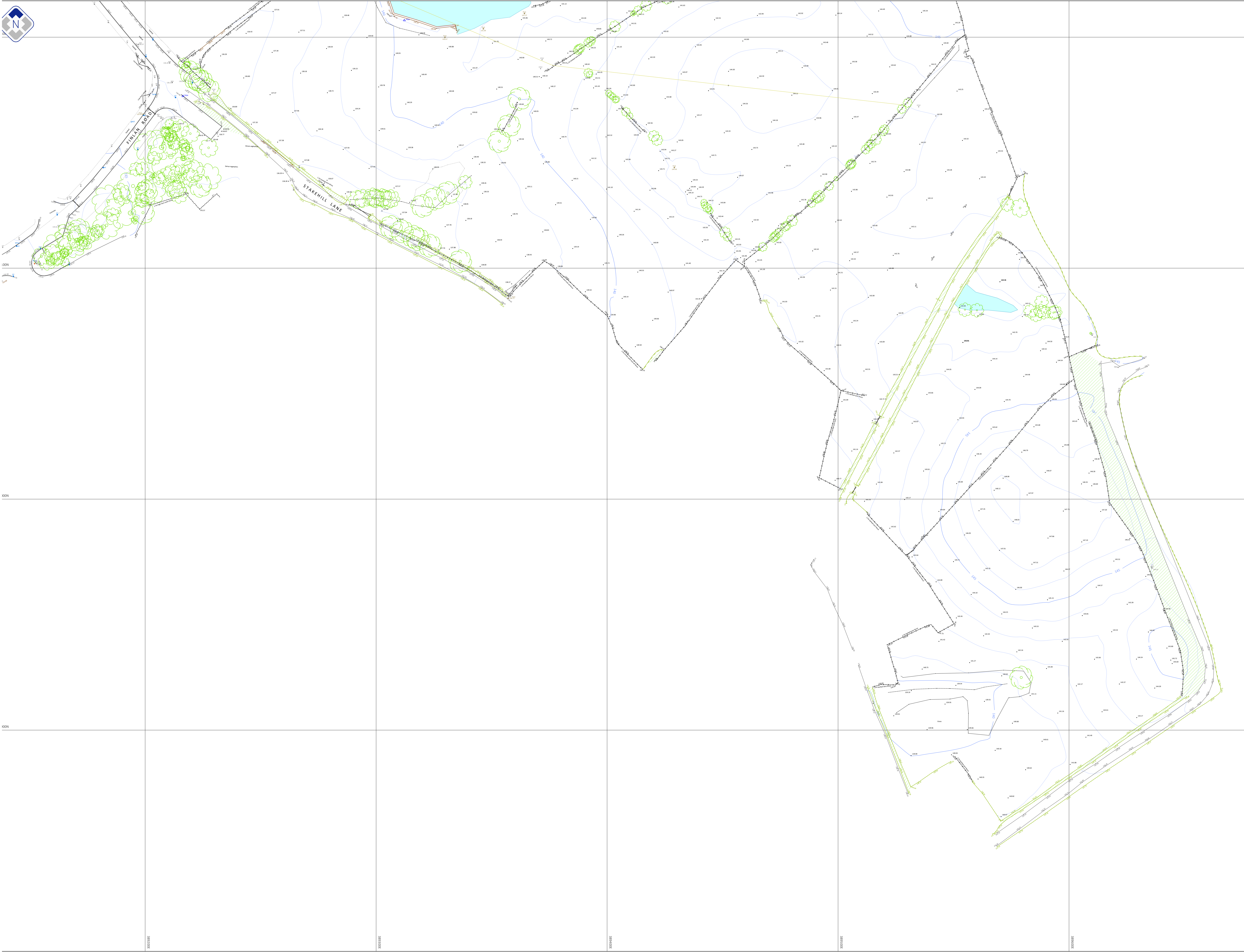
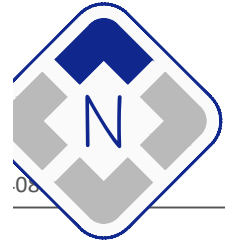
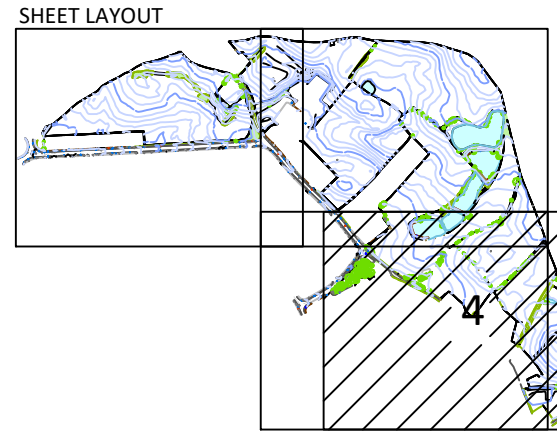




LEGEND

- Bottom of Bank
 - Canopy
 - Change Of Surface
 - Dropped Kerb
 - Fence
 - Gate
 - Hedge
 - Kerb Channel
 - Kerb Top
 - Overhead Cable
 - Road Edge
 - Sign
 - Step
 - Top Of Bank
 - Topographic Contour (1m Interv)
 - Topographic Contour (5m Interv)
 - Track
 - Vegetation
 - Verge
 - Wall Bottom
 - Wall Top
 - Water
- BOL ○ Bollard
BT □ BT Cover
CATV □ CATV
FHT □ Fire Hydrant
GST □ Gas Stop Tap
GY □ Gully
IC □ Inspection Cover
IC □ Invert Level
LP ○ Lamp Post
MH □ Manhole Cover
Post □ Post
SV □ Safety Valve
Shrub ○ Shrub
Sign ○ Sign
TP □ Telegraph Pole
Tree ○ Tree
Wall Top □ Wall Top
Water Level □ Water level
WM ○ Water Meter
WST □ Water Stop Tap
Building □ Building
Vegetation □ Vegetation
Water □ Water

Station	Easting	Northing	Level	Descr
PS4	889116.344	408174.451	116.072	Survey
PS5	889102.751	408072.088	110.764	Survey



NOTES:
Site surveyed to Ordnance Survey OSNet™ GB OS0236(1/5) through Leica SmartNet.
LSS ref: OS COMPOSITE SURVEY 22-05-2018
Survey updated 10th July 2018 following instruc to survey the wooded area adjacent to Finlawn Rd.

