APPLICATION NUMBER: 20/01014/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
20/01014/FUL	Rachel Carney	18 January 2021

Address: Land Off Dyehouse Lane Rochdale OL16 2QN

Proposal: Erection of three industrial units and associated access

PUBLICITY	**Weekly list expired?**	y	**Site notice expired?**	y
	Neighbour letters expired?	y	**Press Notice expired?**	n

DELEGATION	**Significant departure from local plan?**	n	**Contrary to national policy?**	n
	Applicant a Council Member or officer?	n	**Contrary to previous decision?**	n
	Major with 10 or more objections and recommending approval?	n	**Called in or Planning Panel objection?**	n

COMMENTS	**Planning Panel comments received?**	n
	Neighbour comments received?	y

EIA	**Screening opinion completed and saved to Onbase?**	n

CONDITIONS	**Pre-commencement conditions proposed?**	y
	Pre-commencement conditions agreed (or notification period expired)?	y

RECOMMENDATION	**APPROVE**

CHECKED AND SIGNED OFF BY: EH **DATE: 12 August 2021**

SITE

The application relates to an open area of land that is located off Dyehouse Lane. The site is currently clear of vegetation and is surfaced with gravel. Historic photographs appear to show parking/storage of lorry trailers on the site, but there is

no planning history for an approved use. In recent history it appears that the site became vegetated over.

PROPOSAL

The application proposes the erection of three industrial units on the site and associated parking. The proposed units would each be detached and comprise of two smaller units and one larger units.

Unit type one, which is the smaller unit, would have a footprint of 22.2m by 11m and dual pitched roof with an eaves height of 5.5m and a ridge height of 6.3m

Unit type two would have a footprint of 31m by 11m and dual pitched roof with an eaves height of 5.5m and a ridge height of 6.3m.

The units would be constructed of profile metal cladding.

Gated access is proposed to the site and internal parking spaces for 10 cars and 6 light goods vehicles are proposed as well as space for vehicle turning.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

E2 Increasing jobs and prosperity
P1 Improving image
P3 Improving design of new development
G6 Enhancing green infrastructure
G7 Increasing the value of biodiversity and geodiversity
G8 Managing water resources and flood risk
G9 Reducing the impact of pollution, contamination and land instability
T2 Improving accessibility
DM1 General development requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area
EC/3 Mixed Employment Zones

Supplementary Planning Documents (SPD):
Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

10/D53330 – Change of use of land for siting 6 caravan pitches, 3 amenity blocks, play area and the siting of 6 lighting columns – Refused and appeal dismissed

CONSULTATION RESPONSES

Highways And Engineering
First comments - Concerns raised over whether a HGV can turn within the site.

Second comments following submission of detail about the type of vehicle proposed to use the site – The proposals are acceptable.

Env Health - Noise/Odours
First comments – cannot support the application due to the close proximity of existing residential. A noise impact assessment to quantify any noise sources and mitigate as required to not cause nuisance and general disturbance is required.

Second comments – Have reviewed the report and satisfied that the proposed future use will not have an adverse impact upon the existing residential properties. Therefore no objection.

Env Health - Air Quality
No air quality concerns provided that conditions are included requiring electric car charging points and dust management.

Canal And River Trust
No requirement to consult as a statutory consultee. No comments provided.

Environment Agency
No objection. The development must proceed in strict accordance with the FRA.

The Coal Authority
Recommended condition requiring intrusive site investigation to establish the risks posed by past coal mining activity and any required mitigation.

Lead Local Flood Authority/Drainage
Suggested draining condition including diversion of the public sewer, and foul and surface water drainage.

Environmental Control (Landfill Gas)
Phase 1 required

Gtr Manchester Ecology Unit
No objections. Recommended informative regarding the bird breeding season and invasive species and recommendation that fencing should be erected to protect the brook and planning should be of locally native species.

United Utilities
Recommended drainage conditions. Advised that a public sewer crosses the site and UU will not permit building over it. Modification of the site layout or a diversion of the affected public sewer will be necessary.

REPRESENTATIONS

The application has been publicised with a site notice and neighbour notification letters. Four letters of objection have been received, as summarised below.

