

**From:** Robert Gibbs  
**Sent:** 26 November 2025 11:33  
**To:** Christie Burns  
**Subject:** RE: 4/25/2352/DOC - LAND AT EAST ROAD, EAST ROAD, EGREMONT  
**Attachments:** DC-25-2793.pdf; 29348-HYD-XX-XX-RP-C-0500 - Flood Risk and Drainage Assessment - Rev P02.pdf

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Hi Christie,

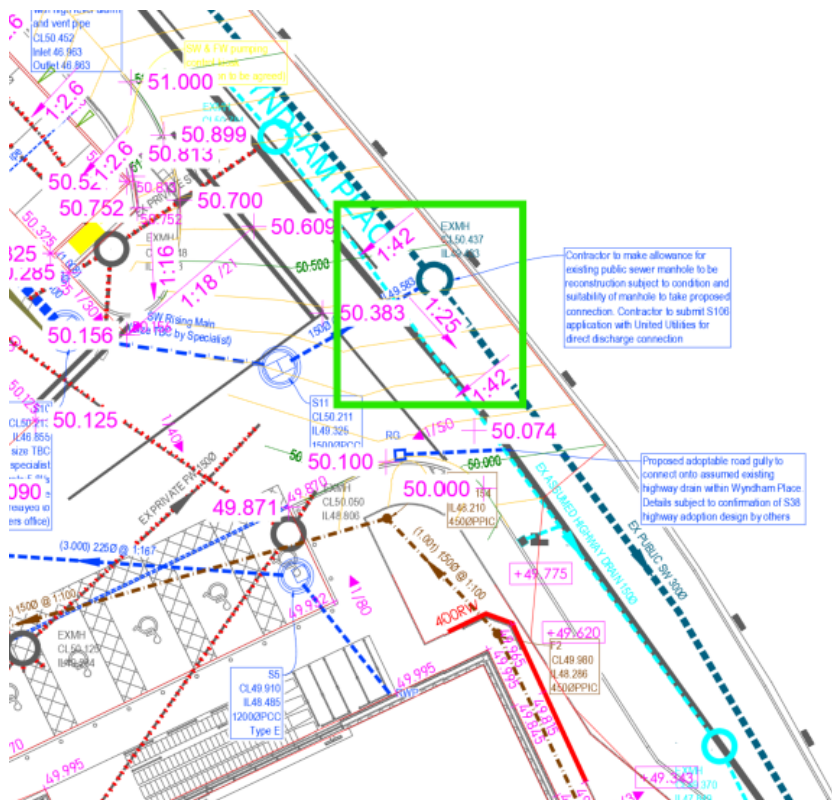
Please see below response from our engineers, Stantec. I also attach the FRA referenced by Stantec in their response

## Surface Water Hierarchy

In our FRA we recommended that further Phase 2 Ground Investigation works will be required, following demolition of the buildings, to better establish the feasibility of infiltration. Given the varying ground water levels recorded from the initial Ground Investigation, the use of infiltration has been deemed unsuitable at this stage. Our Phase 2 GI report is due to be completed by mid-December after which we can state whether draining the site via infiltration is feasible or not.

## FFL Height in Relation to UU Infrastructure

Raising the FFL of the store will have a detrimental effect on the scheme. The nearest existing surface water sewer manhole within Wyndham Place is adjacent to the site entrance and is approximately 0.45m higher than FFL. However, if this manhole were to flood, the surface water runoff would travel down Wyndham Place and not enter the Aldi site as the road has a longitudinal fall of 1:25 with a crossfall of 1:42. Please see extract of our proposed levels model below, area shown within green box:



It might be worthwhile UU and our engineers discussing direct to form a solution, if this is something you are comfortable with?

Thanks.

Regards,



**Robert Gibbs** ARB RIBA  
Associate Architect

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**From:** Christie Burns

**Sent:** 21 November 2025 14:49

**To:** Robert Gibbs

**Subject:** RE: 4/25/2352/DOC - LAND AT EAST ROAD, EAST ROAD, EGREMONT

**This Message originated outside your organization.**

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Hi Robert,

I was wondering if you could send over the management plan for the knotweed as discussed in our previous emails as the enquiry from the concerned resident is now being chased?

I have also now received the attached comments from UU to this application. They have confirmed that at this stage condition 9 cannot be discharged and have requested more information.

I would be grateful if you could review and provide the requested information in order to progress the application.

Please note that the advice in this email is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.

Kind Regards,

**Christie Burns MRTPI**

Senior Planning Officer | Development Management

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