
From: Imogen Zulver <imogen.zulver@lichfields.uk>
Sent: 15 June 2023 10:44
To: Sheridan, Jo (Planning & Regeneration)
Subject: External Mail: RE: PLANNING APPLICATION CONSULTATION - 22/00466/REM [LICH-DMS.FID364340]
Attachments: RE: 22/00466/REM Halewood [LICH-DMS.FID364340]; United Utilities Standard Conditions for Works Adjacent to Pipelines.PDF; UU Record of Public Sewers and Water Mains.PDF; G22558 - Rising Main Location- Halewood A0 250 A Sheet1.PDF; G22558 - Rising Main Location- Halewood A0 250 A Sheet2.PDF; G22558 - Rising Main Location- Halewood A0 250 A Sheet3.PDF

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Hi Jo

There are no gravity sewers to be diverted within the reserved matters area so there should be no issue from UU's point of view and this is all demonstrated within the attached drawings. Please refer to our planning statement which sets this out clearly.

Any response from highways?

Kind regards

Imogen

Imogen Zulver
Senior Planner

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-----Original Message-----

From: Sheridan, Jo (Planning & Regeneration) <Jo.Sheridan@knowsley.gov.uk>
Sent: Friday, June 9, 2023 2:15 PM
To: Imogen Zulver <imogen.zulver@lichfields.uk>
Subject: PLANNING APPLICATION CONSULTATION - 22/00466/REM

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Imogen,

Please see the email from United Utilities below.

Can you reply to me with what documents in the reserved matters application refer to conditions so I can respond to them. I had referred them to the Ground Investigation prepared by Betts Geo Consulting Engineers includes a hydrological risk assessment.

Kind regards.

Jo Sheridan
Principal Planner
Planning
Telephone: 0151 443 2376
Mobile: 07833481030
Knowsley Council,
Nutgrove Building - Second Floor,
Westmorland Road,
Huyton,
Knowsley
,
L36 9GD

-----Original Message-----

From: DCSubmissions <DRES.DCSubmissions@knowsley.gov.uk>

Sent: 08 June 2023 12:33

To: Sheridan, Jo (Planning & Regeneration) <Jo.Sheridan@knowsley.gov.uk>; Kilroe, Alan
<Alan.Kilroe@knowsley.gov.uk>

Subject: FW: External Mail: FW: PLANNING APPLICATION CONSULTATION - 22/00466/REM

Hi both,

Could one of you please respond to the below query.

Thanks

Jo

Joanne Bide (She/Her)
Technical Assistant
Planning
Telephone: 0151 443 2043
Knowsley Council,
Huyton Library,
Civic Way,
Huyton,
Knowsley
,
L36 9GD

-----Original Message-----

From: Hitchmough, Emma <Emma.Hitchmough@uuplc.co.uk>

Sent: 08 June 2023 12:11

To: DCSubmissions <DRES.DCSubmissions@knowsley.gov.uk>

Subject: External Mail: FW: PLANNING APPLICATION CONSULTATION - 22/00466/REM

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FAO. Alan Kilroe.

Hi Alan,

We have received this consultation but I'd like to know exactly which documents you wish us to review in conjunction with the discharge of the condition please? We need to be exact on which doc contains the relevant info or the response may come back from the engineers as insufficient info.

Also, do you have a discharge of conditions ref for this or have you included it in the REM application? I appreciate that conditions can be discharged within an REM application but this is not what we discussed last time on the response, it was about the plans being acceptable or not.

Kind regards,
Emma

Please note my working days are Tuesday to Friday

Emma Hitchmough
Planning Analyst
Planning, Landscape and Ecology
Services
T: 07979 169600
unitedutilities.com

Our Planning Team can be contacted by email at Planning.Liaison@uuplc.co.uk

-----Original Message-----

From: dcconsultations@knowsley.gov.uk [mailto:dcconsultations@knowsley.gov.uk]
Sent: 26 May 2023 12:43
To: Planning Liaison <Planning.Liaison@uuplc.co.uk>
Subject: PLANNING APPLICATION CONSULTATION - 22/00466/REM

Please see attached documents

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From: Imogen Zulver <imogen.zulver@lichfields.uk>
Sent: 25 May 2023 16:02
To: Sheridan, Jo (Planning & Regeneration)
Cc: Steve Rowe
Subject: RE: 22/00466/REM Halewood [LICH-DMS.FID364340]

Hi Jo

As discussed, conditions 33 (CEMP), 34 (rem strat) and 37 (PROW scheme) are pre-commencement so we would look to deal with these under a separate DOC application.

Please see below for other conditions required to be approved with RM applications:

- . 35 (quantitative and qualitative hydrogeological risk assessment and mitigation strategy) – please refer to submitted Ground Investigation prepared by Betts Geo Consulting Engineers which includes a hydrological risk assessment.
- . 36 (drainage scheme) – please refer to submitted drainage strategy plan drawings Rev A.
- . 38 (prejudice of other access) – compliance only, please refer to latest drawing pack submitted in May.
- . 40 (easements of the of the existing public sewers) – please refer to submitted UU records of public sewers and water mains and drawings showing records based on site investigations to confirm the location of sewers. The planning statement states “Careful consideration has been given to these records during the development of the detailed design of this phase to ensure that operation of the development does not adversely impact on the existing infrastructure. We understand that there are no gravity sewers to be diverted within the reserved matters area and thus no information is provided in this regard. The application is also accompanied by UU’s standard conditions for works adjacent to pipelines which will be complied with during construction and post completion.”

Kind regards

Imogen

Imogen Zulver
Senior Planner

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From: Sheridan, Jo (Planning & Regeneration) <Jo.Sheridan@knowsley.gov.uk>
Sent: Thursday, May 25, 2023 3:41 PM
To: Imogen Zulver <imogen.zulver@lichfields.uk>
Subject: 22/00466/REM Halewood

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Imogen,

Regarding the conditions on the hybrid application - 19/00521/HYB, can you give me an update/direct me towards the information relating to conditions 33-38 and 40?