DRAWN BY: MS CHECKED BY: RB

CLIENT:

SITE: STAKEHILL LANE, MIDDLETON

PLAN: TOPOGRAPHIC SURVEY - March 2018 - (Plan 4 of 4)

Scale: 1:500 @ A0 4th April 2018

PSS - 052 - 001 - 001

Appendix 4: United Utilities Sewer Records and Pre-Development Enquiry

BWB Consulting Limited**35
Station Street,
Nottingham, Nottinghamshire
NG2 3DQ****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: 233493
Our Ref: UUPS-ORD-554361
Date: 12/03/2024****Dear Sirs****Location: 134 STAKEHILL LANE, MIDDLETON, MANCHESTER, M24 2RY**

I acknowledge with thanks your request dated 06/03/2024 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,



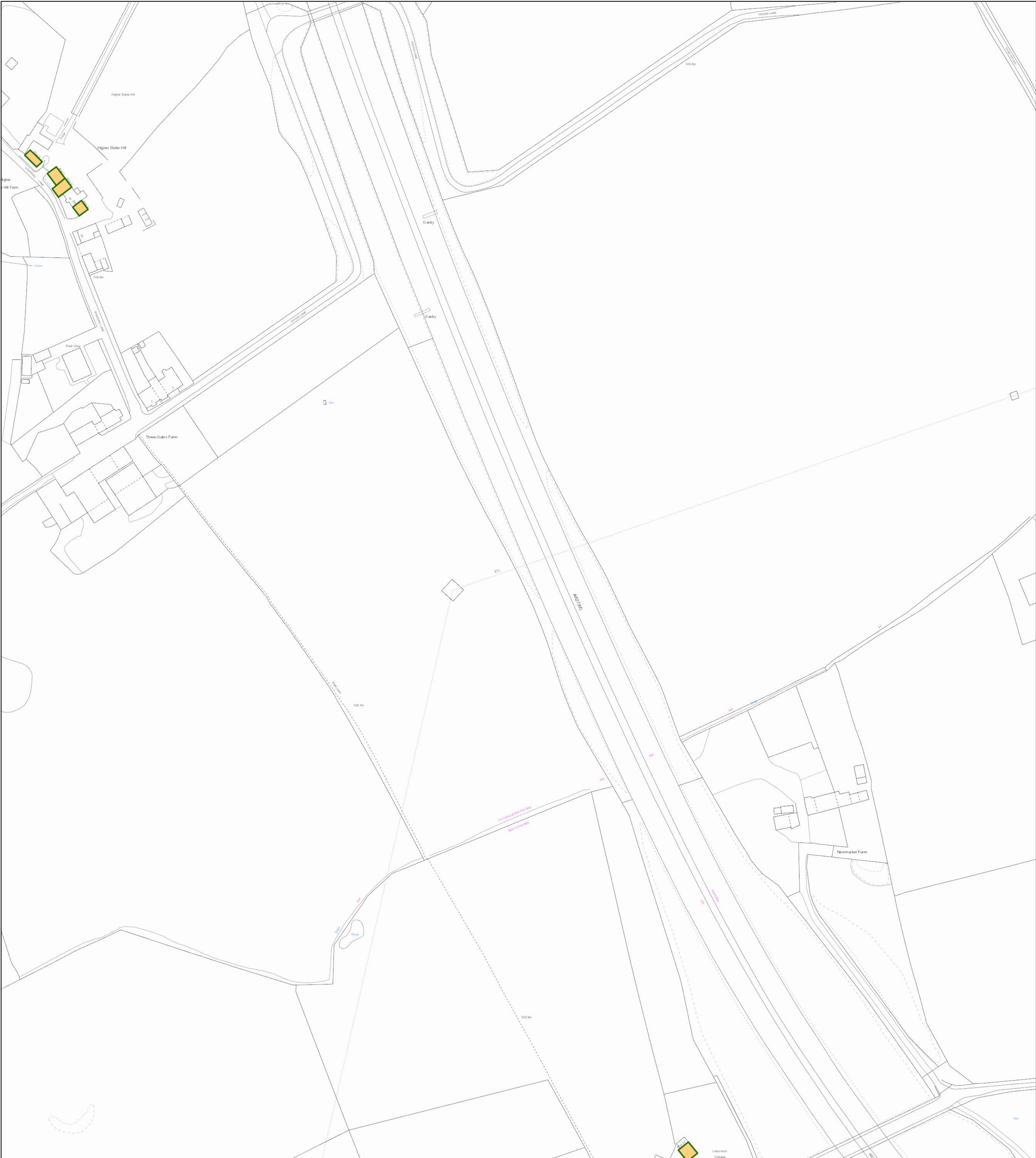
Karen McCormack
Property Searches Manager

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 effect.
- 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.



The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

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Reho	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
------	-------	------	--------	--------	--------	-------	------	--------	------

Reho	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
------	-------	------	--------	--------	--------	-------	------	--------	------

LEGEND

Abandoned	Foul	Surface Water	Combined	Public Sewer
-----	-----	-----	-----	-----
-----	-----	-----	-----	-----
-----	-----	-----	-----	-----
-----	-----	-----	-----	-----
-----	-----	-----	-----	-----
-----	-----	-----	-----	-----
-----	-----	-----	-----	-----

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

- Manhole

● Head of System

● Extent of Survey

● Rodding Eye

● Inlet

● Discharge Point

● Vortex

● Penstock

● Washout Chamber

● Valve

● Air Valve

● Non Return Valve

● Soakaway

● Gully

● Cascade

● Flow Meter

● Hatch Box

● Oil Interceptor

● Summit

● Drop Shaft

● Orifice Plate
- Side Entry Manhole

○ Outfall

■ Screen Chamber

■ Inspection Chamber

○ Bifurcation Chamber

■ Lamp Hole

■ T Junction / Saddle

○ Catchpit

○ Valve Chamber

■ Vent Column

○ Vortex Chamber

○ Penstock Chamber

■ Network Storage Tank

■ Sewer Overflow

■ Ww Treatment Works

▲ Ww Pumping Station

■ Septic Tank

■ Control Kiosk

▽ Change of Characteristic

MANHOLE FUNCTION

- FO Foul
- SW Surface Water
- CO Combined
- OV Overflow

SEWER SHAPE

- CI Circular
- TR Trapezoidal
- EG Egg
- AR Arch
- OV Oval
- BA Barrel
- FT Flat Top
- HO HorseShoe
- RE Rectangular
- UN Unspecified
- SQ Square

SEWER MATERIAL

- AC Asbestos Cement
- BR Brick
- PE Polyethylene
- RP Reinforced Plastic Matrix
- CO Concrete
- CSB Concrete Segment Bolted
- CSU Concrete Segment Unbolted
- CC Concrete Box Culverted
- PSC Plastic / Steel Composite
- GRC Glass Reinforced Plastic
- DI Ductile Iron
- PVC Polyvinyl Chloride
- CI Cast Iron
- SI Spun Iron
- ST Steel
- VC Vitrified Clay
- PP Polypropylene
- PF Pitch Fibre
- MAC Masonry, Coursed
- MAR Masonry, Random
- U Unspecified

Address or Site Reference:

134 STAKEHILL LANE,
MIDDLETON,
MANCHESTER,
M24 2RY

OS sheet Number: SD8907NE

Scale: 1:1250

Date: 12/03/2024

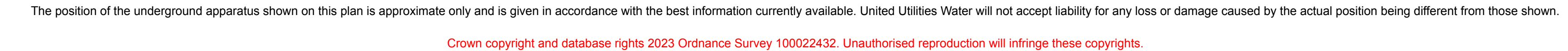
Nodes: 0

Sheet: 1 of 9

Printed by: Property Searches

SEWER
RECORDS





Abandoned Foul Surface Water Combined

Public Sewer

Private Sewer

Section 104

Rising Main

Sludge Main

Overflow

Water Course

Highway Drain

All point assets follow the standard colour convention:

red	- combined	blue	- surface water
brown	- foul	purple	- overflow

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

FO	Foul
SW	Surface Water
CO	Combined
OV	Overflow

CI	Circular	TR	Trapezoidal
EG	Egg	AR	Arch
OV	Oval	BA	Barrel
FT	Flat Top	HO	HorseShoe
RE	Rectangular	UN	Unspecified
SQ	Square		

