES & REVISIONS

IWJS

Head Office: Dickens House, Old Swanmarket Road, Worlidge, Bury St Edmunds, Suffolk IP30 3DS

Exeter Office: 210 Old London Road, Marlow, Bucks, MK18 1EN

Leeds Office: 1444, Boundary Lane, Leeds, LS10 1JH

Manchester Office: 1444, Boundary Lane, Manchester, M14 5SS

Northampton Office: 1444, Boundary Lane, Northampton, NN4 5SS

Northwich Office: 1444, Boundary Lane, Northwich, Cheshire, CW9 6JG

Client

ARP Geotechnical Ltd

Matthew Wilson

5-6 Northwest Business Park

Servia Hill

Leeds

Yorkshire

LS6 2QH

Project Title

ARP Geotechnical Ltd

Matthew Wilson

Smithybridge Pub

43 Smithy Bridge Rd

Littleborough

Greater Manchester

OL15 0DY

Drawing Title

Drainage system

investigation.

Scale

NTS

Drawn

JS

Size

A1

Reviewed

BN

Drawing Status

EXISTING

Drawing No.

IWJS - 134373

Revision

-



Project No.
 Survey Date.
 Surveyor.

Asset Survey Card

Asset ID: eg: MH, CP, GY
 Status: Asset Type: Function: Cover Level:
 Location:
 Town:

COVER DETAILS

☒ Square
 ☐ Rectangle
 ☐ Triangle
 ☐ Dbl Triangle
 ☐ Circular
 ☐ Other
☐ Hinged
 ☐ Lockable
 ☐ Grating
 ☐ Cover Duty x Size (mm)

PIPE DETAILS

Incoming Pipes

Pipe	Depth from Cover (m)	Upstream / Downstream Ref	Shape	Size (mm)		Pipe Mat	Lining Mat	Soffit Level (m)	Invert Level (m)
				Height	Width				
A	4.41	SD92157204	C	300	x 300	VC		145.555	145.255
B	1.4	IC05	C	150	x 150	VC		148.415	148.265
C					x				
D					x				
E					x				
F					x				

Outgoing Pipes

X	4.42	SD92157101	C	300	x 300	VC		145.545	145.245
Y					x				

MANHOLE CONSTRUCTION DETAILS

Shaft

x Size (mm)
 Depth (m)
 No. of Reg Courses
 Soffit

Chamber

x Size (mm)
 Side Entry
 ☐ OX / H2S / METH Toxic atmosphere
 ☐ Evidence of Surge

☐ Pre Cast Concrete
 ☐ Insitu Concrete
 ☒ Brick
 ☐ GRP
 ☐ Reducing Slab

Step Irons
 ☐ Ladder
 ☐ No. of Landings
 Depth of Flow (mm)
 Depth of Silt (mm)

ADDITIONAL CONSTRUCTION DETAILS

☒ Flap Valve
 ☐ Orifice
 ☐ Sluice Gate
 ☐ Weir
 ☐ Screens
 ☐ Penstock
 ☐ Flume
 ☒ H/Wall

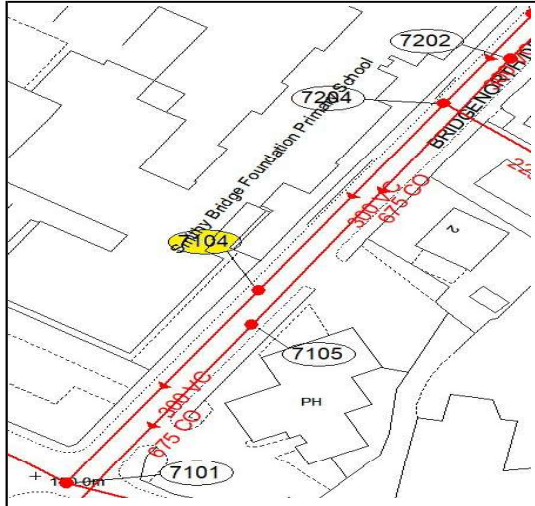
CONDITION INFORMATION (Specify in Remark)

	Cover	Shaft	Irons/Ladder	Chamber	Benching	Channel
OK	☒	☒	☒	☒	☒	☒
Needs Attention	☐	☐	☐	☐	☐	☐
Urgent Attention	☐	☐	☐	☐	☐	☐

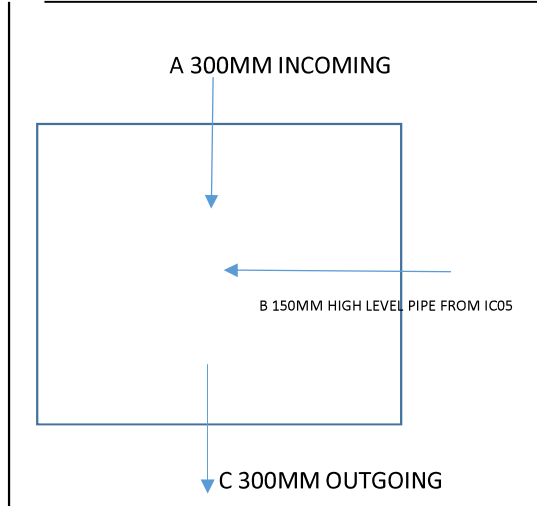
Remark

See Overleaf for Key

LOCATION SKETCH



PLAN OF MANHOLE



LOCATION PHOTO



INTERNAL PHOTO



STATUS	PU : Public	PR : Private	WC : Culverted Watercourse	} Applies to main outlet
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	B : Barrel	H : Horseshoe (Inverted U)	U : U-shaped with flat top	
	X : Other (state in words)			
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	CSB : Concrete Segments (Bolted)	CSU : Concrete Segments (Unbolted)	CC : Concrete Box Culvert	
	DI : Ductile Iron	GRC : Glass Reinforced Concrete	GRP : Glass Reinforced Plastic	
	PSC : Plastic/Steel Composite	PVC : Polyvinyl Chloride	PE : Polyethylene	
	RPM : Reinforced Plastic Matrix	ST : Steel	VC : Vitrified Clay	
	PP : Polypropylene	PF : Pitch Fibre	MAC : Masonry, Coursed	
	MAR : Masonry, Random Courses	XXX : Other (State in remarks)		
LINING	BL : Bitumen	RL : Resin	IS : Insituform	
	CL : Cement	PI : Plastic		