- No details of what the units are to be used for, meaning there is potential for:
    - Ground contamination
    - Water course pollution
    - Use of hazardous and toxic materials
    - Air pollution

- The application says the development is within a SSSI so 3 industrial units should not be allowed.
- Concerns over the traffic that would be generated by the development. Existing businesses at Green Grove Mill already generate a considerable amount of heavy traffic on Dyehouse Lane, which is single lane width at its entrance. There is already considerable congestion and inconvenience for the cottages at the top of the lane. Further traffic would exacerbate existing issues.
- Additional industrial units will increase noise disturbance and potentially generate smells and additional environmental pollution.

ANALYSIS

Principle

The application site is located within a mixed employment zone where saved UDP policy EC/3 is relevant. This policy outlines the uses that will be permitted within mixed employment zones which includes general industry.

Core Strategy policy E2 is also relevant and this establishes that the Council will ensure a sufficient supply of suitable land, buildings and infrastructure in the right places to support the creation and retention of successful business.

Given the existing land allocation it is considered that the principle of providing three industrial units on this site is acceptable.

Visual amenity

The application proposes three detached industrial buildings. The development would comprise two smaller and one larger unit and they would each be constructed of profiled metal cladding and have a pitched roof design.

Visually, these units would be of a standard design for industrial development and given their setting, which is in a mixed employment zone and close to existing industrial development, it is considered that the units would appear acceptable on the site. The scale of them is such that they are relatively modest for industrial units, ensuring that they would not appear overly prominent on the site.

In respect of the development it is acknowledged that the units would be a significant alteration from the current open appearance of the site. It is however clear that historically this site has had a connection to industrial development, albeit it doesn't appear to have historically included buildings. The development of the site with modern industrial units would comprise an appropriate intensification of the historic uses, with the modern buildings being in keeping with the style of the units on the nearby Smallbridge Industrial Park, located to the immediate south east.

Looking at other elements of the development it is noted that the development includes proposed palisade fencing. Such fencing is generally not considered to be acceptable due to its poor design and impact it has on the visual aesthetics of an area. As such, whilst fencing is considered to be acceptable within the areas shown on the plan, this should be replaced with less obtrusive paladin fencing. This can be conditioned on approval.

Subject to approval of materials it is considered that the proposed units on the site are acceptable in terms of visual amenity and in accordance with policies P1 and P3 of the Core Strategy.

Impact on surrounding occupiers

The application proposes the erection of three industrial units. Public Protection Officer (Noise and Odours) initially objected to the application due to the proximity of adjacent residential properties (closest approximately 50m to the W of the site) and the potential disturbance that would be caused by excessive noise.

A noise impact assessment was therefore requested and submitted. The noise survey concludes that the noise climate in the vicinity of the nearest noise sensitive locations (dwellings) is relatively steady. It is accepted that the introduction of the proposed three industrial units would represent a new source of noise, but it is suggested that the character of any noise emission from the proposed units would be very similar to that which exists, which in turn would tend to minimise the potential for adverse impact on the existing noise climate in the vicinity of Roach Vale.

The noise report has been reviewed by the Public Protection Officer and the objection made to the development has been withdrawn with no required noise attenuation or similar conditions suggested. The application is now considered to be acceptable in respect of noise and associated disturbance and in accordance with the requirements of policy G9 and DM1 of the Core Strategy.

Highways

The Council's Highway Service has been consulted on the application and initially concerns were raised regarding the serving of the site as it was not considered that an HGV could access the location and turn within the site. Highways acknowledged that the site may not require HGV access but information to demonstrate this was required.

Highway Services confirmed at this time that no other highway safety concerns existed in respect of this application.

Subsequently a Highway Statement has been submitted and this clarifies the type of vehicles needed on the site, which would be a fixed wheel 2.5m by 9.5m. It is also stated that the proposed units are sized to attract small tech and assembly type businesses who do not require to be services by large articulated vehicles. They also note that the head heights within the building with an eaves level of 6.0m would not be suitable for large warehouse and distribution companies that use larger service vehicles.

The Highway Statement has been reviewed by Highway Services and it has been confirmed that with this information, the proposals are acceptable from a Highways perspective and in accordance with policy DM1 of the Core Strategy.

Drainage and Flooding

The application site is adjacent to Ash Brook, a 'main river' and it is located within flood zones 2 and 3 and the application has been submitted with a Flood Risk Assessment. Consultations have as such been undertaken with the Environment Agency, the Council's Drainage Officer and United Utilities. The Canal and River Trust have advised that they have no comments to make on the application.

