



**HIMOR**

**Walshaw Garden Neighbourhood, Bury**

**Utility Feasibility Report**

**Revision V1**

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Prepared by:                      Mathew Capper                      Director

Checked by:                        David Vickers                        Utility Development Manager

## 1 Project Description

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This Utility Statement has been prepared by Technical and Development Services (Northern) Ltd on behalf of HIMOR in relation to a proposed residential development at Walshaw Garden Neighbourhood, Bury.

The purpose of the report is to identify the impact of the proposed development site on existing electricity, gas, water and telecoms infrastructure and provide a tender review of multi-utility connection quotations received.

The site forms part of a draft allocation identified within the revised Draft Greater Manchester Spatial Framework (GMSF) (2019) for the delivery of up to 1,250 dwellings, a new primary school and an enhanced local centre, together with all necessary infrastructure and local services.

The draft allocation extends to c.64ha and is loosely bounded by the urban areas of Tottington to the north, Woolfold and Elton to the east, Lowercroft to the south and Walshaw to the west.

The allocation is currently controlled and being brought forward by 3 developers/land promoters; being Redrow Homes (circa 20.80ha), HIMOR (circa 11.83ha) and VHW Land Partnerships (Walshaw) Limited (circa 28.5ha) and a small site area of land controlled by Bury Council (circa 2.90ha). A comprehensive Concept Masterplan has been prepared by the developers and is contained within The Walshaw Garden Neighbourhood Development Framework (Barton Wilmore 2019).

For the purpose of this report, TDS has considered the HIMOR site area and assumed circa 320 residential dwellings will be built, accessed from Scobell Street to the north.

The red edge location plan below shows the proposed development area highlighted and this report deals only with the Himor parcel show.

The grid reference for centre of the site is: (X: 378055, Y: 412046)

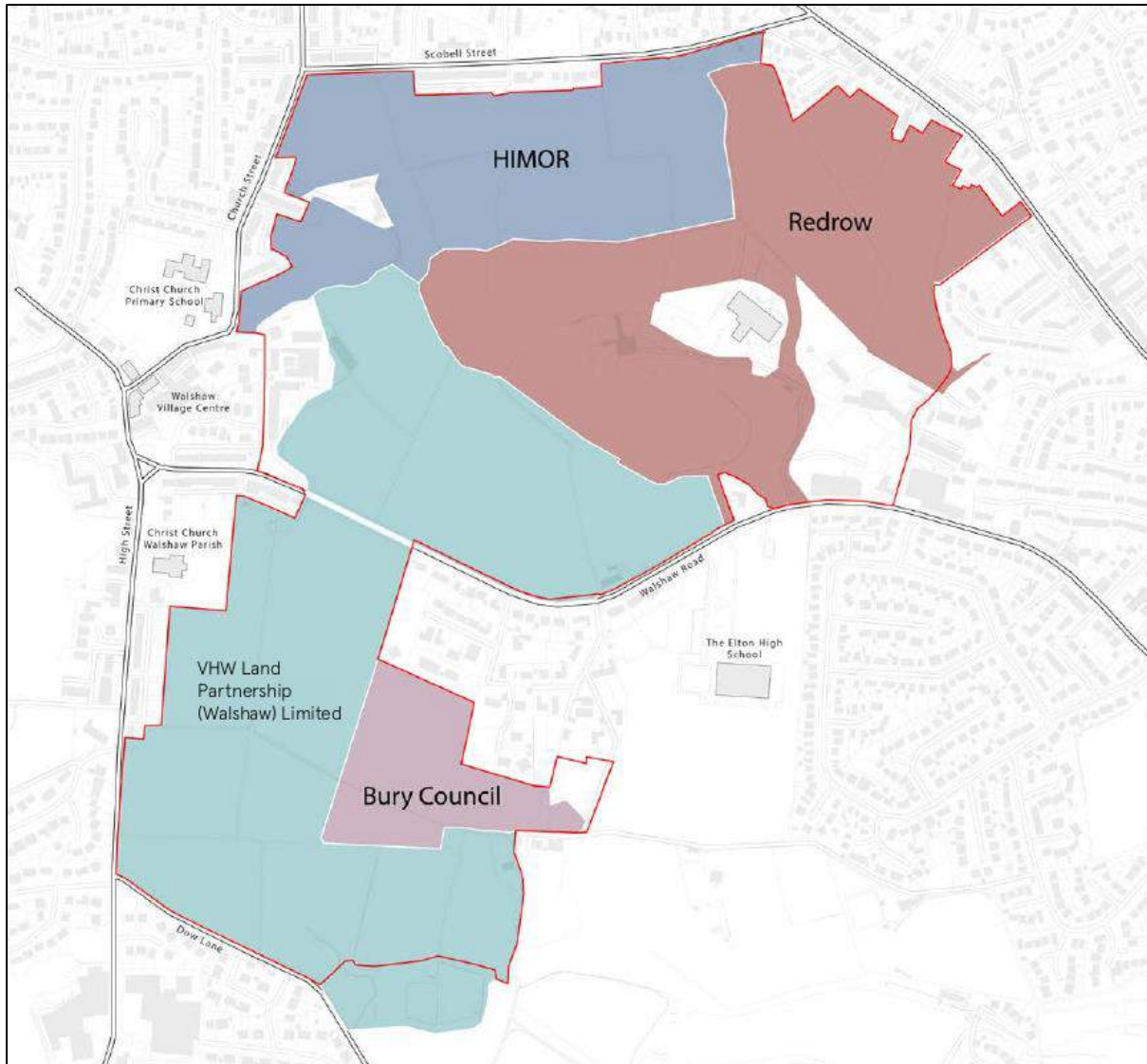


Figure 1 – Site Location and Land Ownership Plan

## 2 Review of Existing Infrastructure

### 2.1 Electricity

#### 2.1.1 Electricity North West

The existing electricity infrastructure within the vicinity of the site is owned and operated by Electricity North West as a licenced Distribution Network Operator. The below plan shows existing Electricity North West infrastructure records in the vicinity of the site.



Figure 2 – Electricity North West Infrastructure Records

Infrastructure records show that existing electricity infrastructure is limited to existing highway surrounding the proposed development. As a result, no significant diversions will be required other than those required to facilitate access to the development.

### 2.2 Gas

#### 2.2.1 Cadent

The existing gas infrastructure within the vicinity of the site is owned and operated by Cadent as a licenced Gas Transporter. The below plan shows existing Cadent infrastructure records in the vicinity of the site.

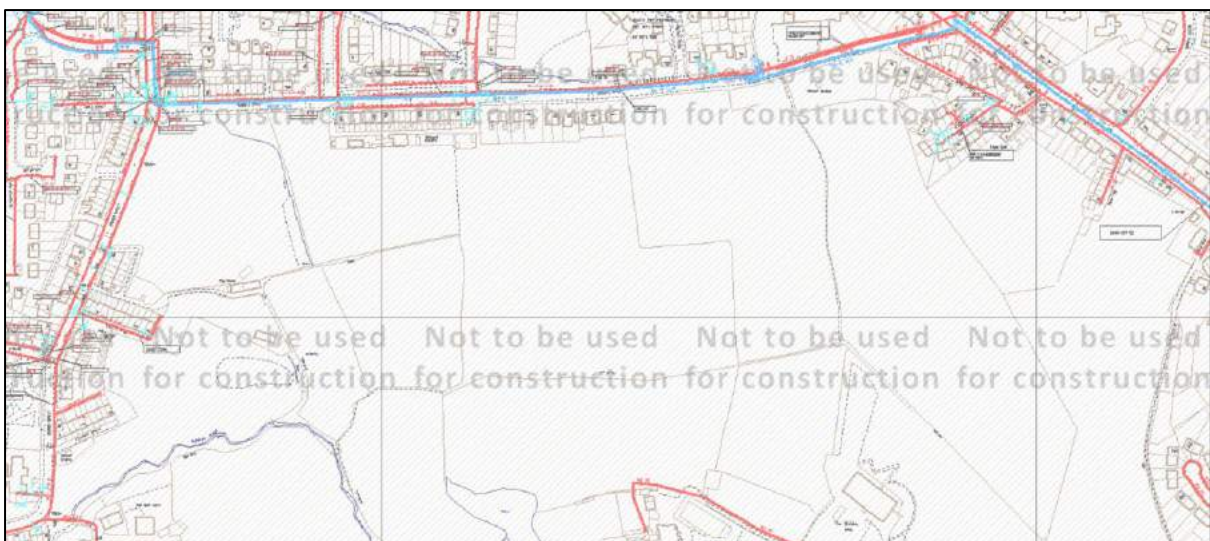


Figure 3 – Cadent Infrastructure Records

Infrastructure records show that existing gas infrastructure is limited to existing highway surrounding the proposed development. As a result, no significant diversions will be required other than those required to facilitate access to the development.

## 2.3 Water

### 2.3.1 United Utilities

The existing water infrastructure within the vicinity of the site is owned and operated by United Utilities as a licenced water network operator. The below plan shows existing United Utilities infrastructure records in the vicinity of the site.



Figure 4 – United Utilities Infrastructure Records

Infrastructure records show that existing water infrastructure is located within the boundary of the site. A 450mm DI Main is shown running north to south within the proposed development area. The position of the existing main has been taken into account within the design of the proposed development and discussions with United Utilities are ongoing to ensure that sufficient clearance is allowed to protect the main. As a result, no significant diversions will be required other than those required to facilitate access to the development.

## 2.4 Telecoms

### 2.4.1 BT Openreach

BT Openreach own and operate existing telecommunications infrastructure within the vicinity of the proposed site under its rights derived from the telecommunications act. The below plan shows existing BT Openreach infrastructure records in the vicinity of the site.

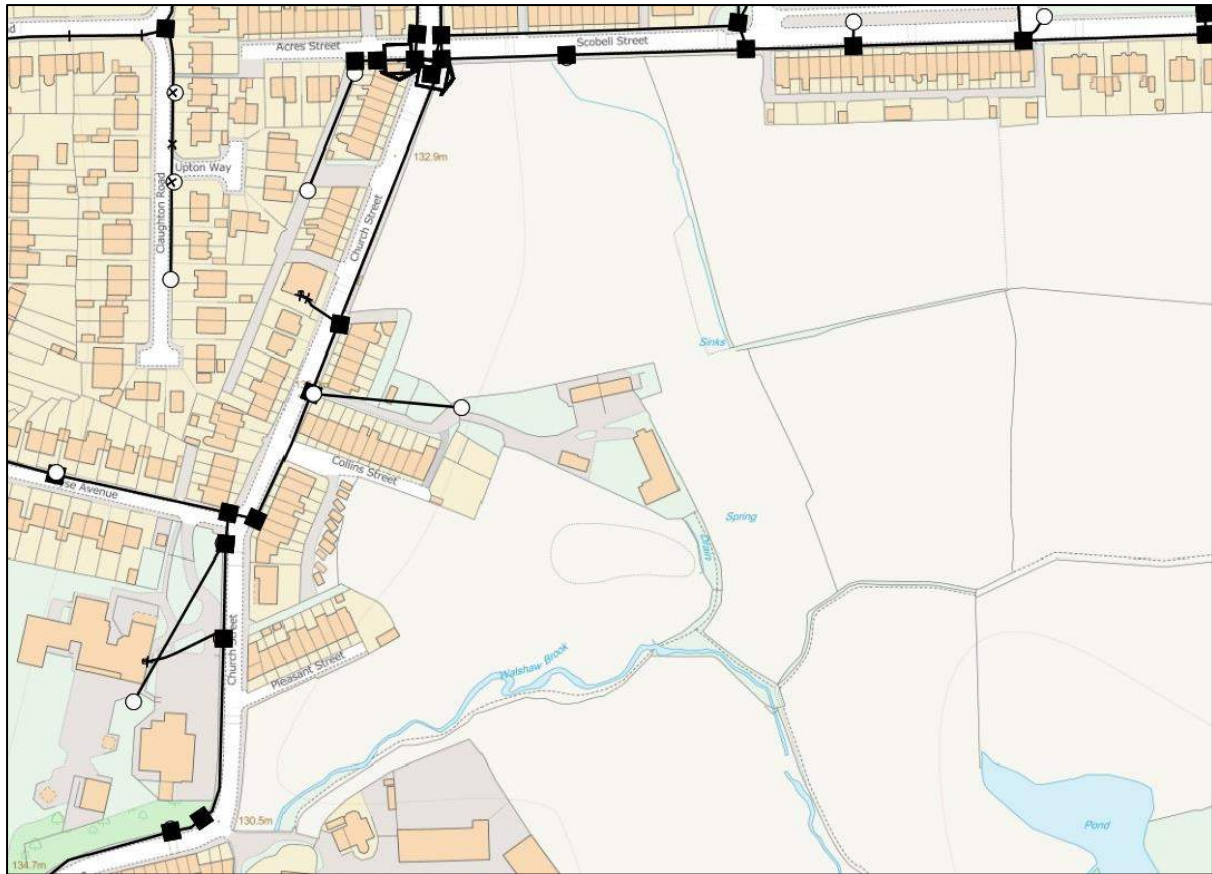


Figure 5 – BT Openreach Infrastructure Records West

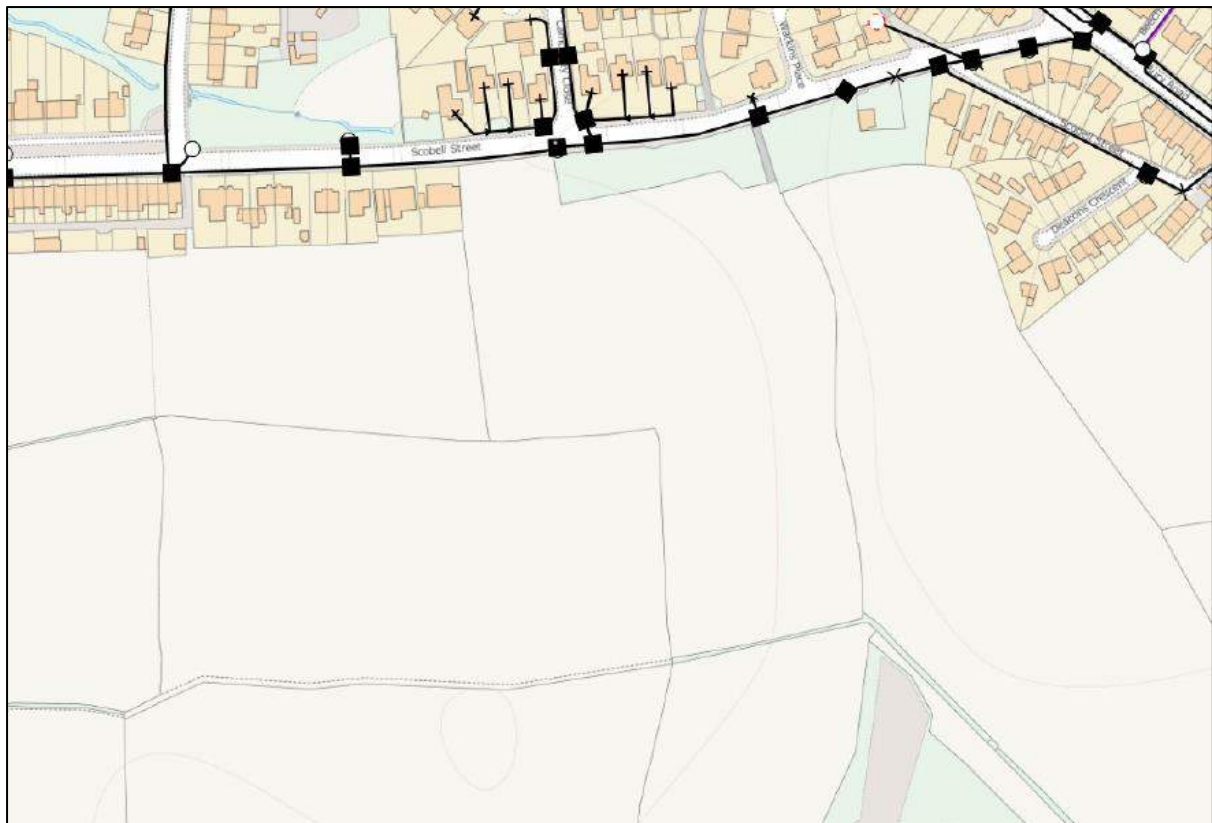


Figure 6 – BT Openreach Infrastructure Records East

Infrastructure records show that existing BT Openreach infrastructure is limited to existing highway surrounding the proposed development. As a result, no significant diversions will be required other than those required to facilitate access to the development.



