

Subject: FW: 05533254 Jacktrees Road ,Cleator Moor, Moor Row, Cleator Moor, Cumberland, CA25 5NT
Date: Friday 6 June 2025 at 09:59:46 British Summer Time
From: Stephen Jones
To: Stephen Jones
Attachments: image001.png, image002.png, image003.png, image004.png, image005.png, image006.png, image007.png, image008.png, image009.jpg, image010.jpg, image011.png, image012.png, image013.png, image014.png, image015.png, image016.png, image017.png, image018.png, image019.png, rwyb-emailsignature9_d1ac6220-3e66-47d0-99b8-f0b79b2be61b.png, rwyb-emailsignature2_77969a06-49eb-4946-9cde-d524f2dd047b.png, rwyb-emailsignature3_e339d307-7519-4116-99ab-b97a8201ef3d.png, rwyb-emailsignature4_33a25790-64bf-4554-9187-21f1f366c2cc.png, rwyb-emailsignature5_ab8117f4-4f9d-453d-ae58-a16618ff6c14.png, rwyb-emailsignature6_d5c2eb17-28f3-4419-8fb0-3694715c70fa.png, rwyb-emailsignature7_7c8f9581-b44c-462b-865b-6bb10375f738.png, logos_1_7_72dpi_1576dc77-e6c4-4eaf-9e10-c54cf84d6418.jpg, logos_4_7_72dpi_81b5b95c-6271-4edf-ba3c-ee011bc8ada5.jpg, investors-in-people_e1538419-f187-4b60-a4c7-16e7476be5f4.png

Stephen Jones
Technical Director

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Manelli House | Cowper Road | Gilwilly Industrial Estate | Penrith | Cumbria | CA11 9BN



Right where you belong

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From: .
Sent: 18 March 2025 10:12
To: Stephen Jones
Subject: RE: 05533254 Jacktrees Road ,Cleator Moor, Moor Row, Cleator Moor, Cumberland, CA25 5NT

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Hi Stephen,

Thanks for the details of the investigation below.

As discussed, I am happy to confirm we will accept surface water flows to the 225mm public surface water sewer to the west of the site, subject to confirmation the discharge has onward flow to a recognised watercourse. Discharge rates must be restricted to the greenfield QBAR runoff rate which is 20.5 l/s (based on 2.1ha stated on the originally submitted enquiry form, using the IH124 method).

As discussed, a surface water pumping station is not required for this connection.

Foul can connect to the 150mm public foul sewer at the north east of ht site (which is not fully mapped on the records) as per previous correspondence.

Can you please confirm if the 66 properties stated on the originally submitted application form is for the overall site or just for phase 1? If just phase 1, can you please provide total number of properties expected for the entire site?

Kind regards,

Tom

If you are happy with the service we have provided, please consider submitting a nomination in the following link – this only takes a moment and would be greatly appreciated: unitedutilities.com/wow

From: Stephen Jones

Sent: 12 March 2025 13:28

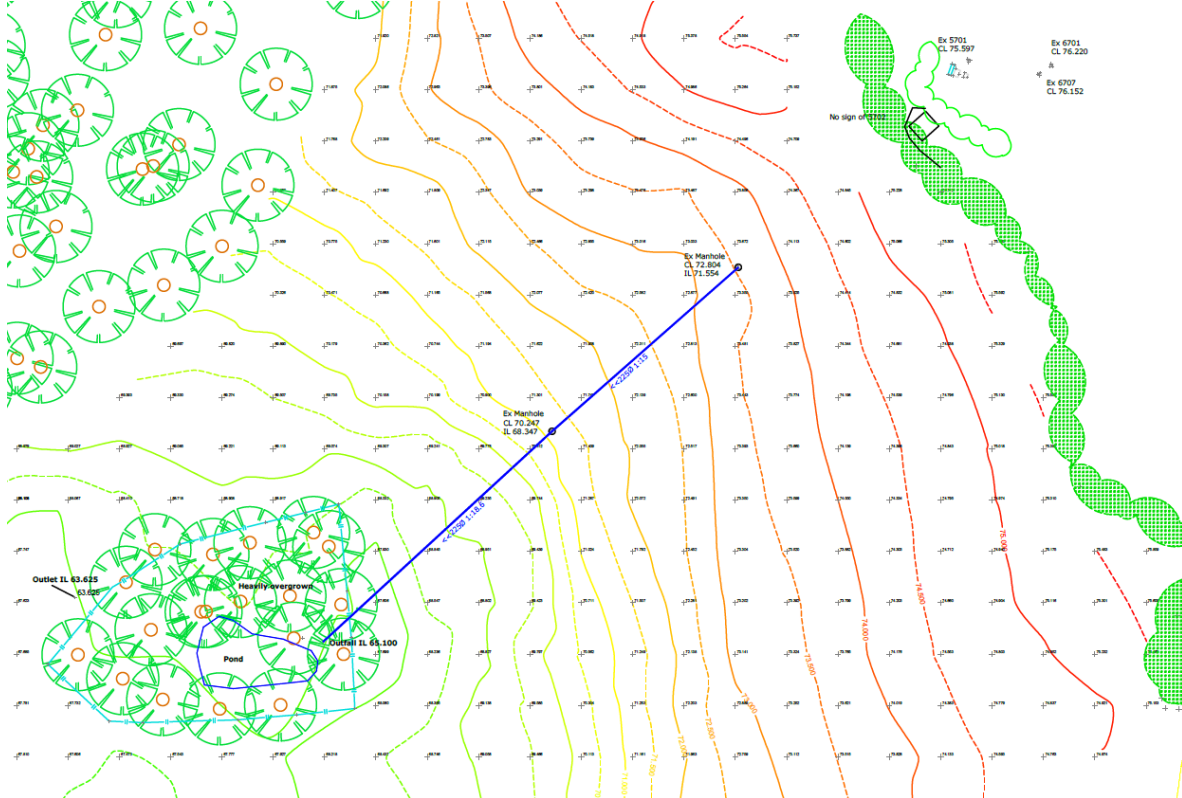
To:

Cc:

Subject: RE: 05533254 Jacktrees Road ,Cleator Moor, Moor Row, Cleator Moor, Cumberland, CA25 5NT

Sorry Tom,

I should have included the extract below of the attached Lidar Survey in my email.



Regards

Stephen Jones
Technical Director

gleeson

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Right where you belong

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From: Stephen Jones

Sent: 12 March 2025 11:39

To:

Cc:

Subject: RE: 05533254 Jacktrees Road ,Cleator Moor, Moor Row, Cleator Moor, Cumberland, CA25 5NT

Hi Tom,

Sorry I've not got back to you sooner. It has taken longer than I would have liked for one reason or another to investigate and survey the farmland for a suitable SW outfall.

Please see screenshot showing the location and reference numbers of photos taken along the boundary/hedge line at the location of the water/ditchcourse you had identified. I will forward the photos under separate cover.

Photos 0928 & 0910 (see screenshot below) show the watercourse and the cover stone over the same to the location of the footpath.

The watercourse can be best described as an overland route rather than a clearly defined ditchcourse suitable for discharging albeit restricted surface water flows from the housing development. Also, the watercourse is located on the farmland adjoining Donaldson Dairy's land, which we have had favourable discussions concerning an easement over their land (see screenshot below).

I would, therefore, propose the restricted surface water flows from the housing development (Phase 1 & 2) discharge by gravity

sewer to the existing 225 Dia., gradient of 1/19 public sewer, which outfalls to the pond located within Donaldson Dairy's farmland.

Please see attached Lidar survey (PDF) showing the topography of the Dairy's farmland, receiving Pond and ex. public sewer. Notably, there are 2 No manholes on the line of the public sewer located within the farmland that aren't shown on the sewer records.

As discussed the other day, we (Gleeson) are obligated to complete on the acquisition of the land by the end of this land for development provided the F&SW POC have been agreed. It would, therefore, be much appreciated if you could get back to me at the earliest opportunity.

