

Appendix 2 – United Utilities Asset Plans

Extract from Map of Public Sewers

The position of underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available.

The actual positions may be different from those shown on the plan and private pipes, sewers or drains may not be recorded.

United Utilities will not accept any liability for any damage caused by the actual positions being different from those shown.

United Utilities Water Limited 2014

The plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown and United Utilities copyrights are reserved. Unauthorised reproduction will infringe these copyrights.

PLOT TEMP SUPPLY QUEENS WHARF LIVERPOOL

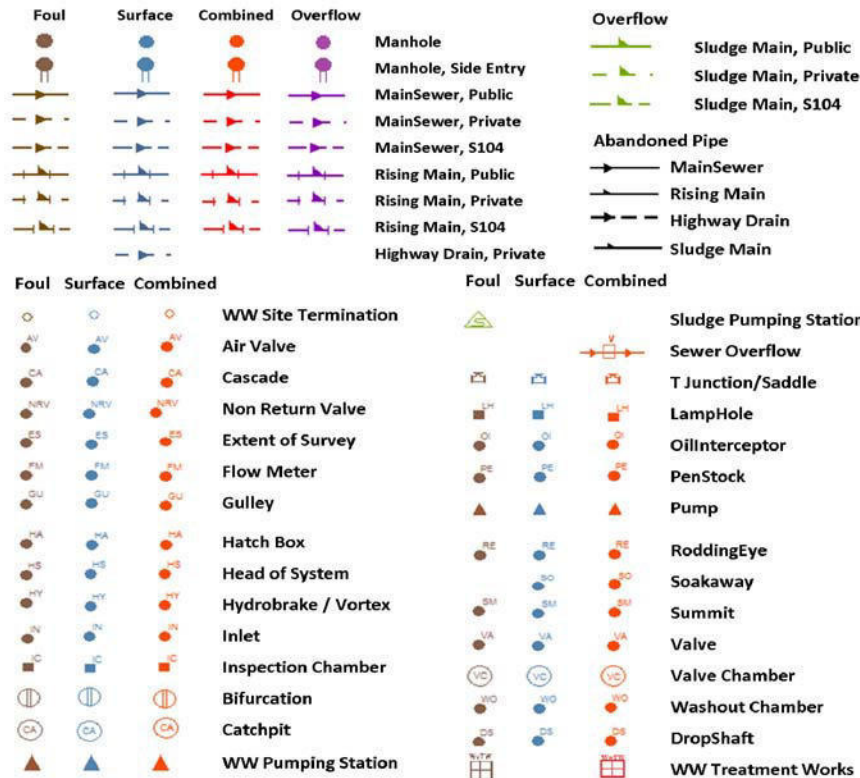
Printed By: Property Searches Date: 04/01/2017

DO NOT SCALE

Approximate Scale: 1:2500



WASTE WATER SYMBOLOGY



Legend			
MANHOLE FUNCTION		SEWER SHAPE	
FO	Foul	CI	Circular
SW	Surface Water	EC	Egg
CO	Combined	OV	Oval
OV	Overflow	FT	Flat Top
		RE	Rectangular
		SQ	Square
		TR	Trapezoidal
		AR	Arch
		BA	Barrel
		HO	HorseShoe
		UN	Unspecified
SEWER MATERIAL			
AC	Asbestos Cement	DI	Ductile Iron
BR	Brick	VC	Vitrified Clay
CO	Concrete	PP	Polypropylene
CSB	Concrete Segment	PF	Pitched Fibre
CSU	Concrete Segment	MA	Masonry, Coursed
CC	Concrete Box Culverted	MA	Masonry, Random
PSC	Plastic / Steel	RP	Reinforced Plastic
GR	Glass Reinforced	CI	Cast Iron
GRP	Glass Reinforced	SI	Spun Iron
PVC	Polyvinyl Chloride	ST	Steel
PE	Polyethylene	U	Unspecified