## 3 Points of Connection

### 3.1 Electricity

#### 3.1.1 Electricity North West

In order to determine the capacity of the local electricity network to service the site, an application was made to Electricity North West for a point of connection.

A response has been received from Electricity North West, dated 28<sup>th</sup> May 2020, reference 500173771/A for a cost of £20,616.49. The costs are associated only with the non-contestable element of the works and are not reflective of the total cost of connecting the development. The specified point of connection is from the High Voltage network on Scobell Street, 2 meters from the site entrance. The below plan shows the location of the connection. A copy of the point of connection can be found within the appendix to this report.

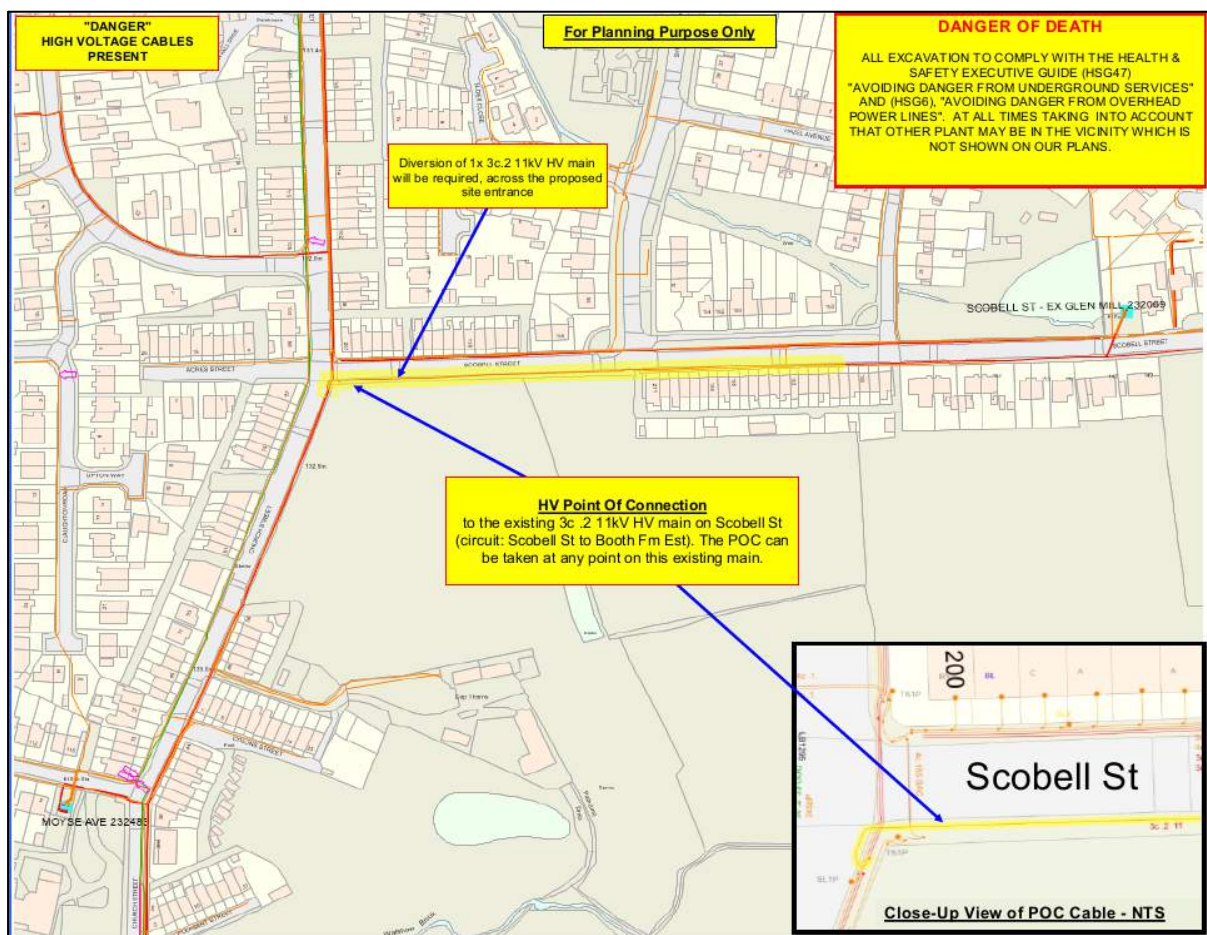


Figure 7 – Electricity North West Connection Plan

### 3.2 Gas

#### 3.2.1 Cadent

In order to determine the capacity of the local gas network to service the site, an application was made to Cadent for a land enquiry.

A response has been received from Cadent, dated 7<sup>th</sup> May 2020, reference 180012543. The specified point of connection is from the low-pressure network on Scobell Street, 2 meters from the site entrance. The

below plan shows the location of the connection. A copy of the point of connection can be found within the appendix to this report.

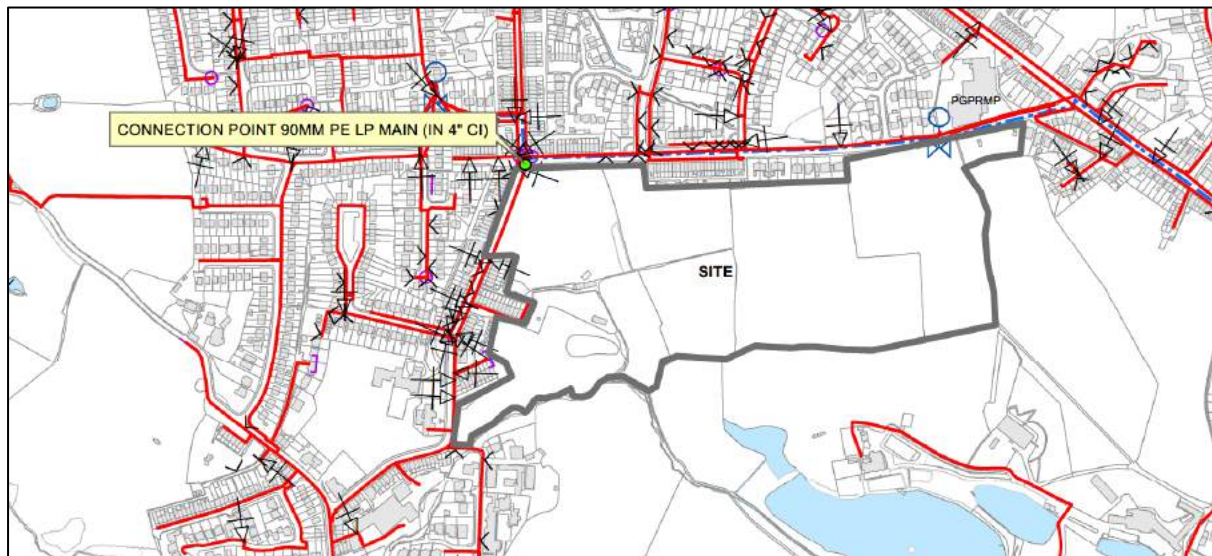


Figure 8 – Cadent Connection Plan

However, this point of connection will require reinforcement. Following further consultation and assessment it is expected that the most appropriate point of connection for the site will be the Medium Pressure Main in the carriageway of Scobell Street opposite the site entrance. As a result, a gas governor will be required within the site.

### 3.3 Water

#### 3.3.1 United Utilities

In order to determine the capacity of the local water network to service the site, an application was made to United Utilities for a pre-development enquiry.

A response has been received from United Utilities, dated 12<sup>th</sup> May 2020, reference N4100439277. The specified point of connection is from the 300mm DI Water Main on Scobell Street, 5 meters from the site entrance. The below plan shows the location of the connection. A copy of the point of connection can be found within the appendix to this report.



Figure 9 – United Utilities Connection Plan

### 3.4 Telecoms

#### 3.3.1 BT Openreach

BT Openreach provide free guaranteed Fibre to the Property connections to sites over 10 dwellings and as a result this development will benefit from Openreach's FTTP service. Connection points will be determined by BT Openreach upon submission of a detailed application following more detailed design.

## 4 Summary

A review of the existing infrastructure records confirms that the site is not affected by any significant infrastructure constraints. The presence of an existing water main has been identified and accounted for within the development design and discussions with the asset owner are ongoing to ensure that infrastructure will not be affected by the proposed development.

It can be concluded from the formal responses received from the host asset owners of the gas, water and electricity infrastructure that all the main utilities are all available within the local area to serve the proposed development. These connection points are within the local road network with minimal impact on the surrounding environment.

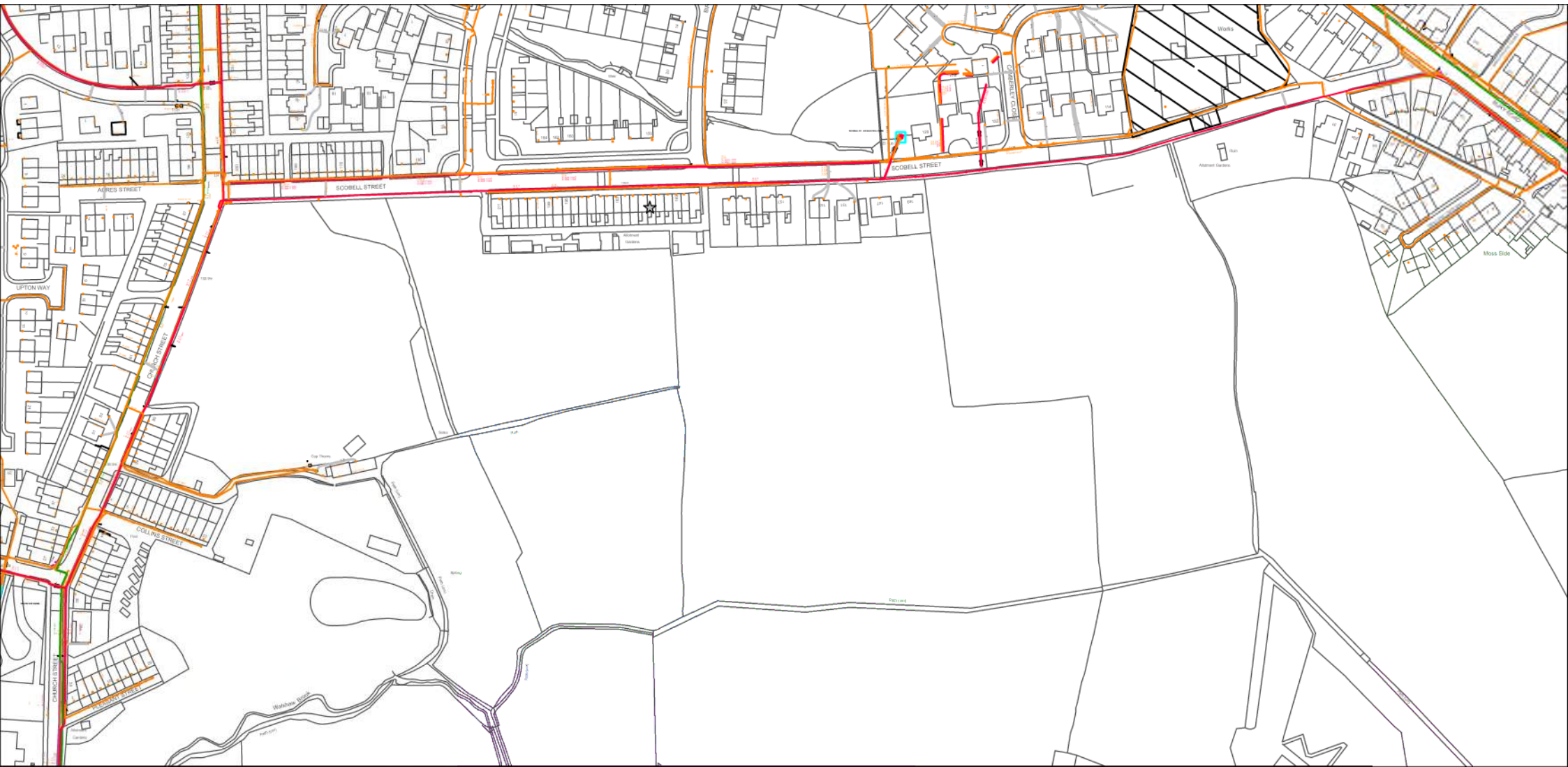
No major reinforcement is required.

A summary of the likely connection costs is as follows.

<b>Connections</b>		
<b>Utility</b>	<b>Item</b>	<b>Cost</b>
Electricity	Point of Connection	£20,616.49
	Reinforcement	N/R
	Cable Lay to site	£1000
	Substation	£35,000
	Substation Civils	£30,000
Gas	Point of Connection	Included in Connections Cost
	Reinforcement	N/R
	Pipe Lay to site	£1000
	Gas Governor	£35,000
	Gas Governor Civils	£2000
Water	Point of Connection	Included in Connections Cost
	Reinforcement	N/R
	Pipe Lay to site	£5000
Electricity, Gas and Water Connections on Site	320 Plots	£570,000

## APPENDIX 1 – INFRASTRUCTURE RECORDS

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Mathew Capper  
TDS  
TDS  
Booths Park 01  
Chelford Road  
Knutsford  
WA168GS

Plant Protection  
Cadent  
Block 1; Floor 1  
Brick Kiln Street  
Hinckley  
LE10 0NA  
E-mail: [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com)  
Telephone: +44 (0)800 688588

**National Gas Emergency Number:**  
**0800 111 999\***

**National Grid Electricity Emergency Number:**  
**0800 40 40 90\***

\* Available 24 hours, 7 days/week.  
Calls may be recorded and monitored.

[www.cadentgas.com](http://www.cadentgas.com)

**Date:** 30/04/2020  
**Our Ref:** NW\_GW1B\_3SL\_669714  
**Your Ref:** LSBUD-200430-18276090  
**RE: Proposed Works, Location N/A**

Thank you for your enquiry which was received on 30/04/2020.  
Please note this response is valid for 28 days.

An assessment has been carried out with respect to Cadent Gas Limited, National Grid Electricity Transmission plc's and National Grid Gas Transmission plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus. For details of Network areas please see the Cadent website (<http://cadentgas.com/Digging-safely/Dial-before-you-dig>) or the enclosed documentation.

Your proposal as currently specified **is in proximity to Cadent and/or National Grid apparatus**, which may impact, and possibly prevent, your proposed activities for safety and/or legal reasons.

**[Please log in to the Cadent self-service Plant Enquiries system \(https://www.beforeyoudig.cadentgas.com\) to continue with your enquiry. The details from your Linesearch enquiry will already be on the system. Use the search function to find it, and you can base your full enquiry on the same details, while marking up a more precise location.](https://www.beforeyoudig.cadentgas.com)**

**As your works are at a "proposed" stage, any maps and guidance provided are for information purposes only. This is not approval to commence work. You must submit a "Scheduled Works" enquiry at the earliest opportunity and failure to do this may lead to disruption to your plans and works. Plant Protection will endeavour to provide an initial assessment within 14 days of receipt of a Scheduled Works enquiry and dependent on the outcome of this, further consultation may be required.**

## Your Responsibilities and Obligations

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near Cadent and/or National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to Cadent Gas Limited, National Grid Electricity Transmission plc (NGET) and National Grid Gas Transmission plc (NGGT) and apparatus. This assessment does **NOT** include:

- | Cadent and/or National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent and/or National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact Plant Protection.
- | Gas service pipes and related apparatus
- | Recently installed apparatus
- | Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on either the [National Grid](#) or [Cadent](#) website.

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to Cadent and/or National Grid's easements or wayleaves nor any planning or building regulations applications.

Cadent Gas Limited, NGGT and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the Plant Protection team via e-mail ([click here](#)) or via the contact details at the top of this response.

