

Blackpool Council

14 March 2017

To: Councillors Elmes, Humphreys, Hutton, Maycock, O'Hara, Scott and L Williams

PLANNING COMMITTEE

Additional information from United Utilities

Please find attached a response from United Utilities relating to Agenda Item 8, Planning Application 17/0095, Land at Moss House Road, for the Tuesday, 14 March 2017 meeting of the Planning Committee.

Agenda No **Item**

PLANNING APPLICATION 17 0095 - LAND AT MOSS HOUSE ROAD, MARTON MOSS, BLACKPOOL (Pages 1 - 4)

Yours sincerely

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Agenda Item 8

**United Utilities Water Limited
Developer Services & Planning**
Warrington North WWTW
Gatewarth Industrial Estate
Barnard Street off Old Liverpool Road
Sankey Bridges
Warrington
WA5 1DS

Telephone : 01925 679402
Planning.liaison@uuplc.co.uk

Blackpool BC
Customer First Centre
Municipal Building Corporation St
Blackpool
FY1 1NF

Your ref: 17/0095
Our ref: DC/17/713
Date: 14-MAR-17

Dear Sir/Madam,

Location: Land At Moss House Road, Marton Moss, Blackpool.

Proposal: Erection of residential development comprising 422 dwellings (2 and 3 storey apartments and houses).

With reference to the above planning application, United Utilities wishes to draw attention to the following points.

United Utilities are working closely with the developer to agree the surface water drainage strategy. We note that the developer has submitted drainage plans which principally are in line with our discussions but we would ask that the drainage strategy is dealt with when discharging the relevant drainage conditions attached to the outline approval rather than deal with it as part of the reserved matters application. If this approach is adopted then we would have no objection to the reserved matters approval.

Site drainage

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. We would ask the developer to consider the following drainage options in the following order of priority:

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

Further information regarding Developer Services and Planning, can be found on our website at <http://www.unitedutilities.com/builders-developers.aspx>.

The applicant can discuss the above with **Developer Engineer, Graham Perry**, by email at wastewaterdeveloperservices@uuplc.co.uk.

Management and Maintenance of Sustainable Drainage Systems

Without effective management and maintenance, sustainable drainage systems can fail or become ineffective. As a provider of wastewater services, we believe we have a duty to advise the Local Planning Authority of this potential risk to ensure the longevity of the surface water drainage system and the service it provides to people. We also wish to minimise the risk of a sustainable drainage system having a detrimental impact on the public sewer network should the two systems interact. We therefore recommend the Local Planning Authority include a condition in their Decision Notice regarding a management and maintenance regime for any sustainable drainage system that is included as part of the proposed development.

For schemes of 10 or more units and other major development, we recommend the Local Planning Authority consults with the Lead Local Flood Authority regarding the exact wording of any condition. You may find the below a useful example.

Example condition

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and*
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.*

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

Please note, United Utilities cannot provide comment on the design, management and maintenance of an asset that is not in our ownership and therefore should the suggested condition be included in the Decision Notice, we will not be involved in discharging this condition.

Water comments

According to our records, there is an easement that would be affected by the proposed development (F186 dated 25/11/1898). The easement would be affected by plots 1,2,12 and 13 of Moss House Road. Under no circumstances should anything be stored, planted or erected over the easement.

Our water mains will need extending to serve any development on this site. The applicant, who may be required to pay a capital contribution, will need to sign an Agreement under Sections 41, 42 & 43 of the Water Industry Act 1991.

The provision of a mains water supply could be expensive.

The level of cover to the water mains and sewers must not be compromised either during or after construction.

A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999.

Should this planning application be approved, the applicant should contact United Utilities on 03456 723 723 regarding connection to the water mains or public sewers.

General comments

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. United Utilities offer a fully supported mapping service and we recommend the applicant contact our Property Searches Team on 0370 751 0101 to obtain maps of the site.

Due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for adoption and United Utilities' Asset Standards. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

Further information regarding Developer Services and Planning, can be found on our website at <http://www.unitedutilities.com/builders-developers.aspx>.

Yours faithfully

Shireen Lawrenson
United Utilities
Developer Services and Planning