APPENDIX D

ENVIRONMENT AGENCY DATA

Flood map for planning

Your reference
Smithybridge

Location (easting/northing)
393793/416217

Created
14 Apr 2021 8:26

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

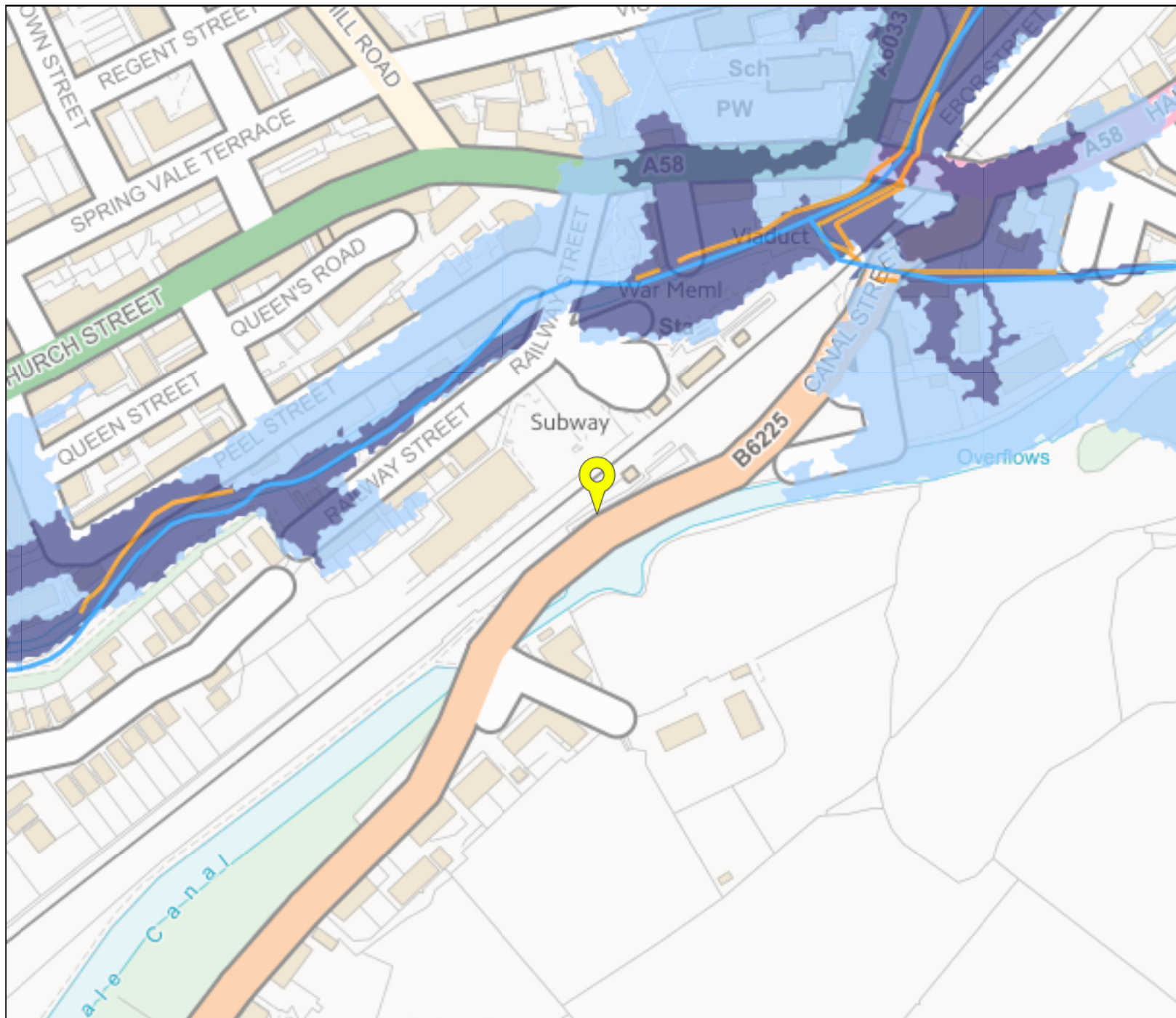
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Flood map for planning

