

APPENDIX A - DRAINAGE STRATEGY DRAWINGS

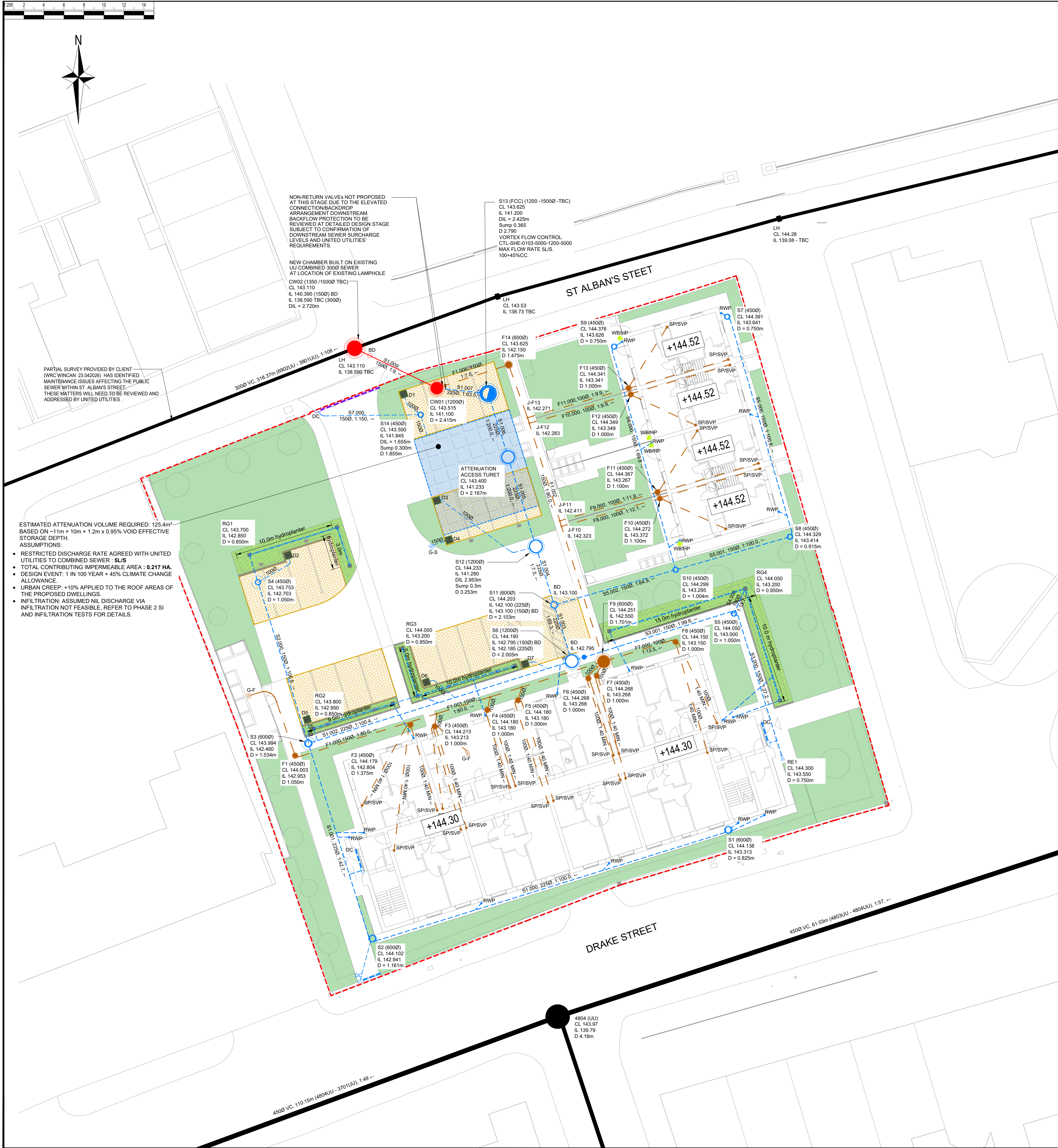
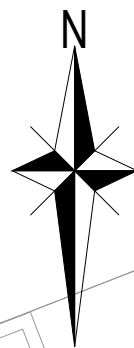


TABLE 1		
CONTRIBUTING AREAS COMPARISON		
SITE AREA	SQ M	HA
EXISTING IMPERMEABLE AREAS	3345	0.335
EXISTING PIMP %	360	0.036
EXISTING LANDSCAPED / GRAVEL AREAS	2985	0.299
PROPOSED IMPERMEABLE AREAS POSITIVELY DRAINED	2145	0.215
PROPOSED PIMP %	64%	
PROPOSED LANDSCAPED AREAS	1200	0.120