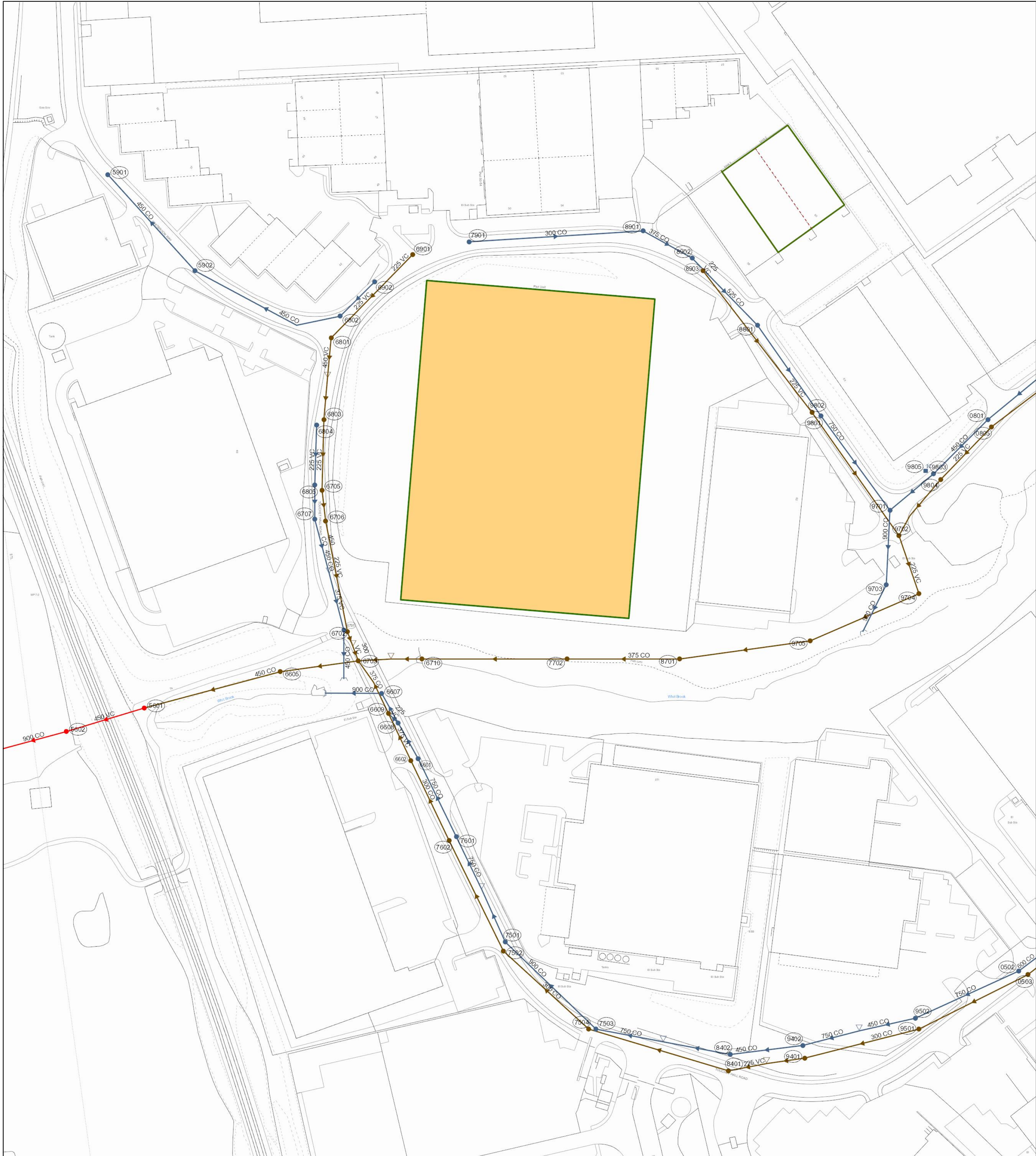
AC	Asbestos Cement
BR	Brick
PE	Polyethylene
RP	Reinforced Plastic Matrix
CO	Concrete
CSB	Concrete Segment Bolted
CSU	Concrete Segment Unbolted
CC	Concrete Box Culverted
PSG	Plastic / Steel Composite
GRC	Glass Reinforced Plastic
DI	Ductile Iron
PVC	Polyvinyl Chloride
CI	Cast Iron
SI	Spun Iron
ST	Steel
VC	Vitrified Clay
PP	Polypropylene
PF	Pitch Fibre
MAC	Masonry, Coursed
MAR	Masonry, Random
U	Unspecified

134 STAKEHILL LANE,
MIDDLETON,
MANCHESTER,
M24 2RY

OS sheet SD8907NW
Number:
Scale: 1:1250 Date: 12/03/2024
Nodes: 54
Sheet: 2 of 9
Printed by: Property Searches

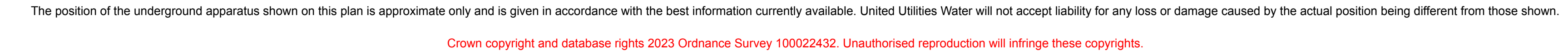
**SEWER
RECORDS**

 **United
Utilities**
Water for the North West



Reho	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
8901	125.31	SW	122.86	375			CO	30.88669	1 in 37
8901	125.31	SW	122.86	375			CO	30.88669	1 in 37
9705		FO	0	375			CO	72.6912	
7602	120.57	FO	0	300			CO	48.75449	
6609	121.25	FO	0	375			CO	33.52008	
7503	122.69	SW	117.43	800			CO	69.31089	1 in 188
7901	126.23	SW	123.8	300			CO	96.18732	1 in 112
7901	126.23	SW	123.8	300			CO	96.18732	1 in 112
6703	121.59	FO	112.33	450			CO	43.41659	1 in 189
8803		FO	0	225			VC	38.51282	
8801	122.86	SW	0	750			CO	64.40497	
9502		SW	0	450			CO	31.7805	
9502		SW	0	450			CO	31.7805	
0503	127.97	FO	124.09	300			CO	67.02804	
0503	127.97	FO	124.09	300			CO	67.02804	
9501		FO	0	300			CO	65	
9501		FO	0	300			CO	65	
8902	124.51	SW	121.92	525			VC	51.62364	1 in 45
9702	122.02	FO	119.1	225			VC	33.83785	1 in 97
8402	124.33	SW	0	450			CO	37.69634	
8401	124.23	FO	118.8	300			CO	80.36168	1 in 126
9902	125.57	SW	123.52	450			CO	71.50524	
6901	126.25	FO	123.45	225			VC	64.3506	
7702		FO	0	375			CO	80	
7502	121.44	FO	118.75	300			CO	67.87794	
6605	118.75	FO	112.09	450			CO	77.62087	
6702	121.75	FO	117.14	225			VC	8.544003	1 in 6
6607		SW	0	900			CO	31.31429	
6701		FO	0	375			CO	62	
7501	121.39	SW	117.27	900			CO	31.7805	
8601		CO	0	450			VC	44.52215	
6804	125.07	SW	122.84	225			VC	33.01515	
6608	121.21	SW	116.03	225			VC	7.572614	1 in 36
6602	121.42	FO	0	375			VC	28.60968	
0801	124.86	SW	121.04	450			CO	42.42641	1 in 70
0801	124.86	SW	121.04	450			CO	42.42641	1 in 70
6801	125.8	FO	123.5	450			VC	22.09072	
9803	122.8	SW	120.42	450			CO	31.241	1 in 98
6707	123.2	SW	120.45	450			CO	31.241	1 in 98
5602	114.18	CO	110.93	900			CO	38.32754	1 in 47
9402	126.91	SW	123.06	450			CO	40.31129	
0805	124.72	FO	121.22	225			VC	40.31129	1 in 41
0905	124.72	FO	121.22	225			VC	40.31129	1 in 41
6710		FO	0	375			CO	17	
6802	125.75	SW	123.32	450			CO	88.04482	
7601	120.51	SW	0	750			CO	47.85394	
8804	122.72	FO	119.89	225			VC	38.77877	1 in 71
9804	122.72	FO	119.89	225			VC	38.77877	1 in 71
8803	124.45	FO	120.97	225			VC	88.40752	
0501	128.74	SW	126.08	600			CO	91.40022	1 in 68
8801	123.36	SW	120.59	750			CO	61.03378	
6601	121.37	SW	0	900			CO	22.58359	
0502	127.99	SW	124.6	750			CO	62.64982	
0502	127.99	SW	124.6	750			CO	62.64982	
6602	126.18	SW	123.98	450			CO	26.87006	1 in 41
9401	127.16	FO	122.23	300			CO	21.2132	1 in 13
6805		SW	0	225			VC	19	
0803	126.83	SW	123.23	450			CO	44.94543	
7504	122.65	FO	117.08	300			CO	63.70243	1 in 205
9704	122.61	FO	118.55	375			CO	65.39113	
9704	122.61	FO	118.55	375			CO	65.39113	
9602	122.89	FO	119.99	225			VC	83.23461	1 in 98
0804	127.02	FO	0	225			VC	67.80118	
6705	123.38	FO	120.33	225			VC	17.1124	1 in 74
9701	122.12	SW	119.75	900			CO	41.94875	1 in 233
6706	123.16	FO	119.97	225			VC	62.18912	1 in 22
6606	121.21	SW	0	900			CO	18.74698	
6701	121.72	SW	116.99	450			CO	27	1 in 7
9703	123.14	SW	119.51	900			CO	29.56888	1 in 303