Yours faithfully

Plant Protection Team



# ENQUIRY SUMMARY

## Received Date

30/04/2020

## Your Reference

LSBUD-200430-18276090

## Location

Centre Point: 377781, 411204

X Extent: 964

Y Extent: 880

## Map Options

Paper Size: A3

Orientation: LANDSCAPE

Requested Scale: 10000

Actual Scale: N/A

Real World Extents: N/A

## Recipients

mathew.capper@t-d-s.com

## Enquirer Details

Organisation Name: TDS

Contact Name: Mathew Capper

Address: TDS,Booths Park 01, Chelford Road,Knutsford,WA168GS

## Description of Works

Development Projects

## Enquiry Type

Proposed Works

## Activity Type

Development Project

## Work Types

Work Type: Piling (Vibration)

Mathew Capper  
TDS Northern Ltd  
01 Booths Park  
Chelford Road  
Knutsford  
Knutsford  
WA188GS

Plant Protection  
Cadent  
Block 1; Floor 1  
Brick Kiln Street  
Hinckley  
LE10 0NA  
E-mail: [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com)  
Telephone: +44 (0)800 688588

**National Gas Emergency Number:**  
**0800 111 999\***

**National Grid Electricity Emergency Number:**  
**0800 40 40 90\***

\* Available 24 hours, 7 days/week.  
Calls may be recorded and monitored.

[www.cadentgas.com](http://www.cadentgas.com)

**Date:** 30/04/2020  
**Our Ref:** NW\_GW1B\_3SWX\_669712  
**Your Ref:** Walshaw 2  
**RE: Proposed Works, BL8 3AT**

Thank you for your enquiry which was received on 30/04/2020.  
Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to Cadent Gas Limited, National Grid Electricity Transmission plc's and National Grid Gas Transmission plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus. For details of Network areas please see the Cadent website (<http://cadentgas.com/Digging-safely/Dial-before-you-dig>) or the enclosed documentation.

**As your works are at a "proposed" stage, any maps and guidance provided are for information purposes only. This is not approval to commence work. You must submit a "Scheduled Works" enquiry at the earliest opportunity and failure to do this may lead to disruption to your plans and works. Plant Protection will endeavour to provide an initial assessment within 14 days of receipt of a Scheduled Works enquiry and dependent on the outcome of this, further consultation may be required.**

**In any event, for safety and legal reasons, works must not be carried out until a Scheduled Works enquiry has been completed and final response received.**

## Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near Cadent and/or National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to Cadent Gas Limited, National Grid Electricity Transmission plc (NGET) and National Grid Gas Transmission plc (NGGT) and apparatus. This assessment does **NOT** include:

- | Cadent and/or National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent and/or National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact Plant Protection.
- | Gas service pipes and related apparatus
- | Recently installed apparatus
- | Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on either the [National Grid](#) or [Cadent](#) website.

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to Cadent and/or National Grid's easements or wayleaves nor any planning or building regulations applications.

Cadent Gas Limited, NGGT and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the Plant Protection team via e-mail ([click here](#)) or via the contact details at the top of this response.

Yours faithfully

Plant Protection Team

# ASSESSMENT

## Affected Apparatus

The apparatus that has been identified as being in the vicinity of your proposed works is:

- | High or Intermediate pressure (above 2 bar) Gas Pipelines and associated equipment
- | Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)

## Requirements

### BEFORE carrying out any work you must:

- | Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.
- | Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- | Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- | In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

# GUIDANCE

## **High Pressure Gas Pipelines Guidance:**

If working in the vicinity of a high pressure gas pipeline the following document must be followed: 'Specification for Safe Working in the Vicinity of Cadent and/or National Grid High Pressure Gas Pipelines and Associated Installations - Requirements for Third Parties' (SSW22). This can be obtained from: <http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33968>

## **Dial Before You Dig Pipelines Guidance:**

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33969>

## **Excavating Safely - Avoiding injury when working near gas pipes:**

[http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe\\_leaflet3e2finalamends061207.pdf](http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe_leaflet3e2finalamends061207.pdf)

## Standard Guidance

### **Essential Guidance document:**

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982>

### **General Guidance document:**

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=35103>

### **Excavating Safely in the vicinity of gas pipes guidance (Credit card):**

<http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf>

### **Excavating Safely in the vicinity of electricity cables guidance (Credit card):**

<http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

Copies of all the Guidance Documents can also be downloaded from the [National Grid](#) and [Cadent](#) websites.



ID: NW\_GW1B\_3SWX\_669712  
 USER: mathewcapper  
 DATE: 30/04/2020  
 DATA DATE: 29/04/2020  
 REF: Walshaw 2  
 MAP REF: SD7811  
 CENTRE: 378012, 411257

View extent: 2890m, 3670m

LP MAINS   
 MP MAINS   
 IP MAINS   
 LHP MAINS   
 NHP MAINS

0m 200m  
 Approximate scale 1:10000  
 on A3 Colour Portrait

**Map not to be used for construction**

This plan shows those pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Map 1 of 1 (GAS)

MAPS Plot Server Version 1.11.0

**Cadent**  
 Your Gas Network

Requested by: TDS Northern Ltd

This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886

Some examples of Plant Items:

Valve Depth of Cover Syphon Diameter Change Material Change Out of Standard Service

# ENQUIRY SUMMARY

## Received Date

30/04/2020

## Your Reference

Walshaw 2

## Location

Centre Point: 378012, 411257

X Extent: 955

Y Extent: 1035

Postcode: BL8 3AT

Location Description: BL8 3AT

## Map Options

Paper Size: A3

Orientation: PORTRAIT

Requested Scale: 10000

Actual Scale: 1:10000 (GAS)

Real World Extents: 2890m x 3670m (GAS)

## Recipients

mathew.capper@t-d-s.com

## Enquirer Details

Organisation Name: TDS Northern Ltd

Contact Name: Mathew Capper

Email Address: mathew.capper@t-d-s.com

Telephone: 01565757809 (07912631607)

Address: 01 Booths Park, Chelford Road, Knutsford, Knutsford, WA188GS

## Description of Works

Housing

## Enquiry Type

Proposed Works

## Activity Type

Development Project

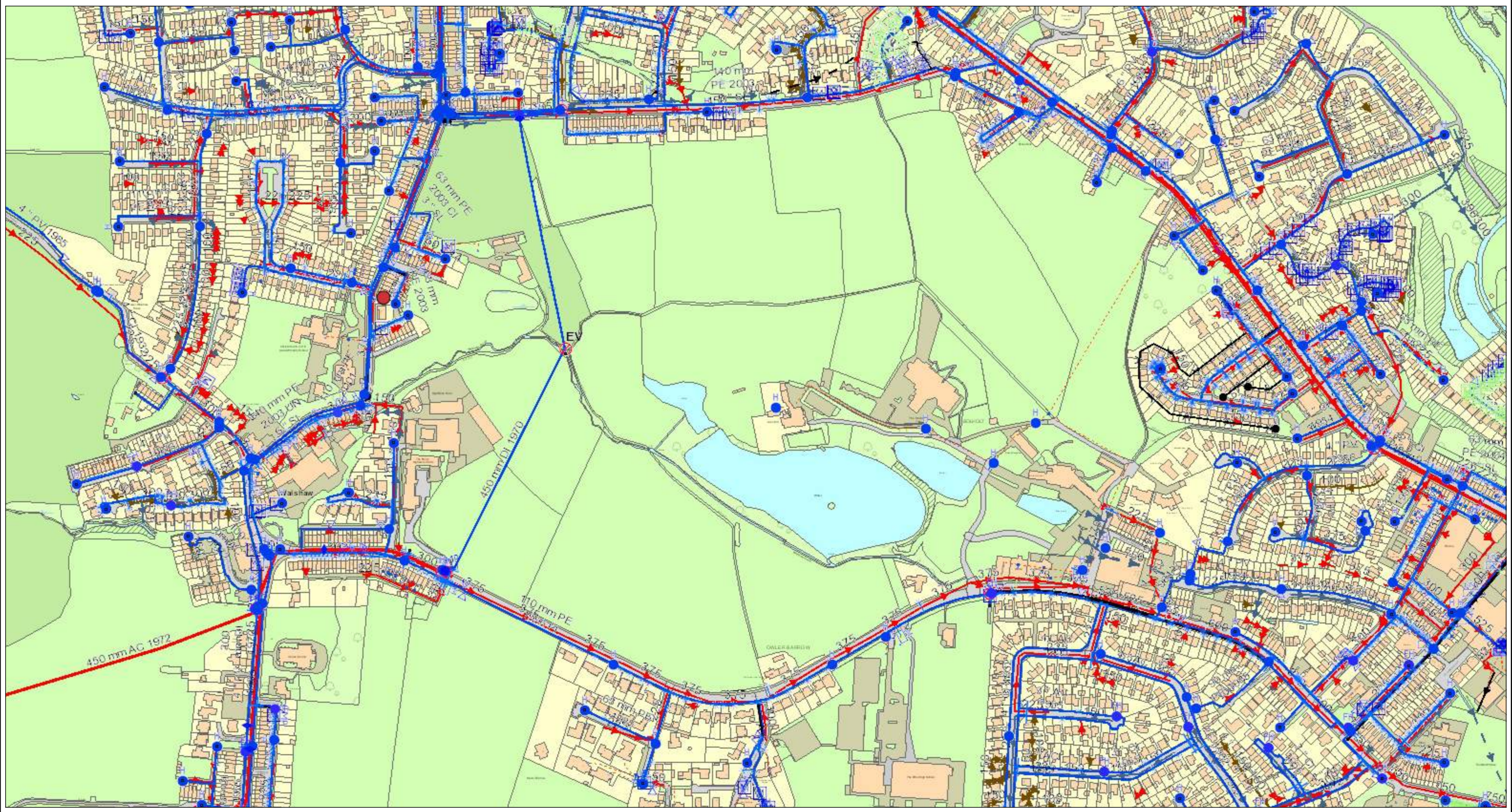
## Work Types

Work Type: Plans Only

Centre : X : 378173 Y : 411840

Date : 30/04/2020 06:08:23

Scale Approx : 3999.9999999997



Extract from maps of United Utilities' Underground Assets

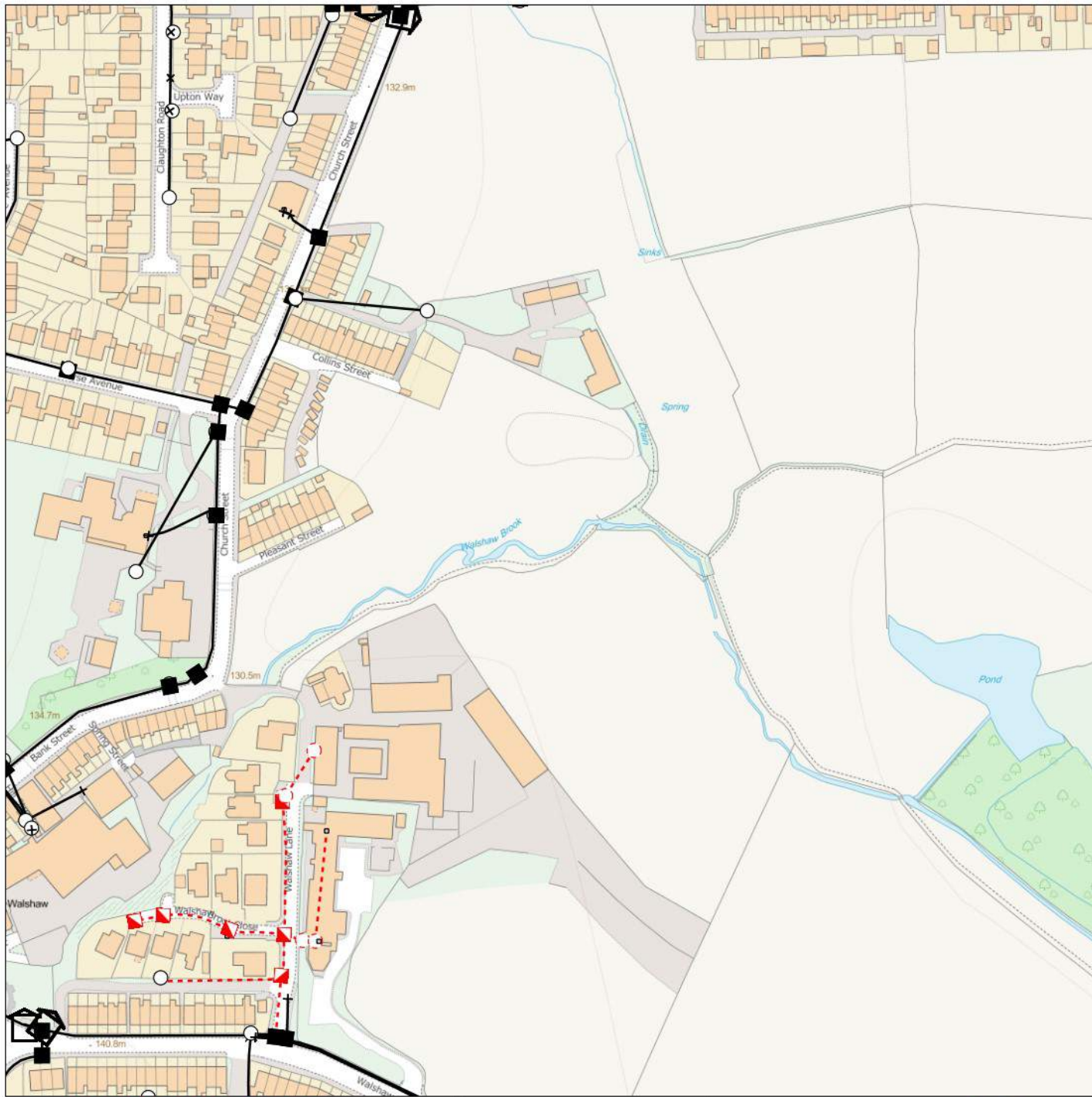
The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plan and private service pipes may be shown by a blue broken line. United Utilities Water will not accept liability for any damage caused by the actual position being different from those shown.

Crown copyright and database rights 2019. Ordnance Survey 100022432 This plan is based on the Ordnance Survey Map with the sanction of the Controller of H.M. Stationary Office. Crown and United Utilities Water copyrights are reserved. Unauthorised reproduction will infringe these copyrights.