TABLE 2	
SURFACE WATER DISCHARGE HIERARCHY ASSESSMENT	
WATER HARVESTING	WATER BUTTS TO DWELLINGS ARE PROPOSED AS PART OF THE STRATEGY.
IN TO THE GROUND - INFILTRATION	NOT FEASIBLE DUE TO GROUND CONDITIONS (CONTAMINATION, GROUNDWATER) REFER TO PHASE 2 SI AND BRE 365 INFILTRATION TEST.
TO A SURFACE WATER BODY	NOT FEASIBLE - NO SUITABLE SURFACE WATER BODY NEARBY.
TO A SURFACE WATER SEWER, HIGHWAY DRAIN, OR ANOTHER SUITABLE ALTERNATIVE DRAINAGE SYSTEMS NEARBY.	NOT FEASIBLE - NO PUBLIC SURFACE WATER SEWERS OR SUITABLE ALTERNATIVE DRAINAGE SYSTEMS NEARBY.
TO A COMBINED SEWER	DISCHARGE PROPOSED TO THE EXISTING COMBINED PUBLIC SEWER IN ST. ALBAN'S STREET

TABLE 3				
DISCHARGE RATE COMPARISON				
	QBAR	Q1 L/S	Q30 L/S	Q100 L/S
FEH22 GREENFIELD RUNOFF RATE	0.9	0.8	1.5	1.8
Q (l/s) BROWNFIELD - MODIFIED RATIONAL METHOD (11% PIMP)		2.0	8.3	10.8
Q (l/s) BROWNFIELD WITH 50% BETTERMENT		1.0	4.2	5.3
MAXIMUM PROPOSED DISCHARGE RATE AGREED WITH UNITED UTILITIES VIA PRE-DEVELOPMENT ENQUIRY UU REFERENCE NUMBER: 08992657				5.0

TABLE 4	
ATTENUATION VOLUME ESTIMATION	
	ATTENUATION VOLUME V (m³) Contributing area = 0.217 ha Discharge rate = 8l/s
2YR (100% AEP)	13m³ < V< 30m³
30YR (3.3% AEP)	52m³ < V< 84m³
100YR-CC (1% AEP)	120m³ < V< 201m³

KEY	
---	SITE BOUNDARY - 3345m² (0.335ha)
---	ROOF AREAS (APARTMENT BLOCK) - 709m² (0.071ha)
---	ROOF AREA (HOUSES) - 223m² (0.0223ha)
---	ROOF AREA (HOUSES) WITH 10% URBAN CREEP - 245.3m² (0.0245ha)
---	BIN STORE AREA ROOF - 33m² (0.0033ha)
---	HARDSTANDINGS - 1180m² (0.118ha)
---	TOTAL IMPERMEABLE AREAS - 2145m² (0.215)
---	PROPOSED PERCENTAGE OF IMPERMEABLE AREA (PIMP) 64%
---	TOTAL PROPOSED CONTRIBUTING AREAS TO BE POSITIVELY DRAINED INCLUDING 10% URBAN CREEP (HOUSES) - 2167.3m² (0.217ha)
---	GREENFIELD/LANDSCAPED AREA - 1200m² (0.120ha)
---	EXISTING COMBINED WATER PUBLIC SEWER
---	EXISTING COMBINED WATER ACCESS CHAMBER
---	EXISTING COMBINED WATER LAMP HOLE
---	PROPOSED SURFACE WATER
---	PROPOSED FLOW CONTROL CHAMBER
---	PROPOSED FOUL WATER
---	PROPOSED COMBINED WATER
---	PROPOSED RAIN WATER PIPE
---	PROPOSED SOIL PIPE/SOIL VENT PIPE
---	PROPOSED RODDING EYE
---	PROPOSED SURFACE WATER GULLY
---	PROPOSED FOUL WATER GULLY
---	DRAINAGE CHANNEL - PEDESTRIAN AREAS
---	DRAINAGE CHANNEL - VEHICULAR AREAS
---	PROPOSED PERMEABLE SURFACES MINIMUM 300 mm SUB-BASE STORAGE LAYER WITH 30% VOID RATIO SUBJECT TO CBR TESTING AT FORMATION LEVEL
---	PROPOSED SURFACE WATER ATTENUATION STORAGE STRUCTURE (95% VOID RATIO) INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS DESIGN AND INSTRUCTIONS.
---	PERMEABLE SURFACE SUB-BASE DIFFUSER UNIT
---	BIORETENTION AREAS WITH FLUSH OR DROP/INLET KERB SCHEMATIC ARRANGEMENT HYDROPLANTER FLEX OR SIMILAR APPROVED WITH INSPECTION CHAMBER AND OVERFLOW
---	WATER BUTT WITH SUDS PLANTER
---	PROPOSED FFL LEVELS

