

Penrhyn Road, Knowsley Business Park

Response to EA letter dated 29 March 2022

DOCUMENT CONTROL SHEET

Issued by: Burrows Graham Limited
5 Ambassador Place,
Stockport Road,
Altrincham
WA15 8DB

Tel: +44 (0)161 804 8046

Client: Graftongate

Project: Penrhyn Road, Knowsley Business Park

Document No: 21065-BGL-XX-XX-TN-D-00001

Title: Response to EA letter dated 29 March 2022

Status: P01

Date: 24/05/2022

Prepared By: Jordan McGlacken

Checked By: Mark Graham

Document Revision Record

Version Number	Date	Revision Details
P01	24/05/2022	First Issue

Burrows Graham Limited has prepared this report in accordance with the instructions of the above-named Client for their sole and specific use. Any third parties who may use the information contained herein do so at their own risk.

Response to EA letter dated 29 March 2022

The following technical note has been prepared by Burrows Graham Ltd. on behalf of their clients Graftongate in response to the EA objection letter dated 29 March 2022 in respect to the planning application ref. 22/00099/FUL.

We have reviewed the comments and set out our response below.

EA (29/03/2022)	Burrows Graham Response
Justification why the proposed retaining wall is required	Reference should be made to the appended Burrows Graham drawings: - Earthworks Volumes (ref: 21065-BGL-XX-XX-DR-S-0201) - Proposed Levels (ref: 21065-BGL-XX-XX-DR-S-0200) The finished floor level of the building has been set to achieve a cut / fill balance across the site. To avoid needing a retaining wall in the north eastern corner of the site, the FFL of the building would need lifting by circa. 1.5m. This would result in around 53,000 cu m of material needing to be imported to site. Not only would this be extremely unsustainable but would result in the scheme being not viable due to cost associated with imported material. As such, a retaining wall has been proposed.
Potential impact of the proposed retaining wall on the stability of the culverted Main River	Reference should be made to the appended Burrows Graham Retaining Wall Detail (ref: 21065-BGL-XX-XX-DR-S-0203) which shows the proposed protective measures to be put in place. As detailed, the proposed retaining wall will sit on a reinforced concrete bridging slab that will transfer loads to the ground below the invert of the culverted Main River without affecting its structural integrity. The reinforced concrete protection slab will span across the culvert where cover is less than 1.2m. Where the culverted Main River has 1.2m cover, it is considered loads from HGV will not have an adverse effect on the stability of the structure.
Warehouse structure 8m away from the culvert	Reference should be made to the appended UMC Architects Site Layout (ref: 21002-P0102H), which has been updated to show the accurately plotted route of the EA culvert and dimensions to the building structure. An 8m easement from outer edge of pipe, plus an additional 550mm has been allowed for.
Impact on manholes currently providing access to the culvert on site	Reference should be made to the appended Burrows Graham Foul & Surface Water Drainage Strategy drawing (ref: 21065-BGL-XX-XX-DR-S-0250) which shows 1 no. manhole (MH04) within the site being affected. The cover level of MH04 will need to be lifted by around 500mm.

In view of the above, we believe that suitable justification has been provided for the current design and the objection can be removed.



THIS DRAWING IS THE COPYRIGHT OF BURROWS GRAHAM LIMITED.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARDS/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING

CONSTRUCTION

MAINTENANCE

DEMOLITION

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT

GENERAL NOTES:
1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL THE RELEVANT ARCHITECTS, ENGINEERS' AND SERVICE ENGINEERS DRAWINGS & SPECIFICATIONS.

Earthworks Notes:
1. This drawing is based on UMC architects drawing no. 21002-P01020.
2. This drawing is based on the Survey Hub survey received on 13.12.2021. No allowance has been made for any changes in ground profile after date of survey.
3. Proposed surface levels are shown on Burrows Graham drawing 21065-BGL-XX-XX-DR-S-00200
4. Contours are shown at 0.1m intervals
5. Reference should be made to the Existing Stockpiles drawing ref 21065-BGL-XX-XX-DR-S-00202 for volumes of the existing stockpiles on site which have not been included in the below calculations.
6. It is assumed that a 200mm deep layer of soil/hard material will be stripped prior to the commencement of earthworks. Actual depth of strip will vary to suit actual depth of material. This will affect final earthworks volumes.
Total Site Strip @200mm = 7,140 cu m (based on 35,700 m2 area)
7. The earthworks volumes are based on the following construction build ups:
Building Footprint - 450mm
Yard - 450mm
Car Park - 450mm
Footways - 450mm
8. No allowance has been made for bulking of materials.
9. All earthworks slopes are assumed to be 1:3 for the purposes of volume calculation only and this is subject to detailed geotechnical assessment prior to confirming final levels.
10. The volumes reported are calculated by comparing the following:
- existing ground levels after assumed 200mm average soil / hard material strip
- underside of construction building up (formation)
11. Preliminary earthworks volumes are as follows:

Cut = 11,950 cu m
Fill = 14,985 cu m
Fill shortfall = 3,035 cu m to be balanced with arisings.

Surplus material = 7,140 cu m from 200mm site strip. To be removed off site or crushed and used for capping layers where suitable.

12. All volumes stated on this drawing are based on preliminary calculations by Burrows Graham and should be verified by the earthworks contractors own calculations/modelling.

P02	02/02/22	JAM	For planning		MG
P01	07/01/22	JAM	FIRST ISSUE		JW
REV	DATE	BY	REVISION		CHK'D

Burrows Graham

North Office:
5 Ambassador Place, Stockport Road,
Altrincham WA15 8DB
Tel: +44 (0)161 804 8046

South Office:
Buckland House, Dower Mews,
High Street, Berkhamsted HP4 2BL
Tel: +44 (0)161 804 8046

CLIENT

GRAFTONGATE

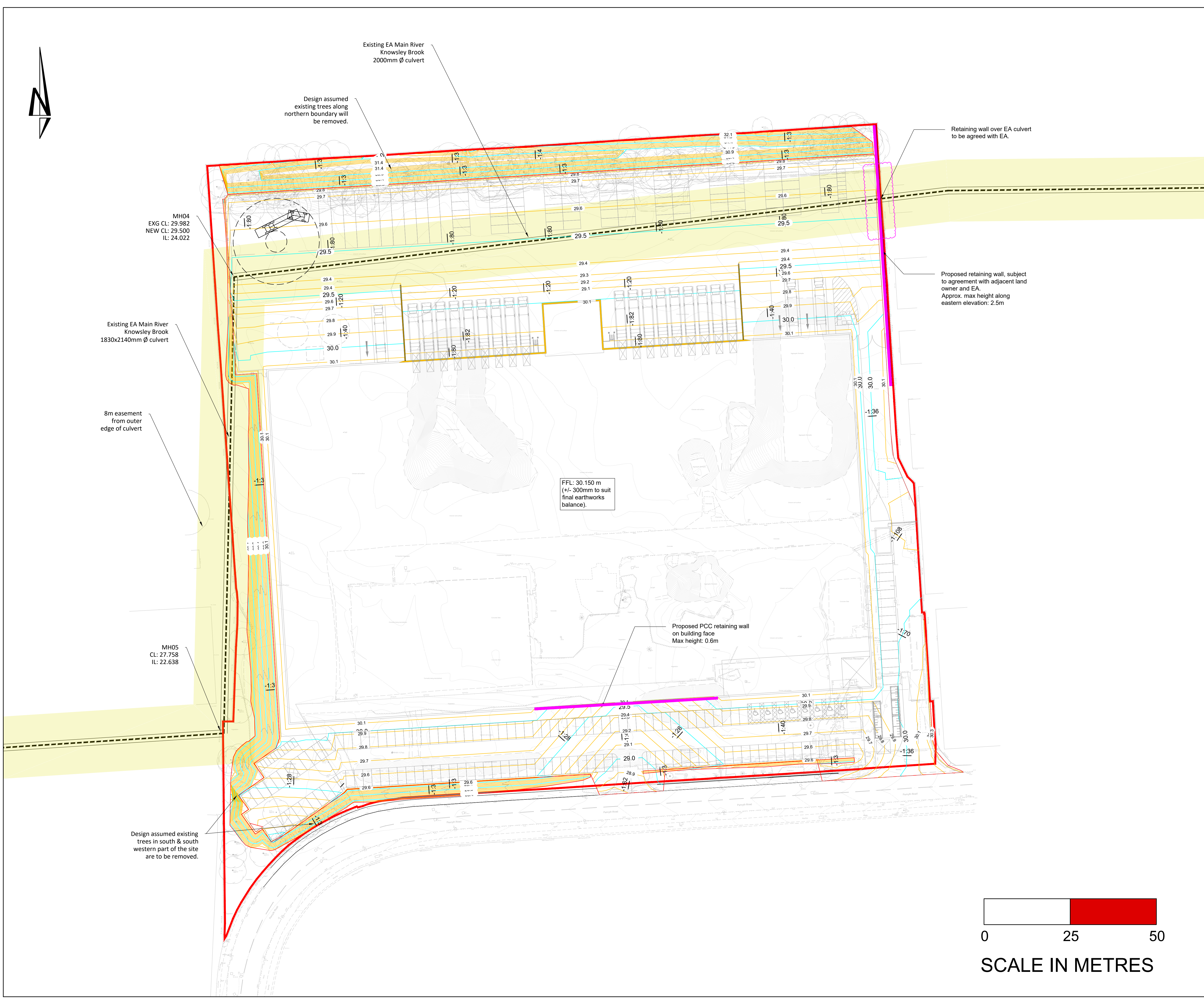
PROJECT

**PENRHYN ROAD, MERSEYSIDE
KNOWSLEY BUSINESS PARK**

DRAWING TITLE

EARTHWORKS VOLUMES

OUR PROJECT NUMBER	DRAWING STATUS	OFFICE
21065	PRELIMINARY	NORTH
SCALE @ A1	DATE	DRAWN BY
1:500	02/02/22	JAM
DRAWING No	CHECKED BY	REV
21065-BGL-XX-XX-DR-S-0201	JW	P2



THIS DRAWING IS THE COPYRIGHT OF BURROWS GRAHAM LIMITED.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARDS/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING

CONSTRUCTION

MAINTENANCE

DEMOLITION

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT

GENERAL NOTES:

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL THE RELEVANT ARCHITECTS, ENGINEERS' AND SERVICE ENGINEERS DRAWINGS & SPECIFICATIONS.

LEVELS NOTES:

1. THIS DRAWING IS BASED ON UMC architects drawing no. 21002-P0102D.

2. CONTOURS SHOWN ARE AT 0.1M INTERVALS

3. ALL KERBS TO BE STANDARD HB TYPE 125MM HIGH UNO

4. CONTOURS AND GRADIENTS INDICATED FOR GUIDANCE PURPOSES AND SHALL NOT BE USED FOR SETTING OUT. SETTING OUT SHALL BE BASED ON SPOT LEVELS ONLY.

P03	02/02/22	JAM	For planning	MG
P02	26/01/22	JAM	Updated to suit architects layout	JW
P01	07/01/22	JAM	FIRST ISSUE	JW
REV	DATE	BY	REVISION	CHK'D

Burrows Graham

North Office:
5 Ambassador Place, Stockport Road,
Altrincham WA15 8DB
Tel: +44 (0)161 804 8046

South Office:
Buckland House, Dower Mews,
High Street, Berkhamsted HP4 2BL
Tel: +44 (0)161 804 8046

