

From: appleyard, clare <Clare.Appleyard@knowsley.gov.uk>
Sent: 12 May 2026 09:12:01 UTC+01:00
To: "appleyard, clare" <Clare.Appleyard@knowsley.gov.uk>
Subject: FW: 25/00606/HYB - Response to United Utilities

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Hi Clare,

Further to United Utilities' (UU) comments (copy attached), it was agreed that Buro Happold would respond to the LLFA in the first instance before issuing a final response to UU (I understand you have been copied into the correspondence with the LLFA).

With regard to the clarification on which elements of the drainage design are submitted in full and which remain at outline stage, the drainage strategy submitted as part of the hybrid application states: "(Part A) Detailed application for the erection of a new Council Headquarters, hotel, public realm, change of use of Cavendish Walk to flexible Class E and/or F1 uses, site-wide enabling and associated works following demolition of existing buildings."

On this basis, all elements within the main scheme boundary could reasonably be considered to have been submitted as part of a detailed application. While the perimeter plot drainage proposals were prepared to outline level for the planning submission, these have since been developed to detailed design within the enabling works (IDP). This information can be shared with United Utilities and is included in the shared folder link below.

In relation to the proposed drainage condition (full application), please see our responses to the five points raised below:

- i) Refer to Drainage Strategy Report submitted for planning for commentary on the drainage hierarchy. Infiltration tests have been undertaken and proved infiltration is infeasible. Refer to soakaway testing results included within the Ground Investigation factual report section 5.7 and App J through the link below, doc "14178.Final.Report.pdf".
- ii) This has been agreed verbally with the LLFA, and we anticipate that this will shortly be confirmed through re-wording their proposed condition to remove the pre-commencement element.
- iii) Please find requested mark-up of the Proposed Below Ground Drainage General Arrangement with finished floor levels through the link below.
- iv) Mitigation measures are detailed in the detailed scheme drawing pack and noted below:
 - a. Separate systems for foul and surface water are provided.
 - b. Surface water is discharged at a reduced rate as has been agreed with the LLFA.
 - c. Attenuation storage features are provided in the proposed surface water network.
 - d. A maintenance schedule is provided.

- v) Foul and surface water drain on separate systems as evidenced in the proposed drawing pack.

Supporting information is available via the following WeTransfer link (expires in 3 days): <https://we.tl/t-6r5D24khFED49Vrf>

For the Asset Protection Condition, the water main asset closest to the site that we are aware of is in Westmorland Road close to the access to Plot 3, but it sits within public highway. We have prepared mark-ups to note it's location relative to the proposed scheme using survey information. Again, this is in the folder above.

Please note that the above relates specifically to the main scheme areas along Archway Road, Civic Way, and Westmorland Road. We therefore expect any conditions to be appropriately worded to reflect the scope of the MSCP.

The client is keen to expedite early works on site and is therefore seeking to avoid pre-commencement conditions associated with the hybrid permission. This will be supported through the submission of all necessary details upfront as part of the hybrid application. The information provided via the WeTransfer link is intended to address all aspects of UU's initial consultee response.

We would be grateful if you could confirm with UU whether the submitted details are acceptable. Subject to there being no outstanding information requirements, we would welcome their final comments confirming that the development can proceed in accordance with the submitted details (unless otherwise agreed in writing), without the need for further pre-commencement submissions.

I hope the above is clear, but please do not hesitate to get in touch if you have any queries.

Many thanks,
Lydia