PRELIMINARY SCHEME
FOR COMMENT AND REVIEW ONLY.
DESIGN IS BASED UPON INFORMATION AVAILABLE AT THE TIME.
DESIGN IS SUBJECT TO FULL REVIEW AS ADDITIONAL INFORMATION BECOMES AVAILABLE.
DESIGN IS SUBJECT TO FULL REVIEW UPON RECEIPT OF COMMENTS FROM://

- DEVELOPMENT CONTROL
- LA PLANNING AUTHORITY
- ENVIRONMENT AGENCY
- LA HIGHWAYS DEPARTMENT
- SEWERAGE UNDERTAKER

SOURCE INFORMATION USED:
1. TOPOGRAPHICAL SURVEY
1.1. Malcolm Hughes 62032/1 August 2024.
2. SEWER RECORDS
2.1. UJPS-ORD-708519 (16-02-26)
2.2. Partial CCTV survey provided by client WRC WINCAN 23.04.2026
3. LAYOUT INFORMATION
3.1. 19146-PJA-00-ZZ-DR-A-1200-K- Proposed Site Plan

PLANNING DRAWING - NOT FOR CONSTRUCTION

- NOTES
- ALL DIMENSIONS ARE IN MILLIMETRES AND LEVELS IN METERS UNLESS OTHERWISE SPECIFIED.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELATED DRAWINGS AND SPECIFICATIONS.
 - THE DRAINAGE CONTRACTOR IS RESPONSIBLE TO MAKING AN APPLICATION TO ANY SEWERAGE UNDERTAKER PRIOR TO CONSTRUCTION OF ANY CONNECTION INTO A PUBLIC MANHOLE.
 - THE ENGINEER IS TO BE NOTIFIED OF ANY DISCREPANCIES TO THE DETAILS SHOWN ON THE DRAINAGE AND ANY UNRECORDED CONNECTIONS NOT SHOWN ON THE DRAWINGS.
 - THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS AND LEVELS AND FOR CONFIRMING THE GIVEN LEVEL OF OUTFALL INTO PUBLIC SEWER, WATERCOURSE OR OTHER OUTFALL PRIOR TO CONSTRUCTION WORKS COMMENCING.
 - UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT AUTHORITIES ALL DRAWINGS ISSUED ARE AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR COMMENCE SITE WORK PRIOR TO APPROVAL BEING GIVEN, IT IS ENTIRELY AT THEIR OWN RISK.
 - TO PROTECT THE DRAINAGE SYSTEM FROM CONSTRUCTION SITE DERIBES, THE CONTRACTOR SHALL ENSURE THAT STOPPERS ARE SECURELY PLACED IN ALL CONNECTIONS IMMEDIATELY UPSTREAM OF THE TANK, ONLY TO BE REMOVED ONCE THE FINAL CLEANING OF THE ROADS/ DRAINAGE HAS BEEN COMPLETED.
 - THE DESIGN IS BASED ON THE INFORMATION AVAILABLE ON THE DATE OF ISSUE FROM OTHER PARTIES (E.G. ARCHITECT AND M&E ENGINEER). IT IS SUBJECT TO CHANGE RESULTING FROM UPDATES TO THE AVAILABLE INFORMATION FROM OTHERS.
 - NEW DRAINS AND SEWERS TO BE AS FOLLOWS:
9.1. CONSTRUCTION AND MATERIALS OF PRIVATE SURFACE, FOUL & COMBINED WATER SEWERAGE SYSTEM TO BE IN ACCORDANCE WITH 'BUILDING REGULATIONS - APPROVED DOCUMENT H' & 'BS EN 752:2017 DRAIN AND SEWER SYSTEMS OUTSIDE BUILDINGS'