CLIENT

GRAFTONGATE

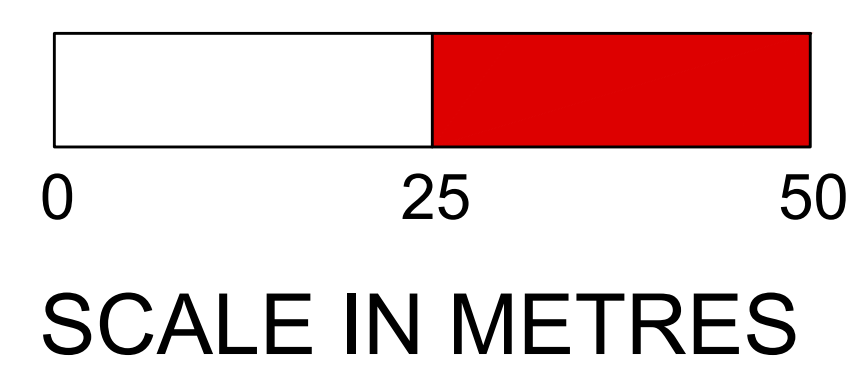
PROJECT

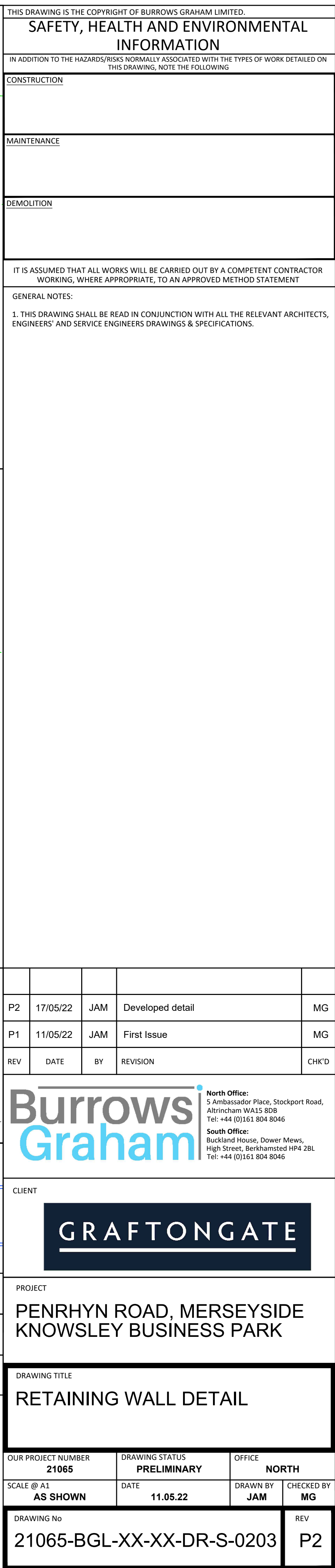