Regarding 22/00466/REM, I am waiting for consultation responses from Highways, LLFA and the landscape team. As soon as I have these, I will forward them to you.

Kind regards.

Jo Sheridan
Principal Planner
Planning

Telephone: 0151 443 2376
Mobile: 07833481030

Knowsley Council, Nutgrove Building - Second Floor, Westmorland Road, Huyton, Knowsley, L36 9GD



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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:

Date and Issue Number	Task Team members
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

Term	Definition
Pipeline	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.
Easement Area	Means the easement specified in any relevant document, e.g. conveyance, transfer or deed of grant with such widths as specified therein.
Easement Width	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). 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)
Street	Contact UU for specific Easement Width limits and conditions. 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.
PPV	Peak Particle Velocity
Shall or Must	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.
Stopping up Order	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.
Promoter	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/m² 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/m² 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/m² 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.

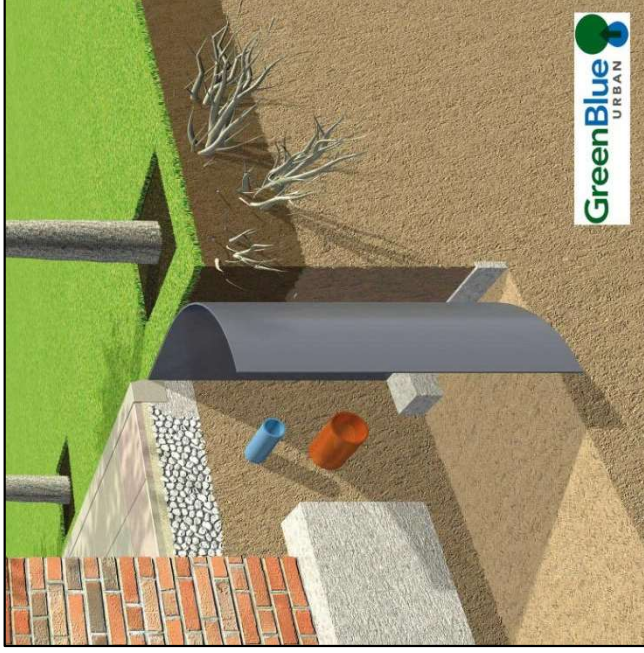
6.3 Planting of shallow rooted hedge plants, domestic soft fruiting bushes and ornamental shrubs shall be permitted however these shall not be permitted to develop as shrub trees and shall be maintained by the Promoter / Owner to a maximum height of 1.5m.

6.4 There shall be strictly no planting of Populus spp. or Salix spp. 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:-

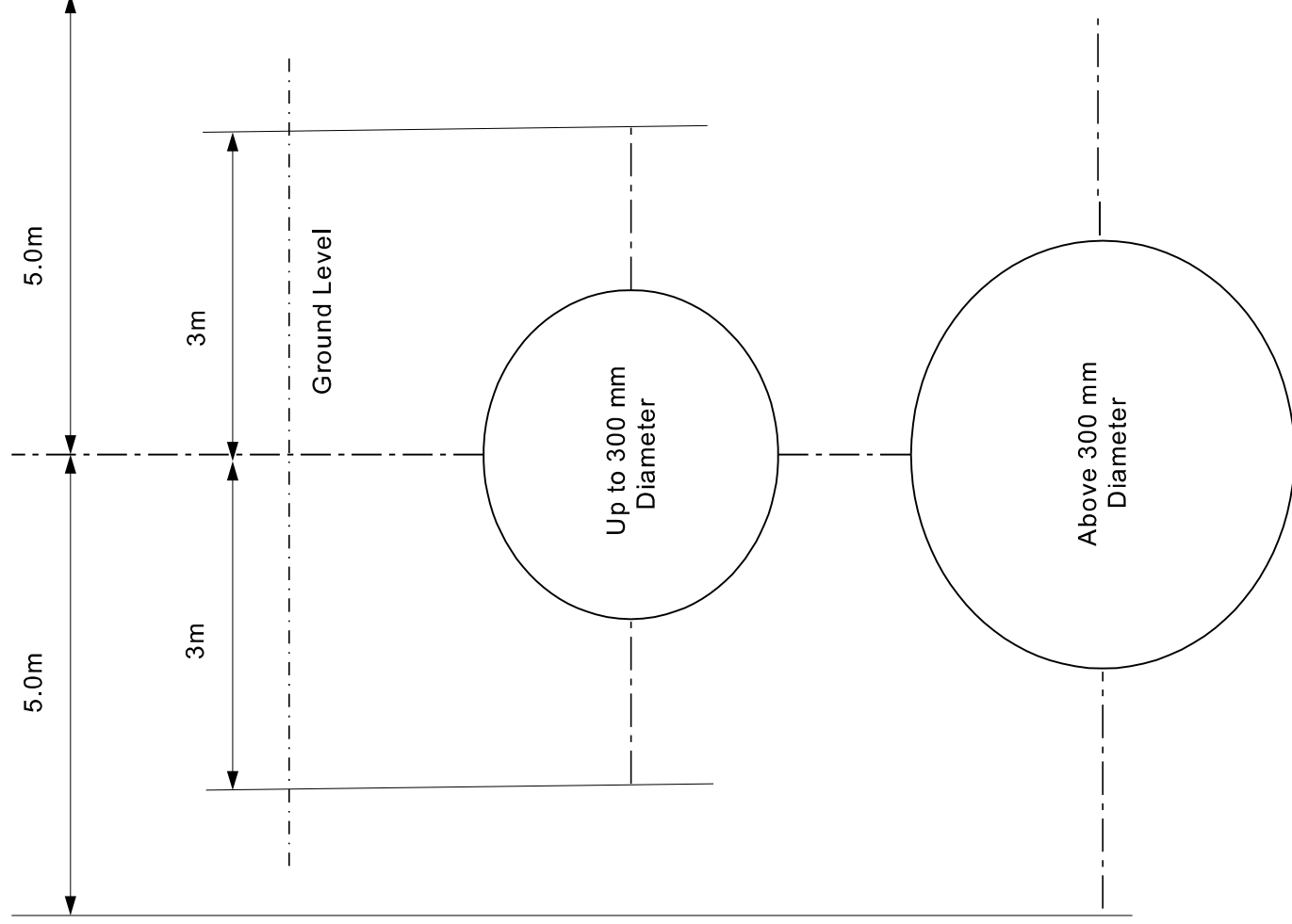
- a) Security of supply
- b) Health and safety
- c) Cost benefit
- d) Company reputation
- e) Probability of Pipeline failure and likely consequences. These will vary with the Pipeline material, diameter, depth below foundation, ground conditions and the operating regime of the Pipeline

