

23rd April 2024

Dear Sir/Madam,

RE: (Discharge of Conditions Application Ref 4/24/2080/DOC) ERECTION OF ONE BUSINESS/INDUSTRIAL BUILDING TO PROVIDE 3 SELF-CONTAINED UNITS (USE CLASSES B2, B8 AND CLASSES E(G)(I), E(G)(II) AND E(G)(III)), CAR PARKING, ACCESS AND ASSOCIATED WORKS

I write with reference to the recent consultation responses from Flood & Development Management and United Utilities in relation to Condition No 4 (Drainage).

Please see the below information from our Engineer.

The matters raised by the Consultees have been addressed as follows: -

- Please find attached drawing ref 2022.262.C006F. The surface water drain is now re-routed around the building, rather than passing under the units.
- Please find attached a marked up copy of the United Utilities sewer records. The foul drainage ultimately discharges, via the existing on-site private foul drainage system, into United Utilities manhole Ref 1201. This is now noted on drawing 2022.262.C006F.
- The surface water drainage ultimately discharges, via the existing on-site private surface water drainage system, into a surface water manhole in the adopted part of Sneckyeat Road. The downstream surface water drain was surveyed by Drain Alert on 4 November 2020. The resulting survey report was not included in the Drainage Strategy Report dated August 2023 because a further survey had been carried out by that time, however, please find attached an excerpt showing the extent of the drain that was surveyed. Additionally, please find record cards attached for two downstream manholes.

I trust that this adequately addresses these matters.

Yours sincerely,
Nathan Houghton
Assistant Surveyor

Northern Trust Company Ltd

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