Your reference
Smithybridge

Location (easting/northing)
393793/416217

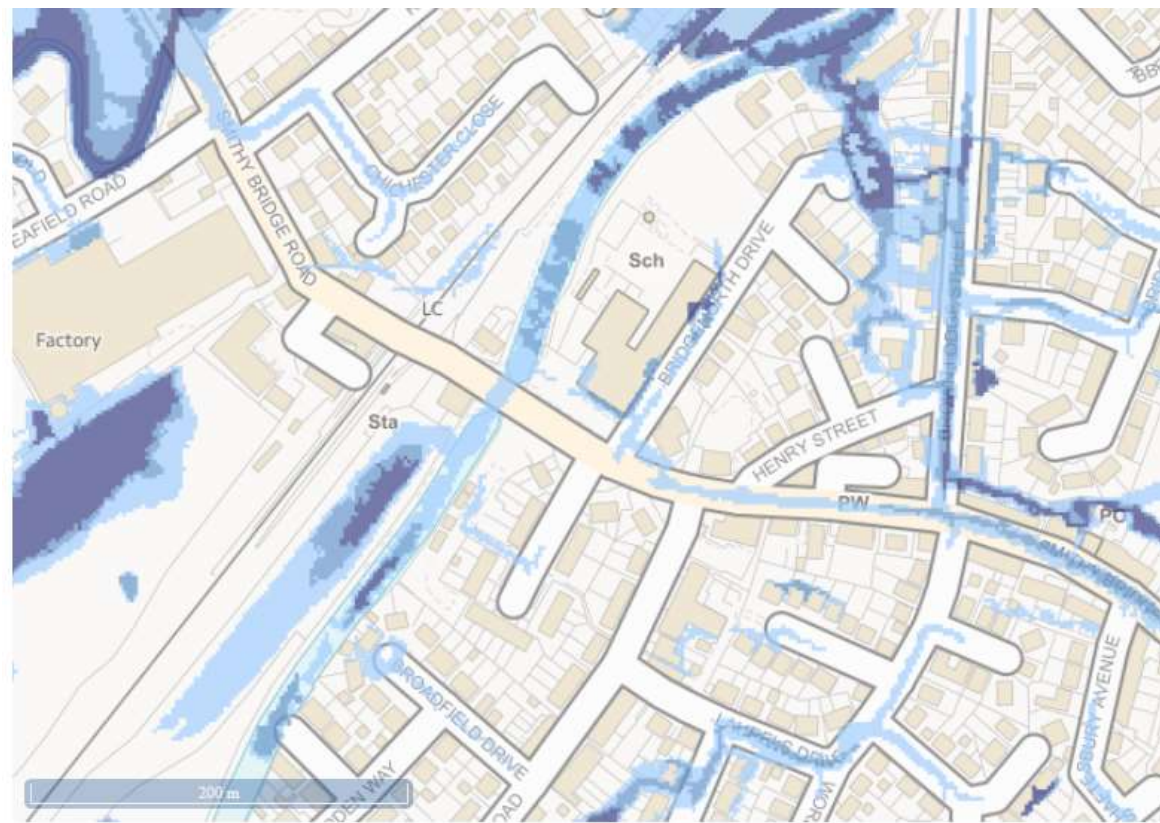
Scale
1:2500

Created
14 Apr 2021 8:26

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area

0 20 40 60m

Overview of Risk



Extent of flooding from surface water

● High ● Medium ● Low ○ Very low

High Risk Scenario Flood Depths



Surface water flood risk: water depth in a high risk scenario

Flood depth (millimetres)

● Over 900mm ● 300 to 900mm ● Below 300mm

Medium Risk Scenario Flood Depths

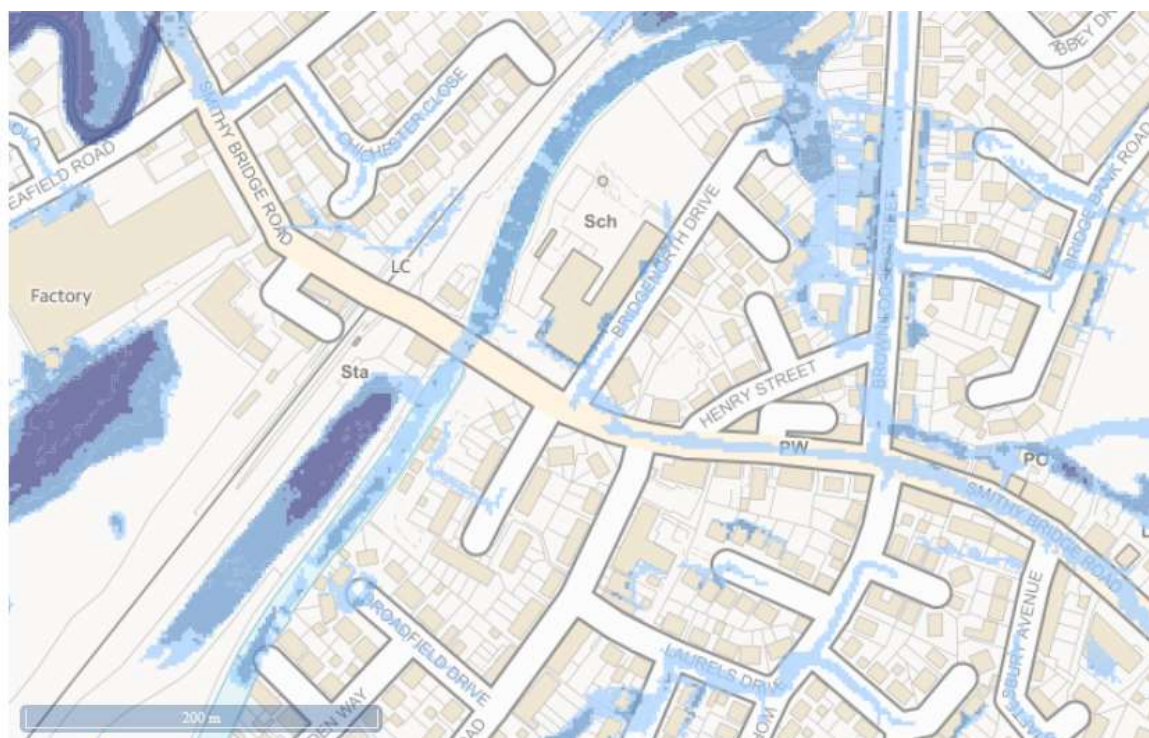


Surface water flood risk: water depth in a medium risk scenario

Flood depth (millimetres)

