WASTEWATER PRE-DEVELOPMENT ENQUIRY

United Utilities
Water for the North West

United Utilities Grasmere House, 2nd Floor
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP

01.05.26

Dear [redacted]

Pre-Development Enquiry for **Green Lane, Maghull, L31 8BW.**

UU Reference Number: **09312911.**

We have assessed your application based on the information provided. This pre-development advice on your drainage strategy will be valid for 12 months. Your strategy will need review by other authorities as part of the planning process. We advise conducting necessary site investigations to confirm viability of your proposals.

Modelled Flood Risk

I can confirm that we have modelled flood risk within the vicinity of the proposed development.

Please note that our modelling data is indicative, and only representative of the 1:100year storm event.

If a pumped connection is proposed, please provide an indicative pump rate so that we can undertake an appropriate assessment. Please note that, due to the modelled flood risk, this has been escalated internally for possible further assessment. Therefore, in line with our infrastructure planning, we may ultimately require you to amend your point of connection.

For this reason, please contact us when you are ready to formalise your drainage strategy—ideally prior to submitting a Full Planning application. While we can discuss and agree discharge points and rates in principle, a formal sewer connection application will still be required. This allows us to assess the construction methodology.

Please see **comment 2** of the attached guidance sheet

Asset Protection

According to our public sewer records, there are public sewers located within your site boundary. This requires an easement of 6.5m. If you cannot achieve the required clearance, you may wish to consider diverting and or abandoning the public sewer.

Please see **comment 3** of the attached guidance sheet and **Working Near Our Pipelines Guidance document**