

Christie Burns

From: Miller, Chris (Avison Young - UK) < >
Sent: 16 July 2024 16:08
To: Christie Burns
Cc: Omar Opoku-Addo
Subject: Proposed Aldi, Egremont: National Highways Comments (App Ref: 4/24/2044/0F1)
Attachments: 1240 - Projekt - ALDI, Egremont - Pas128 Utility Survey (REV A) - CKS.pdf; 0541-PA-XX-00-DR-A-PM_40_50_21-0006 Site Sections.pdf

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Hi Christie.

I hope that this email finds you well.

Apologies for the delay in getting back to you.

We are now able to provide additional drainage and geotechnical information as requested by National Highways (NH) in their forwarded response dated 3rd June 2024. For convenience we have copied in Omar for from NH and include his comments in italics below and respond to each topic accordingly.

Drainage

NH Comment: 'This roundabout has an existing flooding hot spot location associated with it and our drainage appears to discharge to the LA network via a 500mm Dia pipe that appears to run through the proposed development area. Would it be possible the applicant to clarify whether the location conflicts with National Highways drainage.'

Hydrock have confirmed that the manhole noted 4/09/0015/1 ties in directly with a surveyed manhole location shown in the below extract from Google. This manhole has also been surveyed as part of our attached utility survey.

It is shown to be around 5m deep with several connections, the maximum size surveyed is 300mm opposed to 500mm noted on the historic highways plans. The survey also indicates that the highway does not drain via this manhole through the site, the site actually drains to this manhole and out of the site boundary into the drains within the highway. There is no other evidence of a 500mm drain from this manhole. Or any 500mm drain within Wyndham place to the east, where the drain would be expected to run according the highways plans.

Wyndham place shows only the 2no public sewers, which as per the utility survey, have an IL higher than the IL of manhole 4/09/0015/1, making a gravity connection in the direction shown on the highways plans impossible.

This itself could be contributing the flooding hotspot. Our proposed works would remove the existing surface water connections from the site, as we will be making a restricted connection into the public surface water sewer located on Wyndham Place. The development should therefore have a positive impact on the capacity of the highway drainage.



Geotechnical

NH Comment: ‘The documents submitted with the planning application include a ground investigation report and a series of site sections. However, the sections and the geotechnical assessments relate to the development site without many considerations to our assets. Before considering the potential impact from the development site on our geotechnical assets, National Highways requests further information including a number of sections produced along the western boundary showing the development site’s proposed elevation in relation to the A595. Once received, we will then be in a position to provide further comments, including the need for further assessments or technical submissions in accordance with CD622.’

Please find attached amended proposed site sections drawing prepared by Projekt Architecture (Drawing No: 0541-PA-XX-00-DR-A-PM_40_50-21-0006 Rev P02) which includes additional sections along the western boundary showing the development site’s proposed elevation in relation to the A595 as requested by NH.

We trust that this additional information is sufficient to enable further consideration by NH and Cumberland Council in relation to the outstanding matters raised.

Looking forward to hearing from you again in due course.

Kind regards

Chris Miller
Associate Director