Over 900mm 300 to 900mm Below 300mm

Low Risk Scenario Flood Depths



Surface water flood risk: water depth in a low risk scenario

Flood depth (millimetres)

Over 900mm 300 to 900mm Below 300mm

Extract from Environment Agency Risk of Flooding from Reservoirs Map



Extent of flooding from reservoirs

- Maximum extent of flooding

APPENDIX E

WATER AUTHORITY CONSULTATION

Matthew Wilson

Subject: FW: Pre Development Enquiry - Former Smithybridge Pub, 43 Smithy Bridge Rd, Littleborough OL15 0DY - UU ref 4200037735

From: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Sent: Thursday 13 May, 2021 3:18pm
To: Matthew Wilson <MatthewWilson@arnorthwest.co.uk>
Cc: Stephen McCann <Stephen.McCann@Rochdale.Gov.UK>; Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: RE: Pre Development Enquiry - Former Smithybridge Pub, 43 Smithy Bridge Rd, Littleborough OL15 0DY - UU ref 4200037735

Good Afternoon Matthew / Stephen,

In light of the below I confirm United Utilities would deem a surface water connection to the 300mm public combined sewer (at a restricted rate of 12.3 l/s, as discussed previously) would be acceptable.

Many thanks and kind regards,

Tom



Thomas Bethell
Assistant Engineer
Developer Services & Metering
Customer Services
M: 07880 339 195
unitedutilities.com

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From: Matthew Wilson [<mailto:MatthewWilson@arnorthwest.co.uk>]
Sent: 05 May 2021 12:23
To: Bethell, Thomas <Thomas.Bethell@uuplc.co.uk>
Cc: Stephen McCann <Stephen.McCann@Rochdale.Gov.UK>; Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: RE: Pre Development Enquiry - Former Smithybridge Pub, 43 Smithy Bridge Rd, Littleborough OL15 0DY - UU ref 4200037735

EXTERNAL EMAIL This email originated outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Thomas,

I trust the email below from Stephen provides the additional confirmation you require in order to agree that discharge to the canal or existing highway drainage is not feasible for this site, and on this basis that you can

agree to the proposed surface water discharge to the 300mm combined public sewer in Bridgenorth Drive (as per the existing site, but at a significantly reduced rate)?

Kind regards,

Matthew Wilson
Principal Engineer

07307 849 396
matthewwilson@arpnorthwest.co.uk



www.arpassociates.co.uk

Space 10, This is The Space, 68 Quay Street, Manchester M3 3EJ
5 & 6 Northwest Business Park, Servia Hill, Leeds LS6 2QH

Pre-planning Geotechnical Civil Engineering Structural Engineering Building Services Engineering

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From: Stephen McCann <Stephen.McCann@Rochdale.Gov.UK>
Sent: Wednesday 5 May, 2021 11:37am
To: Bethell, Thomas <Thomas.Bethell@uuplc.co.uk>
Cc: Matthew Wilson <MatthewWilson@arpnorthwest.co.uk>
Subject: RE: Pre Development Enquiry - Former Smithybridge Pub, 43 Smithy Bridge Rd, Littleborough OL15 0DY - UU ref 4200037735

Morning Thomas,

Please see your email to ARP below. My comments are:-

Watercourse

As far as I'm aware, a canal is not classed within the hierarchy as a preferential discharge point. Moreover, this canal is managed by the Canal & River Trust and my past knowledge of dealings with the C&RT is that they do not want SW discharges because of the silt deposition into the canal. It is a non-starter to try to ask C&RT to discharge runoff water from the former smithy bridge pub because of silt issues from the access road. Any possible connection to a canal outfall would be across 3rd party land including a highway for ~ 60m. As LLFA we cannot expect a Developer to pursue investigations into this option, because, as I've said above, it's not practical and wouldn't be allowed by C&RT. Although correspondence with C&RT would confirm this, my past experience with C&RT is that it is very difficult to get any response from C&RT to any enquiry, even when coming from the LLFA.

Highway drainage (indirect discharge to watercourse)

There is no watercourse in this area; the paved parking areas are very likely connect to the existing combined system. I understand that the Developer will be dye-testing to prove existing connectivity.

regards

Stephen McCann

Drainage & Flooding Engineer
Highways, Property & Strategic Housing



☎ 01706 924606

📠 07552 570262

✉ stephen.mccann@rochdale.gov.uk

From: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>

Sent: Wednesday 14 April, 2021 3:04pm

To: Matthew Wilson <MatthewWilson@arnorthwest.co.uk>

Cc: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>

Subject: FW: Pre Development Enquiry - Former Smithybridge Pub, 43 Smithy Bridge Rd, Littleborough OL15 0DY - UU ref 4200037735

Good Afternoon Matthew,

Thank you for your email and for providing the survey plan and soakaway feasibility report. Please see comments below:

Infiltration

Following a review of the submitted soakaway feasibility report, I am happy to confirm that United Utilities would consider infiltration as discounted as a means of draining surface water for the proposed site.

Watercourse

Thank you for investigating this option and discussing with the LLFA. Before we directly respond to this, we would ask that written correspondence from the LLFA is provided if possible? To confirm their view that this option is not feasible

Highway drainage (indirect discharge to watercourse)

The highway gullies may well connect to the public combined sewer network, but there is still the possibility that a separate highway drainage exists that discharges to the watercourse, unbeknownst to the LLFA. We request this is investigated further, and discussed with the highways authority should a separate highway drainage network exist.