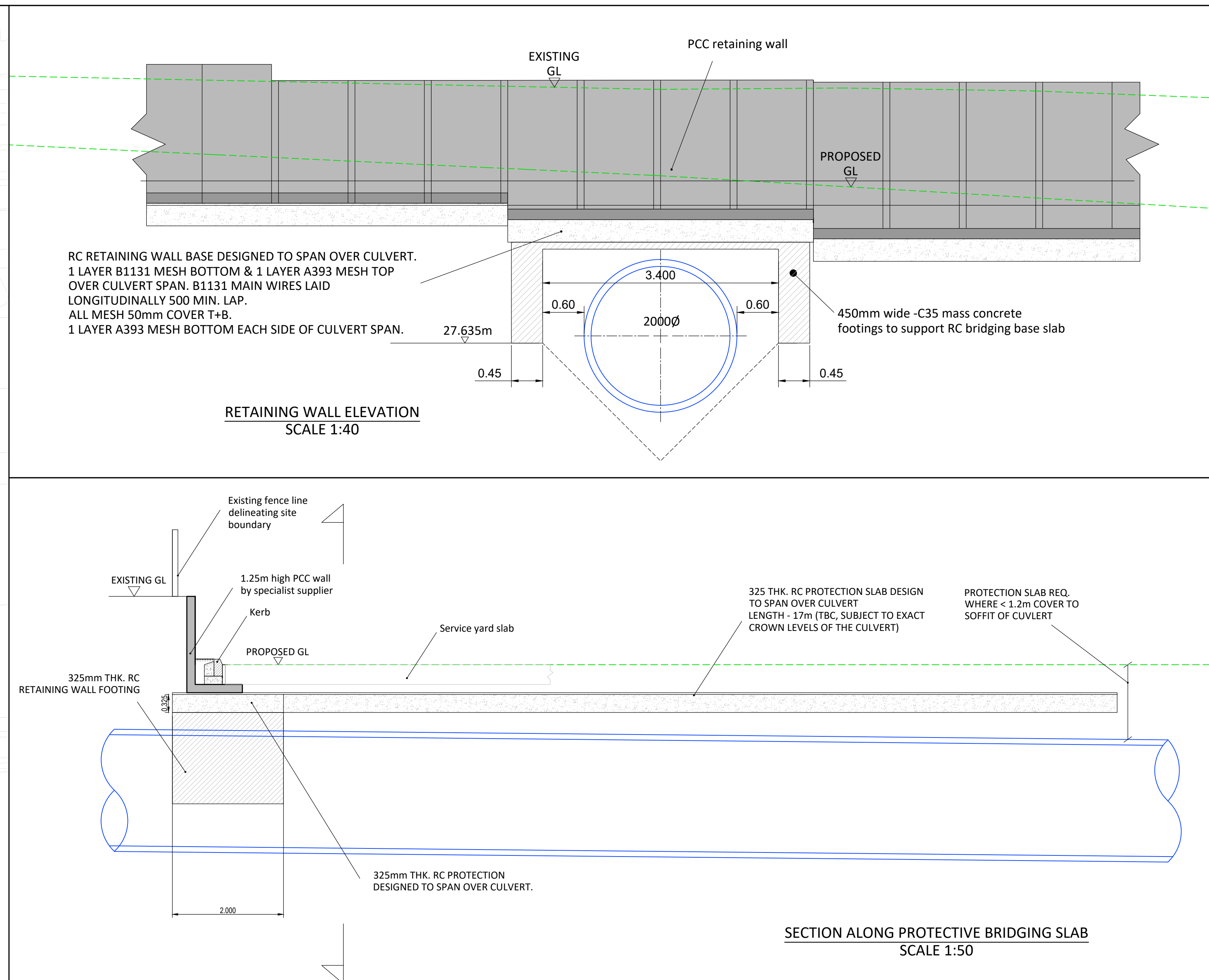
**PENRHYN ROAD, MERSEYSIDE
KNOWSLEY BUSINESS PARK**