9.2. CONSTRUCTION AND MATERIALS OF PUBLIC SURFACE, FOUL & COMBINED WATER SEWERS TO BE IN ACCORDANCE WITH 'DESIGN & CONSTRUCTION GUIDANCE, SEWERAGE SECTOR GUIDANCE APPENDIX C' AND IN ACCORDANCE WITH LOCAL SEWERAGE UNDERTAKER
9.3. MINIMUM PIPE SIZE FOR ADAPTABLE SURFACE WATER DRAINAGE IS 150mmDN
9.3.1. 100mmDN AT MIN 1:100 FOR 10 DWELLINGS OR LESS
9.3.2. 150mmDN AT MIN 1:150 FOR GREATER THAN 10 DWELLINGS
9.4. MINIMUM PIPE SIZE FOR ADAPTABLE FOUL WATER DRAINAGE IS 100mmDN
9.4.1. 100mmDN 1:40 WHERE 10 DWELLINGS OR LESS AND NO WC
9.4.2. 100mmDN 1:80 WHERE GREATER THAN 10 DWELLINGS AND AT LEAST 1 WC
9.5. ALL ROAD GULLY PIPEWORK SIZES TO BE 150mmDN UNLESS OTHERWISE SPECIFIED
 - LOAD CLASS SELECTION TO COMPLY WITH BS EN 124
10.1. LOAD CLASS A15 - AREAS INACCESSIBLE TO MOTOR VEHICLES
10.2. LOAD CLASS B125 - FOOTWAYS, PEDESTRIAN AREAS ETC
10.3. LOAD CLASS D250 - GULLY TOPS IN KERBSIDE CHANNELS OF ROADS
10.4. LOAD CLASS D400 - CARRIAGEWAYS OF ROADS (HEAVY DUTY)
10.5. LOAD CLASS E600 - AREAS IMPOSING HIGH WHEEL LOADS
10.6. LOAD CLASS F900 - AREAS IMPOSING PARTICULARLY HIGH WHEEL LOADS
 - ALL FOUL DRAINS BENEATH BUILDINGS AND FROM SOIL VENT PIPES, GULLIES AND WC CONNECTIONS BE 100mmDN AT A GRADIENT NOT LESS THAN OF 1:40.
 - ALL FOUL CONNECTIONS TO BE FULLY TRAPPED AND EACH FOUL CONNECTION TO A BRANCH DRAIN TO HAVE FULL RODDING ACCESS (E.G. LOW LEVEL ACCESS).
 - RAINWATER DOWN PIPES ARE TO CONNECT TO A DRAIN VIA A REST BEND.
 - WHERE DRAINAGE IS COMBINED A 'P' TRAP MUST BE PROVIDED ABOVE PROPOSED FLOOR SLAB LEVEL.
 - MINIMUM DEPTH OF COVER TO THE CROWN OF GRAVITY PIPES WITHOUT PROTECTION SHOULD BE AS FOLLOWS (IN ACCORDANCE WITH 'DESIGN & CONSTRUCTION GUIDANCE, SEWERAGE SECTOR GUIDANCE APPENDIX C')
15.1. 350mm - DOMESTIC GARDENS AND PATHWAYS WITHOUT ANY POSSIBILITY OF VEHICULAR ACCESS.
15.2. 500mm - DOMESTIC DRIVEWAYS, PARKING AREAS AND YARDS WITH HEIGHT RESTRICTIONS TO PREVENT ENTRY BY VEHICLES WITH A GROSS WEIGHT IN EXCESS OF 7.5 TONNES.
15.3. 600mm - DOMESTIC DRIVEWAYS, PARKING AREAS AND NARROW STREETS WITH LIMITED ACCESS FOR VEHICLES WITH A GROSS WEIGHT IN EXCESS OF 7.5 TONNES.
15.4. 800mm - AGRICULTURAL LAND & PUBLIC OPEN SPACE
15.5. 1200mm - HIGHWAYS AND PARKING AREAS WITH UNRESTRICTED ACCESS TO VEHICLE WITH A GROSS WEIGHT IN EXCESS OF 7.5 TONNES.
 - BACKFILL TO DRAINAGE TRENCHES UNDER CARRIAGEWAYS TO BE TYPE 1 SUB-BASE MATERIAL ELSEWHERE BACKFILL TO BE FREE DRAINING READILY AVAILABLE MATERIAL COMPACTED MATERIAL FREE FROM RUBBISH, ORGANIC MATTER, FROZEN SOIL, CLAY LUMPS AND LARGE STONES. TO BE COMPACTED IN LAYERS NOT EXCEEDING 250mm THICK