Reho	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
8901	125.31	SW	122.86	375			CO	30.88669	1 in 37
8901	125.31	SW	122.86	375			CO	30.88669	1 in 37
9705		FO	0	375			CO	72.6912	
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7503	122.69	SW	117.43	800			CO	69.31089	1 in 188
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8803		FO	0	225			VC	38.51282	
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8402	124.33	SW	0	450			CO	37.69634	
8401	124.23	FO	118.8	300			CO	80.36168	1 in 126
9902	125.57	SW	123.52	450			CO	71.50524	
6901	126.25	FO	123.45	225			VC	64.3506	
7702		FO	0	375			CO	80	
7502	121.44	FO	118.75	300			CO	67.87794	
6605	118.75	FO	112.09	450			CO	77.62087	
6702	121.75	FO	117.14	225			VC	8.544003	1 in 6
6607		SW	0	900			CO	31.31429	
6701		FO	0	375			CO	62	
7501	121.39	SW	117.27	900			CO	31.7805	
8601		CO	0	450			VC	44.52215	
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7601	120.51	SW	0	750			CO	47.85394	
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6706	123.16	FO	119.97	225			VC	62.18912	1 in 22
6606	121.21	SW	0	900			CO	18.74698	
6701	121.72	SW	116.99	450			CO	27	1 in 7
9703									

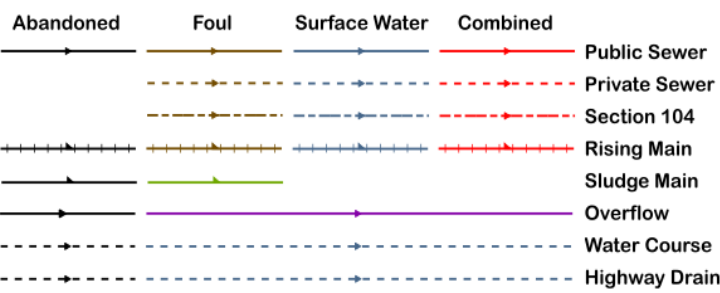


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Year	Cover	Func	Invert	Size	Shape	Matl	Length	Grad	Refno	Cover	Func	Invert	Size	Shape	Matl	Length	Grad
1203	136.82	SW	133.98	300		CO	94.81033	1 in 193									
1901	131.42	FO	124.3	225		VC	97.82096	1 in 56									
1901	131.42	FO	124.3	225		VC	97.82096	1 in 56									
0301		FO		225		VC	45.90738	1 in 139									
2801		FO	0	225		VC	52.43091										
0302	130.67	FO	128.13	300		VC	26.40052	1 in 159									
1904	130.15	FO	126.85	225		VC	54.40588	1 in 22									
1904	130.15	FO	126.85	225		VC	54.40588	1 in 22									
1901	129.69	FO	125.31	225		VC	63.00793										
1901	129.69	FO	125.31	225		VC	63.00793										
2103	136.13	SW	133.49	300		VC	75.21503	1 in 40									
3002		CO	0	300		VC	73.57887										
2104	136.27	CO	0	300		VC	10.63015										
2101		CO	0	300		VC	93.91126										
4001		CO	0	300		VC	88.52863										
4001		CO	0	300		VC	88.52863										
0401	136.9	CO	0	225		VC	54.12947										
0401	136.9	CO	0	225		VC	54.12947										
0301	134.12	CO	131.38	300		VC	104.1729										
1101	133.54	SW	131.59	300		VC	86.76581	1 in 29									
1002		SW	0	450		VC	68.00735										
1002		SW	0	450		VC	68.00735										
1202	136.82	CO	0	300		VC	94.04796										
0903	136.4	FO	125.85	300		VC	47.53846	1 in 93									
2105	136.25	CO	0	300		VC	91.4386										
1902	131.35	SW	127.16	450		CO	85.44004	1 in 31									
1902	131.35	SW	127.16	450		CO	85.44004	1 in 31									
0304		SW	0	150		CO	36.12478										
2802	131.99	SW	129.63	450		CO	53.00943	1 in 91									
0303		SW	0	0		UN	165.707										
0303		CO	0	60		UN	165.707										
0302	137.24	CO	0	300		VC	121.1124										
9201	132.78	CO	0	300		VC	114.2147										
9201	132.78	CO	0	300		VC	114.2147										
9201	130.42	SW	127.22	450		CO	32.20248										
1803	130.42	SW	127.22	450		CO	32.20248										

LEGEND



All point assets follow the standard colour convention:

red	- combined	blue	- surface water
brown	- foul	purple	- overflow

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

MANHOLE FUNCTION

- | | |
|----|---------------|
| FO | Foul |
| SW | Surface Water |
| CO | Combined |
| OV | Overflow |

SEWER SHAPE

- | | | | |
|----|-------------|----|-------------|
| CI | Circular | TR | Trapezoidal |
| EG | Egg | AR | Arch |
| OV | Oval | BA | Barrel |
| FT | Flat Top | HO | HorseShoe |
| RE | Rectangular | UN | Unspecified |
| SQ | Square | | |

SEWER MATERIAL

- | | |
|-----|---------------------------|
| AC | Asbestos Cement |
| BR | Brick |
| PE | Polyethylene |
| RP | Reinforced Plastic Matrix |
| CO | Concrete |
| CSB | Concrete Segment Bolted |
| CSU | Concrete Segment Unbolted |
| CC | Concrete Box Culverted |
| PSC | Plastic / Steel Composite |
| GRC | Glass Reinforced Plastic |
| DI | Ductile Iron |
| PVC | Polyvinyl Chloride |
| CI | Cast Iron |
| SI | Spun Iron |
| ST | Steel |
| VC | Vitrified Clay |
| PP | Polypropylene |
| PF | Pitch Fibre |
| MAC | Masonry, Coursed |
| MAR | Masonry, Random |
| U | Unspecified |