# Maps by email Plant Information Reply



## IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



**openreach**

### CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email [cbyd@openreach.co.uk](mailto:cbyd@openreach.co.uk)

ADVANCE NOTICE REQUIRED  
(Office hours: Monday - Friday 08.00 to 17.00)  
[www.openreach.co.uk/cbyd](http://www.openreach.co.uk/cbyd)

### Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

### KEY TO BT SYMBOLS

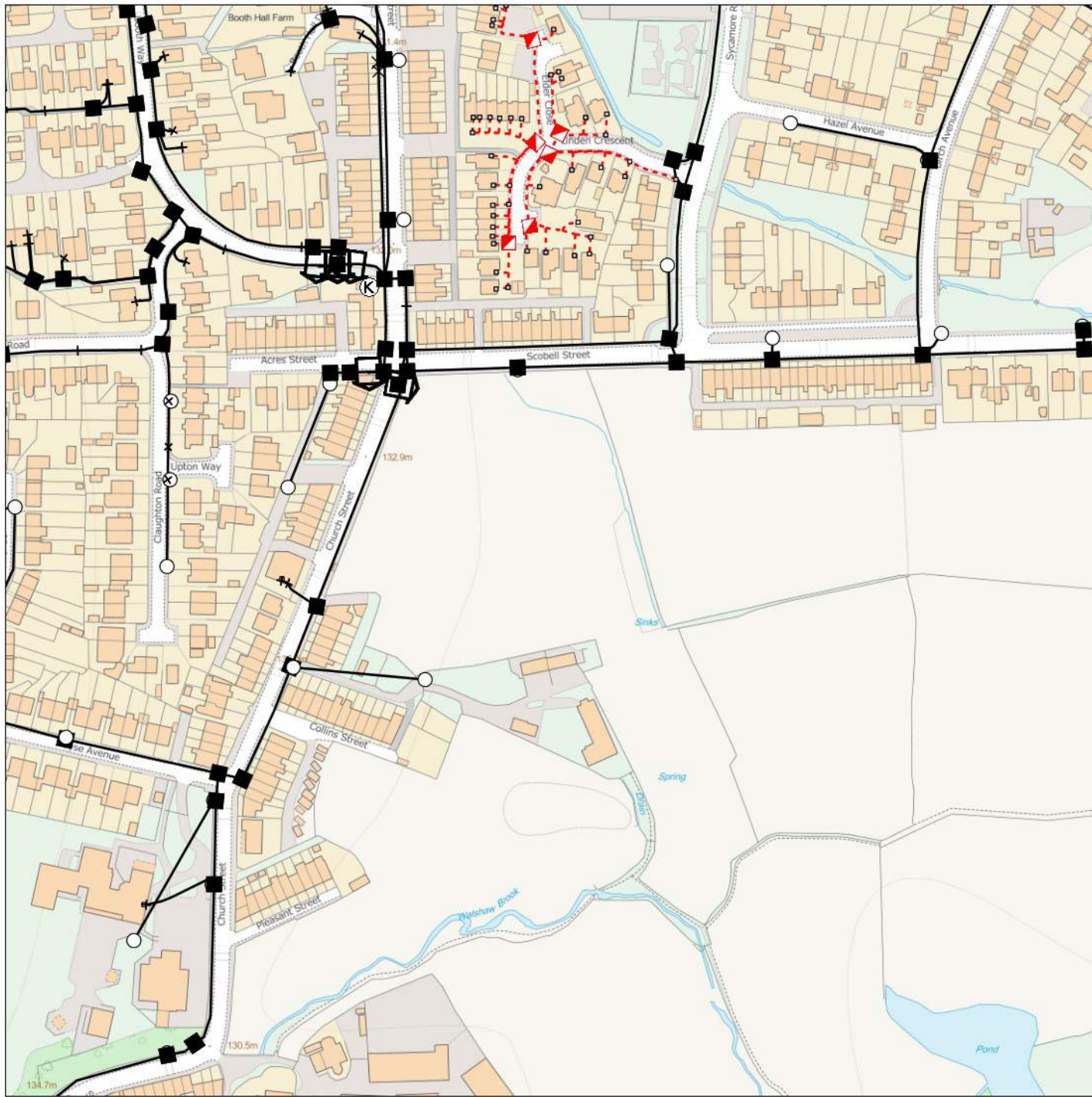
			Change Of State	+	Hatchings	
	<i>Planned</i>	<i>Live</i>	Split Coupling	×	Built	
PCP			Duct Tee	▲	Planned	
Pole			Building		Inferred	
Box			Kiosk		Duct	
Manhole			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
Cabinet						
	<i>Pending Add</i>	<i>In Place</i>	<i>Pending Remove</i>	<i>Not In Use</i>		
Power Cable						
Power Duct				N/A		

Reproduced from the Ordnance Survey map by BT by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office  
(C) Crown Copyright British Telecommunications plc 100028040

BT Ref : JFI06147A  
Map Reference : (centre) SD7789511906  
Easting/Northing : (centre) 377895,411906  
Issued : 30/04/2020 06:14:41

**WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: [nnhc@openreach.co.uk](mailto:nnhc@openreach.co.uk)**

# Maps by email Plant Information Reply



## IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



**openreach**

### CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email [cbyd@openreach.co.uk](mailto:cbyd@openreach.co.uk)

ADVANCE NOTICE REQUIRED  
(Office hours: Monday - Friday 08.00 to 17.00)  
[www.openreach.co.uk/cbyd](http://www.openreach.co.uk/cbyd)

### Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

## KEY TO BT SYMBOLS

		Change Of State	+	Hatchings	
	<i>Planned</i>	Split Coupling	×	Built	
PCP		Duct Tee	▲	Planned	
Pole		Building		Inferred	
Box		Kiosk	Ⓚ	Duct	
Manhole		Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
Cabinet					
	<i>Pending Add</i>	<i>In Place</i>	<i>Pending Remove</i>	<i>Not In Use</i>	
Power Cable					
Power Duct				N/A	

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BT Ref : DFD06142X  
Map Reference : (centre) SD7789612075  
Easting/Northing : (centre) 377896,412075  
Issued : 30/04/2020 06:15:04

**WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: [nnhc@openreach.co.uk](mailto:nnhc@openreach.co.uk)**

# Maps by email Plant Information Reply



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	<i>Planned</i>	<i>Live</i>	Split Coupling	×	Built	
PCP			Duct Tee	▲	Planned	
Pole			Building		Inferred	
Box			Kiosk		Duct	
Manhole			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
Cabinet						
	<i>Pending Add</i>	<i>In Place</i>	<i>Pending Remove</i>	<i>Not In Use</i>		
Power Cable						
Power Duct				N/A		

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BT Ref : ISS06158N

Map Reference : (centre) SD7806112056

Easting/Northing : (centre) 378061,412056

Issued : 30/04/2020 06:15:30

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# Maps by email Plant Information Reply



## IMPORTANT WARNING

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If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

## KEY TO BT SYMBOLS

		Change Of State	+	Hatchings	
	<i>Planned</i>	Split Coupling	×	Built	
	<i>Live</i>	Duct Tee	▲	Planned	
PCP		Building		Inferred	
Pole		Kiosk		Duct	
Box		Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
Manhole					
Cabinet					
	<i>Pending Add</i>	<i>In Place</i>	<i>Pending Remove</i>	<i>Not In Use</i>	
Power Cable					
Power Duct				N/A	

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BT Ref : ISC06156J  
Map Reference : (centre) SD7824712075  
Easting/Northing : (centre) 378247,412075  
Issued : 30/04/2020 06:15:32

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TDS Northern Ltd  
Booths Park 01, Chelford Road,  
Knutsford  
Cheshire  
WA16 8GS

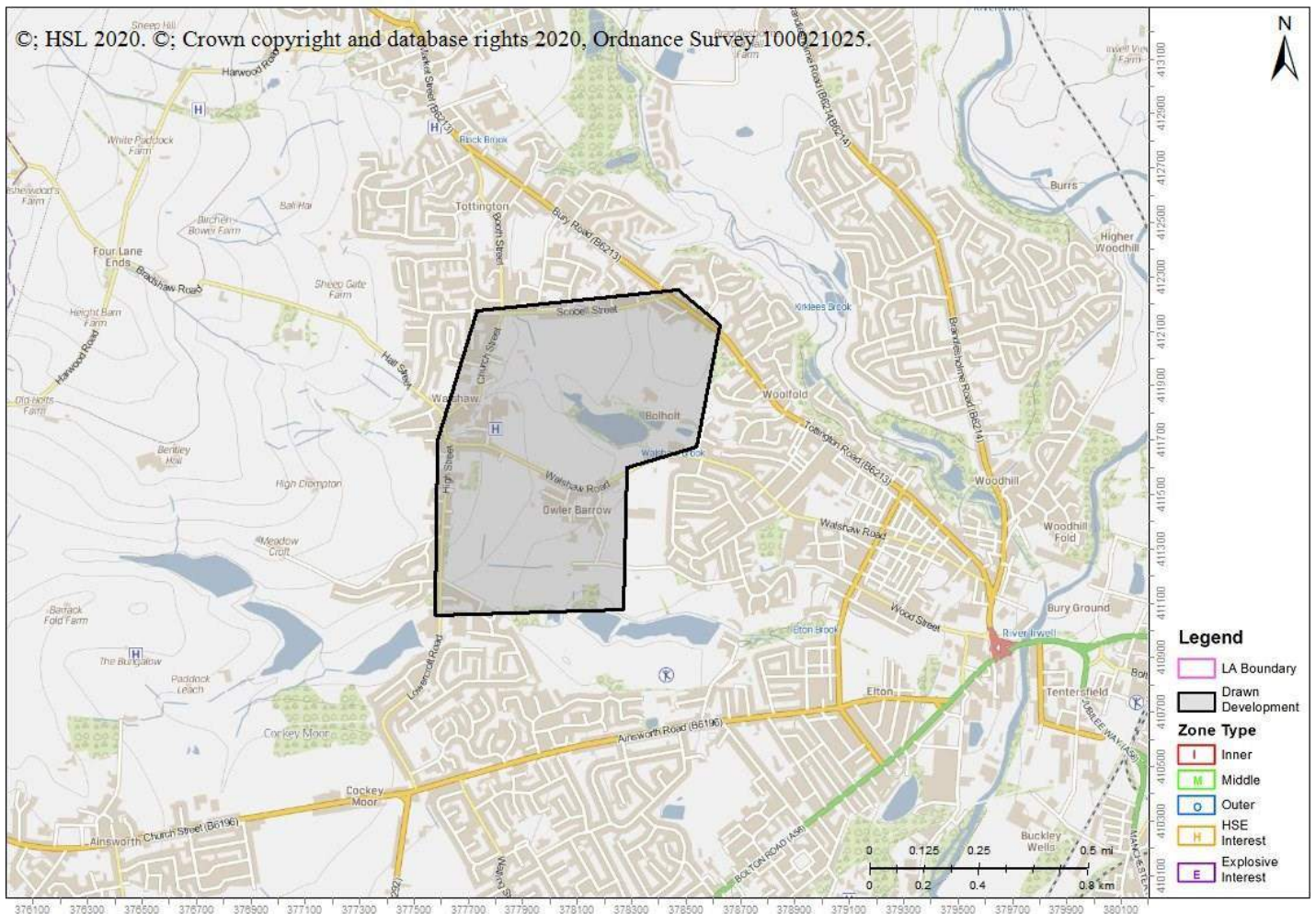


## Advice : HSL-200430070052-538 Does Not Cross Any Consultation Zones

Your Ref: Bury

Development Name: Walshaw

Comments:



The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site. However, should there be a delay submitting a planning application for the proposed development on this site, you may wish to approach HSE again to ensure that there have been no changes to CDs in this area in the intervening period.

This advice report has been generated using information supplied by Mathew Capper at TDS Northern Ltd on 30 April 2020.

## APPENDIX 2 – DIVERSION/CONSTRAINT INFORMATION

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# **Standard Conditions for Works Adjacent to Pipelines**

**Document Ref. 90048**

**Issue 3.1 July 2015**

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## AMENDMENT SUMMARY

Amendment No. Date	Brief Description and Amending Action	Owner	Verifier
3.1 July 2015	'Easement Area' defined and legal clarifications made.	Neil Sixsmith	Jim Tresnan
3.0 March 2015	Full review and update	Neil Sixsmith	Jim Tresnan
2.0 May 2014	Full review and update. Appendix 1 incorporated to provide guidance on tree roots and planting. Improvements to document around vibration monitoring and discolouration	Peter Tucker	Nick Preston
1.2 October 2007	Alterations into Distribution Manual	Richard Duckett	
1.1 August 2007	Alteration to Guideline number 12	Paul Gough	Tony Conway
1 July 2003	First issue in standard format	Phil Hayden / Ian Skilling	Peter Womersley



## HISTORY OF THE DOCUMENT

The following table details the task team involved in the full review of the Standard Conditions:

<b>Date and Issue Number</b>	<b>Task Team members</b>
3.0 March 2015	Peter Tucker – UU Engineering Nick Preston – UU Engineering Jim Tresnan – UU Engineering Neil Sixsmith – UU Water Services (Network) Owen Newton - UU Engineering Mike Taylor – UU Water Services (Network)

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## 1. SCOPE

This document sets out United Utilities Ltd (UU) standard conditions for work carried out over, under or adjacent to a UU Pipeline which can include multiple UU Pipelines laid adjacent to each other.

It is UU company policy not to allow any building over UU Pipelines or water mains. Any such building / structure would compromise UU's obligation to maintain a constant water supply and, in particular, would obstruct UU's ability to respond in the event of a failure of the Pipeline. Building over mains also has potential risks to the health and safety of anyone who might be affected by a failure, including the occupants of the building.

## 2. DEFINITIONS

<b>Term</b>	<b>Definition</b>
<b>Pipeline</b>	Means any aqueduct, trunk main, water distribution main, multiple pipes laid adjacent to each other or non-potable main vested in UU as water undertaker.
<b>Easement Area</b>	Means the easement specified in any relevant document, e.g. conveyance, transfer or deed of grant with such widths as specified therein.
<b>Easement Width</b>	<p>Means the Easement Width for any Pipeline laid under statutory powers. For large diameter Pipelines, unless otherwise specified, the Easement Width shall extend 5 metres to each side of the Pipeline from its centreline (10 metres total width).</p> <p>For small single Pipelines of up to and including 300mm diameter, unless otherwise specified, the Easement Width shall extend 3 metres to each side of the Pipeline from its centreline (6 metres total width)</p> <p>Contact UU for specific Easement Width limits and conditions.</p>
<b>Street</b>	The whole or part of any highway, any road, lane, footway, alley or passage, square or court, whether or not a thoroughfare. A Street can therefore be a footpath, cycle track, bridleway or full vehicular highway. Where a Street passes over a bridge or through a tunnel these are included as part of the Street.
<b>PPV</b>	Peak Particle Velocity
<b>Shall or Must</b>	Mandatory requirements are adopted through the use of 'shall' or 'must' or are otherwise specifically stated. The document also contains information and guidance that is not mandatory but is provided for consideration.
<b>Stopping up Order</b>	An order authorising the stopping up (removal of public rights of way) of any highway, if the Secretary of State is satisfied to do so, to allow development to be carried out in accordance to a valid and relevant planning permission granted under the Town and Country Planning Act 2008 as amended or re-enacted from time to time.
<b>Promoter</b>	Any utility company, self-lay organisation, developer, Highway Authority, Local Authority or any other organisation wishing to work adjacent to or cross over or under a UU Pipeline.

### 3. GUIDELINES

#### 3.1. General Guidelines

3.1.1. The Standard Conditions are issued for the guidance of Promoters and others to reduce the risk of damage to the Pipeline and the consequent liability for such damage. They do not replace or alter any powers or rights exercisable by, or protection afforded to UU by virtue of: -

- a) Its ownership of the Pipeline or any rights or privileges in relation thereto;
- b) Any conveyance, lease, deed or grant, easement (see Figure 1 Easement Widths), licence, wayleave or other legal document relating to the Pipeline;
- c) Any statutory provision (including any provision in subordinate legislation) including but not limited to: -
  - i. The Water Industry Act 1991 as amended or re-enacted from time to time, will also apply.
  - ii. Any local statutory provision relating to a Pipeline and to any work of any other body or person which regulate, either generally or in relation to any specific crossing or work, the relations between UU and such other body or person, including any agreement or other document referred to in or incorporated with any such statutory provision.

In the event of any inconsistency between the provisions of these Standard Conditions and those of any document or statutory provision mentioned above, the latter shall prevail unless capable of variation by agreement and the substitution of the relevant provisions of these Standard Conditions is expressly agreed.

- 3.1.2. The Standard Conditions apply to all Pipeline(s). In the case of Pipeline(s) located in streets, the provisions of the New Roads and Street Works Act 1991 and the Traffic Management Act 2004, as amended or re-enacted from time to time, will also apply.
- 3.1.3. No work of any description shall take place on or within the Easement Area or Easement Width before full agreement has been reached with UU regarding the manner in which the work shall be carried out and consent to the same has been given in writing. At least 28 days' notice shall be given of any intention to carry out works in the Easement Area or Easement Width.
- 3.1.4. No vehicle, plant or machinery is to stand, operate or travel within the Easement Area or Easement Width of the Pipeline except as agreed by United Utilities.
- 3.1.5. UU reserves the right to supervise any work carried out on or within the Easement Area or Easement Width and to recover the costs incurred.
- 3.1.6. No buildings / structures of any description shall be erected within the Easement Area or the Easement Width.
- 3.1.7. No service shall cross the Pipeline at less than 1 metre in front of a socket face or at less than 300mm behind it. (See Figure 2)
- 3.1.8. No materials including spoil shall be placed on or stored within the Easement Area or Easement Width.
- 3.1.9. Access to and along the Easement Area or Easement Width shall be kept clear and unrestricted at all times. See Section 7, 'Easement Infringements'.

- 3.1.10. Sanitary arrangements approved by UU shall be provided for persons working on or within the Easement Area or Easement Width. Precautions shall be taken to avoid spillage of fuels, oils, paints, solvents or any other substance, which may damage the Pipeline or its protection.
- 3.1.11. Where construction of a new structure / building is proposed within 1m of the edge of the Easement Area or Easement Width, its foundations shall be designed to ensure that load from the structure / building is not transferred onto the Pipeline. The design shall also ensure that UU has full access to the lowest point of the bedding of the Pipeline for maintenance or construction purposes
- 3.1.12. No alteration to the existing ground levels or surface use of the Easement Area or Easement Width shall be made without prior written consent from UU. At least 28 days notice shall also be given of any proposal to alter ground levels or the surface of land adjoining the Easement Area or Easement Width. This includes increasing the ground level above the Pipeline by placing material to form a landscaping bund or road (or other) embankment, as this has the potential to cause settlement to the Pipeline that could damage it.
- 3.1.13. Persons or their Promoters working on or within the Easement Area or Easement Width shall be required to indemnify UU for the full cost of any damage caused to its Pipelines and for any costs, charges and expenses resulting from these operations.
- 3.1.14. In an emergency, contact shall be made immediately using the following telephone number:

The UU Response Manager is available on-  
**07713887302 and this number shall be used for EMERGENCIES ONLY**  
e.g. if the UU Pipeline is damaged / burst the UU response Manager must be contacted immediately.

