

From: appleyard, clare <Clare.Appleyard@knowsley.gov.uk>
Sent: 12 August 2026 10:06:49 UTC+01:00
To: "DCSubmissions" <DRES.DCSubmissions@knowsley.gov.uk>
Subject: FW: Planning Ref: 25/00606/HYB - urgent
Attachments: FFL + WATER MAIN MARKUP FOR UNITED UTILITIES.pdf
Categories: Tech Support To Process

Hi

Please can the attached plan and email below be uploaded against the above reference. Can they both go in as 'additional drainage information for UU' please and as PUBLIC docs.

Can UU then be sent a 14 day consultation.

Thanks

Regards

Clare

Clare Appleyard (She/Her)

Principal Planner (Development Management)

Planning

Telephone: [0151 443 2848](tel:01514432848)

Mobile: [07557849387](tel:07557849387)

Knowsley Council , Huyton Library , Westmorland Road , Huyton , Knowsley , L36 9FB



Sent: 11 August 2026 17:37

Subject: RE: Planning Ref: 25/00606/HYB - EPLA Ref: DC/26/28

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

Hi Clare,

Thanks for sharing United Utilities latest response. We have reviewed the points raised and can confirm our understanding of the position.

Plots 2A, 2B, 3, 6 and 7 form part of the outline element of the hybrid application and are therefore not intended to be approved in detail at this stage. The detailed drainage design for these plots would be addressed through the subsequent Reserved Matters applications. On this basis, we consider that United Utilities' comments may stem from a misunderstanding of the distinction between the full and outline elements of the application. We would be grateful if you could confirm this position with United Utilities and clarify that the detailed drainage information for Plots 2A, 2B, 3, 6 and 7 will be provided as part of the relevant Reserved Matters submissions.

Accordingly, we do not consider that the suggested drainage condition relating to the full element of the application is necessary. The drainage details for the plots submitted in full have already been provided and agreed with the LLFA. However, we consider that a suitably worded drainage condition relating to the outline element would be appropriate, ensuring that the detailed drainage design for these plots is addressed through the relevant Reserved Matters applications.

The attached drawing, which was issued previously, provides the information requested by United Utilities at the outline level of detail, including the building FFLs and the cover and invert levels for the manholes serving each plot.

If this does not resolve their outstanding concerns, we would suggest arranging a short Teams call with United Utilities to clarify the position and agree what, if anything, is required at this stage.

Many thanks,
Lydia