Address or Site Reference:

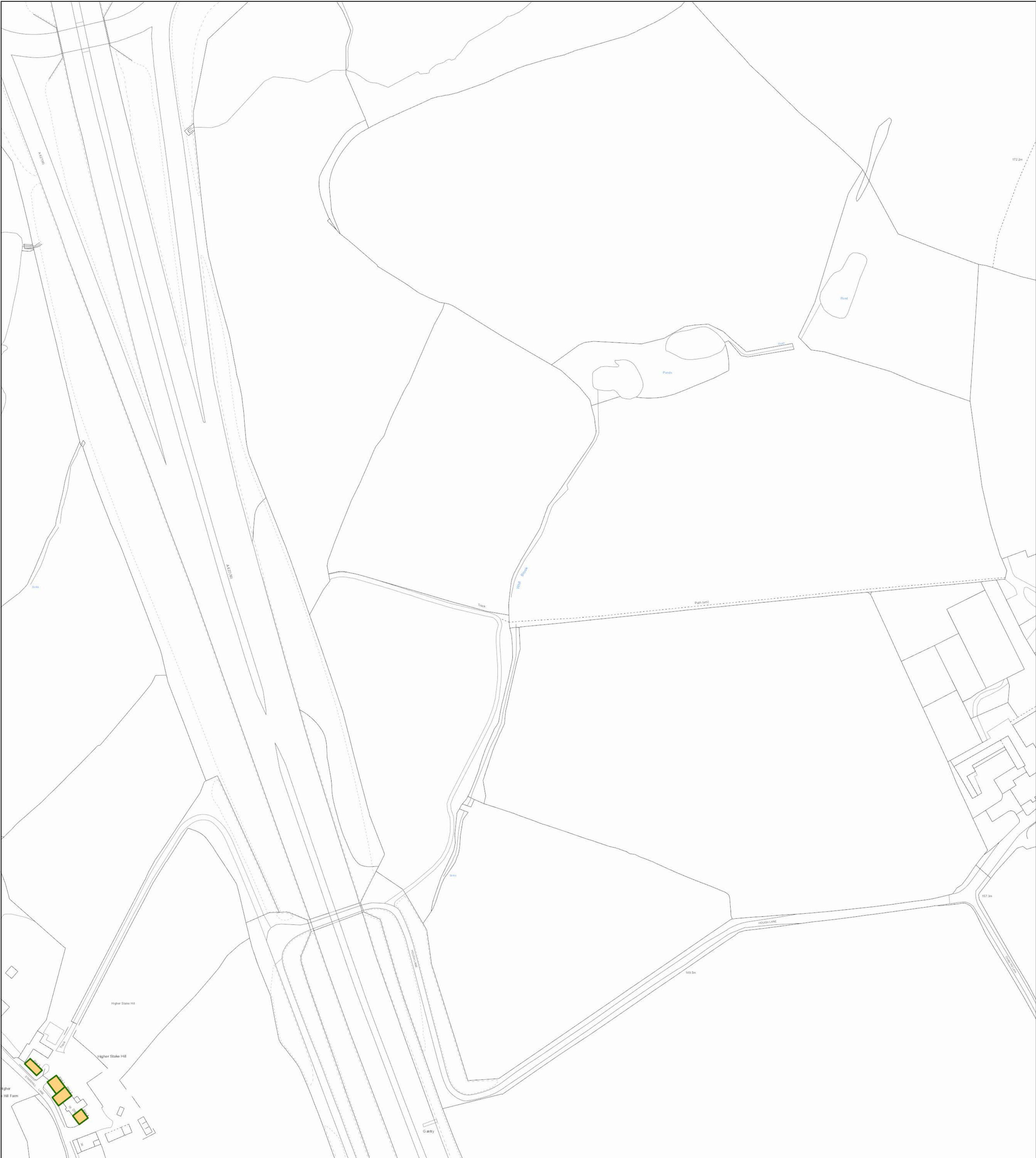
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MIDDLETON,
MANCHESTER,
M24 2RY

OS sheet SD8908SW
Number:
Scale: 1:1250 Date: 12/03/2024
Nodes: 45
Sheet: 5 of 9

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SEWER RECORDS





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Reho Cover Func Invert Size x Size y Shape Mat Length Grad

Reho Cover Func Invert Size x Size y Shape Mat Length Grad

LEGEND

Abandoned	Foul	Surface Water	Combined	Public Sewer
-----	-----	-----	-----	-----
-----	-----	-----	-----	-----
-----	-----	-----	-----	-----
-----	-----	-----	-----	-----
-----	-----	-----	-----	-----
-----	-----	-----	-----	-----
-----	-----	-----	-----	-----
-----	-----	-----	-----	-----
-----	-----	-----	-----	-----
-----	-----	-----	-----	-----
-----	-----	-----	-----	-----

All point assets follow the standard colour convention:
red - combined
blue - surface water
brown - foul
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	
Orifice Plate	

MANHOLE FUNCTION

FO	Foul
SW	Surface Water
CO	Combined
OV	Overflow

SEWER SHAPE

CI	Circular	TR	Trapezoidal
EG	Egg	AR	Arch
OV	Oval	BA	Barrel
FT	Flat Top	HO	HorseShoe
RE	Rectangular	UN	Unspecified
SQ	Square		

SEWER MATERIAL

AC	Asbestos Cement
BR	Brick
PE	Polyethylene
RP	Reinforced Plastic Matrix
CO	Concrete
CSB	Concrete Segment Bolted
CSU	Concrete Segment Unbolted
CC	Concrete Box Culvert
PSC	Plastic / Steel Composite
GRC	Glass Reinforced Plastic
DI	Ductile Iron
PVC	Polyvinyl Chloride
CI	Cast Iron
SI	Spun Iron
ST	Steel
VC	Vitrified Clay
PP	Polypropylene
PF	Pitch Fibre
MAC	Masonry, Coursed
MAR	Masonry, Random
U	Unspecified

Address or Site Reference:

134 STAKEHILL LANE,
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MANCHESTER,
M24 2RY

OS sheet Number: SD8908SE
Scale: 1:1250 Date: 12/03/2024
Nodes: 0
Sheet: 6 of 9

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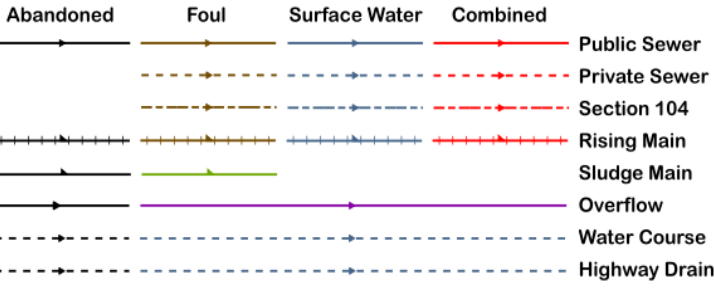
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Reho Cover Func Invert Size x Size y Shape Mat Length Grad

Reho Cover Func Invert Size x Size y Shape Mat Length Grad

LEGEND



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

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

MANHOLE FUNCTION

- FO Foul
- SW Surface Water
- CO Combined
- OV Overflow

SEWER SHAPE

- CI Circular
- EG Egg
- OV Oval
- FT Flat Top
- RE Rectangular
- SG Square
- TR Trapezoidal
- AR Arch
- BA Barrel
- HO HorseShoe
- UN Unspecified