 - A FLEXIBLE JOINT SHALL BE PROVIDED AS CLOSE AS IS FEASIBLE TO THE OUTSIDE FACE OF ANY STRUCTURE INTO WHICH A PIPE IS JOINED. COMPATIBLE WITH THE SATISFACTORY COMPLETION AND SUBSEQUENT MOVEMENTS OF THE JOINT. LENGTH OF THE NEXT PIPE (ROCKER PIPE) IS TO BE IN ACCORDANCE WITH THE TABLE BELOW
17.1. 150-600mmDN - 600mm LONG ROCKER PIPE
17.2. 601-750mmDN - 1000mm LONG ROCKER PIPE
17.3. 751mmDN AND ABOVE - 1250mm LONG ROCKER PIPE
 - PIPE CROSSEOVERS TO HAVE MINIMUM OF 300mm CLEARANCE BETWEEN OUTSIDE TOP OF THE LOWER PIPE AND OUTSIDE BOTTOM OF THE UPPER PIPE. WHERE THIS CANNOT BE ACHIEVED A SEPARATION, CONCRETE SURROUND IS TO BE FORMED WHICH WILL EXTEND NOT LESS THAN 100mm EACH SIDE OF THE CROSSING POINT. THE EXTENT OF THE CONCRETE SHOULD BE WITHIN 150mm OF A FLEXIBLE PIPE JOINT. THE CONCRETE SPECIFICATION SHOULD BE IN ACCORDANCE WITH THE STANDARD DETAILS FOR PIPE BED AND SURROUND AS ISSUED BY THE ENGINEER.
 - CONCRETE MIXES INDICATED ON THIS DRAWING ARE DESIGNATED MIXES CONFORMING TO BS 8500-1:2006. ALL CONCRETE TO BE SULPHATE RESISTANT. CONTRACTOR SHOULD ALLOWANCE FOR CARRYING OUT TESTING ON SITE TO CONFIRM SULPHATE LEVEL CLASSIFICATION.
 - ALL PRIVATE MANHOLES AND INSPECTION CHAMBERS TO BE CONSTRUCTED IN ACCORDANCE WITH 'BUILDING REGULATIONS - APPROVED DOCUMENT H' & 'BS EN 752:2017 DRAIN AND SEWER SYSTEMS OUTSIDE BUILDINGS'
 - ALL MANHOLES AND INSPECTION CHAMBERS TO BE ADOPTED TO BE CONSTRUCTED IN ACCORDANCE WITH 'IN ACCORDANCE WITH 'DESIGN & CONSTRUCTION GUIDANCE, SEWERAGE SECTOR GUIDANCE APPENDIX C' AND IN ACCORDANCE WITH LOCAL SEWERAGE UNDERTAKER.
 - CCTV SURVEY OF ALL THE DRAINAGE SHOULD BE CARRIED OUT ON COMPLETION OF THE BUILDING WORKS AND PASSED ON TO THE CLIENT.
 - ANY EXISTING DRAINAGE INFRASTRUCTURE TO BE RETAINED TO HAVE NEW COVERS AND FRAMES TO SUIT NEW LEVELS AND SURFACING.
 - WHERE DRAINAGE RUNS PASS BELOW FOUNDATIONS, PIPES TO BE ENCASED IN MIN 100mm CONCRETE SURROUND AND SURROUND WRAPPED IN 50mm COMPRESSIBLE MATERIAL (TOP & SIDES) PIPE SLEEVED THROUGH FOUNDATIONS AND FITTED WITH ROCKER PIPE. FOUNDATIONS ADJACENT TO DRAIN RUN TO BE DEEPEENED LOCALLY TO INVERT OF DRAINAGE PIPE TO AVOID SURCHARGE LOADING
 - WHERE DRAINAGE RUNS PASS ABOVE FOUNDATIONS, PROVIDE 65mm DEEP PRE-STRESSED CONCRETE LINTELS e.g. 'NAYLOR Ref. P100