CLEAN WATER SYMBOLOGY

PIPE WORK



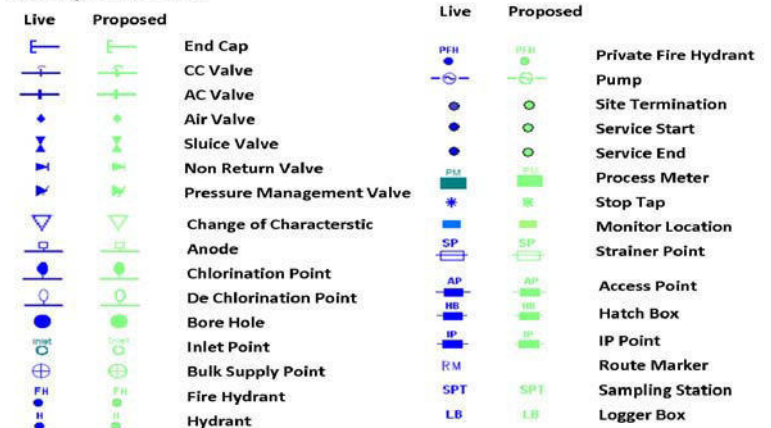
ABANDONED PIPE



PROPERTY TYPES



NODES/FURNITURES



Legend	
MATERIAL TYPES	LINING TYPES
AC ASBESTOS CEMENT	CL CEMENT LINING
CI CAST IRON	TB TAR OR BITUMEN
CU COPPER	ERL EPOXY RESIN
CO CONCRETE	
DI DUCTILE IRON	INSERTION TYPES
GI GALVANISED IRON	DD DIE DRAWN
GR GREY IRON	DR DIRECTIONAL DRILLING
OT OTHERS	MO MOLING
PB LEAD	PI PIPELINE
PV UPVC	SL SLIP LINED
SI SPUN IRON	
ST STEEL	
UN UNKNOWN	
PE POLYETHYLENE	

Appendix 3 – United Utilities Correspondence

Richard Hughes

Subject: FW: (UU Ref: PDE 4200018200) Monarchs Quay, Liverpool

From: Lunt, John [<mailto:John.Lunt@uuplc.co.uk>]
Sent: 06 September 2017 11:57
To: Scott McLean <scott.mclean@enzygo.com>
Cc: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: (UU Ref: PDE 4200018200) Monarchs Quay, Liverpool

Hi Scott,

In reply, I would advise that as far as UU are concerned the sewers in question will still remain under private ownership as there are no buildings communicating with the same.

In lieu of the above, UU would not be able to comment upon any proposed discharge rates as that would be a matter for the LLFA.

I can state on behalf of UU that as it's obvious the said sewerage system was installed in readiness for the future development, we would have no objection in principle to the perceived wastewater flows ultimately communicating with the respective public sewerage systems.

If I can be of any further assistance at all then please don't hesitate to get in touch.

Regards,

John

John Lunt
Developer Query Engineer
Developer Services and Planning
Operational Services
T: 01925 679411 (Int; 79411)
E-mail: wastewaterdeveloperservices@uuplc.co.uk
United Utilities.com

From: Scott McLean [<mailto:scott.mclean@enzygo.com>]
Sent: 24 August 2017 16:29
To: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Cc: Richard Hughes <Richard.Hughes@enzygo.com>; Mark Jarvis <Mark.Jarvis@enzygo.com>
Subject: 1348-Monarchs Key Pre-development Application

Dear Sir/Madam

Please find attached the Pre-development application for connecting to your assets in the Kings Dock in Liverpool.

As seen from the attached drawing (05-01 OPTION-D) it is proposed to build a multiple owner, multiple structure, multiuse development on the site next to the Liverpool Exhibition Centre. An existing drainage survey (drawing SHF.1380.001.HY.D.008) of the area has identified a series of new drainage assets, that we have identified as being constructed (By ISG plc) with the Exhibition centre (around 2012-2015) to allow for drainage of existing roads and

carparks and for future connections from this development area into your foul and surface assets located in the Kings Parade. This system is currently live and we had initially assumed was already adopted by yourselves but we are looking to confirm this, as it is not currently shown on your asset plans.

Can we confirm what is adopted in this area and that the existing connections are all with your approval, could you also confirm if any restrictions would be placed on the proposed connections from each development or from the main connection into your sewer as it appears your surface water outfall is only 150mm for this corner of the development.

regards

Scott McLean
Principal Engineer - Drainage



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Samuel House
5 Fox Valley Way
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Sheffield
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Richard Hughes

From: Property Searches <property.searches@uuplc.co.uk>
Sent: 30 August 2017 13:53
To: Richard Hughes
Subject: RE: Assets at Monarchs Quay, Liverpool.

In response to your below request I can confirm the size shown on our plan is the information we have on record. If you are developing the site can you please contact our developer services or arrange a CCTV survey to confirm the details you require.

<https://www.unitedutilities.com/services/builders-developers/new-connection-charges-consultation/>

Susan McManus
Team Leader Operations
Property Searches
Operational Control
United Utilities
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From: Richard Hughes [mailto:Richard.Hughes@enzygo.com]
Sent: 23 August 2017 10:26
To: Property Searches <property.searches@uuplc.co.uk>
Subject: Assets at Monarchs Quay, Liverpool.

Hi,

In January, you provided me with the above asset plan for a Site in Liverpool. I have highlighted (in yellow) the pipe sizes that I am querying. Is the surface water sewer a 150mm diameter pipe? I also attached a drawing from a report conducted in 2013 (Document 0), in which the same surface water sewer is shown as being a 600mm diameter pipe.

Our proposed development Site has an existing drainage system (shown as dotted lines within half tide wharf in Document 0) which connects to the public sewer network at the junction of Half Tide Wharf and Kings Parade. It seems strange that the Site drainage (525mm diameter pipe) would connect to a 150mm diameter public sewer.