SEWER MATERIAL

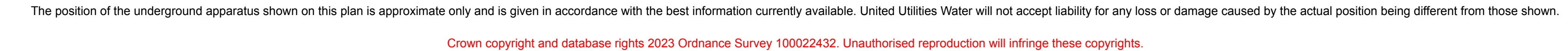
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- RP Reinforced Plastic Matrix
- CO Concrete
- CSB Concrete Segment Bolted
- CSU Concrete Segment Unbolted
- CC Concrete Box Culverted
- PSC Plastic / Steel Composite
- GRC Glass Reinforced Plastic
- DI Ductile Iron
- PVC Polyvinyl Chloride
- CI Cast Iron
- SI Spun Iron
- ST Steel
- VC Vitrified Clay
- PP Polypropylene
- PF Pitch Fibre
- MAC Masonry, Coursed
- MAR Masonry, Random
- U Unspecified

Address or Site Reference:

134 STAKEHILL LANE,
MIDDLETON,
MANCHESTER,
M24 2RY

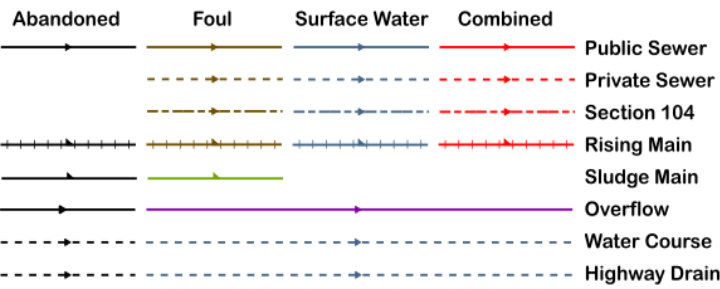
OS sheet Number: SD8908NE
Scale: 1:1250 Date: 12/03/2024
Nodes: 0
Sheet: 7 of 9

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Asset	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
4502		CO						9.848773	
4503		CO						9.848773	
4401	128.53	CO	14.97	300				85.88275	1 in 284
4402	128.53	CO	14.97	300				85.20775	1 in 284
4701	131.22	CO	128.17	300				17.92539	
5501	130.67	CO	133.37	300				137.3465	
5502		CO						14.26655	
5501		CO		0	150			14.26685	
5502		CO		0	150			198.871	
4602	128.78	CO	126.93	300				176.8212	1 in 90
4602		CO		0	150			29.01724	
7102		CO		0	150			152.0401	
5502		CO		0	150			12.54299	
5502		CO		0	150			12.63876	
4503		CO		0	150			12.63876	
4504		CO		0	150			8.915583	
5602		CO		0	150			19.90283	
4801	133.03	CO	126.93	300				86.96265	1 in 48
5609		CO		0	150			7.475191	
5801	133.82	CO	130.79	225				28.07134	
5802	130.38	CO	127.54	225				82.09734	1 in 143
5801	134.33	CO	131.53	300				77.23341	
5808		CO		0	150			23.94107	
5801		CO		0	300			180.7014	
4611		CO		0	150			1.636082	
9501	141.9	CO		0	300			129.8656	
9501	141.9	CO		0	300			129.8656	
9506		CO		0	150			21.25076	
9503		CO		0	150			21.25076	
9503		CO		0	150			21.25076	
4706		CO		0	150			12.1217	

LEGEND



All point assets follow the standard colour convention:

red	- combined	blue	- surface water
brown	- foul	purple	- overflow

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

MANHOLE FUNCTION

- | | |
|----|---------------|
| FO | Foul |
| SW | Surface Water |
| CO | Combined |
| OV | Overflow |

SEWER SHAPE

- | | | | |
|----|-------------|----|-------------|
| CI | Circular | TR | Trapezoidal |
| EG | Egg | AR | Arch |
| OV | Oval | BA | Barrel |
| FT | Flat Top | HO | HorseShoe |
| RE | Rectangular | UN | Unspecified |
| SQ | Square | | |

SEWER MATERIAL

- | | |
|-----|---------------------------|
| AC | Asbestos Cement |
| BR | Brick |
| PE | Polyethylene |
| RP | Reinforced Plastic Matrix |
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| CSU | Concrete Segment Unbolted |
| CC | Concrete Box Culverted |
| PSC | Plastic / Steel Composite |
| GRC | Glass Reinforced Plastic |
| DI | Ductile Iron |
| PVC | Polyvinyl Chloride |
| CI | Cast Iron |
| SI | Spun Iron |
| ST | Steel |
| VC | Vitrified Clay |
| PP | Polypropylene |
| PF | Pitch Fibre |
| MAC | Masonry, Coursed |
| MAR | Masonry, Random |
| U | Unspecified |

Address or Site Reference:

134 STAKEHILL LANE
MIDDLETON,
MANCHESTER,
M24 2RY

OS sheet SD8808NE
Number:
Scale: 1:1250 Date: 12/03/2024
Nodes: 32
Sheet: 8 of 9

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SEWER RECORDS





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Refno	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
9503		CO		150		VC	VC	21.25076	
9503		CO		150		VC	VC	21.25076	
9503		CO		150		VC	VC	21.25076	
9503		CO		150		VC	VC	21.25076	
9501	141.9	CO	0	300		VC	VC	129.8658	
9501	141.9	CO	0	300		VC	VC	129.8658	

Refno	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
-------	-------	------	--------	--------	--------	-------	------	--------	------

LEGEND

Abandoned	Foul	Surface Water	Combined	Public Sewer
Private Sewer	Section 104	Rising Main	Sludge Main	Overflow
Water Course	Highway Drain			

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

- Manhole

Head of System

Extent of Survey

Rodding Eye

Inlet

Discharge Point

Vortex

Penstock

Washout Chamber

Valve

Air Valve

Non Return Valve

Soakaway

Gully

Cascade

Flow Meter

Hatch Box

Oil Interceptor

Summit

Drop Shaft

Orifice Plate
- Side Entry Manhole

Outfall

Screen Chamber

Inspection Chamber

Bifurcation Chamber

Lamp Hole

T Junction / Saddle

Catchpit

Valve Chamber

Vent Column

Vortex Chamber

Penstock Chamber

Network Storage Tank

Sewer Overflow

Ww Treatment Works

Ww Pumping Station

Septic Tank

Control Kiosk

Change of Characteristic

MANHOLE FUNCTION

- FO Foul
- SW Surface Water
- CO Combined
- OV Overflow

SEWER SHAPE

- CI Circular
- EG Egg
- OV Oval
- FT Flat Top
- RE Rectangular
- SQ Square
- TR Trapezoidal
- AR Arch
- BA Barrel
- HO HorseShoe
- UN Unspecified

SEWER MATERIAL

- AC Asbestos Cement
- BR Brick
- PE Polyethylene
- RP Reinforced Plastic Matrix
- CO Concrete
- CSB Concrete Segment Bolted
- CSU Concrete Segment Unbolted
- CC Concrete Box Culvert
- PSC Plastic / Steel Composite
- GRC Glass Reinforced Plastic
- DI Ductile Iron
- PVC Polyvinyl Chloride
- CI Cast Iron
- SI Spun Iron
- ST Steel
- VC Vitrified Clay
- PP Polypropylene
- PF Pitch Fibre
- MAC Masonry, Coursed
- MAR Masonry, Random
- U Unspecified

Address or Site Reference:

134 STAKEHILL LANE,
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MANCHESTER,
M24 2RY

OS sheet SD8908NW

Number:

Scale: 1:1250

Date: 12/03/2024

Nodes: 6

Sheet: 9 of 9

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

17 January 2025

Dear Lucy,

Pre-Development Enquiry for 314 dwellings and 4 industrial units at Stakehill, Middleton,
Manchester, M24 2RU (Grid ref: 389313, 408399)
UU ref: 06849959

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

Asset Protection

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

[Please see comment 3 of the attached guidance sheet and Working near our pipes - United Utilities](#)

Foul Water

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

Our preferred point of discharge would be 300mm diameter combined sewer crossing your proposed development.

