

From: wastewaterdeveloperservices@uuplc.co.uk
<wastewaterdeveloperservices@uuplc.co.uk>
Sent: 21 February 2024 09:41:44 UTC+00:00
To: "Richard Parker" <richard.parker@adeptcsce.com>
Cc: "James Walsh" <james.walsh@adeptcsce.com>; "Neil Brown" <neil.brown@adeptcsce.com>
Subject: RE: DC/23/4123 and 23/02782/FUL - Sovereign Industrial Park, Wilson Road, Huyton, Knowsley.

Hi Richard

Thanks for your email and explanation, I will ask our planning department to remove this objection.

Kind regards



Nicola Pilkington
Developer Engineer
Developer Services & Metering
Customer Services
M: 07795851180
unitedutilities.com

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----- Original Message -----

From: Richard Parker [richard.parker@adeptcsce.com]

Sent: 19/02/2024 12:44

To: wastewaterdeveloperservices@uuplc.co.uk

Cc: nicola.pilkington@uuplc.co.uk; james.walsh@adeptcsce.com; neil.brown@adeptcsce.com

Subject: RE: DC/23/4123 and 23/02782/FUL - Sovereign Industrial Park, Wilson Road, Huyton, Knowsley.

Hi Nicola

Thanks for your email. I understand what your issues might be here and have made some comments below;

With regards to manhole 7501 – this has a cover level of 23.02. Existing warehouse A is set at 23.90m and the new store is at 23.70 so provides some freeboard from any flooding. Overland flooding from this chamber would head east to Wilson Road away from the site.

The 150mm sewer in Cronton Road, you suggest connecting to, is some distance from the site and access is through a mature wooded area which wouldn't be viable. Also, pumping is likely to be required. The 150 also connects into the same combined sewer as noted above.

With regards to anticipated foul drainage.

Although we are adding retail space there is a notable reduction in industrial space by 1,813 sqm, the majority of which is office space serving the old distillery. The proposed retail gross floor area is 2,323 sqm and the new store only has 5 single wc's (with basins) and a small canteen so would balance out the number of appliances removed as part of the demolition of the existing offices.

We are also connecting on to the sewer network downstream of manhole 7501 at manhole 7502.

Lastly, we believe that the roof drainage from the office being demolished as part of the redevelopment drained to the combined system and measured just under 2,000m². New drainage in this area is being directed into the surface water storage system on site and to the surface water sewer. This reduces the flow to the combined sewer.

Overall, taking into consideration all of the above, I would say that we are not increasing the foul flows from the redeveloped site taking into account the demolition of the existing buildings and their current routes to outfall. The most suitable point of connection remains as manhole 7502.

Would you be able to confirm if this is acceptable to United Utilities. I'm happy to have a chat to talk over if needed?

Kind Regards,

Richard Parker

Director

Adept Civil and Structural Consulting Engineers

T: 0113 239 4518

M: 07951 824366

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From: wastewaterdeveloperservices@uuplc.co.uk <wastewaterdeveloperservices@uuplc.co.uk>

Sent: Friday, February 9, 2024 8:18 AM

To: Richard Parker <richard.parker@adeptcsce.com>

Cc: nicola.pilkington@uuplc.co.uk; James Walsh <james.walsh@adeptcsce.com>; Neil Brown <neil.brown@adeptcsce.com>

Subject: RE: DC/23/4123 and 23/02782/FUL - Sovereign Industrial Park, Wilson Road, Huyton, Knowsley.

Hi Richard

Thanks for your email, the issue we have is that MH 7501 is showing that it will flood in the 1

year event. Adding any more foul flow to this is going to increase the flood risk.

Do you have some calculation on what you expect the flows to be from the retail unit so I can look into this further.

There is a 150mm Foul sewer in cronton road, have you explored the option of connection to this?

Kind regards



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----- Original Message -----

From: Richard Parker [richard.parker@adeptcsce.com]

Sent: 05/02/2024 11:12

To: wastewaterdeveloperservices@uuplc.co.uk

Cc: nicola.pilkington@uuplc.co.uk; neil.brown@adeptcsce.com; james.walsh@adeptcsce.com

Subject: DC/23/4123 and 23/02782/FUL - Sovereign Industrial Park, Wilson Road, Huyton, Knowsley.

