

Christie Burns

From: Procter, David (SL) [REDACTED]
Sent: 04 July 2023 12:31
To: Christie Burns
Subject: RE: RE: 4/22/2457/0F1 - UNIT E2, HAVERIGG INDUSTRIAL ESTATE, HAVERIGG

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Hello Christie,

As mentioned previously I contacted David Bechelli on the 22/06 and discussed the application for the proposed build of 4 units at the Tannery site at Haverigg (4/22/2457/0F1 - UNIT E2, HAVERIGG INDUSTRIAL ESTATE) and the drainage associated with it.

We discussed the drainage hierarchy and reasons why we are unable to follow it, the main reasons for this are due to the size of the plot and the lack of and available space, infiltration is not an option as there is no space available to fit a soakaway to drain the surface water from the proposed buildings.

Due to the site being old and only having limited drainage capacity there is no dedicated surface water system available, resulting in no means of connecting the proposed site to drain direct into Haverigg pool.

As the proposed plot is currently a yard with a concrete floor with a small block built shed on it the proposed new buildings would not significantly increase the amount of surface water collected.

Due to the points mentioned above we agreed that the only choice would be to drain the proposed buildings into the existing combined sewer that is available on the site.

Regarding the use case, I have looked at the new use classes on the planning portal and can confirm the site will be use class B8 Storage / Distribution.

If you require any additional info please get in touch.

Regards,

David.