Existing connection (subject to above comments)

Thank you for providing the existing drainage survey plan. If the above options are fully discounted, I confirm United Utilities would be happy for foul and surface water to utilize the existing connection (to the 300mm public combined sewer).

Many thanks and kind regards,

Tom



Thomas Bethell
Assistant Engineer
Developer Services & Metering
Customer Services
M: 07880 339 195
unitedutilities.com

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From: Matthew Wilson [<mailto:MatthewWilson@arnorthwest.co.uk>]

Sent: 01 April 2021 12:18

To: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>

Subject: RE: Pre Development Enquiry - Former Smithybridge Pub, 43 Smithy Bridge Rd, Littleborough OL15 0DY - UU ref 4200037735

Good morning,

Further to your pre-development enquiry response below, I am writing to provide some further information and would appreciate it if you could provide some further advice?

Potential Retention of Existing Connection

Since undertaking the initial enquiry, a survey of the existing drainage system serving the site has been completed. I have attached the survey report for information, and would draw your attention to the plan on the final page. As you can see, the survey has confirmed that the existing site is served by a combined system of drainage, with a discharge to combined public sewer manhole 7104 which I believe lies on the 300mm combined sewer in Bridgenorth Drive. On this basis, we may seek to retain the existing combined connection to the combined public sewer to serve the new development. Could you please confirm that it would be acceptable to continue to discharge foul and surface water via this existing connection to the 300mm sewer, as opposed to a new connection to the 675mm sewer as you suggested was your preferred option below? (Note that if this is taken forward, the new on-site drainage systems will be separate, with a single combined leg for the final discharge.)

Surface Water Hierarchy

Infiltration - Since the initial enquiry, ARP Geotechnical has completed a site investigation and has prepared a Soakaway Feasibility Assessment report. I have attached this for reference. The report concludes that the use of soakaway drainage is not a viable option for the site. I would appreciate it if you could confirm that this satisfies your requirements to discount infiltration from the surface water hierarchy?

Waterbody – We have discussed the potential for discharge of surface water to the canal with the Lead Local Flood Authority, and they agree that this is not considered reasonably practicable given the challenges in making a new discharge to a Canal & River Trust asset. The cost and timescales involved in agreeing and maintaining a discharge to a Canal & River Trust asset, along with the construction of at least 60m of new outfall sewer along the main road, are such that it would be disproportionate to the development. The Lead Local Flood Authority has therefore confirmed that it would not consider this option to require further consideration. I would appreciate it if you could confirm acceptance of this?

Highway Drainage – The Lead Local Flood Authority is not aware of a separate system of highway drainage and notes that highway gullies are expected to connect to the combined sewer system. Therefore, this is not considered a feasible means of discharging surface water.

On the above basis, we envisage that surface water will need to be discharged to the combined public sewer system (at a controlled rate to be agreed with the LLFA but not exceeding the 12.3l/s previously agreed by UU). I would appreciate it if you could confirm acceptance of this? (As above, the discharge may be via the existing combined connection to the 300mm combined public sewer).

I trust this is acceptable and look forward to your further response. Please let me know if you require any clarification or would like to discuss any aspect of the above.

Kind regards,

Matthew Wilson
Principal Engineer

07307 849 396
matthewwilson@arpnorthwest.co.uk



www.arpassociates.co.uk

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5 & 6 Northwest Business Park, Servia Hill, Leeds LS6 2QH

Pre-planning Geotechnical Civil Engineering Structural Engineering Building Services Engineering

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From: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Sent: Tuesday 9 March, 2021 2:24pm
To: Matthew Wilson <MatthewWilson@arpnorthwest.co.uk>
Cc: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: Pre Development Enquiry - Former Smithybridge Pub, 43 Smithy Bridge Rd, Littleborough OL15 0DY - UU ref 4200037735

Good Afternoon Matthew,

[Pre Development Enquiry - Former Smithybridge Pub, 43 Smithy Bridge Rd, Littleborough OL15 0DY - UU ref 4200037735](#)

We have carried out an assessment of your application which is based on the information provided. This pre-development advice on your drainage strategy will be valid for 12 months. Your drainage strategy will need to be reviewed by other competent authorities as part of the planning process, and we advise that you carry out the necessary site investigations to confirm the viability of your proposals.

If your investigations require access to our public sewer network, we ask that you contact our network engineers with a request for an access certificate via our main contact telephone number 0345 3723223 or refer to the link below:

<https://www.unitedutilities.com/builders-developers/working-near-our-assets/>

Foul Water

Foul flow from this site will be allowed to drain into the public combined sewer system at an unrestricted rate and at any convenient point. Our preferred connection point would be to the 675mm public combined sewer on Bridge North Drive.

Surface Water

All surface water flow from the proposed development should drain in-line with the drainage hierarchy, as outlined in Paragraph 80, (Reference ID: 7-080-20150323), of the National Planning Practice Guidance. We also recommend you prioritise the use of multi-functional sustainable drainage systems for the management of surface water in accordance with national planning policy.

Generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable.

This is outlined as follows, in order of priority:

- 1. into the ground (infiltration);**
- 2. to a surface waterbody;**
- 3. to a surface water sewer or highway drain;**
- 4. to a combined sewer.**

For guidance, The [North West SuDS Pro-Forma](#) provides information on the appropriate evidence required at each stage of the hierarchy, to demonstrate how each level has been discounted.

The Lead Local Flood Authority has responsibility for all surface water drainage concerns and their input to your proposal is critical. You should also consider whether it is necessary to discuss your proposal with the Environment Agency, or Internal Drainage Board (if operating in your area).