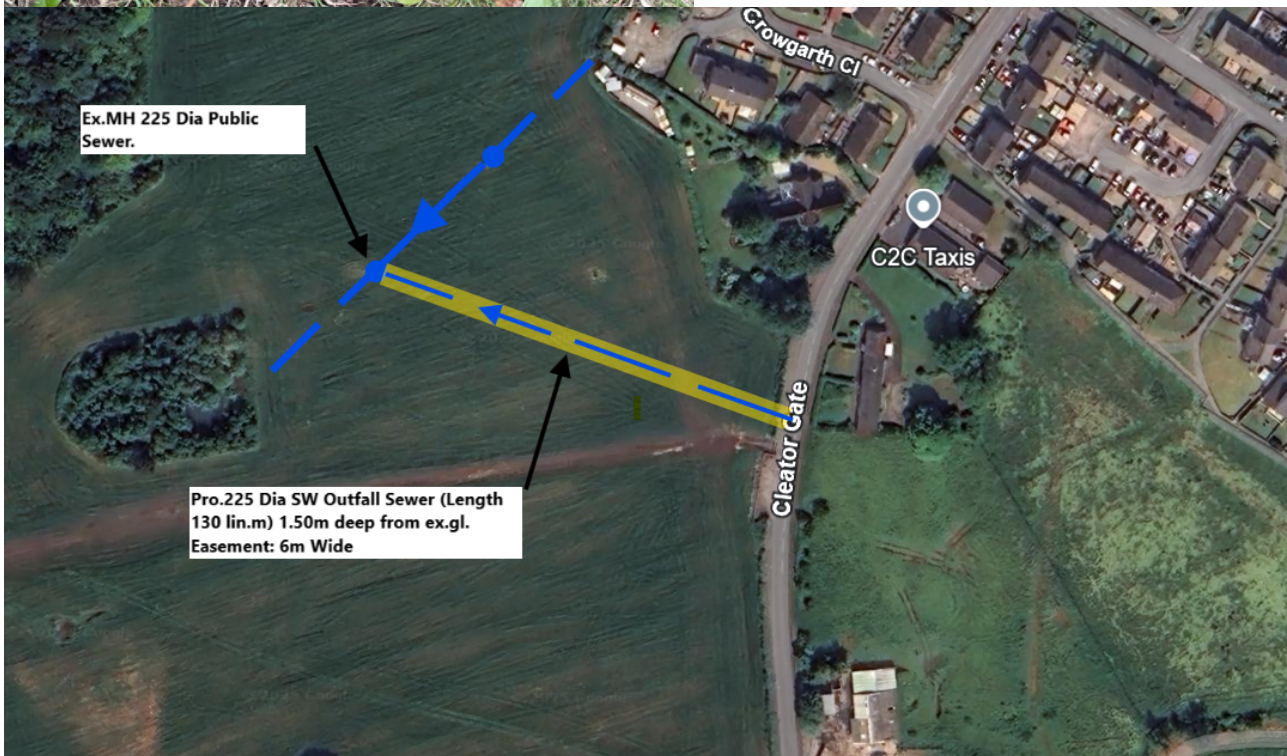




Photo No. 0928

Photo 0910





Should you require any further information and/or would like to discuss the above please let me know.
Many thanks

Stephen Jones
Technical Director

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**From:****Sent:** 13 February 2025 13:32**To:** Stephen Jones**Cc:****Subject:** RE: 05533254 Jacktrees Road ,Cleator Moor, Moor Row, Cleator Moor, Cumberland, CA25 5NT

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Good Afternoon Stephen,

Thank you for detailing the issues with obtaining landowner permissions. To reach a watercourse. I accept a solution which only includes crossing the land marked in purple in your email is required, i.e. I accept the land boundaries marked in green and yellow are unlikely to be possible to cross.

There does appear to be a watercourse on the boundary between the purple and yellow areas, so a watercourse system of some kind may well be reachable without crossing the yellow or green boundaries. I have circled this red in the attached snippet. This is likely where the flows from our surface water sewer (which is mapped to outfall to natural ponds just north) will end up. So another option may be to discharge directly to the same natural ponds that our existing sewer discharges to. These options would need to be explored further, but ultimately if these are explored and properly discounted then I would be willing to accept a connection to public 225mm surface water sewer.

I would also comment that the topo lines suggest it is roughly downhill to this area from the site, so I would not envisage a pumping station being required. We would require detailed justification/evidence proving a pumping station is required before we would consider adopting one (whether the outfall ends up being to watercourse or to the public surface water sewer).

I also note your point on infiltration – evidence of the ground conditions will need to be provided in support of the planning application to prove this, before infiltration is discounted.

Finally, regarding our planning response: We have not objected, we have requested a pre-commencement condition is attached to any decision notice. This is because the drainage details were insufficient and could not be approved through compliance conditions. We detailed in our response the reasons why, these being:

1. Evidence of how the public rising main has been accurately located is required,
2. Evidence the hierarchy has been followed (including evidence of ground conditions and evidence of why discharge to watercourse is not feasible if that does end up being the case)
3. Detailed drainage layout required following the above

Hope this helps,

Kind regards,

Tom

**Thomas Bethell**

Developer Engineer
Developer Services & Metering
Customer Services
01925 429088
unitedutilities.com

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----- Original Message -----

From: Stephen Jones

Sent: 06/02/2025 14:34

To:

Cc:

Subject: RE: 05533254 Jacktrees Road ,Cleator Moor, Moor Row, Cleator Moor, Cumberland, CA25 5NT

Good afternoon Tom,

I have entered into discussions with the riparian owner of the parcels of land shown edged Purple (CU217582) and Yellow (CU97740) concerning obtaining their approval to construct the proposed surface water outfall sewer serving our development over their land to the R. Keekle.