The Environment Agency have reviewed the development and flood risk assessment and advised that the development would not be at unacceptable risk of flooding or exacerbate flood risk elsewhere. The development must however be undertaken in full accordance with the requirements of the flood risk assessment.

The Environment Agency have however requested a number of informative footnotes, including the possible requirement of a permit. They have also advised that any new site surface drainage should be on a sustainable urban drainage approach, with any new surface water discharge to the watercourse to be via an interceptor.

The Council's Lead Drainage Officer has also confirmed acceptance of the flood risk assessment. The Drainage Officer has advised that when reviewing drainage for the site, a greenfield run off rate of 1.4l/s shall be applied, unless an assessment can demonstrate that greenfield runoff is greater than this. With this in mind, the drainage officer has advised that permeable paving for the large parking area would be supported and that this may be the only practical way of providing adequate attenuation volume to meet the greenfield runoff rate.

With the above in mind the Drainage Officer has advised that drainage for the site can be adequately controlled through drainage conditions and suggested wording has been provided.

In reviewing the application one of the matters noted by the Drainage Officer is the presence of the sewer that runs beneath the site. United Utilities (UU) have also advised on this and advised that they would require its diversion or a 6m easement. The presence of this sewer, which lies beneath one of the proposed buildings has been addressed with the applicant and they have provided an additional layout plan which identifies the route of the sewer which is shown to be in excess of 300mm from the development and in line with UU easement requirements. This information appears to demonstrate that the development can proceed without any sewer diversion required, however this matter sits outside of the planning process and an advisory note should still be included to notify the applicants of their responsibilities in respect of the sewer.

The proposed development would not adversely affect flood risk in the area and in this regard the application would accord with policy G8 of the Core Strategy.

Ecology

The Greater Manchester Ecology Unit has been consulted on the application to comment on any matters that may impact on features or species of ecological value. GMEU has advised that they have no objections to the application but they request that a footnote be included on any application to draw the applicant's attention to the protected bird nesting period and their responsibilities in respect of invasive species. In respect of these recommendations it is considered that the bird nesting restrictions should be placed as a condition as this would allow the developers to submit evidence of the absence of nesting birds, if appropriate.

It is also suggested that to protect Ash Brook, steel palisade fencing should be erected prior to the commencement of development. However, if this is not possible it is requested that protective temporary fencing be erected to prevent the accidental spillage of spoil into the watercourse. It is noted that fencing is included on the plans, the details of this (which should be paladin fencing rather than palisade) can be conditioned with any approval.

GMEU have finally noted that should landscaping of the site be required, planting should be of locally native species. This again is a matter that can be conditioned.

Further to the above it is considered that the development would not unduly impact on any features of ecological value and in this regard the application accords with policy G7 of the Core Strategy.

Coal risk

The application is within a coal mining Development High Risk Area. As such consultations have been undertaken with the Coal Authority and a Coal Mining Risk Assessment has been submitted. The Coal Authority have advised that the report identifies the presence of an off-site mine entry and assesses that there to be a high risk that the mine entry could cause ground subsidence and affect the stability of the site in the future.

The report considers that the proposed development along the southern boundary of the application site needs to take account of the presence of the mine entry in building and foundation design. The report does not however make any specific recommendations in this regard.

The Coal Authority have reviewed the report and advised no objection to the application subject to the inclusion of two conditions that required further investigation of the site and a signed declaration that the site is safe. As the report indicates that development of the site may be problematic, the Case Officer has verbally double checked The Coal Authority's comments to confirm that the required information is not required prior to determination of the application. The Coal Authority have confirmed that as the known mine entry is outside of the site that the conditions suggested are acceptable and the risks can be appropriately managed. Management of the potential instability of the site associated with historic coal mining is therefore considered to be acceptable and in accordance with the requirements of policy G9 of the Core Strategy.

Contamination

The Council's Public Protection (Contamination) Officer has been consulted on the application and requested that a condition be included on any approval requiring the submission of a phase 1 contaminated land report. This condition is considered reasonable, ensuring that the end users of the site will be protected from any unknown contaminants, in accordance with policy G9 of the Core Strategy.

Other considerations and summary

In other considerations it is noted that one of the objectors states that the application site is within an SSSI (taken from the applicant's own supporting statements), therefore meaning that development should not be allowed. This is however not the case and as detailed above, ecology implications of the development have been fully assessed.

