

**From:** Rob Riding <rob.riding@pegasusgroup.co.uk>  
**Sent:** 14 November 2022 11:23:50 UTC+00:00  
**To:** "Quinn, Mark" <mark.quinn@knowsley.gov.uk>  
**Subject:** RE: External Mail: Planning application ref: 22/00500/FUL  
**Attachments:** 21-305-90-108-03-Detailed Drainage Strategy.pdf

Dear Mark,

Thank you for sending through the comments from United Utilities re the above application. We have reviewed this with the drainage consultant and would respond as follows:

1. As outlined within the FRA the existing impermeable area that drains to United Utilities (UU) foul sewers will be significantly reduced by the onsite drainage refurbishment, as more existing hardstanding area is proposed to drain to the surface water sewer to the east in Acornfield Road, thus greatly alleviating the already stressed foul water sewer crossing the site near the northern boundary.
2. For the existing onsite scenario, the flows are not restricted in their discharge rates to either the foul or surface water sewers that the site connects to – and this has therefore been mimicked in the new design as no new impermeable areas are being created, merely an upgrade and improvement to divert more water away from the stressed UU foul sewers.
3. It is important to remember that this is a refurbishment of existing infrastructure, not a change of use or greenfield development.
4. In response to the proposed planning condition:

1. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365

*Response – SuDS principles & therefore SuDS hierarchy cannot be followed or implemented due to the Applicant's permitting requirements with the Environment Agency.*

2. A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);

*Response – No restricted rate of discharge is proposed as outlined above.*

3. Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;

*Response – Cover & invert levels are shown on the proposed drainage strategy (see drawing ref: 90-108 Rev O3)*

4. Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and

*Response – If this is suggested to be included for the foul sewer through the site – the re-routing of the drainage as proposed should help alleviate some of this issue.*

5. Foul and surface water shall drain on separate systems.

*Response – This has been implemented where possible, however permitting regulations insist on the external yard areas draining to foul sewers – as they currently do for the existing onsite scenario.*

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

*Response – As stated above SuDS is not applicable for this scheme due to permitting regulations.*

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

*Response – Noted.*

I trust this sufficiently addresses the points raised.

In the meantime, please can you let me know if you have received any further consultee comments and what ones remain outstanding?

Regards,

**Rob Ridin**

**g**

Associate Planner

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**From:** Quinn, Mark <mark.quinn@knowsley.gov.uk>  
**Sent:** 26 October 2022 10:23  
**To:** Rob Riding <rob.riding@pegasusgroup.co.uk>  
**Subject:** FW: External Mail: Planning application ref: 22/00500/FUL

Hi Rob

Please find the consultation response from United Utilities who raised concerns on the information submitted but advise that this can be dealt with by a pre commencement planning condition. I would be grateful for your comments.

I am still awaiting responses from The Environment Agency and LLFA.

Regards

**Mark Quinn**

**Principal Planner**

**Planning**

Telephone: [0151 443 2223](tel:01514432223)

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**From:** Hitchmough, Emma <[Emma.Hitchmough@uuplc.co.uk](mailto:Emma.Hitchmough@uuplc.co.uk)>  
**Sent:** 20 October 2022 10:28  
**To:** DCSubmissions <[DRES.DCSubmissions@knowsley.gov.uk](mailto:DRES.DCSubmissions@knowsley.gov.uk)>; Lead Local Flood Authority <[LLFA@knowsley.gov.uk](mailto:LLFA@knowsley.gov.uk)>  
**Subject:** External Mail: Planning application ref: 22/00500/FUL

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Please find attached, our response regarding your ref: 22/00500/FUL , our ref: DC/22/3285.

**Contact details for any queries which may result from this response:**  
**For applicants / developers**

Should the applicant have any queries regarding the attached response, they can contact our Developer Services team by email as follows:

Drainage / wastewater infrastructure: [WastewaterDeveloperServices@uuplc.co.uk](mailto:WastewaterDeveloperServices@uuplc.co.uk)

Water supply / water infrastructure: [DeveloperServicesWater@uuplc.co.uk](mailto:DeveloperServicesWater@uuplc.co.uk)

Alternative ways to contact the team are also included within the letter (*see section 'Contacts'*).

#### **Local planning authorities / Planning Officers**

Please direct any queries &/or additional information to our Planning team at

[Planning.Liaison@uuplc.co.uk](mailto:Planning.Liaison@uuplc.co.uk)

**To enable us to answer enquiries as quickly as possible, we request enquiries are not sent to multiple mailboxes – this will delay our response.**

Many thanks in advance.

Kind regards,

Emma Hitchmough



**Emma Hitchmough**

Planning Analyst

Planning, Landscape and Ecology

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**T: 07979 169600**

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Our Planning Team can be contacted by email at [Planning.Liaison@uuplc.co.uk](mailto:Planning.Liaison@uuplc.co.uk)

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