I am having difficulty contacting the riparian owner of the land edged Green (CU95026) who no longer lives at the address registered on the 'Official copy of the register of title' for the land. We can't rule out the owner has passed away and there may be complication with the registered title of the land that could take a considerable time to resolve (see screenshot below & attached).

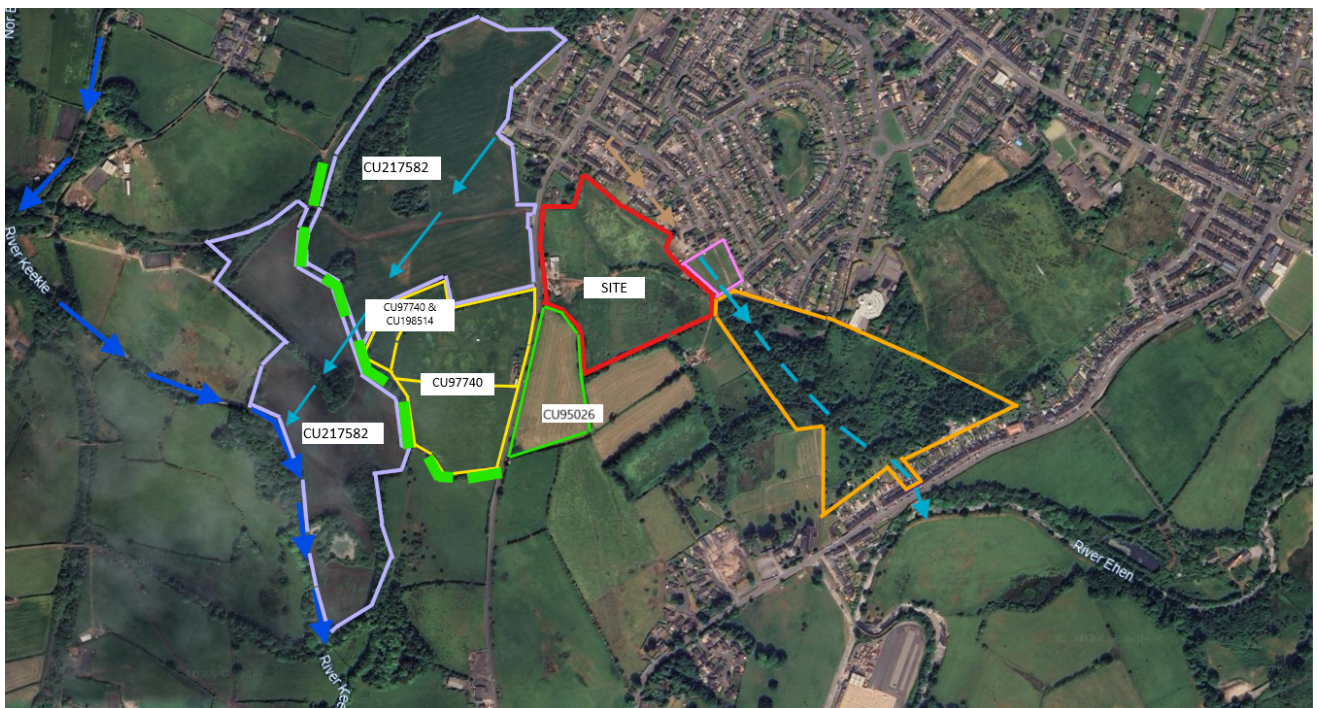
Our initial discussions with the daughter of the riparian owner of the land edged Yellow (CU97740) does not hold out much hope of obtaining approval. I believe from my conversation with his daughter that the riparian owner [REDACTED]

Text redacted due to sensitive & personal nature

In view of the issues and difficulties we have faced to date with negotiating and obtaining the approval needed from the riparian owners to construct an outfall structure over their land I would like to put forward an alternative proposal for the surface water outfall to be lifted by way of a submersible pumping station to a POC located on the existing 275 Dia public sewer that is located within the land edged Purple (CU217582) and outfalls to the R. Keekle. (see screenshot below & attached).

I have had more favourable discussions with the riparian owner of the land edged Purple (CU217582) and believe I will obtain their approval to construct the surface water outfall to the POC located on the aforementioned existing 275 Dia. public sewer

Soakaways are not an option due to the CLAY strata underlying the site.



Tom



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