The Local Planning Authority are the determining authority for any application for planning permission and the appropriate authority for determining cost viability of a proposed drainage scheme, such assessments are outside of the jurisdiction of United Utilities.

Infiltration

It is noted from your email that the potential for infiltration is yet to be confirmed. Surface water runoff generated from this development should discharge to the ground via infiltration system where feasible.

Please note the following information on infiltration:

A detailed evidence based feasibility assessment must be carried out in line with Chapter 25 of the CIRIA SuDS Manual 2015 to determine whether infiltration is a suitable method of surface water disposal.

Particular attention must be paid to Ground Water Source Protection Zones to ensure that the risk of pollution to these valuable resources is not compromised. Details can be obtained from the government website:

<https://www.gov.uk/guidance/groundwater-source-protection-zones-spzs#find-groundwater-spzs>

If your site is in a Groundwater Source Protection Zone, you should have regard to the Environment Agency's approach to Groundwater Protection. Information on this is available via the link below:

<https://www.gov.uk/government/publications/groundwater-protection-position-statements>

Please note that such a location could have implications for the principle of your development and the need for additional mitigating measures to protect the groundwater environment and public water supply in the detailed design of your site.

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 (and possibly the Canals and Rivers Trust) to discuss a point of discharge to the Rochdale Canal located approximately 60m west of the proposed site.

We would encourage you to identify and 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.

Highway Drainage

There may be unmapped highway drainage which already drains to the Rochdale Canal. If an evidence based assessment has been carried out and confirms that infiltration is not feasible, we recommend that you investigate the possibility of draining surface water to the highway drain where this ultimately discharges to a watercourse, by contacting the relevant Highway Authority.

Public Sewer

In accordance with the hierarchy of drainage options within the National Planning Practice Guidance, both discharge to ground via infiltration and discharge to a waterbody should be discounted prior to consideration of discharging surface water to the public sewer system. Evidence should be provided to demonstrate how these have been discounted, as outlined in the North West SuDS pro-forma.

Once evidence is provided as outlined above, United Utilities will consider a connection to the public combined sewer network at a maximum pass-forward flow rate to be agreed by the Lead Local Flood Authority. United Utilities would have no objection to proposed rate of 12.3 l/s – please note our preferred point of connection would be to the 675mm combined public sewer on Bridge North Drive.

Levels

For low-lying sites, (where the ground level of the site or the level of a basement is below the ground level at the point where the drainage connects to the public sewer), care should be taken to ensure that the property is not at increased risk of flooding. If these circumstances exist, we recommend that you contact us to discuss further. It could affect the detailed design of your site and result in the need to incorporate appropriate mitigating measures in your drainage scheme.

Land drainage / Overland flows / track drainage

United Utilities have no obligation, and furthermore we do not accept land drainage, overland flows or track drainage into the public sewerage network under any circumstances

Existing Water Assets Crossing the Site

It is the developer responsibility to identify utilities on-site. Where clean water assets are shown on our records, we recommend that you contact our Water Pre-Development Team, via the following email address:

DeveloperServicesWater@uuplc.co.uk. Further information for this service can be found on our website via the link below:

<https://www.unitedutilities.com/builders-developers/larger-developments/pre-development/water-pre-dev/>

Connection Application

Although we may discuss and agree discharge points and rates in principle, please be aware that you will have to apply for a formal sewer connection. This is so that we can assess the method of construction, Health & Safety requirements and to ultimately inspect the connection when it is made. Details of the application process and the form itself can be obtained from our website by following the link below:

<https://www.unitedutilities.com/builders-developers/larger-developments/wastewater/sewer-connections/>

We recommend that the detailed design should confirm the locations of all utilities in the area and ensure that any proposed drainage solution considers routing and clash checks where required.

If we can be of any further assistance please don't hesitate to contact us further.

Many thanks and kind regards,

Tom



Thomas Bethell
Assistant Engineer
Developer Services & Metering
Customer Services
M: 07880 339 195
unitedutilities.com

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ARP (North West) Ltd

**5/6 Northwest Business Park
Servia Hill,
Leeds,
LS6 2QH**

FAO:

How to contact us:

**United Utilities Water Limited
Property Searches
Haweswater House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP**

Telephone: 0370 7510101

E-mail: propertysearches@uuplc.co.uk

**Your Ref: NW149/02
Our Ref: UUPS-ORD-246068
Date: 08/02/2021**

Dear Sirs

Location: Smithybridge Pub

I acknowledge with thanks your request dated 01/02/2021 for information on the location of our services.

Please find enclosed plans showing the approximate position of United Utilities' apparatus known to be in the vicinity of this site.

The enclosed plans are being provided to you subject to the United Utilities terms and conditions for both the wastewater and water distribution plans which are shown attached.

If you are planning works anywhere in the North West, please read United Utilities' access statement before you start work to check how it will affect our network. <http://www.unitedutilities.com/work-near-asset.aspx>.

I trust the above meets with your requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please [contact us](#).