- 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

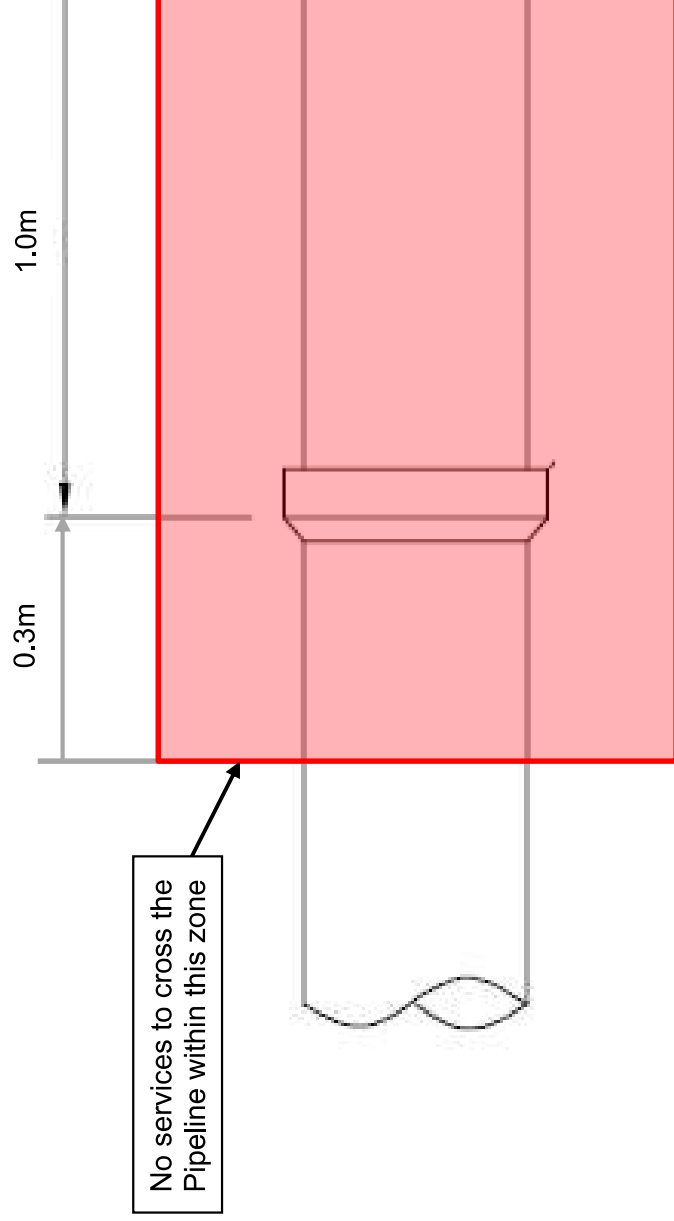
- 8.1 UU has no objection to a Stopping up Order, provided that access remains for repair and maintenance of the network within the area affected.
- 8.2 If the proposed development will impede clear access, then the water main must be abandoned or diverted at the applicants cost.
- 8.3 Typically, there 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.

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	✗	✗	✗	Yes
<i>Carpinus betulus</i>	Hornbeam	Yes	✗	✗	Yes
<i>Castanea sativa</i>	Sweet Chestnut	✗	✗	✗	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	✗	✗	Yes
<i>Ilex aquifolium</i>	Holly	Yes	Yes	Yes	Yes
<i>Larix decidua</i>	Larch	✗	✗	✗	Yes
<i>Ligustrum vulgare</i>	Privet	Yes	Yes	Yes	Yes
<i>Malus domestica</i>	Apple	✗	Yes	Yes	Yes
<i>Malus sylvestris</i>	Crab Apple	✗	Yes	Yes	Yes
<i>Pinus nigra</i>	Black pine	✗	✗	✗	Yes
<i>Pinus sylvestica</i>	Scots Pine	✗	✗	✗	Yes
<i>Platanus acerifolia</i>	London Plane	✗	✗	✗	Yes
<i>Prunus avium</i>	Wild Cherry	✗	Yes	Yes	Yes
<i>Prunus cerasifera</i>	Plum	✗	Yes	Yes	Yes
<i>Prunus lusitanica</i>	Laurel	Yes	Yes	Yes	Yes
<i>Prunus padus</i>	Bird Cherry	✗	Yes	Yes	Yes
<i>Prunus spinosa</i>	Blackthorn	Yes	Yes	Yes	Yes
<i>Pyrus communis</i>	Pear	✗	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



Redrow Homes Ltd-Lancashire Region
Redrow House
14 Eaton Avenue
Buckshaw Village
Chorley
PR7 7NA

FAO: mike grindrod

Dear Sirs

Location: Land off Lower Road Lower Road Halewood L26 2xa

I acknowledge with thanks your request dated 04/10/17 for information on the location of our services.

