

Staffordshire Moorlands District Council
Moorlands House, Stockwell Street Leek
Staffordshire Moorlands
ST13 6HQ

Your ref: SMD/2021/0234
Our ref: DC/21/1670
Date: 04-AUG-21

Dear Sir/Madam,

Location : Holly House, Sugar Street, Rushton Spencer, Staffordshire, SK11 0SG
Proposal : Erection of detached 3-bed house and a single garage with alterations to Holly House

With reference to the above planning application, United Utilities wishes to draw attention to the following as a means to facilitate sustainable development within the region.

Ground Water Protection Zone

The site overlies the sandstone rock, in a Groundwater Source Protection Zone (SPZ) 2. This forms an aquifer, abstracted at depth by United Utilities for public drinking water supply at nearby Rushton Spencer boreholes. The applicant should follow best practise on their use and storage of fuels, oils and chemicals, to remove the risk of causing pollution during construction.

The Government's expectation is that sustainable drainage systems (SuDS) will be provided in new developments wherever this is appropriate. The Environment Agency supports this expectation. Where infiltration SuDS are to be used for surface run-off from roads, car parking and public or amenity areas, they should:

- be suitably designed;
- meet the Government's non-statutory technical standards for sustainable drainage systems;
- these standards should be used in conjunction with the National Planning Policy Framework and Planning Practice Guidance; and,
- use a SuDS management treatment train.

That is, use drainage components in series to achieve a robust surface water management system that does not pose an unacceptable risk of pollution to groundwater.

Should the applicant intend to build a private Wastewater Treatment Works, the consent of the Environment Agency would be needed for the discharge of treated effluent. We would not wish to adopt the works on completion.

The Applicant should follow EA guidance and apply for a permit for the new & changed discharges. <https://www.gov.uk/permits-you-need-for-septic-tanks/apply-for-a-permit>

The Environment Agency will grant the permit if there is:

- No evidence of pollution
- The risk of pollution is acceptable

If there is evidence of pollution or the risk of pollution is unacceptable the Environment Agency will ask you to make changes to your system and may issue a permit with improvement conditions.

With regard to the submission of additional information, namely the Surface and Foul Water Management Layout (drawing ref: 727 DR-100 Rev P1) and the Surface Water Management Report Revision A prepared by Flo Consulting Engineers dated July 2021, we can confirm that we are satisfied that the proposed new foul sewage treatment works, which is indicated in the plans provided, is suitably sized for the site and should treat the sewage to a suitable level, before dilution with the surface water and discharging to ground. The plans also confirm the location of the new treatment plant and alleviate our concerns around using an old, potentially unsuitable, septic tank.

Given the site's locations within a Groundwater Protection Zone we request to be re-consulted if the foul or surface water drainage proposals for this site are amended.

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.

We recommend the applicant implements the scheme in accordance with the surface water drainage hierarchy outlined above.

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.

Details of both our S106 sewer connections and S104 sewer adoptions processes (including application forms) can be found on our website <http://www.unitedutilities.com/builders-developers.aspx>

Please note we are not responsible for advising on rates of discharge to the local watercourse system. This is a matter for you to discuss with the Lead Local Flood Authority and / or the Environment Agency if the watercourse is classified as main river.

Water supply

If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project which should be accounted for in the project timeline for design and construction.

To discuss a potential water supply or any of the water comments detailed above, the applicant can contact the team at DeveloperServicesWater@uuplc.co.uk.

Please note, all internal pipework must comply with current Water Supply (water fittings) Regulations 1999.

United Utilities' property, assets and infrastructure

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 our sewer records at your local authority please contact them direct, alternatively if you wish to view the water and the sewer records at our Lingley Mere offices based in Warrington please ring [0370 751 0101](tel:03707510101) to book an appointment.

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

For any further information regarding Developer Services and Planning, please visit our website at <http://www.unitedutilities.com/builders-developers.aspx>

Yours faithfully

Jill Walker
Planning Analyst
Planning, Landscape and Ecology