Another objector has raised concerns over the absence of detail regarding the proposed use, with concerns that the development may result in various forms of pollution. In respect of the use, it is common that an application does not include details of the end user, and indeed such matters could not reasonably be controlled through condition. The application proposes general industrial units and that is how it has been assessed, with appropriate consideration into impacts on pollution and conditions required where necessary.

It is also noted that the Council's Public Protection (Air Quality) Service request that the development include electric vehicle charging points. There is however no current policy to justify such a condition and as such a condition on this basis would not be reasonable.

The development of three industrial units on this site is acceptable and the recommendation is for approval.

RECOMMENDATION **APPROVE**

1. The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This consent relates to the following plans:-

Location Plan – Reference 2046
Existing Site Plan – Drawing no. 01
Proposed Site Plan – Drawing no. 02 Rev A
Proposed Floor Plan Units 1 & 2 – Drawing no. 03
Proposed Elevations Units 1 & 2 – Drawing no. 04 Rev A
Proposed Floor Plan and Elevations Unit 3 – Drawing no. 05

and the works shall be carried out in complete accordance with these drawings hereby
granted consent.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of work in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works shall take place until samples or full details of materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: In the interest of visual amenity and to accord with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

4. Notwithstanding the details shown on drawing no 02 Rev A (Proposed Site Plan), the installation of a palisade fence around the site is not approved. Prior to first occupation of the units alternative details of paladin fencing, including finish colour, shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall be installed before prior to first occupation of the units and be retained as such thereafter.

Reason: In the interests of visual amenity as palisade fencing is not appropriate for the site and to accord with policies P1, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5. Notwithstanding the details shown on drawing no 02 Rev A (Proposed Site Plan), prior to first commencement of development details of temporary fencing, or permanent fencing that accords with the requirements of condition 4 of this permission, that runs along the boundary of the site with Ash Brook shall be submitted to and approved in writing by the Local Planning Authority. The approved fencing shall be installed prior to first commencement of development and any temporary fencing installed shall be removed and replaced with permanent fencing prior to first occupation of the units and in accordance with condition 4 of this permission.

Reason: To protect Ash Brook from the accidental spillage of spoil or stored materials into the watercourse and to accord with policies G7, G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement development: It is important that Ash Brook is protected from accidental pollution prior to development commencing.

6. Unless otherwise agreed in writing through the approval of details required through condition 9 of this planning permission, no above ground works shall take place until full surfacing details of the site have been submitted to and approved in writing by the Local Planning Authority. The surfacing of the site shall be carried out in full accordance with the approved details prior to first occupation of the units and be retained as such thereafter.

Reason: In the interests of visual amenity and to accord with policies P1, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

7. The parking and turning layout as identified on drawing no. 02 Rev A (Proposed Site Plan) shall be laid out and made available solely for the parking and turning of vehicles prior to first occupation of the units hereby approved and shall be retained as such thereafter.

Reason: In the interest of highway safety and to ensure that sufficient parking and turning facilities are provided and to accord with policy DM1 of the Core Strategy and the National Planning Policy Framework.

8. The development hereby approved shall be first undertaken in full accordance with the design recommendations outlined on page 10 of the Flood Risk Assessment prepared by T J Booth Associates (job ref: calc-tjba-newbuild-dyehouse In-091020, dated 21/10/2020) and be retained as such thereafter.

Reason: To ensure that the site is adequately protected from flood risk and to accord with policies G8 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

9. No development shall commence until a foul and surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. Foul and surface water shall be drained on separate systems. If demonstrated that surface water needs to be discharged to the public sewer, then surface water drainage and foul drainage shall only be combined at the site's final outfall chamber. The surface water
drainage scheme 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 and any new surface water discharge to a watercourse shall be via an inceptor.
ii) The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.
iii) Details of the use of flow attenuation measures, where appropriate, to maintain the existing (predevelopment) greenfield runoff rate from the site,
(iv) Details shall include construction details for permeable paving, if this forms part of the sustainable drainage system.
(v) Provision of a Maintenance Document explaining how the surface water scheme will be maintained and managed after completion.

The development hereby approved shall only be undertaken in accordance with the approved drainage scheme and retained as such thereafter.

