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-1053
Date: November 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:

The Residents' Committee has recently undertaken physical tracer-dye testing alongside utility engineers across multiple properties on the Heathfields estate (including 1 Marshall Drive, 12, 33, 31, 29, 27, and 79 McKelvey Way). These tests have confirmed that individual property surface water downpipes are hard-connected directly into public surface water manholes (specifically verified at manholes SJ66440403 and SJ65448408).

According to the approved planning design (associated with Cheshire East Council planning and appeal decisions such as 13/2224N / 16-6152D), surface water from the development was mandated to be regulated via an offline geocellular attenuation tank and an S32 Hydrobrake flow control device, with a strict pre-condition that “no surface water flows shall communicate with the public sewerage system via direct or indirect means” unless suitably controlled.

To clarify the network configuration, adoption liability, and flow routes, please provide the following recorded information:

1. **Section 104 Adoption Status & Agreements:**
   Copies of any completed, pending, or draft Section 104 (Water Industry Act 1991) adoption agreements, vesting declarations, or sewer adoption application files between United Utilities and the developer (Anwyl Construction Company Limited) relating to the surface water and foul drainage networks on the Heathfields Estate.
2. **As-Built Drainage Drawings and CCTV/Survey Records:**
   All developer-submitted "as-built" surface water drainage layouts, CCTV drain surveys, and topographical pipe-routing plans held by United Utilities for the Heathfields development. Specifically, any documentation detailing how the surface water sewer runs connect to public manholes SJ66440403 and SJ65448408.
3. **UU Pre-Condition and Consultation Records:**
   Copies of all internal UU consultation responses, technical reviews, and correspondence with Cheshire East Council or the developer regarding the discharge of planning conditions relating to surface water drainage (including Condition 6 of Appeal Decision 13-2224N and initial design responses such as ref 133746N / DC/13/3420).
4. **Tracer-Dye and Connectivity Survey Reports:**

All records, engineer notes, photographic evidence, and job reports relating to surface water connectivity investigations conducted on the estate, including specifically **UU Job Ref: 09186586** (1 Marshall Drive), **UU Job Ref: 09278607** (33 McKelvey Way), and any associated Sapphire Utilities / contractor reports for McKelvey Way and Marshall Drive.

5. **Capacity and Attenuation Compliance Reviews:**
   Any internal UU engineering reviews, modelling assessments, or correspondence regarding whether the estate's as-built surface water connections comply with the approved offline geocellular attenuation design and whether unattenuated direct connections breach local network capacity parameters.

Our response:

Question 1
We enclose Appendix A, which is a copy full Section 104 Deed of Agreement and Appendix B, which is a copy of the vesting declaration. Please note that the names of individuals and financial information have been redacted in line with EIR regulation 13 and UK GDPR.

Question 2
The enclosed Appendices C, D, E and F are copies of the 'as-built' drawings supplied by the developer and the Section 104 agreement drawings.

United Utilities do not retain copies of the CCTV once the development has been adopted. We would have undertaken a review of the footage prior to adoption and only fed comments back to the developer where applicable. Likewise, we do not hold topographical map information. As such, under Regulation 12(4)(a) of the EIR, we are unable to provide this information, as it is not held.

With regard to the two specific manhole locations referenced above, both have incoming connections. However, the laterals serving the individual plots were not adopted by United Utilities. This means the individual properties in question connect via private laterals, which then discharge into the public sewer network through these adopted manholes. We do not hold documentation specific to these manholes, so again under Regulation 12(4)(a) of the EIR, we are unable to provide this information, as it is not held

Question 3
The enclosed Appendices G, H, I, J, K, L, M, N, O, P and Q are copies of all the correspondence and technical reviews that we hold or have been downloaded from the Council's public access system. Please note that the names of individuals have been redacted in line with EIR regulation 13 and UK GDPR.

Please also note our references DC/13/2503, DC/19/657 and DC/17/77 are for the entire development site, whilst our references DC/18/4233, DC/17/400 and DC/17/4620 are for the smaller section of the site highlighted in yellow in the map below.

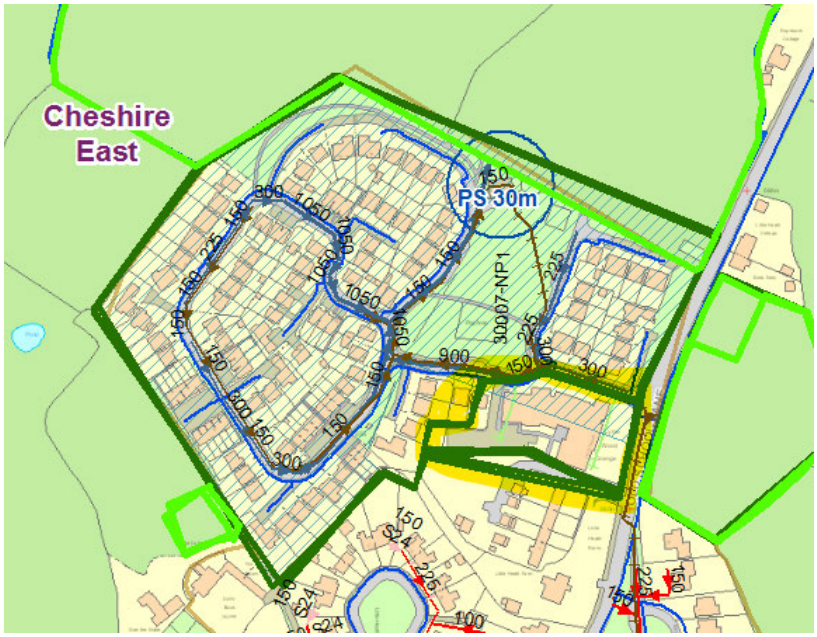

Figure 1

Question 4
We hold copies of the requested surface water investigation reports undertaken on the estate. However, as these reports contain information specific to an individual property, we are unable to provide it you as part of a general disclosure. This is in line with EIR regulation 13 and UK GDPR. If the owners of these properties are able to contact us directly, then we will be more than happy to provide this information to them.

Question 5
United Utilities are not involved in the operation of the attenuation tank, as it is a private asset.

The drainage layout shows a flow control with a discharge rate of 24.8 l/s, which would have been agreed as part of the wider surface water strategy with the Lead Local Flood Authority (LLFA). The flow control appears to remain in operation, as it is recorded as such on our asset records.

However, in line with EIR Regulation 12(4)(a), we cannot provide copies of engineering reviews or assessments regarding the tank and any potential breaches of network capacity parameters, as they are not held.

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

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We’d love to hear your feedback on how we handled your request! If you have a moment, please complete our short survey here – your input helps us improve our service.