

17th September 2025

Pilch Lane, Liverpool

Application No. 25/00344/FUL (Former Boundary Pub Site)

UU's Ref. DC/25/1683

Designers Responses to UU Consultee Comments, dated 1st August 2025

To whom it may concern,

The below responses have been prepared following receipt of comments from United Utilities on the above development. The original comments are included below in ***bold italic*** formatting.

All options for the sustainable management of surface water must be thoroughly investigated before we will accept any surface water connections from new development to the public sewer. Where a new surface water connection to the public sewer is proposed, we will require robust evidence to demonstrate the drainage hierarchy has been fully investigated and there are no more sustainable options available for the management of surface water.

Following our review of the submitted drainage documents; Drainage Strategy Ref: 30686/100, Dated April 25, the drainage proposals are not acceptable to United Utilities. This is because we have not seen robust evidence that that the drainage hierarchy has been thoroughly investigated and the proposals are not in line with the National Standards for Sustainable Drainage Systems (2025).

Intrusive ground condition testing for Breck Homes was undertaken in August 2025. The full Phase II site investigation is awaited. In the meantime, please find enclosed trial pit and borehole logs with accompanying location plan.

Most of the trial pit logs indicate CLAY underlying ground between the depths of 0.3m and 3.6m. Most of the borehole logs indicate CLAY underlying ground between the depths of 1.1m and 5.45m. These results are not likely to facilitate the use of infiltration as a method of surface water disposal. The full phase II site investigation

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is currently being finalised which will include soakaway testing to confirm whether infiltration is suitable or not.

Should infiltration NOT be suitable (to be confirmed in due course), the next step on the drainage hierarchy is surface water body. The nearest EA Main River is approximately 770m to the south of the site, beyond the M62 motorway. There are no other known watercourses, ditches or waterbodies within the vicinity of the site. Unless the LLFA or United Utilities have records to confirm otherwise, this step of the drainage hierarchy should be discounted.

The SW Sewer is therefore the most suitable step on the drainage hierarchy for disposal of surface water, pending the finalised phase II site investigation confirming or disproving infiltration suitability.

Clearly infiltration would be the preferred option for the disposal of surface water. Our feeling is this will be discounted with the finalised phase II site investigation. Please consider accepting the current drainage strategy proposals with an appropriately worded condition to confirm ground conditions and infiltration potential.

Should planning permission be granted we request the following condition is attached to any subsequent Decision Notice:

CONDITION: Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Standards for Sustainable Drainage Systems (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;*

Response as above explanation.

- (ii) 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). In the event of*

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surface water discharging to the public surface water sewer, the rate of discharge shall be restricted to 5 l/s;

We agreed with James Darlington in the Pre-Development Enquiry process in June 2025 that 5.4 l/s would be acceptable. The updated drainage strategy attached confirms a rate of 5.0 l/s will be achievable.

- (iii) *Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD; (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and*

Hydraulic calculations are enclosed, including surcharged outfall version with a 1m surcharge above the soffit of the existing sewer. The site levels are being raised, so cover levels are all higher than existing sewer cover levels.

Drainage levels, road levels and finished floor levels are all shown on drawing 30686/100B.

- (v) *Foul and surface water shall drain on separate systems.*

Foul and surface water sewers are proposed to drain the development on separate systems.

I trust the above responses are satisfactory. Please do not hesitate to contact me if you have any further queries.

Yours sincerely,



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