Please find enclosed plans showing the approximate position of our apparatus known to be in the vicinity of this site.

The enclosed plans are being provided to you subject to the United Utilities terms and conditions for both the wastewater and water distribution plans which are shown attached.

If you are planning works anywhere in the North West, please read our access statement before you start work to check how it will affect our network.

<http://www.unitedutilities.com/work-near-asset.aspx>.

I trust the above meets with you requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please telephone us on 0370 7510101.

Yours Faithfully,

Karen McCormack
Property Searches Manager

United Utilities Water Limited

Property Searches
Ground Floor Grasmere House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP

Telephone 0370 751 0101

Property.searches@uuplc.co.uk

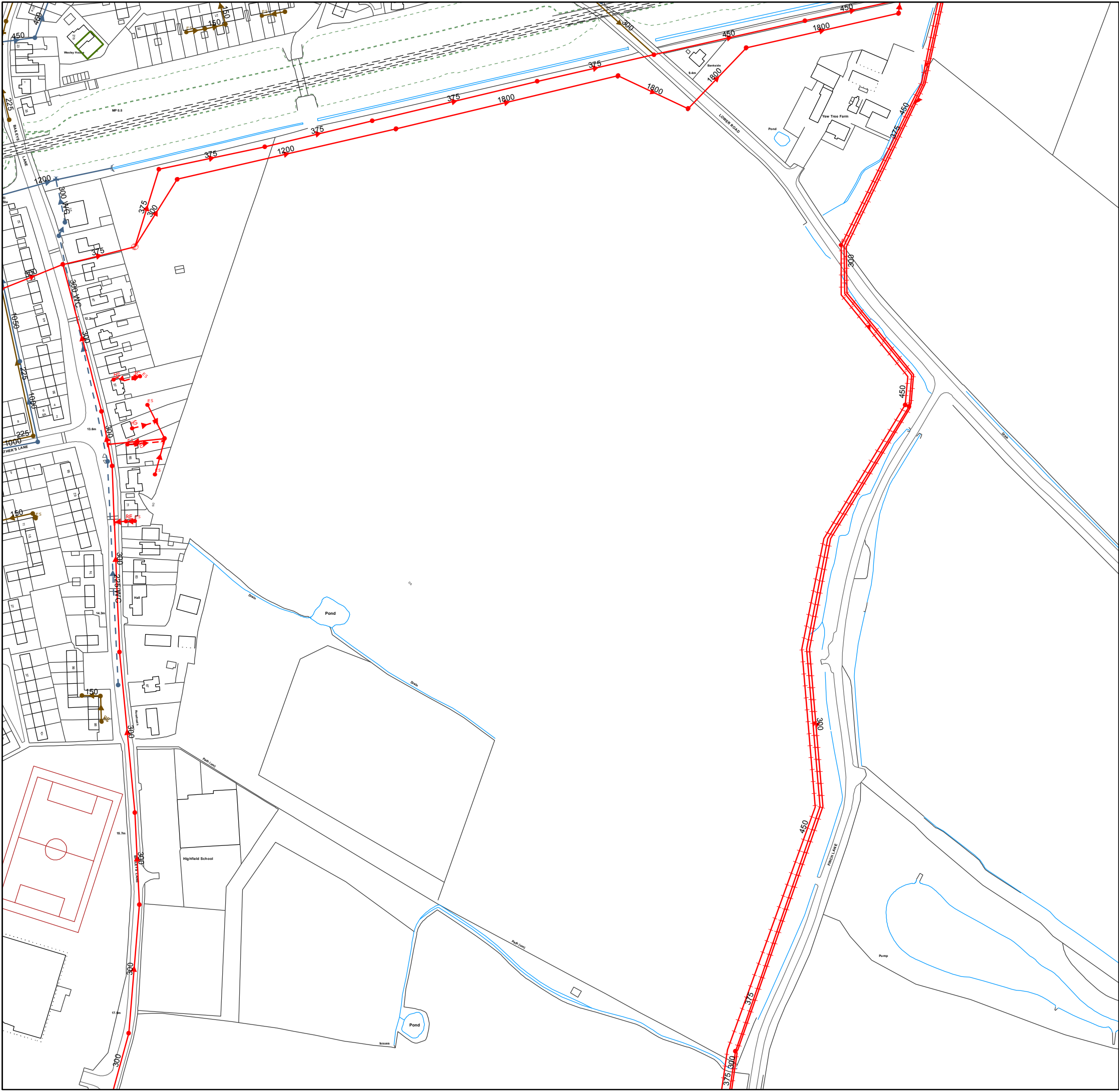
Your Ref: LAND OFF LOWER ROAD
Our Ref: 1331129
Date: 4/10/2017

TERMS AND CONDITIONS - WASTERWATER & WATER DISTRIBUTION PLANS

These provisions apply to the public sewerage, water distribution and telemetry systems (including sewers which are the subject of an agreement under Section 104 of the Water Industry Act 1991 and mains installed in accordance with the agreement for the self-construction of water mains) (UUWL apparatus) of United Utilities Water Limited "(UUWL)".