PLEASE NOTE HBL ASSOCIATES ARE USING NEW AND UPDATED TITLE BOX TEMPLATES. THEREFORE, PRESENTATION MAY DIFFER BETWEEN TECHNICAL DRAWINGS.

P06	05.06.2026	ES	PLANNING ISSUE (HYDRAULIC MODEL P04)	MS	MS
P05	29.05.2026	ES	PLANNING ISSUE (HYDRAULIC MODEL P03)	MS	MS
P04	22.05.2026	ES	RAINWATER HARVESTING TANK POSITION INDICATED	ES	RJ
P03	21.05.2026	ES	PRE-PLANNING ISSUE (SITE PLAN 1200_U)	ES	RJ
P02	14.05.2026	ES	REVISED TO UPDATED SITE PLAN (1200_G)	ES	RJ
P01	20.02.2026	SP	FIRST ISSUE - FOR COMMENTS	ES	RJ
REV.	DATE	DRAWN	DESCRIPTION	CHKD	APPRD

STATUS: **STATUS** **S2**



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33 Ballbrook Avenue,
Manchester M20 3JG
+44 (0)161 432 9977 | www.hbl.tld
Consulting Civil & Structural Engineers

PROJECT: **LAND ON DRAKE STREET ROCHDALE**

DRAWING TITLE: **PROPOSED DRAINAGE STRATEGY PLAN**

CLIENT: **GREAT PLACES HOUSING GROUP**

HBL REF.	DATE	SCALE(S)	
11524	16.02.26	1:200	A1
DRAWN	CHECKED	APPROVED	
ES	MS	MS	

DRAWING No. **11524-HBL-XX-XX-DR-C-5103** REV. **P06**

APPENDIX B - PUBLIC SEWER RECORDS

Morgan Langford

Blount House
Hall Park Way,
Telford,
TF34NQ

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@uu plc.co.uk

**Your Ref: 430539
Our Ref: UUPS-ORD-706764
Date: 30/01/2026**

Dear Sirs

Location: 166 DRAKE STREET, ROCHDALE, OL16 1UP

I acknowledge with thanks your request dated 30/01/2026 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

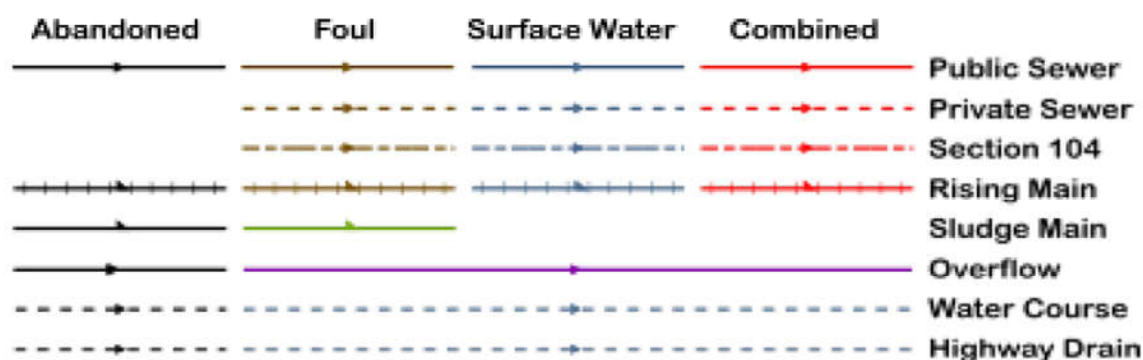
TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS

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	DNM Network Monitoring Point
Drop Shaft	Change of Characteristic
Orifice Plate	



Scale: 1:1250
Date: 30/01/2026

SEWER RECORDS



Address or Site Reference: 166 DRAKE STREET, ROCHDALE, OL16 1UP
Printed by: Property Searches