DRAWING TITLE

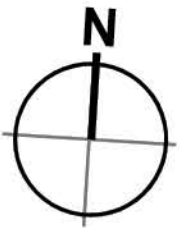
PROPOSED LEVELS

OUR PROJECT NUMBER	DRAWING STATUS	OFFICE
21065	PRELIMINARY	NORTH
SCALE @ A1	DATE	DRAWN BY
1 : 500	07/01/22	JAM
DRAWING No	CHECKED BY	REV
21065-BGL-XX-XX-DR-S-0200	JW	P3





A580 - E Lancashire Road



- Dimensions are in millimeters, unless stated otherwise.
- Scaling of this drawing is not recommended.
- It is the recipient's responsibility to print this document to the correct scale.
- All relevant drawings and specifications should be read in conjunction with this drawing.

- Layout to be confirmed

C1 - Revision reference

Plot Boundary

C Car Charging Spaces
5% active EV charging spaces to be provided location tbc.

Knowsley Brook Easement
(8m wide)

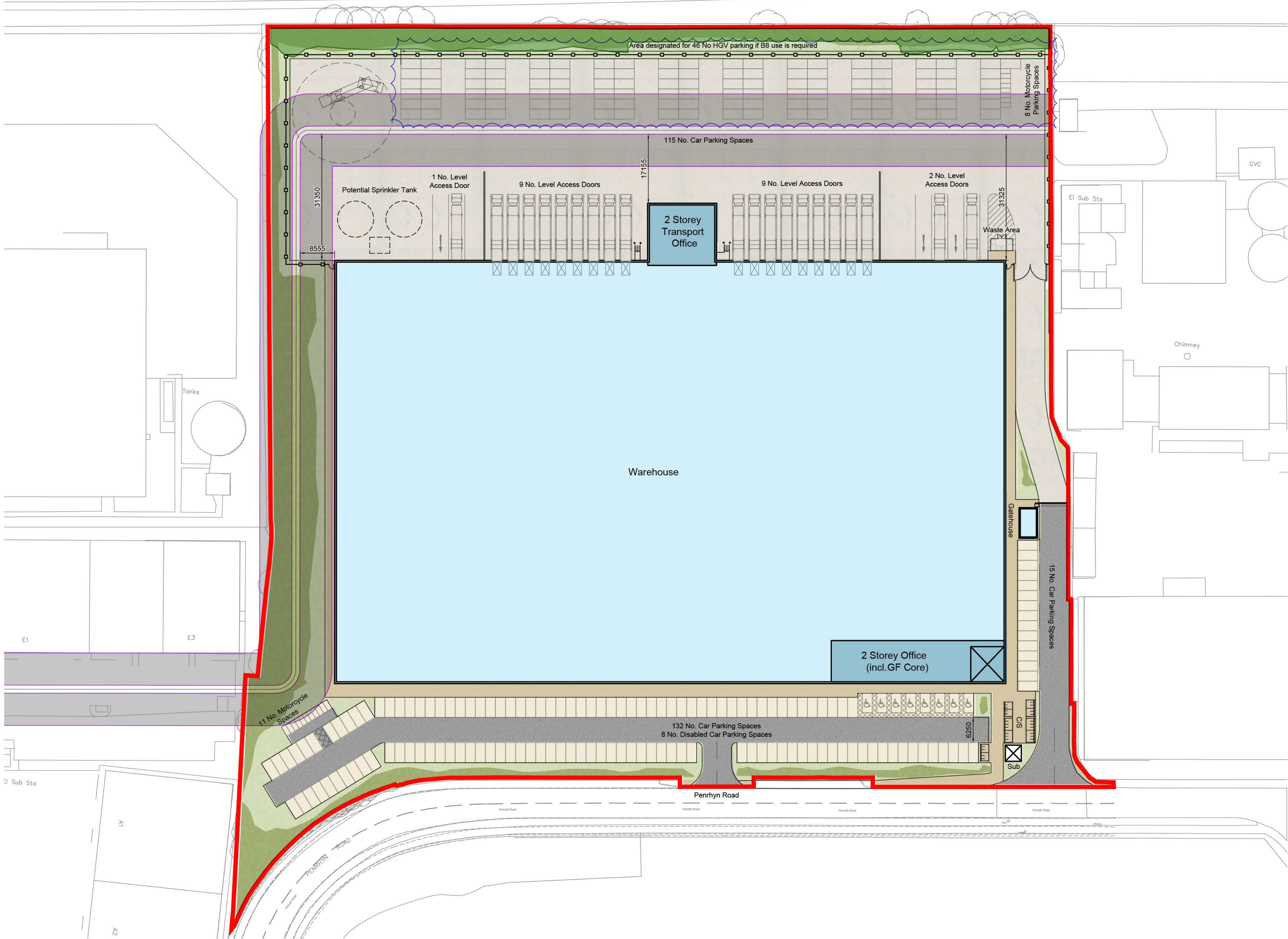
**SCHEDULE OF ACCOMMODATION
(Gross Internal Area)**