TERMS AND CONDITIONS:

1. This Map and any information supplied with it is issued subject to the provisions contained below, to the exclusion of all others and no party relies upon any representation, warranty, collateral contract or other assurance of any person (whether party to this agreement or not) that is not set out in this agreement or the documents referred to in it.
2. This Map and any information supplied with it is provided for general guidance only and no representation, undertaking or warranty as to its accuracy, completeness or being up to date is given or implied.
3. In particular, the position and depth of any UUWL apparatus shown on the Map are approximate only and given in accordance with the best information available. The nature of the relevant system and/or its actual position may be different from that shown on the plan and UUWL is not liable for any damage caused by incorrect information provided save as stated in section 199 of the Water Industry Act 1991. UUWL strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UUWL apparatus. The exact location, positions and depths should be obtained by excavation trial holes.
4. The location and position of private drains, private sewers and service pipes to properties are not normally shown on this Map but their presence must be anticipated and accounted for and you are strongly advised to carry out your own further enquiries and investigations in order to locate the same.
5. The position and depth of UUWL apparatus is subject to change and therefore this Map is issued subject to any removal or change in location of the same. The onus is entirely upon you to confirm whether any changes to the Map have been made subsequent to issue and prior to any works being carried out.
6. This Map and any information shown on it or provided with it must not be relied upon in the event of any development, construction or other works (including but not limited to any excavations) in the vicinity of UUWL apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.
7. No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising for any damage caused to UUWL apparatus by reason of the actual position and/or depths of UUWL apparatus being different from those shown on the Map and any information supplied with it.
8. If any provision contained herein is or becomes legally invalid or unenforceable, it will be taken to be severed from the remaining provisions which shall be unaffected and continue in full force and affect.
9. This agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts, save that nothing will prevent UUWL from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.



Extract from Map of Public Sewers

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 pipes, sewers or drains may not be recorded.

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United Utilities Water Limited 2014
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Land off Lower Road
Lower Road, Halewood
L26 2XA

Printed By: Property Searches Date: 04/10/2017

DO NOT SCALE
Approximate Scale: 1:2500



Wastewater Symbolology

Combined	Foul	Surface	Overflow	
				Manhole
				Manhole, side entry
				Public sewer
				Private sewer
				S104 sewer
				Rising main, public
				Rising main, private
				Rising main, S104
				Highway drain, private
				Screen chamber
				Discharge point
				Outfall
				Control kiosk
				Sludge main

Abandoned pipe

	Public sewer
	Rising main
	Private sewer
	Sludge main

Manhole function

FO	Foul
SW	Surface Water
CO	Combined
OV	Overflow

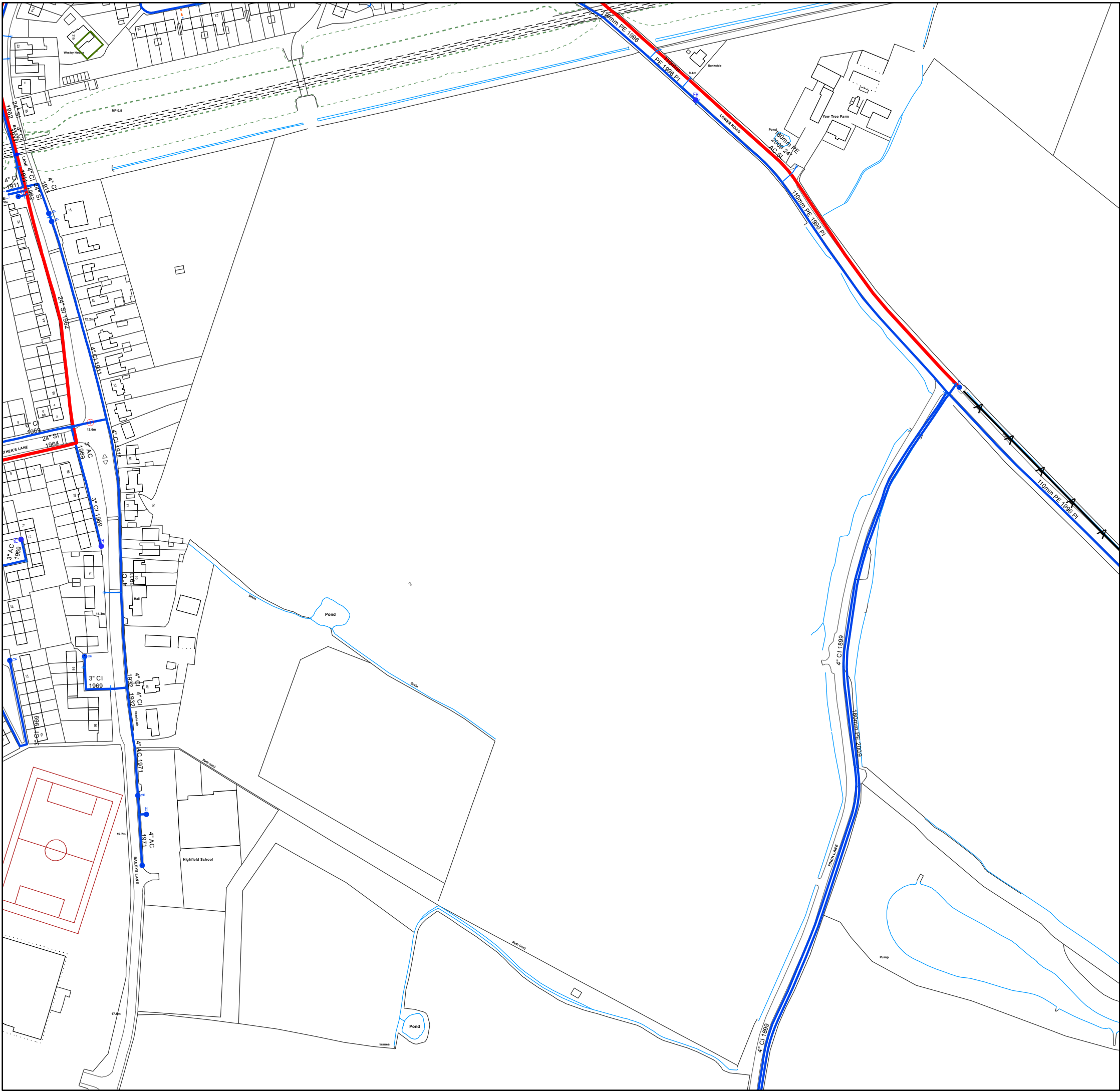
Sewer shape

CI	Circular	U	Unspecified
EG	Egg	SQ	Square
OV	Oval	TR	Trapezoidal
FT	Flat top	AR	Arch
RE	Rectangular	BA	Barrel
		HO	Horse shoe