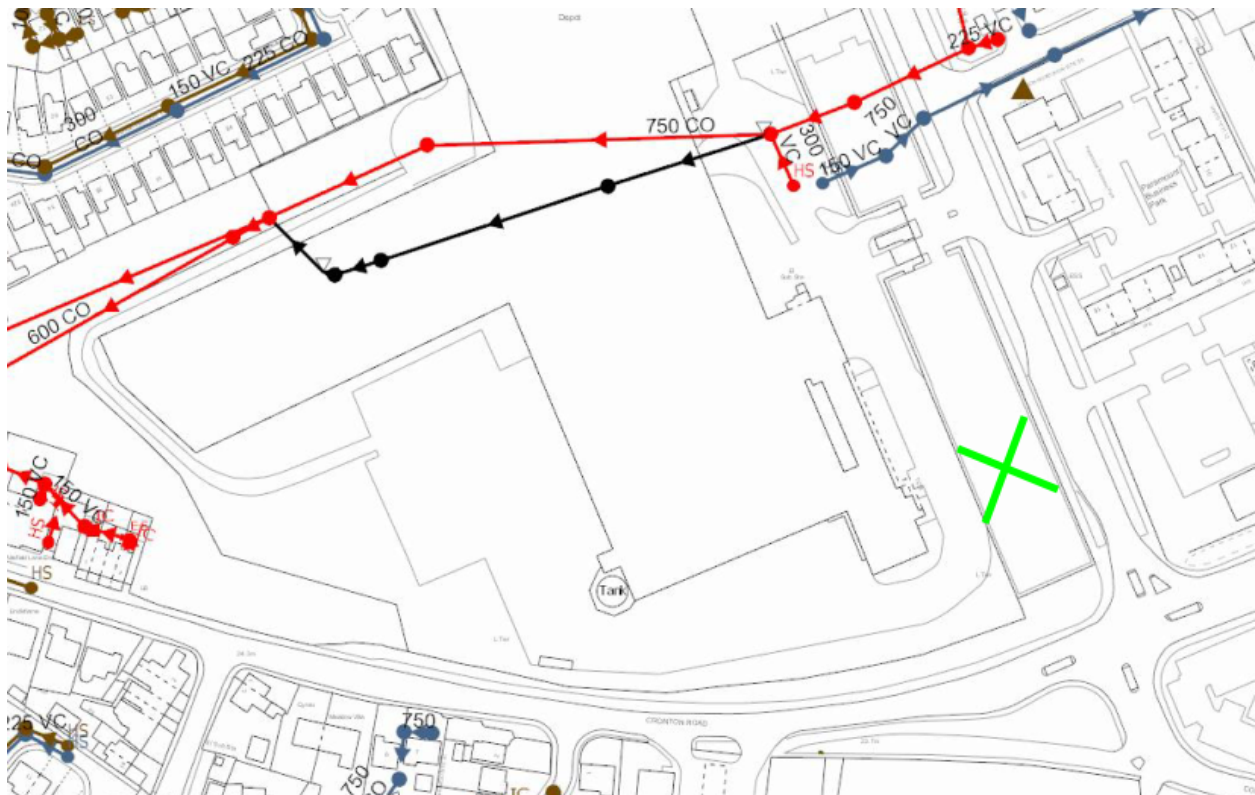
Good morning Nicola

We have been asked to contact you via your planning team due to the attached consultation response to our planning application, reference 23/02782 for development at the above site.

You will note the extract below from the consultation response.

“Existing public sewers pass through and near to this site which modelling data identifies as being at risk of sewer flooding. We request that the applicant liaises with United Utilities to understand the nature of this flood risk and the impact upon the proposed site layout. The risk of sewer flooding needs to be assessed further as this could affect the developable area of the site and the detail of the design”

Our proposals involve the modification of existing warehouse buildings that are currently built over your 750mm dia combined sewer along with the construction of a new retail store in the location marked with a green X below



The internal refurbishments include separating the existing building to create two individual buildings with relocated offices.

The new retail store will be located in the car park to the existing warehouse, approximately 100m to the south of your sewers and will set at a level 700mm above the ground level in the area of where the sewer crosses the site.

As requested in the consultation response are you able to advise on the nature of the sewer flood risk on the site and any potential impact upon the proposed site layout. We can then assess any exceedance flow paths. There is nothing we can with regards to the refurbishment of the existing buildings and we think the new retail store would be set sufficiently high enough so as not to be at risk of sewer flooding and will not increase flood risk elsewhere

I look forward to hearing from you but please let me know if you have any queries. I will probably give a call to discuss also in the next couple of days

Kind Regards,

Richard Parker

Director

Adept Civil and Structural Consulting Engineers

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M: 07951 824366

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