To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

10. Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, within 3 months of development first taking place, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the type, species, siting, planting distances and the programme of planting of native trees and shrubs. The scheme of planting, as approved, shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: In order to achieve a satisfactory level of landscaping in the interests of the amenities of the area in accordance with Policies P1, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

11. No development shall commence until a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in full accordance with any remediation works and/or mitigation measures required to address land instability arising from coal mining legacy, as may be identified in the scheme of intrusive investigations and be retained as such thereafter.

Reason: To ensure the site is made safe and stable for the development and to accord with policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: The undertaking of intrusive site investigations, prior to the commencement of development, is necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development.

12. Prior to first use of the development hereby approved a signed statement or declaration prepared by a suitably competent person that confirms that the site is, or has been made, safe and stable for the approved development shall be submitted to and approved in writing by the Local Planning Authority. The statement or declaration shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: To ensure the site is made safe and stable for the development and to accord with policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: The undertaking of intrusive site investigations, prior to the commencement of development, is necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development.

13. No clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site.

Reason: In order to prevent disturbance to any nesting birds that may be present in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

14. Prior to commencement of the development an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before development commences. The report of the findings must include:

i) a survey of the extent, scale and nature of contamination

ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archeological sites and ancient monuments;

iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s)

The development shall thereafter be completed in full accordance with the approved recommendations.

Reason for pre-commencement condition: To ensure contamination is appropriately identified and a strategy is in place before works commence on site to prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Notes for Applicant:

Environment Agency

This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2016 from the Environment Agency for any proposed works or structures, in, under, over or within 8m of the top of the bank of Ash Brook, designated a 'main river'. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: https://www.gov.uk/guidance/flood-risk-activities-environmental-permits.

The Environment Agency has discretionary powers to carry out maintenance works on the channels of "main river" watercourses to remove blockages and ensure the free flow of water. Information on riparian landowner's rights and responsibilities can be found at https://www.gov.uk/guidance/owning-a-watercourse

Constructions works solely located within existing fenced boundary as per site plan 2046/02 Rev A, should ensure protection of main green infrastructure asset and ecological receptor of site. Whilst any new site surface drainage scheme is based on a sustainable urban drainage design approach (SUDs - https://www.ciria.org/Memberships/The_SuDs_Manual_C753_Chapters.aspx) with any new surface water discharge to watercourse is via an interceptor.

United Utilities

A public sewer crosses this site and United Utilities will not permit building over it. United Utilities will require an access strip width of six metres, three metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of Part H of the Building Regulations, for maintenance or replacement. Therefore a modification of the site layout, or a diversion of the affected public sewer will be necessary. All costs associated with sewer diversions must be borne by the applicant.
To establish if a sewer diversion is feasible, the applicant must discuss this at an early stage with United Utilities Developer Engineer at wastewaterdeveloperservices@uuplc.co.uk as a lengthy lead in period may be required if a sewer diversion proves to be acceptable.

Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems.

Where United Utilities' assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction.
For advice regarding protection of United Utilities assets, the applicant should contact the teams as follows:
Water assets – DeveloperServicesWater@uuplc.co.uk
Wastewater assets – WastewaterDeveloperServices@uuplc.co.uk

It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed

development.

A number of providers offer a paid for mapping service including United Utilities. To find out how to purchase a sewer and water plan from United Utilities, please visit the Property Searches website; https://www.unitedutilities.com/property-searches/
You can also view the plans for free. To make an appointment to view United Utilities sewer records at your local authority please contact them direct, alternatively if you wish to view the water and the sewer records at Unites Utilities Lingley Mere offices based in Warrington please ring 0370 751 0101 to book an appointment.

Due to the public sewer transfer in 2011, not all sewers are currently shown on the statutory sewer records and Unites Utilities do not always show private pipes on their plans. If a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

Please contact United Utilities regarding a potential water supply or connection to public sewers. Additional information is available on their website http://www.unitedutilities.com/builders-developers.aspx

Greater Manchester Ecology Unit

You are reminded that the site has not been inspected for Invasive Non-Native Species (The Wildlife and Countryside Act 1981 Schedule 9 and the Environmental Protection Regulations 1992). Guidance on preventing the spread of non-native species, including their clearance is available at https://www.gov.uk/guidance/prevent-the-spread-of-harmful-invasive-and-non-native-plants

Report Author Rachel Carney