Sewer material

AC	Asbestos cement	DI	Ductile iron
BR	Brick	VC	Vitrified clay
CO	Concrete	PP	Polypropylene
CSB	Concrete segment	PF	Pitched fibre
CSU	Concrete segment	MA	Masonry, coursed
CC	Concrete box culverted	MA	Masonry, random
PSC	Plastic	RP	Reinforced plastic
GR	Glass reinforced	CI	Cast iron
GRP	Glass reinforced	SI	Spun iron
PVC	Polyvinyl chloride	ST	Steel
PE	Polyethylene	U	Unspecified

			WW pumping station
			Inspection chamber
			Extent of survey
			Head of system
			Soakaway
			Rodding eye
			Lamp hole
			T junction/saddle
			Gully
			Air valve
			Non return valve
			Sewer overflow
			Cascade
			Flow meter
			Hatch box
			Hydrobrake
			Inlet
			Bifurcation
			Catchpit
			Oil interceptor
			Penstock
			Summit
			Valve
			Valve chamber
			Washout chamber
			Drop shaft
			WW treatment works
			Septic tank
			Vent column
			Network storage tank
			Orifice plate
			Vortex chamber
			Penstock chamber



Extract from Map of Water Mains

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, private service pipes may be shown where a known record is available.

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United Utilities Water Limited 2014
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Land off Lower Road
Lower Road, Halewood
L26 2XA

Printed By: Property Searches Date: 04/10/2017

DO NOT SCALE
Approximate Scale: 1:2500



Cleanwater symbology

Proposed	Abandoned	Live	
			Distribution Main
			Trunk Main
			Comms Pipe
			Private Pipe
			Concessionary Service
			Raw Water
			LDTM Raw Water
			LDTM Treated Water

	Air Valve
	AC Valve, open
	AC Valve, closed
	CC Valve, open
	CC Valve, closed
	Non Return Valve
	Pressure Management Valve
	OMS Valve
	Stop Tap
	Flow Meter
	Domestic Meter
	Commercial Meter
	Pump
	Hydrant
	Fire Hydrant
	Anode
	Chlorination Point
	De-chlorination Point
	Strainer Point
	Access Point
	Hatch Box
	IP Point
	Sampling Station
	Logger Box

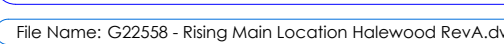
	Bore Hole
	Bulk Supply Point
	Inlet Point
	End Cap
	Site Termination
	Change of Characteristic

Property Types

	Water Tower
	Valve House
	Booster Pumping Station
	Intake Pumping Station
	Water Treatment Works
	Supply Reservoir
	Service Reservoir
	Impounding Reservoir
	Pipe Bridge
	Condition Report

Symbology for proposed assets is the same as above, but shown in **green**.

Symbology for abandoned assets is the same as above, but shown in **black**.



File Name: G22558 - Rising Main Location Hollywood RevA.dwg

FROM STATUTORY AUTHORITY PLANS

NOTES:

NOTES:

Services shown as "From Statutory Authority Plans" line styles are from Statutory Records plans supplied by the relevant regional authority. These services were not located and are shown for information purposes only.



DISCLAIMER:

At GEQ UK LTD we use skilled and experienced staff, modern up to date techniques and top of the range electromagnetic and radar technology to locate and trace sub-surface utilities. However the performance of the equipment employed in non-invasive surveys can be adversely affected by factors outside the control of GEQ UK LTD. Therefore GEQ UK LTD cannot guarantee that all utilities present on site have been located. It is the responsibility of the Client to consult regional authority records and undertake trial digs where appropriate.

Where similar services run in close proximity it may be impossible to separately trace individual services as the trace signal can experience interference. In such cases, services will be shown as a single, annotated line. The displayed depth will refer to the shallowest detected utility.

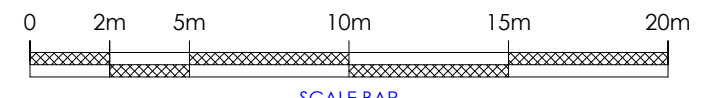
Successful tracing of non-conductive materials may be limited. Drainage gullies are dye tested where possible to prove connectivity but it is not always possible to introduce the sonde due to narrow pipe sizes and/or unventilated pits.

Depth information of underground services/features are generally accurate to within $\pm 10\%$ [i.e. a pipe at 2m deep may be accurate to $\pm 200\text{mm}$] but this cannot be guaranteed. Depths shown usually refer to the top of the service. Gravity sewer and drain depths are usually to invert (base of drainage channel) unless otherwise stated.

Some above ground features may have been obscured at time of survey. It is not always possible to operate the Ground Penetrating Radar in areas including, but not limited to, dense vegetation, rubble, debris and/or

Existing record information that was made available to GEO UK LTD by the Client or by the statutory utility provider should be regarded only as an indication and cannot be guaranteed.

Excavation in the vicinity of services shown should be carried out with due diligence (Ref. HSG47).