Can you confirm if the public surface water sewer located on Kings parade (between the connection location and outfall to the River Mersey) is a 150mm diameter pipe, as shown on the supplied asset plans, or a 600mm diameter pipe.

Regards

Richard

Richard Hughes BSc (Hons), MSc, MCIWEM
Senior Hydrologist



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Appendix 4 – LLFA Correspondence

Richard Hughes

From: Richard Hughes
Sent: 06 November 2017 12:07
To: 'Jackson, David'
Subject: RE: MONARCH QUAY - DRAINAGE INFORMATION

Hi Dave,

As per our telephone conversation a couple of weeks ago, a CCTV survey is currently being undertaken for the Monarchs Quay development and we will begin modelling of the network this week. In relation to tidal locking, could you please confirm what tidal level would be required to assess the network capacity against. Would use of a Mean High Water Spring Level (MHWS level of 9.39m – 4.93 (chart datum) = 4.46 mAOD) be acceptable for assessment against extreme rainfall/surface water events.

Many Thanks

Richard

From: Jackson, David [mailto:David.Jackson3@amey.co.uk]
Sent: 19 January 2017 12:59
To: Richard Hughes <Richard.Hughes@enzygo.com>
Subject: RE: MONARCH QUAY - DRAINAGE INFORMATION

Richard

Whilst there will be no increase in impermeable area as this is new development it will be required to follow the guidance set out in the document previously provided so in this case the maximum discharge will be based on the 1:2 year run off from the existing impermeable area. However if the development had a direct discharge to either the River Mersey or Queens or Wapping dock then this will not apply and unrestricted discharge will be acceptable

If your proposed drainage connects to an existing surface water drainage system that in turn discharges to River Mersey or Queens or Wapping dock then this may be viewed the same as above depending on certain factors. There would need to be a high degree of confidence that any flows for the 1:100yr event with allowance for 30% climate change would not cause any flooding to properties connected to the upstream drainage network which will be dependent on the detailed drainage design and details of the existing network being connected to.

I would be happy to comment further when the existing network details are known and there is a proposal for your drainage design.

Thanks

DAVE JACKSON
Engineer | Consulting
Amey

t: 0151 498 6825 | m: 0780 9313978 e: david.jackson3@amey.co.uk
Unit 6 | Matchworks | 142 Speke Road | Garston | Liverpool | L19 2PH



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INVESTORS
IN PEOPLE | Champion

From: Richard Hughes [<mailto:Richard.Hughes@enzygo.com>]

Sent: 13 January 2017 13:54

To: Jackson, David

Subject: RE: MONARCH QUAY - DRAINAGE INFORMATION

Hello David,

Many thanks for responding my initial request.

I am currently trying to find out more information regarding existing drainage within the site, based on the fact that significant areas are currently hardstanding and must have some form of drainage network. I note below that you say the LLFA hold no information regarding drainage within the site. I have contacted United utilities, who have provided me with a sewer asset plan, but it provides little detail with regards to existing drainage and outfall locations.

If the proposed development was shown to not increase impermeable area that drains to a surface water receptor, would the LLFA accept connection to the existing drainage network.

With regards to discharge volumes, would the LLFA permit free discharge to the tidal river Mersey.

With regards to discharge to the docks, I have contacted the Canal and Rivers trust, who I understand operate the docks to the south of pier head. Do the LLFA have a view upon discharge to the Queens and Wapping docks? Although the docks are located within the tidal Mersey, they are maintained at a level through control structures , and as such do not fluctuate with Mersey tidal levels. Would the docks be classed as tidal, and as such allow free discharge (subject to your answer to the above point).

Kind Regards

Richard

From: Jackson, David [<mailto:David.Jackson3@amey.co.uk>]

Sent: 09 January 2017 10:16

To: Richard Hughes <Richard.Hughes@enzygo.com>

Subject: MONARCH QUAY - DRAINAGE INFORMATION

Richard

Please find below information in response to your request for information dated 22/12/16 regarding drainage information on the above development

The site has no history of flooding and is subject to no notable flooding from the predicted 1:30yr & 1:200yr flooding models. There are no watercourses (culverted, open and historic) shown on our records that cross or are close to the site and the area is not susceptible to high ground water levels.

Liverpool City Council do not hold any information for drainage within the site however United Utilities will have records for any adopted sewers and they should be contacted directly for this information.

Please find attached a guidance note for the requirements of surface water drainage related to planning applications, which hopefully will provide the information you require to prepare the drainage design

This is classed as a major development and for your information I have attached the relevant part of the Non Statutory Technical Standards for Sustainable Drainage: Practice Guide, which has been produced by DEFRA as a supporting document to NPPF, on which the requirements (where applicable) for a planning application for major development with regards to surface water drainage are shown.

Many thanks

DAVE JACKSON

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