

 T J Booth Associates. Consulting Engineers 20A Eastgate St, Rochdale OL16 1DH	Project				Job Ref.	
	GB Services - Riverside Business Park (Proposed Unit 3)				rep-tjba-GBS-riveside business park-units 3-UU CONSULTATION RESPONSE-230625.docx	
	Section				Sheet no./rev.	
	UU Consultation Response				1 / 0	
	Calc. by	Date	Chk'd by	Date	App'd by	Date
	DS	23/06/2025				

History.

Revision	Date	Reason
0	Jun 2025	Response to UU consultation dated 27-MAR-25.

Contents.

History.	1
Contents.	1
Introduction.....	2
Reference:	2
TJBA Response:.....	3

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	Section UU Consultation Response				Sheet no./rev. 2 / 0	
	Calc. by DS	Date 23/06/2025	Chk'd by	Date	App'd by	Date

Introduction.

Reference:

UU consultation dated 27-MAR-25, ref: DC/25/454.



United Utilities Water Limited
 Haweswater House
 Lingley Mere Business Park
 Lingley Green Avenue
 Great Sankey
 Warrington WA5 3LP

unitedutilities.com

Planning.Liaison@uuplc.co.uk

Rochdale Borough Council
 By email

Your ref: 25/00128/DOC
 Our ref: DC/25/454
 Date: 27-MAR-25

Dear Planning Team

Location : Riverside Motors Todmorden Road Littleborough Rochdale OL15 9EG
Proposal : Submission of details to comply with condition 5 (drainage) on planning permission 23/01374/FUL

Further to our review of the submitted documents, Drawing DRAINAGE PLAN & DETAILS, - Dated Jan 2025 United Utilities recommends that condition 5 is not discharged. This is because we would expect to see the ultimate discharge point for the proposed foul sewers.

The applicant can discuss their drainage proposals with our Developer Services team by email at SewerAdoptions@uuplc.co.uk . Alternative ways to contact the team are detailed in the Appendix, Section 4.0 'CONTACTS'.

When considering their drainage proposal, the applicant should investigate the existence of any pipelines and/or apparatus that might impact their detailed design (see Appendix, Section 2.0 'UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE').

United Utilities will not carry out an assessment on the acceptability of submitted drainage proposals in relation to our water pipelines when responding to a planning application. It is the applicant's responsibility to ensure that any detailed drainage plans comply with our 'Standard Conditions for Works Adjacent to Pipelines' which can be found on our website: [Working near our pipes - United Utilities](#). Failure to consider existing pipelines when designing a drainage proposal may result in the applicant having to redesign proposals at a later date.

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

Yours faithfully

Planning, Landscape and Ecology Team

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	Section UU Consultation Response				Sheet no./rev. 3 / 0	
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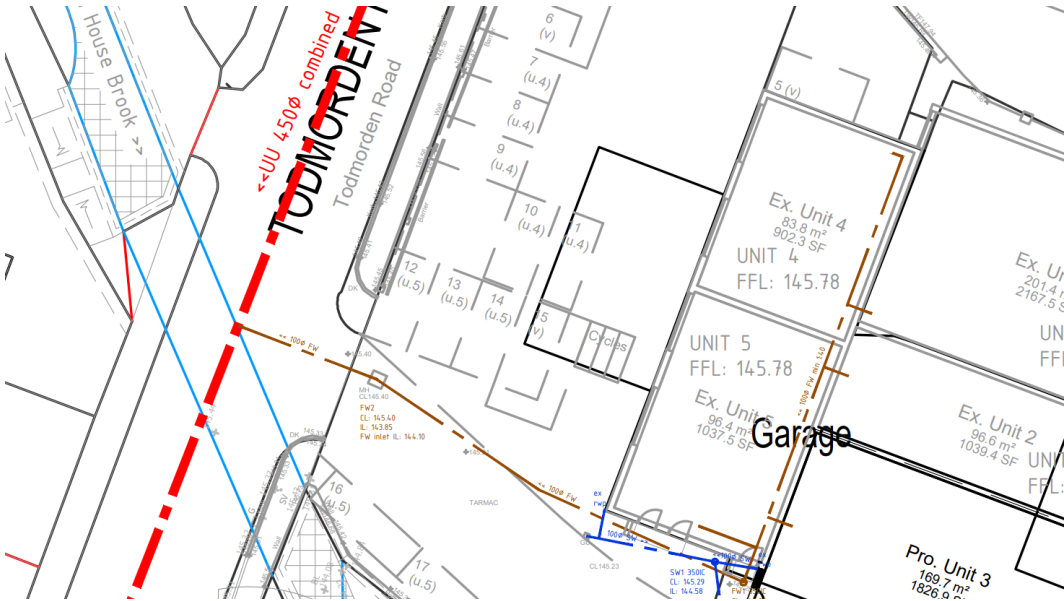
TJBA Response:

Please refer to full drainage design plan ref: dwg-tjba-GBS-riverside business park-drainage plan & details-rev1.

An excerpt of the FW connection is shown below. There is an existing historic FW connection to the 450mm combined UU sewer main in Todmorden Road.

The connection has been maintained as a FW connection in the renovation of the development.

The new unit (Unit 3) is proposed to connect to the FW site drainage and thereby also reusing this connection.



The existing FW connection as recorded on the United Utilities sewer plan (below) is shown as a surface water connection. This is wrong and should be amended by UU. No surface water uses this connection. The existing and proposed surface water has a dedicated SW outfall to the adjacent river as shown on the TJBA drainage plan.