Unit 100			
Warehouse Area	-	184,700 ft ²	(17,159 m ²)
Office	-	9,720 ft ²	(903 m ²)
(Incl. GF core)			
Transport Office	-	5,000 ft ²	(465 m ²)
Gatehouse	-	300 ft ²	(28 m ²)
Total Area	-	199,720 ft²	(18,554 m²)

Planning Boundary - 9.38 Acres (3.79 Hectares)

Site Density - 49.14%

Car Parking Spaces - 262 No.
Level Access Doors - 3 No.
Dock Loading Doors - 18 No.
Cycle Spaces - 56 No.
Motorcycle Spaces - 19 No.



10m SCALE 1:500

PLANNING

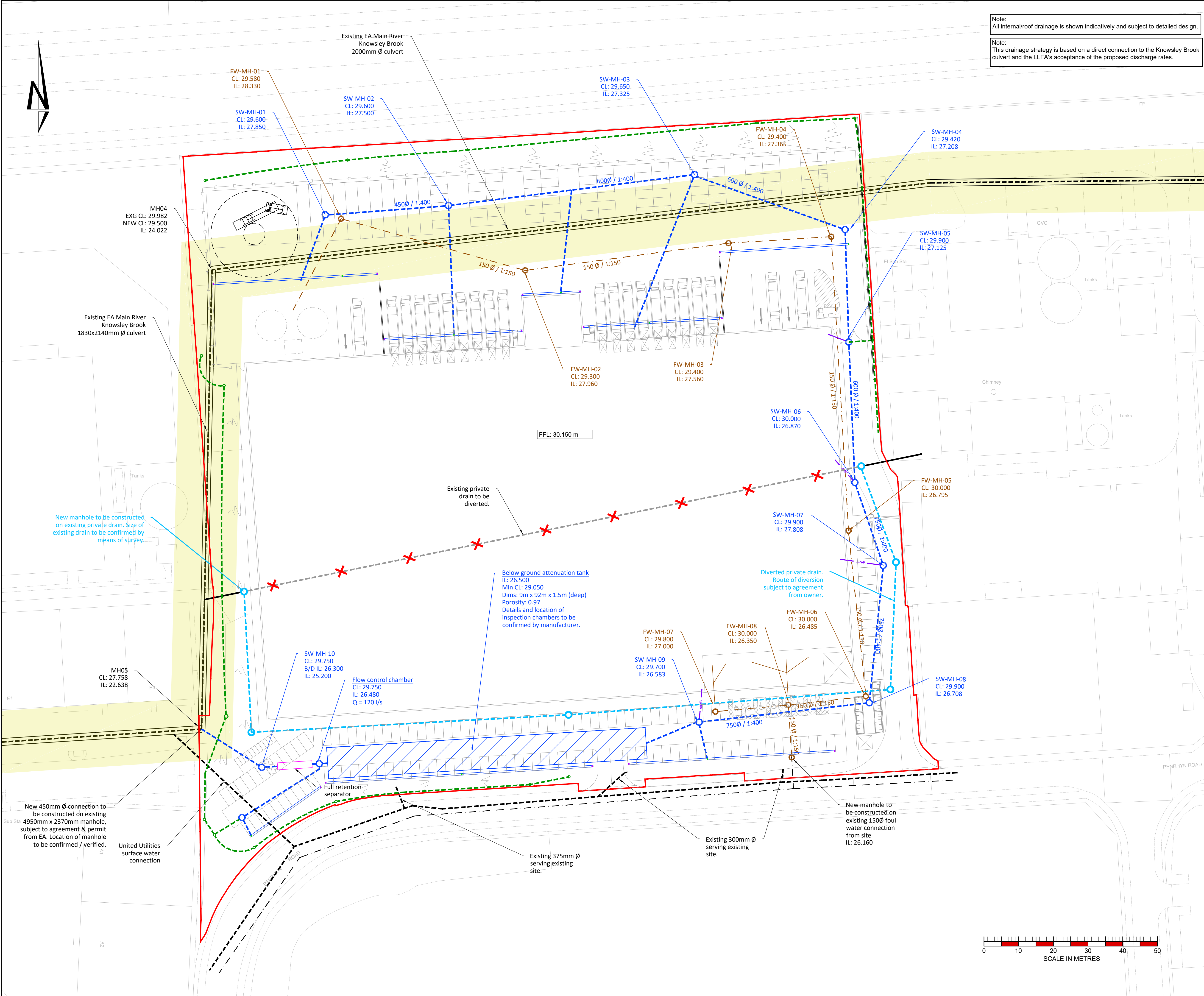
THIS DRAWING IS FOR PLANNING CONSIDERATION ONLY
AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE

rev amendments by ckd date
Penrhyn Road, Knowsley Business Park, Merseyside
Site Layout

GRAFTONGATE

umc architects
Newark Bescon, Cafferley Way, Newark, Nottinghamshire NG24 2TN
t +44 (0)1636 653027 e info@umcarcitects.com

Drawing Status:	Planning
Drawn / Checked:	RF / LF
Date:	12/01/2022
Scale:	1:500 A1
Drawing no:	Revision:
21002 P0102	H



Note:
All internal/roof drainage is shown indicatively and subject to detailed design.

Note:
This drainage strategy is based on a direct connection to the Knowsley Brook culvert and the LLFA's acceptance of the proposed discharge rates.

THIS DRAWING IS THE COPYRIGHT OF BURROWS GRAHAM LIMITED.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING:

CONSTRUCTION

MAINTENANCE

DEMOLITION

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT

GENERAL NOTES:

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL THE RELEVANT ARCHITECTS, ENGINEERS' AND SERVICE ENGINEERS DRAWINGS & SPECIFICATIONS.

Proposed Surface Water Drainage

Proposed Surface Water Drainage Manhole

Siphonic Roof Downpipe (by others)

Proposed Foul Water Drainage

Proposed Foul Water Drainage Manhole

Proposed Porous Paving

Existing foul water sewer

Existing surface water sewer

Existing private sewer to be retained

Proposed Attenuation Tank

Proposed Channel Drains

Proposed Diversion of the Private Sewer

Existing Private Sewer to be abandoned

EA 8m Easement

Outlet Unit

Access Unit

Proposed Petrol Interceptor / Separator

Proposed Filter Drain

This drawing is based on UMC Architect's drawing ref: 21002-P0102D

P03	04.02.2022	JAM	For planning	JW
P02	28.01.2022	JAM	FIRST ISSUE	JW
P01	25.01.2022	RO	FIRST ISSUE	JAM
REV.	DATE	BY	REVISION	CHK'D

CLIENT

GRAFTONGATE

Burrows Graham

Arden Hall,
66 Brooklands Road,
Sale,
Cheshire
M33 3SU
Tel: +44 (0)161 804 8046

PROJECT
GRAFTONGATE, KNOWSLEY

DRAWING TITLE
FOUL & SURFACE WATER DRAINAGE STRATEGY

BGL PROJECT NUMBER 21065	DRAWING STATUS PRELIMINARY	DRAWN BY RO
SCALE @ A1 1:500	DATE 25.01.2022	CHECKED BY JAM
DRAWING No. 21065-BGL-XX-XX-DR-S-0250		REV. P3