Please supply the UU Response Manager with the following information:

Who you are (name and company)?

What is your contact number?

Exactly where you are (in order to quickly identify which main is damaged and potential risks to UU)?

What is the damage?

Is it causing flooding?

Is flood water entering a watercourse?

## **4 ISSUES AFFECTING A PIPELINE DURING CONSTRUCTION ACTIVITIES**

### **4.1. Temporary Access**

- 4.1.1. Movement of vehicles and plant with a total weight exceeding 6 tonnes across the unprotected Pipeline is forbidden. The repetitive movement of vehicles or plant of any weight over the unprotected Pipeline in the same position is forbidden. Where temporary or permanent access is required, the Promoter must consult with UU prior to gaining access.

- 4.1.2. Each proposed temporary crossing point of a Pipeline shall be considered on an individual basis. The Promoter shall submit the design of the proposed crossing point to UU for acceptance. Work to construct the temporary crossing point shall not commence without prior written consent from UU.
- 4.1.3. The Promoter shall design any temporary crossing point such that the load from any vehicle or any item of construction plant that will use the crossing point creates a suitably factored bearing pressure of not more than 8.5kN/m<sup>2</sup> at the crown of the UU Pipeline. (N.B. *This load is approximately equivalent to the loading on a Pipeline with 900mm of cover when a 6 tonne excavator crosses above it.*) In order to achieve this, the Promoter may use substantial timber baulks, reinforced concrete slabs or proprietary ground protection systems (e.g. Eve Trakway). Where it is not possible to distribute the surcharge load from the plant to less than 8.5kN/m<sup>2</sup> at the crown of the Pipeline, then the design of the temporary crossing point shall consist of a suspended crossing which bridges over the Pipeline.
- 4.1.4. Temporary crossing points shall only be used to allow vehicles and plant to traverse across a Pipeline. Temporary crossing points are not to be used as working platforms for construction plant. Plant shall not be allowed to operate above a UU Pipeline unless specific written consent is given by UU. Any request by a Promoter for them to site working plant above a UU Pipeline must demonstrate that the platform which their plant is to be sited on has been designed as a working platform and will ensure that the maximum surcharge load from that plant is distributed to less than 8.5kN/m<sup>2</sup> at the crown of the Pipeline, or bridges over the Pipeline.
- 4.1.5. All parts of a temporary crossing point must be removed when the work is complete, unless written consent is obtained from UU for the crossing to be left in place. The design and construction of the temporary crossing point shall be such that it permits for its removal (and the reinstatement of the ground beneath it) without exposing the Pipeline to undue loading, vibration or risk.

## **4.2. Temporary Fencing**

- 4.2.1. Fencing shall be erected by the Promoter when they are working in and around the Easement Area or the Easement Width to demarcate its location, to regulate vehicle movements and to confine the crossing of the Pipeline only to approved crossing points. The fencing shall be of substantial construction. It shall be adequately maintained at all times to the satisfaction of United Utilities.

## **4.3. Excavations within an Easement Area or Easement Width**

- 4.3.1. Prior to general excavation, trial holes shall be dug by hand to determine the precise location of the Pipeline. UU reserves the right to carry out such excavations. The cost of all such excavations shall be borne by the Promoter.
- 4.3.2. Excavations shall be fully supported and shall be backfilled to the satisfaction of UU. All work shall be carried out during normal working hours, which shall have been previously agreed with UU. UU reserves the right to stop all work on or within the Easement Area or Easement Width which, in the opinion of its officers, places the Pipeline at risk. As a consequence of such action, UU shall not accept any claims for financial loss.
- 4.3.3. All excavations within the Easement Area or Easement Width shall be carried out by hand or may be carried out by mechanical excavator if under the supervision of UU personnel. Excavation within 1 metre of the Pipeline(s) must be carried out by hand and great care must be exercised to ensure that any protective wrapping is not damaged.
- 4.3.4. If a thrust block is discovered within any excavation adjacent to a Pipeline(s), then work shall be stopped and the excavation backfilled as soon as possible.

#### **4.4. Ground Vibration**

- 4.4.1. No blasting shall be carried out within 300 metres of the Pipeline(s) without prior written consent from UU, unless it can be demonstrated that ground vibration from such activities shall not exceed a peak particle velocity (PPV) of 5mm/s in any plane at the closest point of the Pipeline(s) to the blast.
- 4.4.2. Demolition, piling, tunneling or any other construction technique which induces significant vibration (not exceeding a peak particle velocity of 5mm/s) shall be permitted up to 10 metres away from the Pipeline(s). Permission will be granted by UU provided that the Promoter has accurately established the position of the Pipeline(s) and this has been verified by UU and a written statement of the precautions to be taken to ensure the safety of the Pipeline(s) has been submitted by the Promoter and received and consented to by UU prior to works being undertaken.
- 4.4.3. Should demolition, piling, tunneling or any other construction technique which induces significant vibration be proposed within 3.5 - 10 metres of the Pipeline(s) this shall be subject to seismic monitoring in order to prevent damage to the Pipeline(s). The Promoter shall accurately establish the position of the Pipeline(s). Seismograph readings shall be taken by the Promoter's specialist organisation on the line of the Pipeline at locations to be agreed with UU. Vibration monitoring shall be done under the supervision of a specialist organisation which has significant experience of similar monitoring work. The identity of the specialist organisation shall be proposed by the Promoter and approved by UU. This approval should not be unreasonably withheld or delayed. The cost of the seismic monitoring shall be borne by the Promoter. Vibration shall be measured in terms of peak particle velocity (PPV) and the Promoter shall employ suitable methods of construction in carrying out its works such that the PPV does not exceed 5mm/s. If the measured PPV does exceed 5mm/s then work shall cease immediately and a review of the monitoring data shall be undertaken between the Promoter and UU Engineering staff. If necessary UU shall notify the Promoter of any reasonable mitigation measures to protect the Pipeline(s) that it requires the Promoter to carry out. The Promoter shall comply with these reasonable mitigation measures in carrying out its works. A written statement of the precautions to be taken to ensure the safety of the Pipeline(s) shall be submitted by the Promoter and received and approved by UU prior to works being undertaken.
- 4.4.4. If UU identify that there is a risk of discolouration of the potable water supply the Promoter shall not excavate within 1m of the Pipeline(s) in any plane. Given the fact that there shall be significant excavation by hand, it may be more economical for the Promoter to consider directional drilling or another form of trenchless technique. UU would prefer this as an alternative construction technique.
- 4.4.5. Where practical, and when requested by UU due to the risk of discolouration, downstream turbidity monitoring should be undertaken for potable water Pipelines irrespective of Pipeline diameter. If UU reports to the Promoter that the turbidity levels measured in the main are very close to or exceeding the regulatory standards then work shall cease immediately and a review of the monitoring data shall be undertaken between the Promoter and UU Engineering staff. If necessary UU shall notify the Promoter of any reasonable mitigation measures to protect the Pipeline(s) that it requires the Promoter to carry out. The Promoter shall comply with these reasonable mitigation measures in carrying out its works.

## **5 ISSUES PERMANENTLY AFFECTING A PIPELINE OR EASEMENT**

### **5.1. Permanent Access**

- 5.1.1. Any proposed crossing of the Pipeline shall be considered on an individual basis. Any permanent access crossing the Easement Area or Easement Width shall be

designed and constructed by the Promoter to prevent any damage to the Pipeline. This may typically consist of mass concrete filled trenches constructed on either side of the Pipeline(s) with reinforced concrete slabs spanning between them. The Promoter shall submit the design of the proposed crossing point to UU for acceptance. Work to construct the permanent crossing point shall not commence without prior express written consent from UU.

## **5.2. Permanent Fences and Boundaries**

- 5.2.1. Fences or other boundaries structures crossing the Easement Area or Easement Width shall be as near as possible perpendicular to the line of Pipeline and in no case shall be made at an angle of less than 45 degrees. Proposals for any new fences or other boundary structures shall be submitted to UU for approval. Where necessary a lockable gate shall be provided for UU for their sole use.

## **5.3. Installation of New Services within the Easement**

- 5.3.1. Any pipes, drains, electricity cables or sewers crossing unmade ground over or under the Pipeline shall be laid in steel conduit or ductile iron pipe ideally unjointed (or similar UU approved material) and adequately supported so as to be self-supporting over any subsequent excavation which may have to be carried out i.e. they should extend well into the undisturbed ground at each side of the Pipeline trench and shall cross as near as possible to 90 degrees to the Pipeline.
- 5.3.2. In no case shall any crossing be made at an angle of less than 45 degrees.
- 5.3.3. Provided that ground conditions are suitable, pipes crossing below the Pipeline shall be constructed by an approved tunneling method, and agreed by UU. The Promoter shall demonstrate that the predicted - and actual - ground settlement at the level of the invert of the Pipeline as a result of their pipes crossing below the Pipeline is not more than 20mm.
- 5.3.4. For UU Pipelines up to and including 300mm diameter, any pipes drains, electricity cables or sewers laid adjacent to the Pipeline must have a minimum clearance of 300mm from it. For UU potable water Pipelines over 300mm diameter (or for smaller diameter Pipelines where UU network operations have highlighted a risk of discoloration), there shall be a clearance between the pipes, drains, electricity cables or sewers and the Pipeline that is greater than or equal to the diameter of the Pipeline (ideally at least 1m clearance if possible to reduce the risk of discoloration). These clearances shall apply to crossings above or below the Pipeline, and include pipes, drains, electricity cables or sewers laid adjacent to the Pipeline.
- 5.3.5. The Promoter shall exercise suitable care when selecting and placing backfill material for any excavation dug within the Pipeline Easement to ensure that it is adequately compacted, provides sufficient support to the Pipeline and will not cause damage to the Pipeline. Reference should be made to the current version of 'Civil Engineering Specification for the Water Industry' (CESWI).

## **5.4. Cathodic Protection of Pipelines**

- 5.4.1. Where cathodic protection is proposed for the Promoter's works, or where it exists in connection with UU's Pipeline, the Promoter shall take all necessary steps to ensure that the integrity of the system is maintained during the construction of the works. Where cathodic protection exists on UU's Pipeline, or is to be installed by the Promoter on his apparatus, interference tests shall be carried out on completion of the works at the Promoter's expense. Where such tests indicate that UU's Pipeline may be at risk, then the Promoter, at his own expense, must install suitable remedial measures, to be agreed by UU. UU must be consulted in the case of installation of electric tramways over Pipelines.



## 5.5 Mains Adjacent to Buildings in Streets

- 5.5.1 Water mains may be laid in a Street or an Easement Area. Sometimes this is immediately adjacent to a building. In the case of an Easement Area, new buildings and their foundations may not be built within 2.5m of an existing water main (5m for mains > 300mm). This is to facilitate repair and maintenance.

## 5.6. New Roads, Communal Parking and Driveways

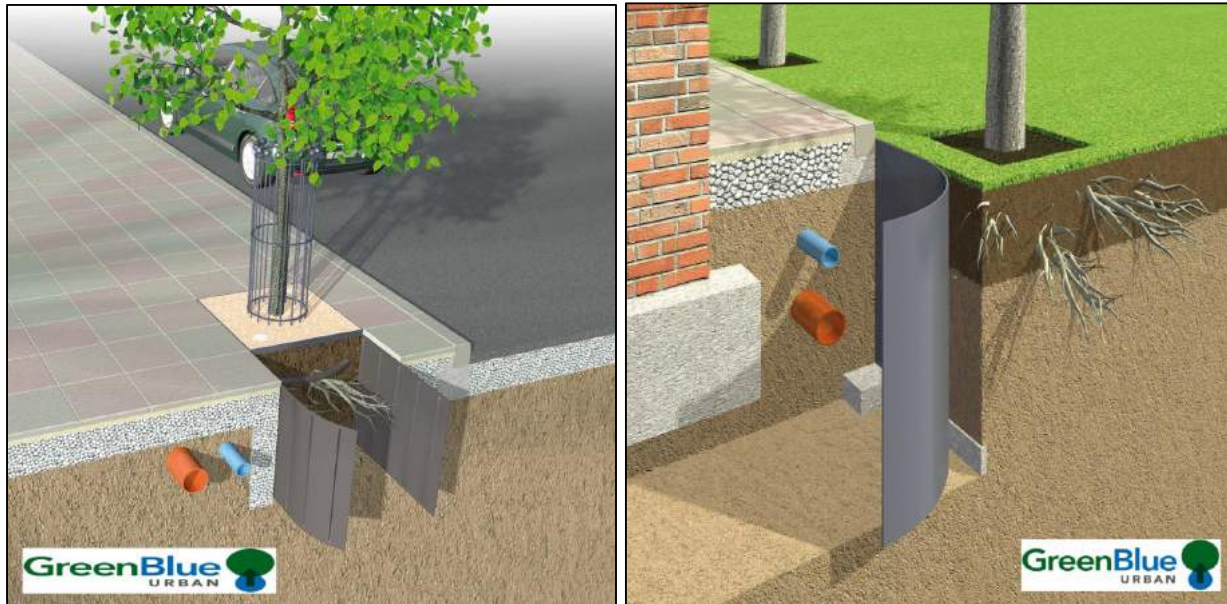
No alteration to the surface use of the Easement Area or Easement Width for the purpose of constructing a road, communal parking or private driveways (except for vehicular crossings at >45degrees) shall be made without prior written consent being obtained from UU.

## 6 PLANTING NEAR TO PIPELINES

- 6.1 Written consent must be obtained from UU before any tree or shrub planting is carried out. Any consent is subject to UU retaining the right to remove, at any time, all trees or shrubs that in its opinion becomes a danger or nuisance to the pipeline or asset.
- 6.2 Selection and planting of tree species should be in accordance with BS8545:2014 Trees: from nursery to independence in the landscape. Recommendation.
- 6.3 Planting of shallow rooted hedge plants, domestic soft fruiting bushes and ornamental shrubs shall be permitted however these shall not be permitted to develop as shrub trees and shall be maintained by the Promoter / Owner to a maximum height of 1.5m.
- 6.4 There shall be strictly no planting of Populus ssp. or Salix ssp. within 10 metres of a Pipeline.
- 6.5 Restrictions apply to all Easement Areas and Easement Widths see Appendix 1 for details. This includes a non-exhaustive list of trees and recommended planting distances.



- 6.6 United Utilities will consider the provision of specific tree root barriers where there is a need to establish trees closer to Pipeline(s) than would normally be acceptable best practice. Vertical or horizontal barriers can be effective and acceptable so long as they are professionally specified and installed following manufacturer's instructions and a suitable distance from the tree trunk to ensure tree stability at maturity. See the figures below for typical examples of these methods. These barriers shall be 1 – 2mm thick semi rigid type and be fitted by either a specialist installer or by very closely following the manufacturer's guidance. Further advice about root barriers can be found in BS8545.



Images supplied by GreenBlue Urban

- 6.7 A useful publication that can assist with planting near to utilities is “NJUG Guidelines for the Planting, Installation and Maintenance of Utility Apparatus in Proximity to Trees”

## 7 EASEMENT INFRINGEMENTS

- 7.1 UU acknowledges that there are situations where structures have been erected either directly above the Pipeline, or within an Easement Area or Easement Width. These encroachments should be assessed and recorded and appropriate actions taken. The assessment shall consider the potential risks to both UU's asset and the structure upon it.
- 7.2 The options available to UU are:-
- a) Notify owner of risks
  - b) Notify owner and consider mains diversion at owners cost with any required legal documentation to entered into
  - c) UU may take legal action to obtain a court order to instruct removal of the structure at the owners cost.