Surface Water

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

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

Infiltration

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

Waterbody

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

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

The culverted watercourse that crosses the site is not a United Utilities asset and contact should be made with the Riparian owner who is responsible for the watercourse.

Public Sewer

United Utilities will consider a connection to the 300mm diameter public surface water located southwest of the proposed site at a pass forward flow to be agreed by the Lead Local Flood Authority. United Utilities requests that any agreed rate does not exceed 5 l/s for any storm event.

Please find attached our guidance sheet for more information.

Many thanks and kind regards,

Josephine

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Visit: <http://unitedutilities.thewowawards.co.uk/nominate>



Josephine Wong
Wastewater Developer Engineer

Developer Services & Metering

Customer Services

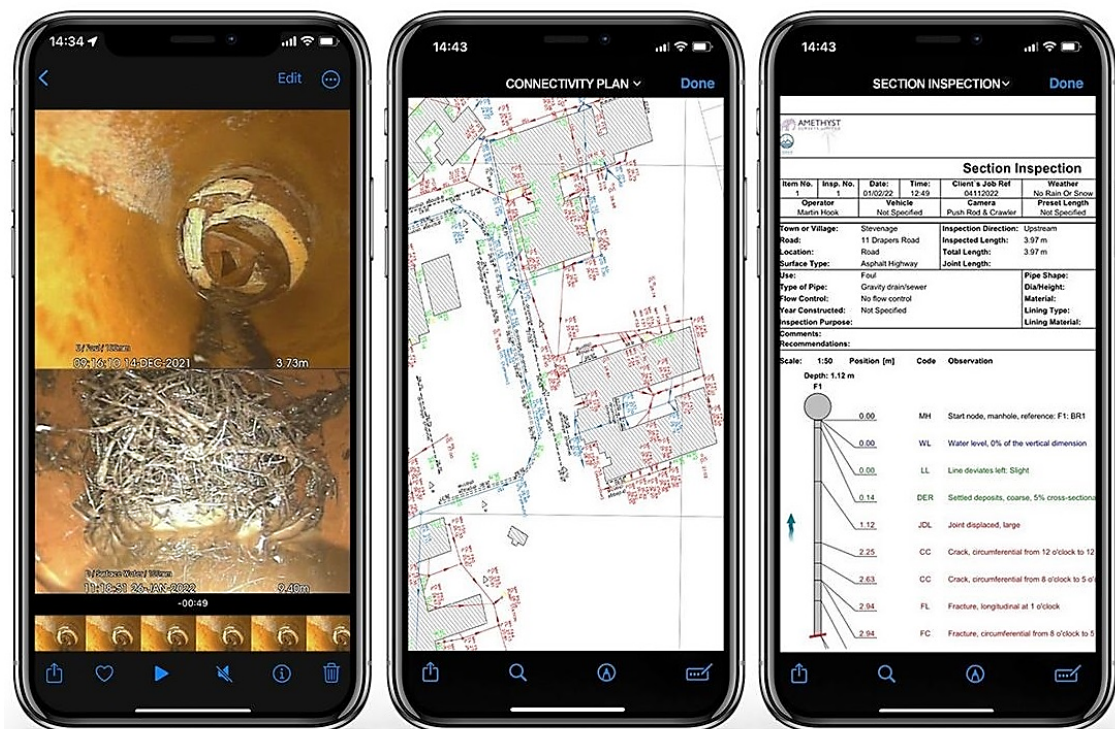
Tel: 01925 429089

unitedutilities.com

Appendix 5: Drainage Survey

Terrain Surveys Site Attendance Report

Client: BWB Consulting (Birmingham)
Contact: Lucy Reeves
Date: 8th July 2024
Site: Stakehill Industrial Estate
Job Ref: TS24-386



Services we provide

- Topographical surveys
- Measured building surveys
- 3D Revit survey models
- Laser scanning
- Pointcloud data & viewer files
- Arboriculturist reports
- PAS 128 underground utility surveys
- CCTV drainage surveys
- Drainage Repairs (trenches and excavated)
- Aerial/Drone surveys
- Hydrographic surveys
- Monitoring

