

Banks Road, Garston, Liverpool.

Existing Utilities.

The proposed development is located off Banks Road/Brunswick Street in Garston, Liverpool. The proposal is to develop a brownfield site which currently consists of an open, rectangular shaped, fairly level derelict piece of land where it is proposed to construction of 18 no. mews and semi detached properties. There are existing services in close proximity to the proposed development situated in Banks Road and Brunswick Street.

Existing Foul & Surface Water Sewers

The existing sewer records were obtained from United Utilities and they indicate a 450mm adopted combined sewer present in Banks Road and a 225mm combined sewer in Brunswick Street.

The proposed development will have a separate foul and surface water drainage system on site and connect into the sewer in Brunswick Street. It is anticipated the stormwater drainage will be attenuated to restrict flows into the combined sewer within Brunswick Street.

All works will be constructed in accordance with United Utilities current adoption standards.

Water

The existing water main records were obtained from United Utilities and they indicate a 4 inch water main in Banks Road and a 3 inch main in Brunswick Street that supplies other properties on those roads and the surrounding area..

We anticipate United Utilities will propose the new site mains point of connection to be the 3 inch main on the development side of Brunswick Street. We anticipate this should have the capacity to serve the proposed 18 no. additional properties.

Electric

The existing electricity mains records have been obtained from SP Networks and they indicate an LV main located in footpaths of Banks Road and Brunswick Street.

We anticipate SP Networks will propose the new site mains point of connection off the existing LV main in Brunswick Street, it is anticipate that the main should have sufficient capacity to accommodate the additional 18 no. additional properties.

Gas

The existing gas mains records have been obtained from Transco. These indicate an existing 180mm and 125mm gas main in the footpath on Banks Road adjacent the development and a 90mm in Brunswick Street.

We anticipate Transco will propose the new site mains point of connection will be the existing 90mm main located in Brunswick Street and should have the capacity to serve the 18 no. additional properties.

British Telecom

The existing BT mains records have been obtained from OpenReach which indicate underground cables that run along Banks Road and Brunswick Street.

We anticipate that BT will propose the new site mains point of connection will be the existing service in Brunswick Street. We anticipate this existing service to be sufficient to accommodate the additional 18 no. properties.