The key factors to be considered when selecting one of these options are:-

- a) Security of supply
- b) Health and safety
- c) Cost benefit
- d) Company reputation
- e) Probability of Pipeline failure and likely consequences. These will vary with the Pipeline material, diameter, depth below foundation, ground conditions and the operating regime of the Pipeline

7.3 The notification given to the owner of the building shall state that, notwithstanding our Statutory Rights and those contained in any deed, UU shall not be liable for any costs whatsoever if damage is occasioned to the structure whilst carrying out our works.

7.4 In the case of structures of a temporary or easily removable character consent to such structures may after consideration be given by UU strictly on a case by case basis and the decision of UU being final. UU's access to any Easement Area or Easement Width should not be obstructed or impeded in any way

## **8 STOPPING UP ORDERS**

8.1 UU has no objection to a Stopping up Order, provided that access remains for repair and maintenance of the network within the area affected.

8.2 If the proposed development will impede clear access, then the water main must be abandoned or diverted at the applicants cost.

8.3 Typically, there would be no objection if the water main remains within a Street to which there is vehicular access sufficient for UU to perform its statutory duties. It is not necessarily a problem if the Street is within a gated enclosure, e.g. alley gates are not a problem.

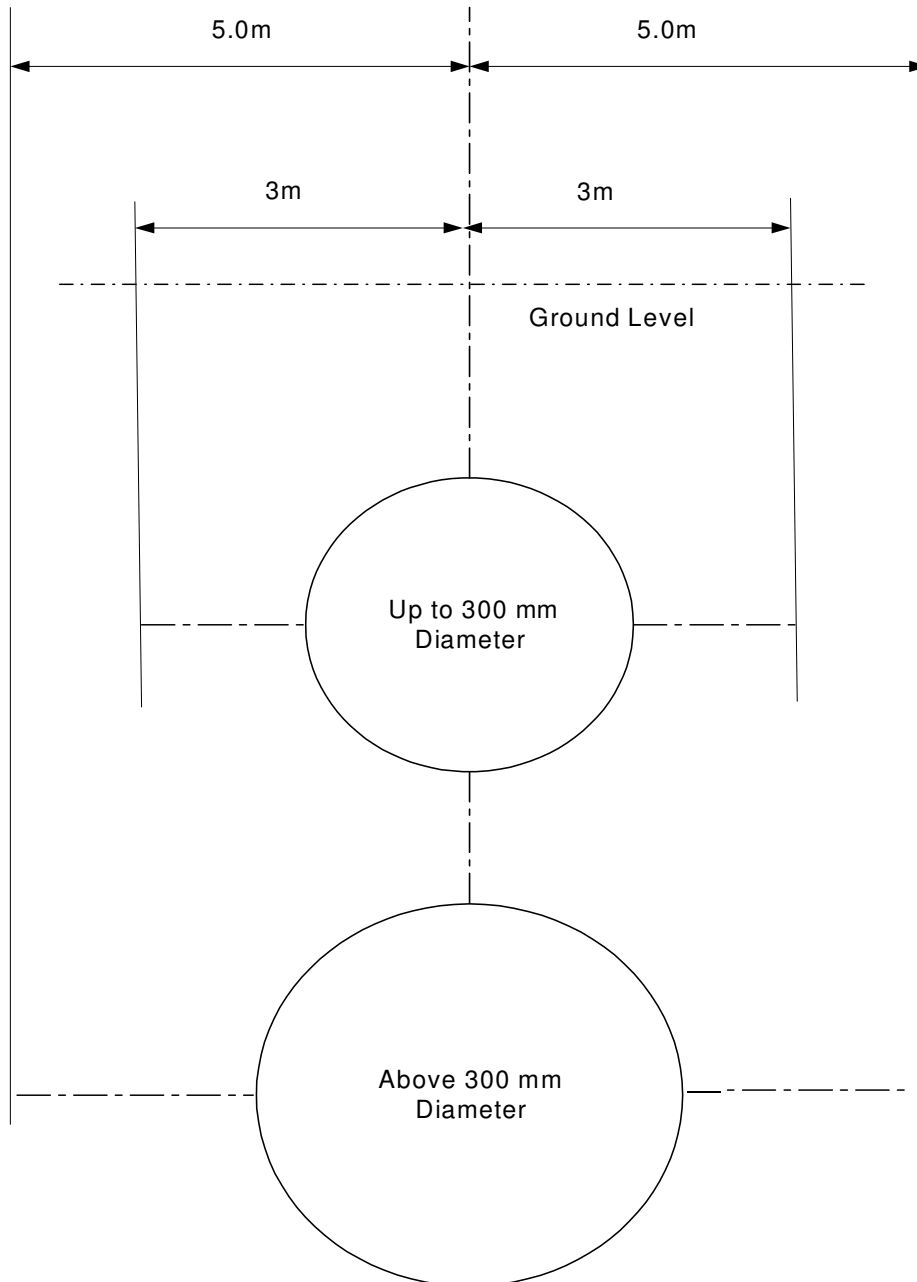
8.4 If the main does not remain within a Street, the developer must provide an easement according to UU standard conditions. Detailed information is available from the United Utilities Website

8.5 The following is specifically not permitted in relation to easements.

- a) Any alteration to ground level which leaves the water main at a depth less than 900mm (750mm for PE pipes), or more than 1200mm.
- b) Any building over the main, or within the Easement Area or Easement Width, such that an excavation of the main would threaten the stability of the building.
- c) Planting of large trees (detailed information available in Appendix 1). This shows the distances that various trees and shrubs can be planted away from Pipelines and water mains. Root barriers can be used when planting closer to the mains; however trees root barriers need to be deep enough to stop roots from penetrating under the barrier.

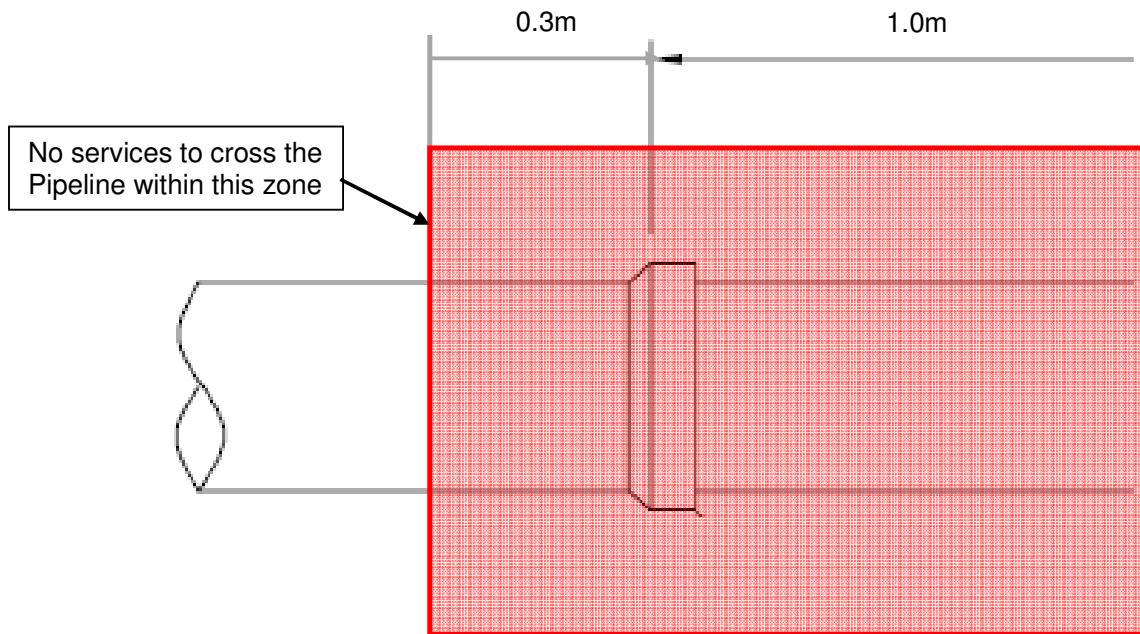
## 9 DRAWINGS

**Figure 1: Easement Widths for Single Pipes**



**Note:** This sketch is issued for guidance only (not to scale)

**Figure 2: Service Crossing Restrictions in relation to Pipeline Sockets**



**APPENDIX 1: PLANTING NEAR  
TO PIPELINES**

Latin Name	Common Name	Tree or shrub planting maintained as hedge (no higher than 1.5m height)	Individual trees planted from 3 metres of underground asset or pipe	Individual trees planted from 6 metres of underground asset or pipe	Group trees planted from 10 metres of underground asset or pipe
<i>Acer campestre</i>	Field Maple	Yes	Yes	Yes	Yes
<i>Aesculus hippocastanum</i>	Horse chestnut	X	X	X	Yes
<i>Carpinus betulus</i>	Hornbeam	Yes	X	X	Yes
<i>Castanea sativa</i>	Sweet Chestnut	X	X	X	Yes
<i>Corylus avellana</i>	Hazel	Yes	Yes	Yes	Yes
<i>Crateagus monogyna</i>	Hawthorn	Yes	Yes	Yes	Yes
<i>Fagus sylvatica</i>	Beech	Yes	X	X	Yes
<i>Ilex aquifolium</i>	Holly	Yes	Yes	Yes	Yes
<i>Larix decidua</i>	Larch	X	X	X	Yes
<i>Ligustrum vulgare</i>	Privet	Yes	Yes	Yes	Yes
<i>Malus domestica</i>	Apple	X	Yes	Yes	Yes
<i>Malus sylvestris</i>	Crab Apple	X	Yes	Yes	Yes
<i>Pinus nigra</i>	Black pine	X	X	X	Yes
<i>Pinus sylvatica</i>	Scots Pine	X	X	X	Yes
<i>Platanus acerifolia</i>	London Plane	X	X	X	Yes
<i>Prunus avium</i>	Wild Cherry	X	Yes	Yes	Yes
<i>Prunus cerasifera</i>	Plum	X	Yes	Yes	Yes
<i>Prunus lusitanica</i>	Laurel	Yes	Yes	Yes	Yes
<i>Prunus padus</i>	Bird Cherry	X	Yes	Yes	Yes
<i>Prunus spinosa</i>	Blackthorn	Yes	Yes	Yes	Yes
<i>Pyrus communis</i>	Pear	X	Yes	Yes	Yes

Latin Name	Common Name	Tree or shrub planting maintained as hedge (no higher than 1.5m height)	Individual trees planted from 3 metres of underground asset or pipe	Individual trees planted from 6 metres of underground asset or pipe	Group trees planted from 10 metres of underground asset or pipe
<i>Sambucus nigra</i>	Elder	Yes	Yes	Yes	Yes
<i>Sorbus aria</i>	Whitebeam	X	X	X	Yes
<i>Sorbus aucuparia</i>	Rowan	X	X	Yes	Yes
<i>Taxus baccata</i>	Yew	Yes	X	X	Yes
<i>Tilia cordata</i>	Lime	X	X	X	Yes
<i>Ulmus glabra</i>	Wych Elm	X	X	Yes	Yes

## APPENDIX 3 – POINTS OF CONNECTION

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**Electricity North West**  
Frederick Road  
Salford  
M6 6QH  
Web: [www.enwl.co.uk](http://www.enwl.co.uk)

Mr Mathew Capper  
TDS  
Northern House,  
3A Kennerleys Lane  
Wilmslow  
SK9 5EQ

Our Ref: 5500173711/A

T: 0800-195-4141  
DD: 08433114378  
E: [michelle.range@enwl.co.uk](mailto:michelle.range@enwl.co.uk)

28 May 2020

Dear Mr Mathew Capper

**Re: IDNO Point of Connection for Himor Parcel, Walshaw Garden Village, Walshaw Road, Bury, BL8 3AR**

Thank you for your recent enquiry requesting a quotation in relation to the above.

Our price for carrying out the statutory works, detailed in the project specification, is £20,616.49 plus VAT of £4,123.30 totalling £24,739.79.

The quotation is valid for a period of 180 days from the date of this letter. A detailed price breakdown can be found on the following pages.

The works and the assumptions made in calculating our price are based on your application and are detailed in the Project Specification. Please take time to read through and check these details and should you wish to make any amendments please notify us at the earliest opportunity.

The offer is subject to Electricity North West General Conditions of Contract and the Project Specification. A full copy of the Electricity North West Limited General Conditions of Contract (business) can be viewed at <http://www.enwl.co.uk/our-services/connection-services/help-faqs/terms-and-conditions>. If you are unable to access the internet please contact us on 0800 048 1820 and we will post a copy to you.

There is a new Competition in Connections Code of Practice that came into effect on the 30th October 2015. This party enables third party connectors to undertake more activities associated with a new connection. Further details can be found on our website.

To enable you to comply with the Construction (Design and Management) Regulations 2015, a full method statement will be provided to you once we acknowledge receipt of your signed Customer Acceptance Form. The statement will reflect the generic and site-specific risks and the working methods adopted by our appointed contractor for works undertaken on behalf of Electricity North West.

If you wish to proceed, please return the following by email to [cic@enwl.co.uk](mailto:cic@enwl.co.uk) or by post to the address above

- Completed Customer Acceptance Form.
- Payment for the full amount of the price stated including VAT at the appropriate rate by cheque payable to Electricity North West Limited or BACS / CHAPS transfer.
- Design Approval pack from a NERS accredited company.

We would like to thank you for your valued enquiry and look forward to working closely with you in due course. If you require any further assistance please do not hesitate to contact me.

Yours sincerely,



Michelle Range  
Electricity North West

## **Description of the works**

### **The charges included are for POC charges:**

- Only nominal costs for legal consents have been included
- HV shutdown to commission substation.
- For additional bespoke information, please refer to the project specification.
- Assessment and Design

### **The charges do not include for:**

- Land acquisition costs for legal consents etc
- Electricity North West HV &/or LV network energisation connection.
- Damage to crops / land during operational access / work etc.
- Unidentified HV &/or LV infrastructure diversion works.
- Out of hours working.

## **Quotation price**

The quotation price is provided based upon your application and the information you provided. The quotation only contains the non contestable charges associated with the new connection, this may include any contestable diversion and reinforcement costs.

## **Non Contestable Charges**

If you require a full description of the non contestable charges these can be viewed on our website <http://www.enwl.co.uk/our-services/connection-services/help-faqs/useful-information/common-charging-methodology>. If you are unable to access the internet please contact us on 0800 048 1820 and we will post a copy to you.

## **Determinations**

We hope you are satisfied with the service Electricity North West has provided and hope that any possible disputes have been resolved satisfactorily. However if a situation should arise and we are unable to reach a mutually acceptable solution, you can contact The Energy Ombudsman, who will assist in resolving the dispute. You can contact The Energy Ombudsman in writing to PO BOX 966, Warrington, WA4 9DF, by telephone on 0845 055 0760 or online at [www.energy-ombudsman.org.uk](http://www.energy-ombudsman.org.uk)

**BREAKDOWN OF CHARGES**

<b>Non Contestable Charges</b>		
<b>Connection Charges</b>	<b>Quantity</b>	<b>Charge</b>
Assessment Charges	1	£2,990.00
Design Charges	1	£1,310.00
Legal - Ind/com Way/easement developer/3rd party	1	£1,090.00
<b>Connections – Construction Work</b>		
Sundry Equipment	2	£14,579.20
Labels & Nameplates	1	£647.29
<b>Total Non Contestable Charge</b>		<b>£20,616.49</b>
<b>Total Charge</b>		<b>£20,616.49</b>

## CUSTOMER ACCEPTANCE FORM

**Customer:** TDS

**Our Reference:** 5500173711/A

**Project title:** IDNO Point of Connection for Himor Parcel

**Site address:** Walshaw Garden Village, Walshaw Road, Bury, BL8 3AR

I accept your offer, dated 28 May 2020 for the works referenced above and any subsequent charges, as detailed in the project specification.

I agree to pay £20,616.49 plus VAT of £4,123.30 totalling £24,739.79 and payment for the full amount.

I acknowledge and agree that the works are subject to the Electricity North West General Conditions of Contract, a copy of which I have read.

I acknowledge that I must appoint an electricity supplier to the site before the connection/s can be made live.

The site will be ready for Electricity North West to commence works on \_\_\_\_\_ **(please enter date)**.

However I have read and understand clause 7 of the Electricity North West General Conditions of Contract, in relation to commencement of the works.