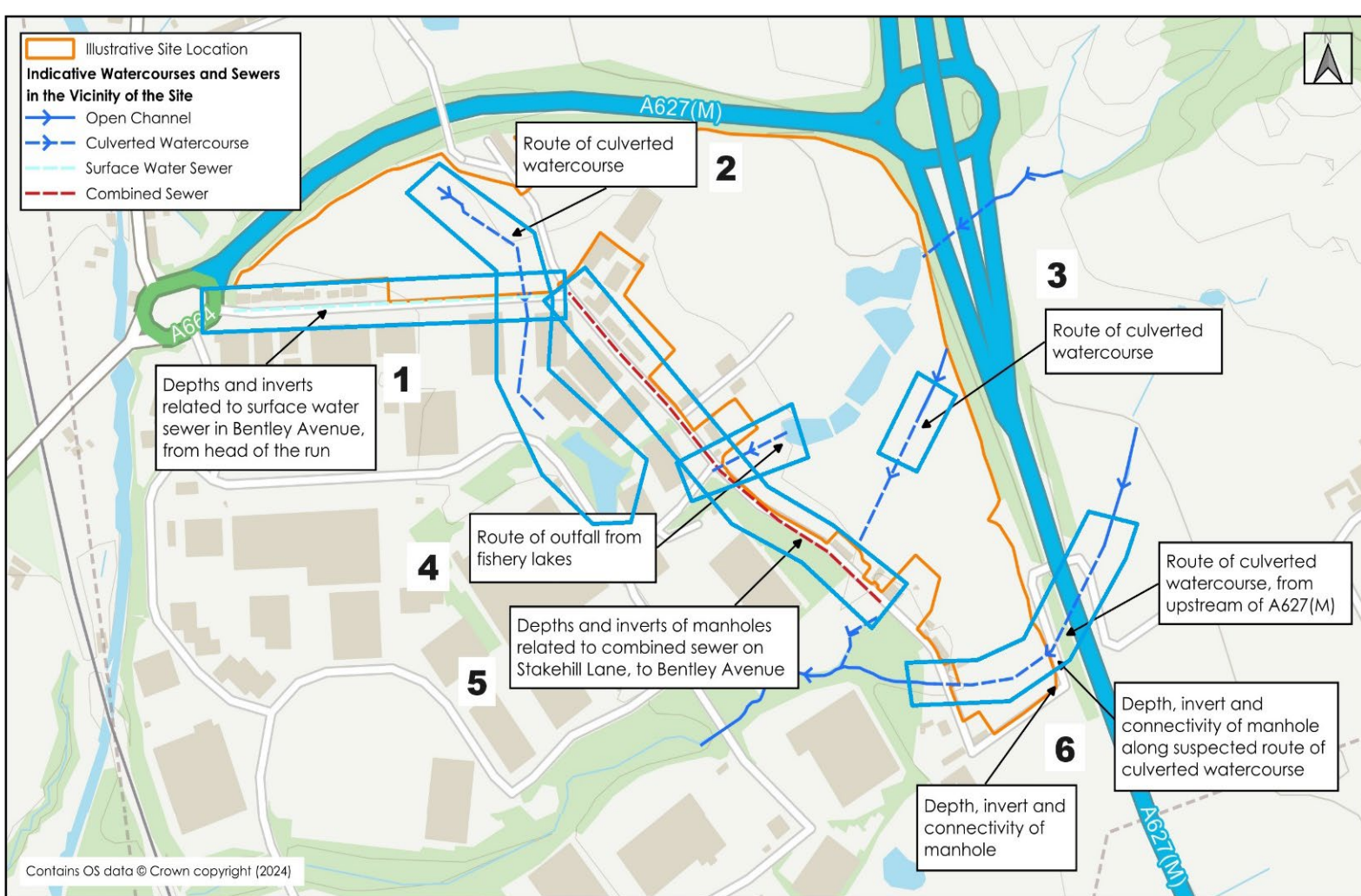
Accreditations

- The Survey Association (TSA)
- CICES
- CHAS
- CSCS
- Construction Line (Gold/Level 3)
- Acclaim
- ISO9001:2015

Works Overview

Attended site to undertake an investigation/connectivity survey of the surface water and foul water drainage systems within the land to the north and east of Stakehill Industrial Park, focusing on specific sections of drainage systems & watercourses.

For reference the 8 points of interest have been summarized below as 6 survey areas as detailed below:



Set up temporary traffic management to safely access & lift all accessible manholes within Bentley Ave and undertook a connectivity survey of the surface water system, including recording measurements to complete detailed manhole cards.

Manhole S5 was confirmed to be the head of the surface water run serving this section of carriageway before flowing downstream through to manhole S8.

Note: Manhole S8 could not be lifted safely due to its proximity to the busy A627(M)/A664 junction.

The main line was noted to be free flowing although during the survey several of the road gullies were observed to be blocked and causing localised flooding.

The hinged cover on manhole MH2 has become compressed into its frame and could not be lifted after repeated attempts to free it with hand tools and mechanical lifter.

Recommendations

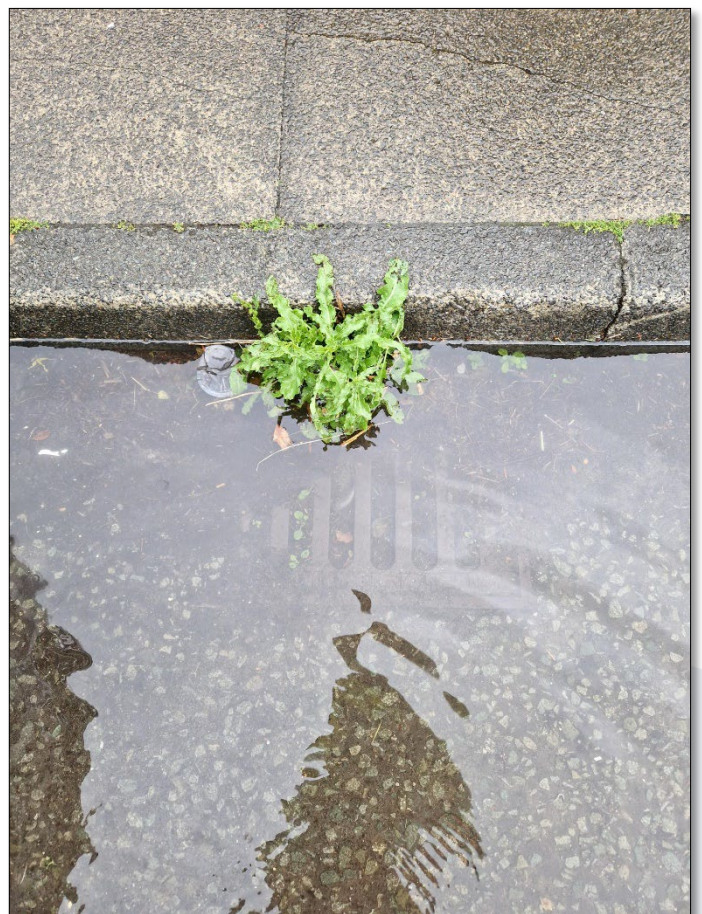
- Combination Lorry Jetting Unit to attend site to empty and HPWJ all road gullys serving Bentley Ave
- Break out and replace seized manhole MH2 to complete survey of chamber and verify possible connectivity with MH3 (see Area 2)

Area 1 Reference Pictures

Road Gully Condition Example



Road Gully Condition Example



MH2 Cover Condition View



Manhole S8 Location View



Area 2 Works Overview

Undertook visual survey of the culverted watercourse route as detailed on the plan supplied. The open section of ditch/watercourse located within the farmers field to the north of Bentley Ave is enclosed within dense foliage and appears to have become silted as an outlet could not be located. The farmers field running along the downstream route of the culvert has been built up to create an enclosed storage bund at the field entrance off the north section of Stakehill Lane. This bund has become heavily vegetated and any possible existing culvert access points along this section could not be located. There is a large flag stone laying in the field possibly located on the route of the culvert which was lifted to investigate but no chamber was concealed beneath. Noted an open void in the field nearby, undertook investigation and cleared vegetation for access confirming the void to be a catchpit made up of a brick-built shaft with a 225mmØ piped outlet (referenced MH3 on the connectivity plan).

Note: MH3 has various inlet pipes from 150mmØ to 300mmØ connected with all pipework containing large amounts of silt/debris/soil due to it being unmaintained, no further tracing could be undertaken from this point. The flag stone may have been originally placed over MH3, due to its size & weight we were unable to lift it safely back on top of the chamber and would recommend a raised manhole cover to be fitted over this chamber to prevent potential injury and provide future safe access.

A visual survey of the pond located next to Filan Road confirmed there to be a 225mmØ outfall which corresponded with the assumed culvert route detailed on the plan supplied by the client. Undertook electronic trace from the headwall upstream into the neighboring industrial unit. Spoke to site contact regarding permission to access and continue line trace to a concealed chamber. Site made access with a forklift to remove various stored materials and we confirmed there to be a 3-stage petrol interceptor (PI1)

Lifted & accessed PI1 to facilitate electronic trace upstream with a sonde/locator to a point of scale build up within the line (see photo for reference in report) within the industrial unit's boundary.

The Located manholes/chambers were picked up with GPS to be overlaid onto site topo plan at a later date for reference.

Recommendations

- Combination Lorry Jetting Unit with remote hose reel to attend site to HPWJ MH3 located within the field to facilitate access to CCTV survey for condition and trace the line.
- Break out and replace seized manhole MH2 (See Area 1) to complete survey of chamber and verify any potential connectivity with culvert.
- Install a new raised 600 x 600 D400 manhole cover & frame on MH3.
- Cut/back clear vegetation to locate the ditch/watercourse end, excavate to investigate any potential outfall into the culverted section to further assess condition including any further recommendations for HPWJ/CCTV.
- Combination Lorry Jetting Unit to undertake HPWJ upstream of petrol interceptor to clear the obstruction and facilitate access to complete the trace line and CCTV condition survey.
(Access to be arranged/agreed with unit owners prior to attendance)

Area 2 Reference Pictures

MH3 Location View



MH3 Internal View Before Clearing