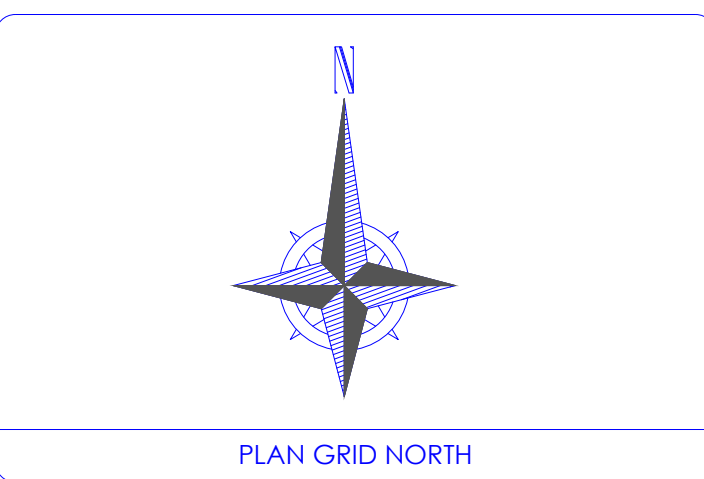
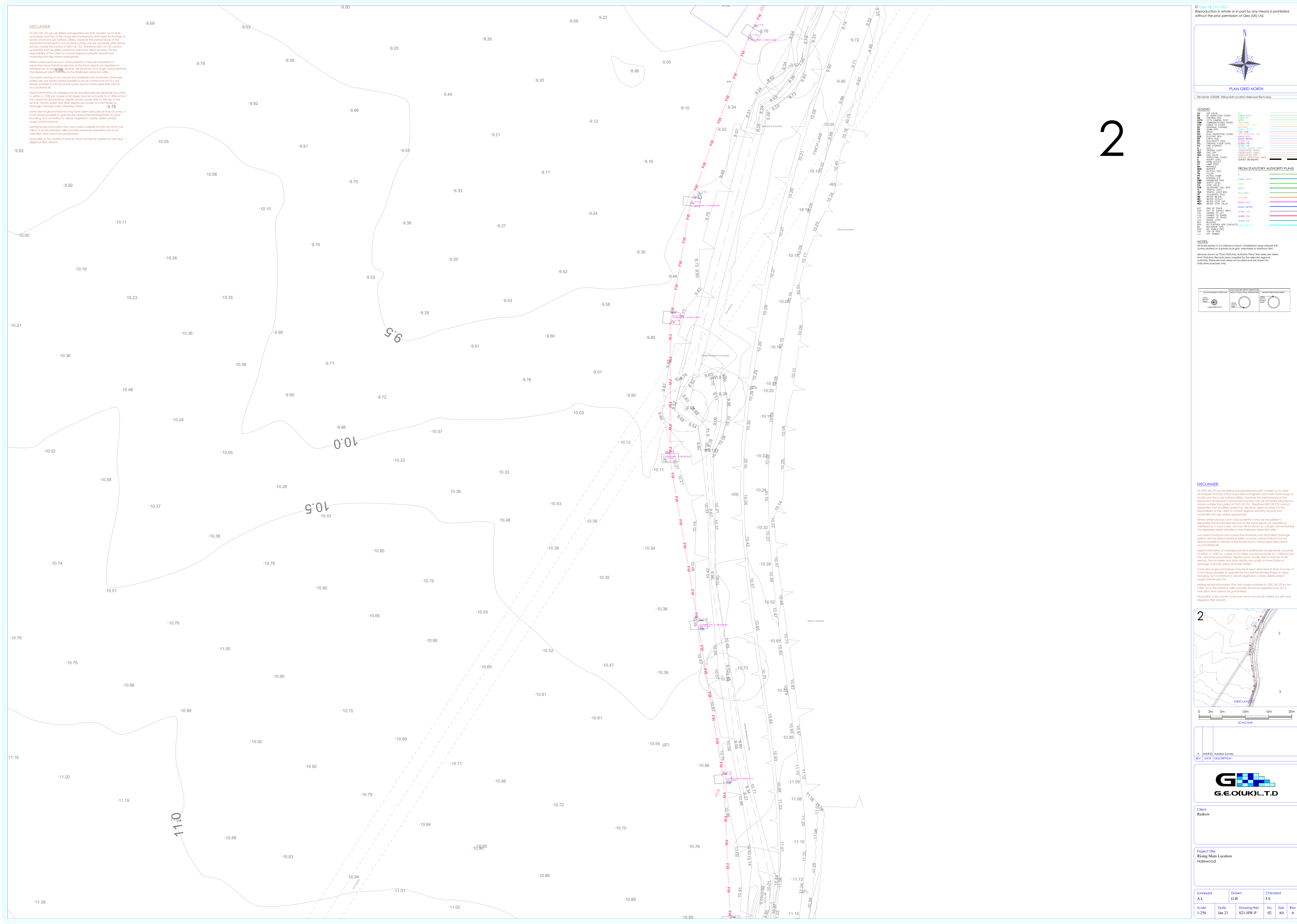


G.E.O(UK)L.T.D

Client
Redrow

Project Title
Rising Main Location
Holewood

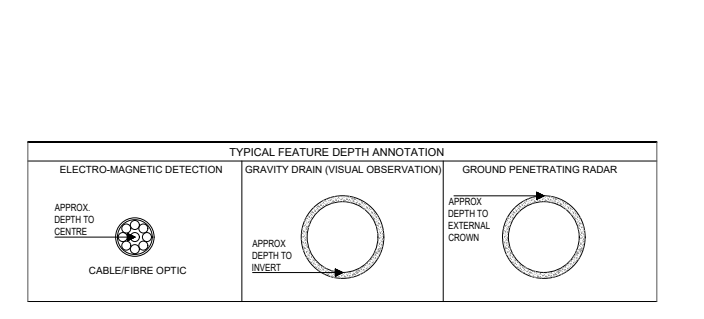
Surveyed A.L.		Drawn G.B.		Checked J.S.		
Scale 1:250	Date Jan 21	Drawing Ref. S21-HW-P		No. 01	Size A0	Rev A



