



Water for the North West

United Utilities Water Limited

Haweswater House
Lingley Mere Business Park
Lingley Green Avenue
Great Sankey
Warrington WA5 3LP

Telephone: 01925 237000

unitedutilities.com

Our ref: EIR/ID944

Date: 28/08/2026

Email: EIRRequests@uuplc.co.uk

Dear [REDACTED],

Thank you for your request for environmental information. We appreciate your interest, and we want to let you know that your request has been carefully considered in accordance with the Environmental Information Regulations (EIR).

Your request:

In relation to Trafford Council planning application 115688/FUL/25, please provide:

1. Confirmation of whether United Utilities continues to object to the application following its letter of 9 April 2026; and
2. Copies of any correspondence, representations or other communications sent by United Utilities to Trafford Council concerning this application since 9 April 2026.

In relation to Manchester City Council planning application 142223/FO/2025, for the proposed housing development at Ryebank Fields, please provide:

1. Confirmation of whether United Utilities has objected to this application; and
2. If so, copies of all correspondence, representations or other communications sent by United Utilities to Manchester City Council concerning the application.

Our response:

As of 13 August 2026, United Utilities continues to object to the planning application (115688/FUL/25), as the location of the existing 1,275mm sewer overflow pipe has not yet been verified. The objection will remain in place until a Ground Penetrating Radar (GPR) survey, or other agreed method of investigation, has been undertaken to accurately establish the location and alignment of the asset. There are also other outstanding drainage concerns.

Since the 9 April 2026, United Utilities has submitted one further response in relation to the planning application, dated 2 July 2026, which is attached for reference, titled Appendix A. Other than this response, there has been no direct communication between the Planning Team and Trafford Council regarding this site.

As of 13 August 2026, United Utilities continues to object to the planning application (142223/FO/2025), as the location of the existing 1,275mm sewer overflow pipe has not yet been verified. The objection will remain in place until a Ground Penetrating Radar (GPR) survey, or other agreed method of investigation, has been undertaken to accurately establish the location and alignment of the asset. There are also other outstanding drainage concerns.

Since the 9 April 2026, United Utilities has submitted one further response in relation to the

planning application, dated 2 July 2026, which is attached for reference, titled Appendix B. Other than this response, there has been no direct communication between the Planning Team and Manchester Council regarding this site.

In addition to the above request, please note that the Planning Team has been in direct contact with the developer over the last two weeks. The developer submitted additional information and has requested that it is reviewed to determine whether it addresses the concerns previously raised by United Utilities. This information is currently being considered as part of the ongoing assessment of the application. We have directed this request to the Wastewater Developer Services Team. For any future updates and information relating to communications between Developer Services, the developer and/or the Council, we recommend contacting James Darlington from the Developer Services Sewer Adoptions team using the Sewer Adoptions mailbox (SewerAdoptions@uuplc.co.uk).

We hope that this response answers your request. However, if you're not satisfied with how we've handled it, you can request an internal review. To do this, please write to us at Environmental Information Office, Haweswater House, Lingley Mere, Warrington, WA5 3LP or email us at EIRRequests@uuplc.co.uk, addressing your request to [REDACTED], and explaining why you're unhappy with our response. We'll be very happy to review your request and ensure we've done everything we can to assist you.

Any request for an internal review should be made within 40 working days of receipt of this response, and we will reply within 40 working days from receipt of the request for internal review.

Many thanks