Yours Faithfully,



Karen McCormack
Property Searches Manager

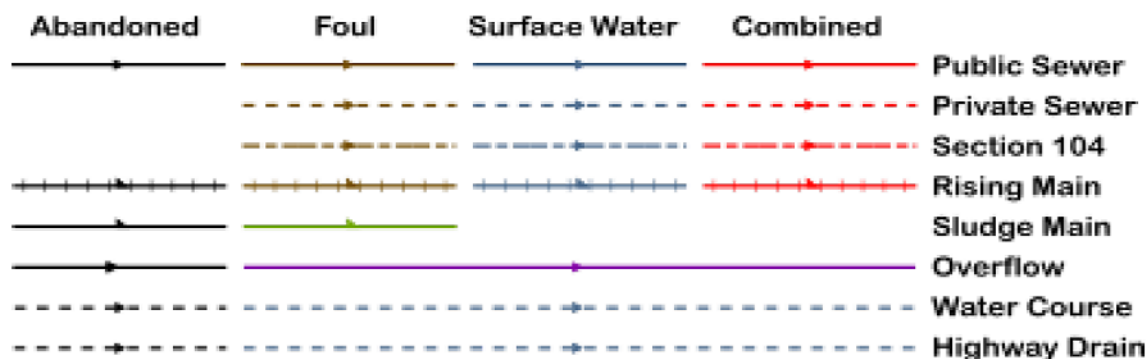
TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS

These provisions apply to the public sewerage, water distribution and telemetry systems (including sewers which are the subject of an agreement under Section 104 of the Water Industry Act 1991 and mains installed in accordance with the agreement for the self construction of water mains) (UUWL apparatus) of United Utilities Water Limited "(UUWL)".

TERMS AND CONDITIONS:

- This Map and any information supplied with it is issued subject to the provisions contained below, to the exclusion of all others and no party relies upon any representation, warranty, collateral contract or other assurance of any person (whether party to this agreement or not) that is not set out in this agreement or the documents referred to in it.
- This Map and any information supplied with it is provided for general guidance only and no representation, undertaking or warranty as to its accuracy, completeness or being up to date is given or implied.
- In particular, the position and depth of any UUWL apparatus shown on the Map are approximate only. UUWL strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UUWL apparatus. The exact location, positions and depths should be obtained by excavation trial holes.
- The location and position of private drains, private sewers and service pipes to properties are not normally shown on this Map but their presence must be anticipated and accounted for and you are strongly advised to carry out your own further enquiries and investigations in order to locate the same.
- The position and depth of UUWL apparatus is subject to change and therefore this Map is issued subject to any removal or change in location of the same. The onus is entirely upon you to confirm whether any changes to the Map have been made subsequent to issue and prior to any works being carried out.
- This Map and any information shown on it or provided with it must not be relied upon in the event of any development, construction or other works (including but not limited to any excavations) in the vicinity of UUWL apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.
- No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising for any damage caused to UUWL apparatus by reason of the actual position and/or depths of UUWL apparatus being different from those shown on the Map and any information supplied with it.
- If any provision contained herein is or becomes legally invalid or unenforceable, it will be taken to be severed from the remaining provisions which shall be unaffected and continue in full force and affect.
- This agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts, save that nothing will prevent UUWL from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.

Wastewater Symbolology



All point assets follow the standard colour convention: **red** – combined **brown** - foul
blue – surface water **purple** - overflow

Manhole	Side Entry Manhole
Head of System	Outfall
Extent of Survey	Screen Chamber
Rodding Eye	Inspection Chamber
Inlet	Bifurcation Chamber
Discharge Point	Lamp Hole
Vortex	T Junction / Saddle
Penstock	Catchpit
Washout Chamber	Valve Chamber
Valve	Vent Column
Air Valve	Vortex Chamber
Non Return Valve	Penstock Chamber
Soakaway	Network Storage Tank
Gully	Sewer Overflow
Cascade	Ww Treatment Works
Flow Meter	Ww Pumping Station
Hatch Box	Septic Tank
Oil Interceptor	Control Kiosk
Summit	
Drop Shaft	Change of Characteristic
Orifice Plate	



SEWER RECORDS



APPENDIX F

LEAD LOCAL FLOOD AUTHORITY CONSULTATION



Highways and Engineering Service

FLOOD & DRAINAGE GUIDANCE

For greenfield sites, rainfall runoff should be attenuated such that any rainfall discharges from the developed site are not increased. Greenfield runoff rate of 1.4 l/s/ha shall be applied, unless an assessment conclusively demonstrates greenfield runoff to be greater than this.

Our minimum expectation on a brownfield site is a 50% reduction in the rate of discharge for the average annual storm i.e. Qbar 1 in 2.3 year storm. A flow control of 5 l/s is accepted as the minimum practical flow control value that can be applied using a vortex flow control such that the outlet diameter of the flow control does not block.

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained in the most sustainable way. The drainage scheme for the development shall be in accordance with the National Planning Policy Framework (NPPG) hierarchy, in the following order of priority:

- into the ground (infiltration);
- to a surface water body;
- to a surface water sewer, highway drain, or another drainage system;
- to a combined sewer.

United Utilities need to minimise surface water flows entering the foul sewerage network to avoid a detrimental impact on the public sewer network. See <https://www.unitedutilities.com/builders-developers/larger-developments/pre-development/wastewater-pre-dev/>

CLIMATE CHANGE ALLOWANCE - SURFACE WATER RUNOFF CALCULATIONS

The UK's National Planning Policy Framework (NPPF) requires new developments to take account of the effects of climate change. Table 5 of the NPPF indicates increases in peak rainfall intensity of up to 30% by 2085.

Following the flooding events experienced nationally in 2015, new climate change allowances and criteria were introduced by the Environment Agency in February 2016. This recommends that a 40% upper end climate change allowance should be used to assess the potential flood risk implications arising from the critical duration design rainfall event. New development drainage and attenuation features will take account of this potential 40% increase in order to mitigate surface water flooding within the proposed development.

PLANNING ISSUES REGARDING PAVING OF DRIVEWAYS/ PARKING

Any new hardstanding areas for driveway & car parking contributes to rainfall runoff from new developments. Permeable paving is one of the optimal methods of reducing the runoff.