File Name: C05558 - Rising Main Location Holewood Bw. Map

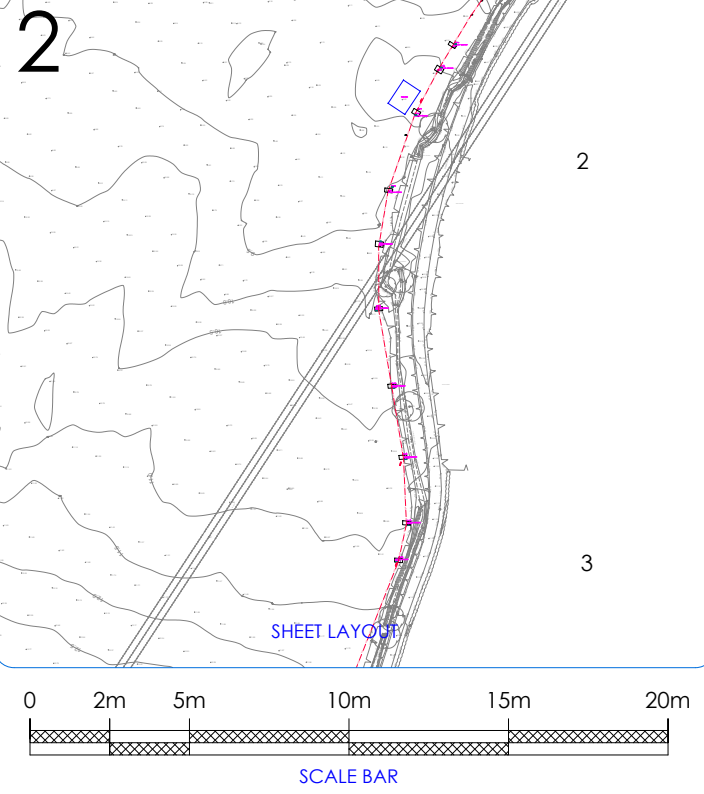
LEGEND	
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BT	BT
CT	CT
DT	DT
ET	ET
FT	FT
GT	GT
HT	HT
IT	IT
JT	JT
KT	KT
LT	LT
MT	MT
NT	NT
OT	OT
PT	PT
QT	QT
RT	RT
ST	ST
TT	TT
UT	UT
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OT	OT
PT	PT
QT	QT
RT	RT
ST	ST
TT	TT
UT	UT
VT	VT
WT	WT
XT	XT
YT	YT
ZT	ZT

NOTES:
All levels relate to O.D. (British) Datum. Established using network RTK.
Survey plotted on a plane local grid, oriented to National Grid.
Services shown as From Statutory Authority Plans. Line styles are taken from Statutory Records plans supplied by the relevant regional authority. These services were not located and are shown for indicative purposes only.



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Where similar services run in close proximity it may be impossible to separately trace individual services as the trace signal can experience interference. In such cases, services will be shown as a single, unannotated line. The displayed depth will refer to the shallowest detected utility.
Successful tracing of non-conductive materials may be limited. Drainage gullies are dye tested where possible to prove connectivity but it is not always possible to introduce the dye due to narrow pipe size and/or accumulated silt.
Depth information of underground services/features are generally accurate to within +/- 100 (i.e. a pipe of 2m depth may be accurate to +/- 200mm) but this cannot be guaranteed. Depths shown usually refer to the top of the service. Clearly where and drain depths are usually to invert (base of drainage channel) unless otherwise stated.
Some above ground features may have been obscured at time of survey. It is not always possible to operate the Ground Penetrating Radar in areas including, but not limited to, dense vegetation, rubble, debris and/or rough/uneven ground.
Existing record information that was made available to GEO UK LTD by the Client or by the statutory utility provider should be regarded only as an indication and cannot be guaranteed.
Excavation in the vicinity of services shown should be carried out with due diligence (Ref. HSG47).

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Excavation in the vicinity of services shown should be carried out with due diligence (Ref. HSG47).



A	MAK22	Added Survey
REV	DATE	DESCRIPTION



Client
Redrow

Project Title
Rising Main Location
Holewood

Surveyed A.L.	Drawn G.B.	Checked J.S.
Scale 1:250	Date Jan 21	Drawing Ref. S21-HW-P
No. 02	Site A0	Rev A

DISCLAIMER:

At GEO UK LTD we use skilled and experienced staff, modern up to date techniques and top of the range electromagnetic and radar technology to locate and trace subsurface utilities. However the performance of the equipment employed in non-invasive surveys can be adversely affected by factors outside the control of GEO UK LTD. Therefore GEO UK LTD cannot guarantee that all utilities present on site have been located. It is the responsibility of the Client to consult regional authority records and undertake trial digs where appropriate.

Where similar services run in close proximity it may be impossible to separately trace individual services as the trace signal can experience interference. In such cases, services will be shown as a single, unannotated line. The displayed depth will refer to the shallowest detected utility.

Successful tracing of non-conductive materials may be limited. Drainage gullies are dye tested where possible to prove connectivity but it is not always possible to introduce the dye due to narrow pipe size and/or accumulated silt.

Depth information of underground services/features are generally accurate to within +/- 10% (i.e. a pipe at 2m depth may be accurate to +/- 200mm) but this cannot be guaranteed. Depths shown usually refer to the top of the service. Clearly shown and clear depths are given in green. Depths of drainage channels unless otherwise stated.

Some above ground features may have been obscured at time of survey. It is not always possible to identify the Ground Penetrating Radar in areas including, but not limited to, dense vegetation, rubble, debris and/or rough/uneven ground.

Existing record information that was made available to GEO UK LTD by the Client or by the statutory utility provider should be regarded only as an indication and cannot be guaranteed.

Excavation in the vicinity of services shown should be carried out with due diligence (Ref. HSG47).