<b>Signature of customer or authorised signatory on behalf of customer:</b>	
<b>Date:</b>	
<b>SITE CONTACT DETAILS</b>	
<b>Contact Telephone Number:</b>	
<b>END USER DETAILS*</b>	
<b>Company/Customer Name:</b>	
<b>Customer Contact:</b>	
<b>Customer Telephone:</b>	
<b>Full Postal Address:</b>	
<b>Contact Name &amp; Address (if different to site address):</b>	

\* If there are multiple End Users, please provide additional details.

<b>WAYLEAVE DETAILS (if different from End User)**</b>	
<b>Name and Address of Landowner:</b>	
<b>Landowner Telephone:</b>	

\*\* If there are multiple Landowners, please provide additional details.

Acceptance must include payment by cheque, made payable to Electricity North West Limited or by BACS/CHAPS in accordance with the guidance available on our website via the following ['link'](#)

If you are going to self approve your scheme design in line with the [Competition in Connections Code of Practice](#) please tick here ( ). The ENWL's user guide can be located on our [website](#)

## POC PROJECT SPECIFICATION

### Connections

A system study has now been carried out based on the information you provided:

Total load requirement of your connection is 480 kVA and consists of:

Upon acceptance we will provide you with additional network data to facilitate an earthing study necessary for your design submission. You are advised to return your acceptance as soon as possible to ensure this data can be provided in a timely manner to meet your project timescales.

This quotation includes non-contestable costs associated with the installation of remote control (RC) as per CP282 section 4.2 and EPD282 section 4.2. Electricity North West will install the RC post final commissioning works. Contestable works will include some, if not all of the following;

1. Lighting and power within the proposed substation.
2. Isolation transformer (if the site is deemed to be 'HOT').
3. External position for RTU (GRP housing if required). An earthing assessment will be required to calculate the separation if the site is hot.

Please can you ensure that there is sufficient space within the substation or adjacent to the substation for the remote control. Also please factor in the earth mat arrangement for these site to ensure it encompasses any remote cubicle (which is electrically connected).

#### HV Point of Connection 1

A Point of Connection has been identified on the High Voltage Network with a new substation to be looped in to an existing 11000V, .2 cu cable using 3 x 1c300 SAC XLPE cable as shown on enclosed plan. The new substation to be located in a mutually agreed position.

Our quotation excludes all works from the point of connection to your interface.

This Point of Connection is valid for 180 days from the date of this quotation.

## Offer Conditions

### Application for a Point of Connection

- 1) The Point of Connection (POC) will be determined on the basis of the information on your application form and will not be guaranteed if any undeclared characteristics of the proposed load are found to cause electrical disturbances to the electricity network greater than those inferred on the original application form.
- 2) The IDNO is responsible for providing true and accurate load information to Electricity North West Limited.
- 3) All Connections for Embedded Distribution Networks shall comply with Electricity North West Limited ES 225.
  - Assessment & Design charges
  - Inspection Charges
  - Initial Energisation Cost\*
  - Associated Diversion Work
  - Associated Reinforcement Work
  - Operation & maintenance charges (only if over and above the minimum cost scheme)
  - Costs for obtaining legal consents for the development

\* The Initial Energisation Cost is for energisation of the installation at the POC only and will only be included in the offer if the network connection/s is a non-contestable joint/s or termination/s. It does not include for any on site non-contestable jointing work that may be requested following the initial energisation or for the energisation of any low voltage network if the POC was provided at high voltage.

- 2) The above charges become contractual on acceptance of the point of connection and will be included in the Electricity North West Limited 'Agreement to Adopt' contract which will be issued following design approval.
- 3) In certain circumstances diversion and reinforcement works are open to competition and are therefore classed as contestable (See Page 71, Section 6.12, Methodology and Charges for Connections Statement). If appropriate and if requested, a breakdown of the non-contestable elements for diversion and reinforcement costs may be supplied.
- 4) Indicative costs are given in Electricity North West Limited 'Statement of Methodology and Charges for Connection to the Electricity Distribution Network' which can be found on Electricity North West Limited web site: [www.enwl.co.uk](http://www.enwl.co.uk)

### **Operational / Legal Consents**

- 1) The Independent Connection Provider(ICP)/developer is legally responsible for and must make their own arrangements to obtain any legal consents to install or lay any electric line or cable on land owned by a third party. e.g. on privately owned land outside the development site. Electricity North West Limited will only obtain legal consents in so far as they are necessary or desirable for the operation of Electricity North West Limited network after asset adoption.

This will include any legal consents which the developer is required to grant for electric lines or cables within the development site which will be adopted by Electricity North West Limited. No electric lines or cables shall be installed in land not owned by the developer before agreement is reached with the landowner. This POC is, therefore, dependant on the ICP/developer being able to reach agreement with any third party landowner for any electric lines or cables, or any part thereof, which will be installed at or from the POC.

**Please note that the date of energisation for the installation will not be arranged until all operational/legal consents have been completed with Electricity North West Limited.**

- 2) Operational/Legal Consents include:

- Any easement, wayleave or licence required for any electric line or cable laid from the POC in private land which does not or will not form part of the public highway.
- Any lease or freehold transfer of land required for substations.
- Any Planning or statutory consent required in respect of any of the above.

- 3) The ICP/developer will be responsible for the cost of reinstating any damage to land not within the development site and for any for any costs associated with the acquisition of Operational/Legal Consents.

### **Health and Safety**

- 1) The following information is given to assist you in maintaining safe working practices on the site:

Electricity North West Limited plans carry an endorsement stamp that is there for your safety. Before any machines are used, all of Electricity North West Limited underground assets should be located by manual excavation. All excavation should be done by taking the appropriate safety precautions in the 'Health and Safety Executive Guidance Note G47' 'Avoiding Danger from Underground Services'; taking cognisance of the fact that other plant may be in the vicinity which is not shown on the plans. Please ensure that the current issue of plans is referred to before commencing work on site.

### **Acceptance of Point of Connection**

- 1) If you wish to accept the Point of Connection, a completed 'Acceptance' form with payment in full must be returned before the validity date expires. If your acceptance is not received before the expiry date then the available capacity on our network could be made available to subsequent applicants.

- 2) Your design submission must be submitted within 30 days of acceptance of the POC and must include the Design Submission Check List form. If your design is not received within the time stated then your acceptance will lapse and the point of connection could be allocated to another applicant without notice. Under exceptional circumstances you may apply in writing for a further 30 days extension. You will also be liable for any abortive costs incurred in failure to comply with the above.
- 3) These forms are an integral part of the design submission and the process of design approval will not start until they have been received. Any errors on the forms will also delay the start of the process.
- 4) Following design approval, Electricity North West Limited will issue the ICP with an 'Agreement to Adopt' contract. The ICP will then be responsible for obtaining all required signatures on the 'Agreement to Adopt'. Electricity North West Limited will not undertake any activities associated with the electricity connection works until this Agreement has been signed, this includes any audits of the work intended to be adopted. It should be noted that Electricity North West Limited will not adopt any new connections work that we have not had an opportunity to audit until we are satisfied that the installation meets Electricity North West Limited standards.

### **Generation**

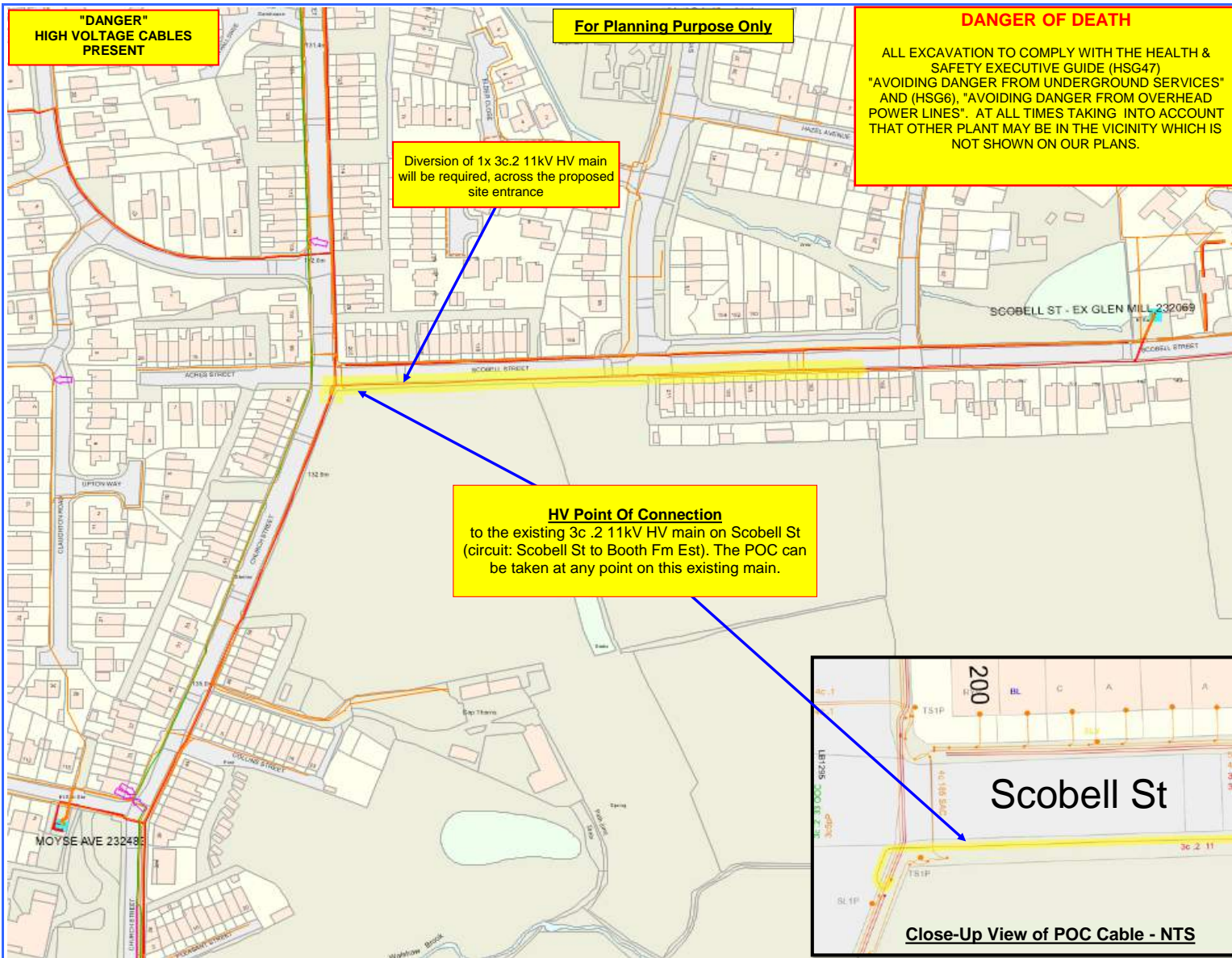
- 1) Unless it is included within your application, you must contact Electricity North West Limited if you intend to provide facilities to allow the export of electricity (including by means of CHP, solar cells, wind turbines etc) into the electricity distribution network or operate on site generation that interconnect with our supplies, including as a means of an emergency supply. We reserve the right to amend our price and programme of works in association with these facilities.

### **Non-Linear Loads (motors, welders and rectifiers)**

- 1) Motors, Welders, and other equipment likely to affect the supplies to other consumers must not be connected without prior approval from Electricity North West Limited.
- 2) For all non-linear loads, it is your responsibility to ensure that the cumulative effect of any harmonic-generating equipment (e.g. Rectifiers, invertors & variable speed motor drives) complies with Industry Standards. If complaints are received from other customers connected to the Distribution System regarding supply disturbance and these can be directly attributed to your equipment, then Electricity North West Limited reserve the right to insist that you disconnect the offending equipment remedial action is taken by yourself, at your expense.

### **Disconnection**

- 1) We have not included the costs for any existing service disconnection/s in our quotation. For all disconnections please contact Electricity North West Customer Service on 0800 048 1820.



**PROJECT DETAIL**

Name & Address: HIMOR Parcel, Walshaw Garden Village, Walshaw Rd, Bury, BL8 3AR

Scheme Ref Number: 5500173711/A  
 Drawn By: Laura Pettett  
 Date: 11/05/2020  
 Grid Reference: (X) 377837 (Y) 412157  
 Scale: N.T.S

**POINT OF CONNECTION TECHNICAL DETAIL**

Cable Size @ P.O.C : 3c.2  
 Voltage : 11000 volts  
 Minimum Cable Size :  
 Loop or Teed (HV only) : Looped  
 Feeder Name / No : BACK TOTTINGTON RD  
 Transformer Size : N/A kVA  
 Fuse Size : N/A Amps  
 Earth Loop Impedance : N/A ohms  
 % Voltage Drop  
 1) Including site load : N/A %  
 2) excluding site Load : N/A %

Generation:  
 Voltage Rise relative to primary BB : %  
 Positive sequence R+JX (% on 100MVA base)

Notes :  
 For reference only

This plan is issued by Electricity North West Limited. Unless otherwise indicated Electricity North West Limited cables are laid at depths in accordance with NJUG 2 (typically 450mm for Low Voltage & 600mm for 11KV cables in footpath). 33KV/132KV cables are laid at depths as marked. The depths and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However, third parties may have altered the surface level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from that shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indicators on this drawing. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated in the cable records.  
 Other apparatus may also be present which is owned by a third party other than Electricity North West Limited. Reproduced from or based upon Ordnance Survey's map with permission of the controller of Her Majesty's Stationery Office. Crown Copyright Reserved. LICENCE No 100017892. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Reference should be made to HSE guidance HSG47 "Avoiding Danger from Underground Services" and GS6 "Avoidance of Danger from Overhead Power Lines". Electricity North West Limited, registered number 2366949, registered in England and Wales, registered office: 304 Bridgewater Place, Birchwood Park, Warrington, WA3 6XG



**Network Enquiry No** : 180012543  
**Your Reference** : HIMOR

## Cadent Gas Limited

National Gas Emergency Service - 0800 111 999\* (24hrs)  
\*calls will be recorded and may be monitored

Mathew Capper  
TDS Northern  
3A KENNERLEYS LANE  
WILMSLOW  
SK9 5EQ

**Date** : 7th May 2020  
**Contact** : Performance and Support  
**Direct Tel** : 0845 3666758  
**Email** : networkdesign@cadentgas.com

www.cadentgas.com

**Dear Mathew,**

**Re: Land Enquiry for Proposed Development Site at NEW SUPPLY, WALSHAW GARDEN VILLAGE, WALSHAW ROAD, BURY, BL8 3AR.**

Thank you for your enquiry which we received on 30th April 2020. I enclose details of Cadent Gas plant in the vicinity of your proposed supply.

The nearest main is 5 metres from the site boundary and it is a Low Pressure main. However this main has insufficient capacity for the requested demand and will require reinforcement.

The Connection Charging Point indicated on the drawing creates the financial distinction between Connection Costs, that are fully chargeable and upstream reinforcement costs.

Following the submission of a quotation request from your preferred connection provider the reinforcement costs will be subject to the economic test to determine the amount of Cadent and / or Customer contribution in line with Cadent's Connections Charging Statement.

This Developer Enquiry response is a reflection of the network at the time delivered and is not a guarantee of gas flow or capacity due to the changing dynamics of the gas distribution network.

If you wish to secure capacity and connect to the network please submit quotation Connections Request via the official connections route allowing for further analysis to verify the capability of the network again.

Reinforcement will be required to support the proposed load. This response is based on network analysis carried out at the time of request, there is no validity period and is for indicative purposes only.

Please be aware of existing mains or services within the site boundary that may require diversionary or abandonment works, this will be costed upon receipt of a firm request.

A copy of the Cadent Connections Charging Statement referenced in this letter can be found on Cadent's website:

<http://cadentgas.com/Get-connected>

If you require a printed version please contact us on the details provided above.