Refer to UK Government Guidance on driveways:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf

You will not need planning permission if a new or replacement driveway of any size uses permeable (or porous) surfacing which allows water to drain through, such as gravel, permeable concrete block paving or porous asphalt, or if the rainwater is directed to a lawn or border to drain naturally.

If the surface to be covered is more than five square metres planning permission will be needed for laying traditional, impermeable driveways that do not provide for the water to run to a permeable area.



REDUCING RUNOFF FROM DRIVEWAYS - TO MEET PLANNING REGULATIONS

United Utilities and the council want to minimise discharges of surface water to public sewers to reduce flooding during heavy rain. A SUDs permeable driveway (sustainable urban drainage system) meets this requirement.

A permeable pavement allows rainwater to drain through the gaps or pores in the paving and into the voids within the sub-base (approx. 30%) where water is temporarily stored until it gradually soaks into the sub-soil. Permeable paving works well for soils with permeability better than 1×10^{-6} m/s but can also work for soil permeability's between 1×10^{-8} and 1×10^{-6} m/s. Permeability testing on site is necessary; this should be carried out in accordance with BRE digest 365, available from the Authority's Drainage & Flooding Engineer, or by download from:-

https://www.eden.gov.uk/media/1072/bre_digest_soakawaysdesign.pdf

USING SUPPLIER'S RECOMMENDATIONS AND APPROVED CONTRACTORS

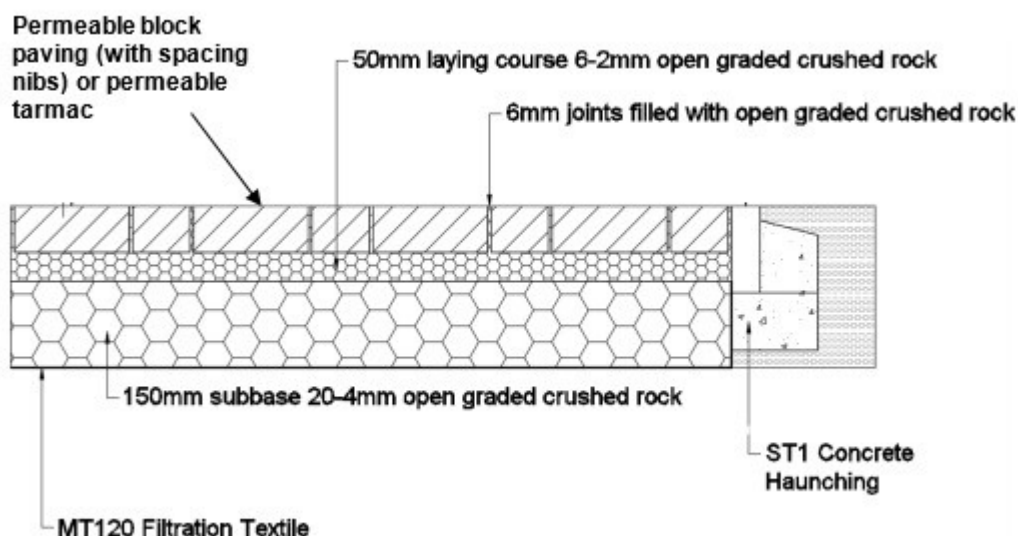
Permeable block paving and permeable tarmac (different specification to normal tarmac) are appropriate SUDs methods. Permeable block paving is manufactured with nibs so that the blocks interlock but leave 6mm gaps which are filled with 3mm gravel but allows rain to percolate.

Although gravel driveways are usually permeable, they are not appropriate for most urban settings because the some of the gravel gets onto the public highway and unless very well maintained, it suffers from weed overgrowth.

Applicants should consult suppliers carefully; they can provide very detailed technical advice such that the permeable paving is structurally designed for long-life without rutting – they will also advise on geotextile requirements. The installation of such driveways is better done by approved contractors who have certification / training provided by suppliers.

The subbase to any permeable paving must be open graded gravels with reduced amount of fines (not zero fines); suppliers of permeable block paving often supply suitably graded gravels that can be compacted yet retain 30% voids.

More details of high quality permeable paving and permeable tarmac suited to heavy vehicle (or light) loading can be found online. An indicative section of permeable paving is shown below, but it is important that details should be sought from reputable suppliers of permeable paving :-



Guidance provided by Stephen McCann

Drainage & Flooding Officer

☎ 01706 924606 ✉ stephen.mccann@rochdale.gov.uk

Matthew Wilson

Subject: FW: Drainage Officer comments RE: NW149/02 Former Smithybridge Pub

From: Stephen McCann <Stephen.McCann@Rochdale.Gov.UK>

Sent: Friday 16 April, 2021 4:11pm

To: Matthew Wilson <MatthewWilson@arnorthwest.co.uk>

Subject: RE: Drainage Officer comments RE: NW149/02 Former Smithybridge Pub

Hello Matthew,

Although I can agree with 5.5 l/s discharge rate, UU need to agree to this because it is a UU sewer to which the developer wants to discharge. Have you contacted UU Developer Services to check with them? This is part of the Planning process. When the Council gets the planning application, the Planning Officer will ask UU for comments.

Is there a Planning reference - has the developer made a Planning Application? I can more easily look and see the correspondence if there is a planning reference.

Stephen McCann

Drainage & Flooding Engineer

Highways, Property & Strategic Housing



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BOROUGH COUNCIL

☎ 01706 924606

📠 07552 570262

✉ stephen.mccann@rochdale.gov.uk

Rochdale Borough Council

Floor 2, Number One Riverside

Smith Street, Rochdale, OL16 1XU

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