

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

13.06.25

Dear Robert,

Pre-Development Enquiry for **Pilch Lane, Liverpool** UU Reference Number: **07611621**

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 do not 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

1. We have reviewed our records and can confirm that there does not appear to be any charted public sewers located within the boundary of the proposed development.

[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 combined sewer system.

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

Manhole reference SD9101, **Grid reference** 341900, 391161

[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 225mm diameter public surface water within Pilch Lane located North East of 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 SD9106, **Grid reference** 341938, 391132

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

Site Images