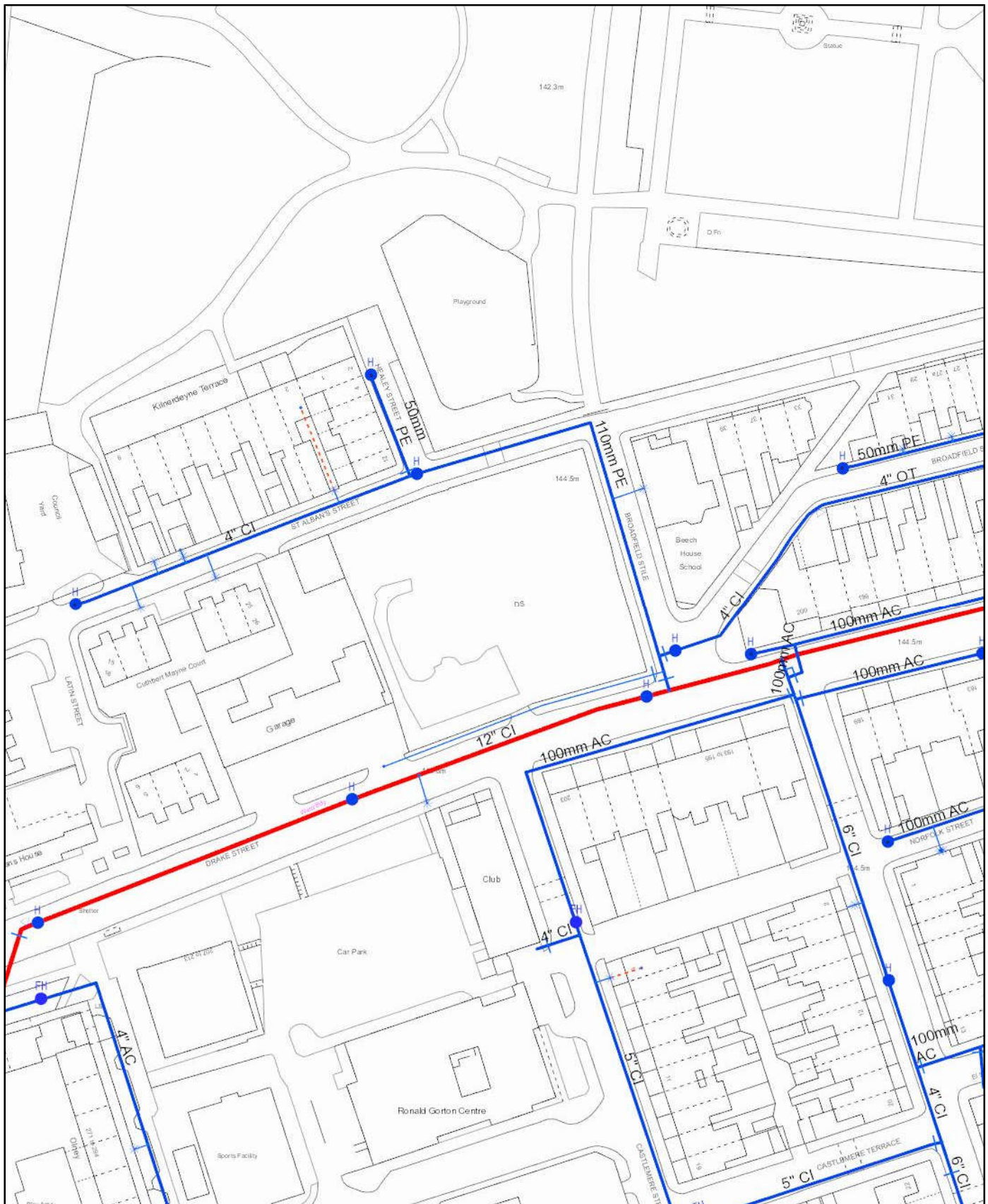
The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

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Clean Water Symbolology

Proposed	Abandoned	Live	
			Distribution Main
			Trunk Main
			Comms Pipe
			Private Pipe
			Concessionary Service
			Raw Water
			LDTM Raw Water
			LDTM Treated Water
			Air Valve
			AC Valve, open
			AC Valve, closed
			CC Valve, open
			CC Valve, closed
			Non Return Valve
			Pressure Management Valve
			OMS Valve
			Stop Tap
			Flow Meter
			Domestic Meter
			Commercial Meter
			Pump
			Hydrant
			Fire Hydrant
			Anode
			Chlorination Point
			De-chlorination Point
			Strainer Point
			Access Point
			Hatch Box
			IP Point
			Sampling Station
			Logger Box
			Bore Hole
			Inlet Point
			Bulk Supply Point
			End Cap
			Site Termination
			Change of Characteristic
			Condition Report
			<u>Property Types</u>
			Water Tower
			Valve House
			Booster Pumping Station
			Intake Pumping Station
			Water Treatment Works
			Supply Reservoir
			Service Reservoir
			Impounding Reservoir
			Pipe Bridge

Symbology for proposed assets is the same as above, but shown in **green**
 Symbology for abandoned assets is the same as above, but shown in **black**



Scale: 1:1250
Date: 30/01/2026

WATER MAINS RECORDS



Address or Site Reference: 166 DRAKE STREET, ROCHDALE, OL16 1UP
Printed by: Property Searches

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HBL Associates

**Brook House
Weybrook Road,
Stockport,
M19 2QD**

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: 11524
Our Ref: UUPS-ORD-708519
Date: 16/02/2026**

Dear Sirs**Location: 11524 - Land of Drake St**

I acknowledge with thanks your request dated 09/02/2026 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>.

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Yours Faithfully,



Karen McCormack
Property Searches Manager

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- 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.

