

United Utilities Grasmere House, 2nd Floor
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP

23.06.25

Dear **Daniel**,

Pre-Development Enquiry for Stockpit Rd, Liverpool L33 7TQUU Reference Number: **07678085**

We have assessed your application based on the information provided. This pre-development advice on your drainage strategy will be valid for 12 months. Your strategy will need review by other authorities as part of the planning process. We advise conducting necessary site investigations to confirm viability of your proposals.

Modelled Flood Risk

[Please see the image on page 3 for details](#)

I can confirm that we have modelled flood risk within the vicinity of the proposed development.

Please note that our modelling data is indicative, and only representative of the 1:100year storm event.

[Please see comment 2 of the attached guidance sheet](#)

Asset Protection

2. We have significant assets crossing this site that cannot realistically be diverted.
3. According to our public sewer records, there are public sewers located within your site boundary. This requires an easement of 5m either side from centre line of the 900mm sewer. If you cannot achieve the required clearance, you may wish to consider diverting and or abandoning the public sewer.

[Please see comment 3 of the attached guidance sheet and Working Near Our Pipelines Guidance document](#)

Foul Water

Foul flow from this site will be allowed to drain into the public foul water sewer system.

Our preferred point of discharge would be to the west of your proposed development at an unrestricted rate.

Manhole reference SD5802, **Grid reference** 343539, 398878

[Please see the images on page 3 for clarification](#)

Surface Water

Follow the National Planning Policy Guidance drainage hierarchy and Provide evidence for discounting higher options before considering public sewer discharge. Consult the Lead Local Flood Authority regarding surface water concerns.

[Please see comment 4 within the guidance sheet](#)

Infiltration

[Please see comment 4 within the guidance sheet](#)

Public Sewer

United Utilities will consider a connection to the 900mm diameter public surface water sewer within the proposed site at a pass forward flow to be agreed by the Lead Local Flood Authority. United Utilities requests that any agreed rate does not exceed 5 l/s.

Manhole reference SD5804, **Grid reference** 343547, 398898

[Please see images on page 3 for clarification](#)

Site Images

[Max TWL 2Y m aod 36.237](#)

[Max TWL 5Y m aod 37.913](#)

[Max TWL 10Y m aod 38.872](#)

[Max TWL 20Y m aod 39.392](#)

[Max TWL 30Y m aod 39.45](#)

[Max TWL 50Y m aod 39.501](#)

[Max TWL 100Y m aod 39.555](#)

WASTEWATER PRE-DEVELOPMENT ENQUIRY