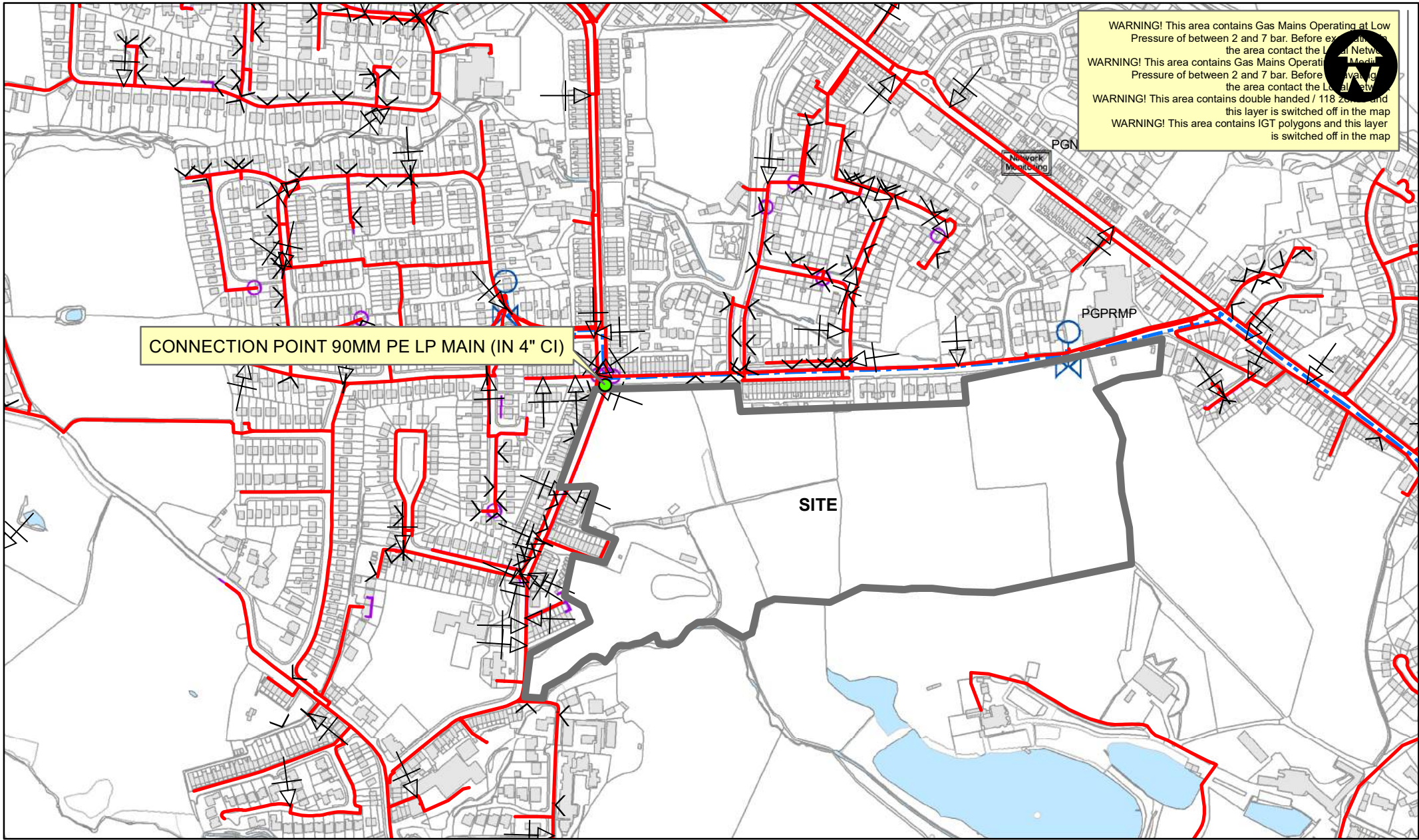
I trust this meets with your requirements at this stage. If you have any queries please do not hesitate to contact Performance and Support on the above number.

Yours sincerely,



Laura Cheshire





WARNING! This area contains Gas Mains Operating at Low Pressure of between 2 and 7 bar. Before excavating in the area contact the Local Network Operator.

WARNING! This area contains Gas Mains Operating at Medium Pressure of between 2 and 7 bar. Before excavating in the area contact the Local Network Operator.

WARNING! This area contains double handed / 118 200mm and this layer is switched off in the map

WARNING! This area contains IGT polygons and this layer is switched off in the map

CONNECTION POINT 90MM PE LP MAIN (IN 4" CI)

SITE

PGN

PGPRMP

SCALE: 1:500 @A4  
 USER ID:james.mason  
 DATE: 06-May-2020 08:54:52  
 INTERNAL USE ONLY  
 OS Ref:377934, 412121  
 CENTRE: <Centre>

L/P GAS MAIN  
 M/P GAS MAIN  
 I/P GAS MAIN  
 H/P GAS MAIN  
 N/H/P GAS MAIN  
 PROPOSED PIPE - LP  
 PROPOSED PIPE - MP  
 PROPOSED PIPE - IP  
 ABANDON - LP  
 ABANDON - MP  
 Out Of Standard Service



SCHEME: <NG GDFO Scheme Name>  
 DESIGN: <NG GDFO Design Number>  
 REVISION: <NG GDFO Revision>

This plan shows those pipes owned by Cadent in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and any other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Some examples of Plant Items:  
 Valve Syphon Depth of Cover Change of Dia Change of Material

180012543



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# Your Guidance for your Point of connection enquiry



TDS (Northern) Ltd  
Northern House  
3A Kennerleys Lane  
Wilmslow  
SK8 5EQ  
FAO Mathew Capper

United Utilities Water Limited  
Developer Services Water  
Water Connections  
Second Floor Grasmere House  
Lingley Mere Business Park  
Lingley Green Avenue  
Warrington WA5 3LP

Telephone: 0345 072 6067  
Email: [developerserviceswater@uuplc.co.uk](mailto:developerserviceswater@uuplc.co.uk)

Your Ref:  
Our Ref: N4100439277  
Date: 12<sup>th</sup> May 2020

Dear Mat,

**Location: Himor Parcel, Walshaw Garden Village, Walshaw Road, Bury BL8 3AR**

Based upon the information provided in your recent enquiry, and the current guidelines, the point of connection for your development will be the nearest practical point on the existing network.

The point of connection for your development, for tender purposes is from the 300mm DI water main located on Scobell Street as shown on the attached drawing.

The non-contestable works required to provide water to your development are a 225mm branch; for budgetary purposes we suggest you make an allowance of £9183.00 exc. of VAT (this cost includes the road-crossing). Please note this cost does not include for any additional Traffic Management.

Due to the demand of your development an extensive modelling exercise is being undertaken, this will determine the most cost effective solution to providing a water supply within UU standards of service, to your site. This could result in a point of connection closer to your site entrances, but may incur reinforcement costs which would be borne by the developer. An updated point of connection or connections will be issued once the modelling has been completed and we know which site entrances the branches are required at first.

Please provide us with a build program for the development to help us plan the reinforcement work.

We may also require the mains to be linked through to the VHW parcel and possibly also to be upsized.

## **Existing United Utilities water assets**

To help you plan your development I have enclosed a copy of our asset records. This shows that we have a large diameter 450mm main within the boundaries of your proposed development. This main is protected by the deed of grant of easement ref P503. For further information regarding this deed please contact [legalservices@uuplc.co.uk](mailto:legalservices@uuplc.co.uk).

In this instance, I advise you to design your development in such a way that our operational assets can remain in their current locations. Please refer to the enclosed copy of our 'Standard Conditions', when working near large diameter water mains, which also provides you with the necessary information regarding easement widths.

If you decide to take your development forward, please contact us as early as you can with a copy of your proposed scheme design, so that we can approve your design.

### **Important note**

This copy of our asset records is only provided to help you assess the likely risks when planning your development at a desk top stage. It is not intended to be used for planning any actual excavation or construction work. You are reminded that a Health and Safety plan should include an up to date record of all underground equipment.

### **Infrastructure Charges**

Based on the information you have provided we would advise you to allow a budget of £581.00 per plot for water and wastewater infrastructure charges for the planned 320 new connections. At present this charge is outside the scope of VAT.

### **Infrastructure Credits**

We have no record of any water or sewerage connections to previous premises on this site within the last 5 years. This means that we are unable to offer any infrastructure credits against new connections on your proposed development.

### **Income Offset**

Income offset is levied against the Infrastructure Water charge and is applicable to all plots which are using water for domestic purposes which have not received an infra credit. The per plot allowance for this is £751.00 so in this instance the amount due to you for the 320 number of plots is £240,320.00. Please note this figure is only applicable for connections made in this financial year.

### **What to do next:**

If you decide to proceed with your development, you can choose between requisitioning your new clean water directly from us, or you can employ a contractor directly to self-lay the new mains. A list of approved installers is available at Lloyds Register [www.lr.org](http://www.lr.org).

We have a booklet "Obtaining water supplies for new developments - Guidance notes for developers" which is available on request or can be downloaded from our website [unitedutilities.com](http://unitedutilities.com). This document contains information to help you make the right choice for your new water main or water connection.

Please do not hesitate to contact us should you need further assistance on 0345 072 6067 or email to [Developerserviceswater@uuplc.co.uk](mailto:Developerserviceswater@uuplc.co.uk), always using our reference number provided on this letter.

Regards

Rachel Yates

Enc.                   UU assets plan  
                          Standard Conditions for Works Adjacent to Pipelines



### **Water Industry Act Section 47(3) Counter Notice**

Please note that in accordance with Section 47(3) of the Water Industry Act 1991, United Utilities Water requires compliance with the conditions below, prior to the connection of any service connection to any of United Utilities Water's mains that form part of your requisition application.

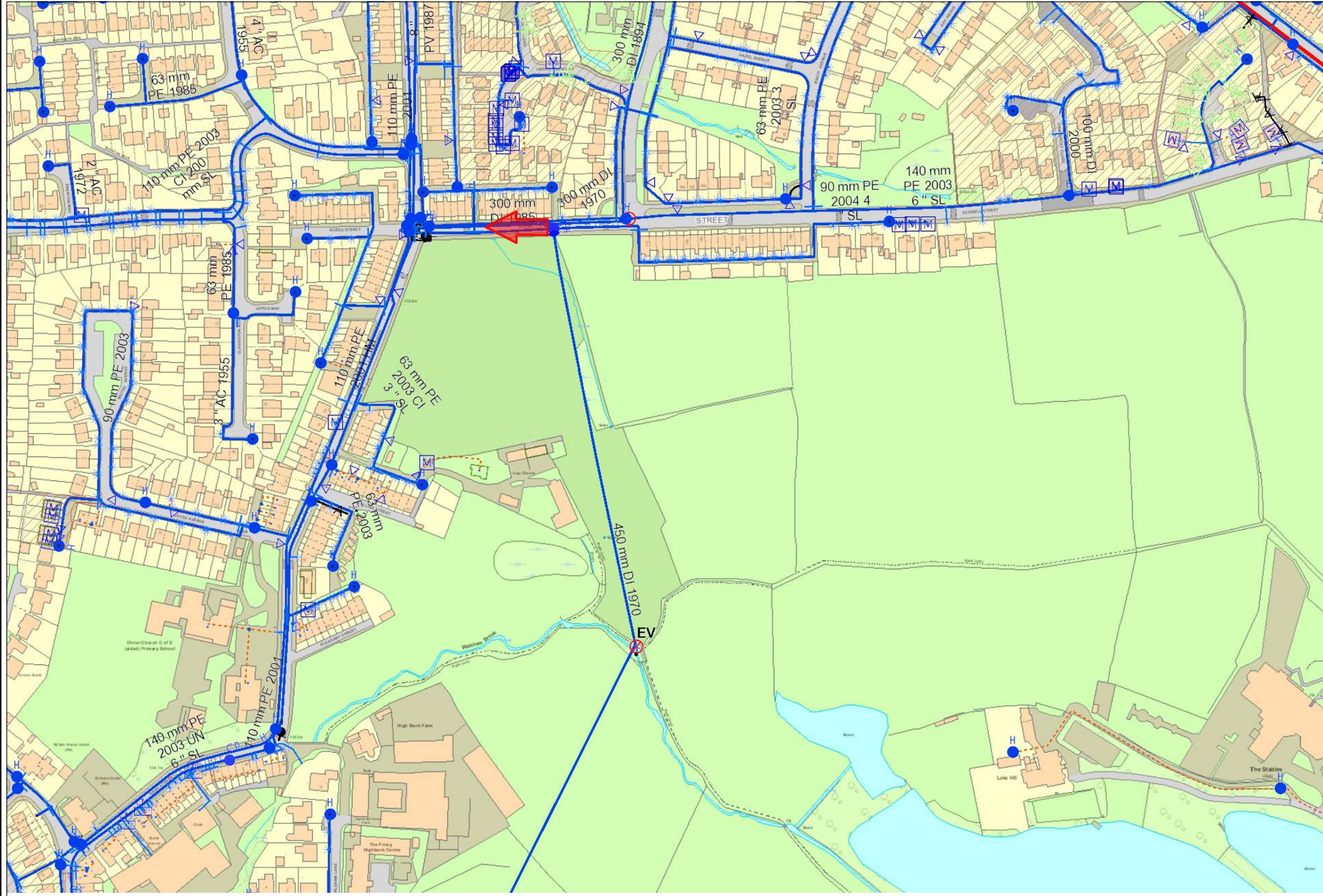
- Advance security may be required to be lodged with United Utilities Water equal to the total value of any connections and associated ancillary works. We will in due course estimate the cost of these works and provide you with the value of any security that may be required.
- Premises under separate occupation must be supplied by separate individual service pipes.
- Where it is deemed appropriate by United Utilities Water, a meter will be installed to determine the volumetric charge for the supply of water which can be connected by our contractor or by an approved third party in accordance with United Utilities Water's specification.
- Laying of the service pipe to a depth of no less than 750mm and no more than 1350mm below finished ground level, within the private land from the Street boundary into your premises. Service pipes must be installed to United Utilities Water's current specifications, and have a stopcock fitted. Standard connections (up to 25mm OD) shall consist of an un-jointed appropriate type and construction of pipe with marker tape laid no more than 400mm below finished ground level. Provision for volumetric metering must be installed fully in accordance with United Utilities Water's current specifications.
- If you are installing new plumbing or making alterations to existing internal plumbing arrangements, you must ensure that the plumbing complies with the Water Supply (Water Fittings) Regulations 1999 and with United Utilities Water's specification for the purposes of ensuring it will be reasonably practicable to install and connect a meter.
- Where your development or property requires water to be delivered at a height greater than 10.5 metres below the draw off point of the reservoir or tower supplying the area it is a requirement, in accordance with Section 66 of the Water Industry Act 1991, that you install a cold water storage cistern to cover twenty-four hours demand.
- Any outstanding charges payable as a result of a disconnection notice or any charges payable for any outstanding compliance requirement from any Section 75 notice that has been served (waste, contamination or misuse) have been paid in full.

In addition to the statutory conditions above, if you have yet to provide us with a full postal address for the property/s to be connected, please remember that we will need this information before we can make any service connection/s. If you have not yet obtained or agreed this information with your local planning authority, we strongly recommend that you contact your planning representative as soon as possible to prevent your connection being delayed later on in the process.

Centre : X : 377982 Y : 412027

Date : 12/05/2020

Scale Approx : 2500



### LEGEND

- |  |           |  |      |  |                           |
|--|-----------|--|------|--|---------------------------|
|  | Abandoned |  | Live |  | Distribution Main         |
|  |           |  |      |  | Trunk Main                |
|  |           |  |      |  | Comms Pipe                |
|  |           |  |      |  | Private Pipe              |
|  |           |  |      |  | Raw Water                 |
|  |           |  |      |  | LDTM Raw Water            |
|  |           |  |      |  | LDTM Treated Water        |
|  |           |  |      |  | Air Valve                 |
|  |           |  |      |  | AC Valve, Open            |
|  |           |  |      |  | AC Valve, Closed          |
|  |           |  |      |  | Stop Tap                  |
|  |           |  |      |  | Flow Meter                |
|  |           |  |      |  | Domestic Meter            |
|  |           |  |      |  | Commercial Meter          |
|  |           |  |      |  | Pump                      |
|  |           |  |      |  | Non Return Valve          |
|  |           |  |      |  | Pressure Management Valve |
|  |           |  |      |  | Hydrant                   |
|  |           |  |      |  | Fire Hydrant              |
|  |           |  |      |  | Bore Hole                 |
|  |           |  |      |  | Water Tower               |
|  |           |  |      |  | Valve House               |
|  |           |  |      |  | Pumping Station           |
|  |           |  |      |  | Water Treatment Works     |
|  |           |  |      |  | Supply Reservoir          |
|  |           |  |      |  | Impounding Reservoir      |
|  |           |  |      |  | Service Reservoir         |
|  |           |  |      |  | Change of Characteristic  |

**DO NOT SCALE**

Approximate Scale 1 :2500



**NOT FOR RESALE OR NON-APPROVED USE**

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.