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LEGEND

Public Sewer

Private Sewer

Section 104

Rising Main

Sludge Main

Overflow

Water Course

Highway Drain

All point assets follow the standard colour convention:

● 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 ⬮ DNM Network Monitoring Point ⬮ Change of Characteristic
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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:

11524 - Land of Drake St.

Scale: 1:1250 **Date:** 16/02/2026

Sheet: 1 of 1

Printed by: Property Searches

SEWER RECORDS



APPENDIX C - TYPICAL MAINTENANCE INSPECTION CHECKLIST

SuDS Maintenance Inspection Checklist – C753 The SuDS Manual

General Information:

Site ID:			
Site location and co-ordinates (GIS if appropriate)			
Elements forming the SuDS scheme		Approved drawing reference(s)	
Inspection frequency		Approved specification reference	
Type of development		Specific purpose of any parts of the scheme (eg. biodiversity, wildlife and visual aspects)	

Inspection date

	Details	Y/N	Action Required	Date Completed	Details	Y/N	Action Required	Date Completed
--	---------	-----	-----------------	----------------	---------	-----	-----------------	----------------

General inspection items

Is there any evidence of erosion, channelling, ponding (where not desirable) or other poor hydraulic performance?								
Is there any evidence of accidental spillages, oils, poor water quality, odours or nuisance insects?								
Have any health and safety risks been identified to either the public or maintenance operatives?								
Is there any deterioration in the surface of permeable or porous surfaces (eg rutting, spreading of blocks or signs of ponding water)?								

SuDS Maintenance Inspection Checklist - C375 The SuDS Manual

SuDS Maintenance Inspection Checklist - C375 The SuDS Manual								
Inspection date								
	Details	Y/N	Action Required	Date Completed	Details	Y/N	Action Required	Date Completed
Silt/sediment accumulation								
Is there any sediment accumulation at inlets (or other defined accumulation zones such as the surface of swales, basins and within proprietary devices)? If yes, state depth (mm) and extent. Is removal required? If yes, state waste disposal requirements and confirm that all waste management requirements have been complied with (consult environmental regulator).								
Is surface clogging visible (potentially problematic where water has to soak into the underlying construction or ground (e.g., under-drained swale or infiltration basin)?								
Does permeable or porous surfacing require sweeping to remove silt?								

SuDS Maintenance Inspection Checklist - C375 The SuDS Manual								
Inspection date								
	Details	Y/N	Action Required	Date Completed	Details	Y/N	Action Required	Date Completed
System blockages and litter build-up								
Is there evidence of litter accumulation in the system? (If yes, is this a blockage risk?)								
Is there any evidence of any other clogging or blockage of outlets or drainage paths?								

SuDS Maintenance Inspection Checklist - C375 The SuDS Manual

SuDS Maintenance Inspection Checklist - C375 The SuDS Manual									
Inspection date									
	Details	Y/N	Action Required	Date Completed		Details	Y/N	Action Required	Date Completed
Vegetation									
Is the vegetation condition satisfactory (density, weed growth, coverage etc)? (Check against approved planting regime.)									
Does any part of the system require weeding, pruning, or mowing? (Check against maintenance frequency stated in approved design.)									
Is there any evidence of invasive species becoming established? If yes, state action required									

SuDS Maintenance Inspection Checklist - C375 The SuDS Manual

SuDS Maintenance Inspection Checklist - C375 The SuDS Manual								
Inspection date								
	Details	Y/N	Action Required	Date Completed	Details	Y/N	Action Required	Date Completed
Infrastructure								
Are all check dams or weirs in good condition?								
Is there evidence of any accidental damage to the system (e.g., wheel ruts?)								
Is there any evidence of cross connections or other unauthorised inflows?								
Is there any evidence of tampering with the flow controls?								
Are there any other matters that could affect the performance of the system in relation to the design objectives for hydraulic, water quality, biodiversity, and visual aspects? (Specify.)								

SuDS Maintenance Inspection Checklist - C375 The SuDS Manual								
Inspection date								
	Details	Y/N	Action Required	Date Completed	Details	Y/N	Action Required	Date Completed
Other observations								
Information appended (e.g., photos)								

SuDS Maintenance Inspection Checklist - C375 The SuDS Manual								
Inspection date								
	Details	Y/N	Action Required	Date Completed	Details	Y/N	Action Required	Date Completed
Suitability of current maintenance regime								
Continue as current								
Increase maintenance								
Decrease maintenance								
Next inspection								
Proposed date for next inspection								