

8. No construction shall commence until details of the means of ensuring the water mains laid within the site boundary are protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts on the water mains from construction activities and the impacts post completion of the development on the water main infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to the water main both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details.

During Construction

The pipe has been installed at 850mm – 900mm depth in line with N-JUG guidelines and so there are no restrictions on working or plant crossing restrictions over the main, as it is at sufficient depth to be protected from any weight or disturbance of the ground above. In addition there are drop kerbs accessing the land from Howard Street, with the land above the main being hard standing/ car parking since 2012 with no damage caused to the main during that time. It is therefore not expected that construction activity or vehicle movements will cause any damage to the main. However as the TMP states the area will be hedges fenced following temporary works to limit any potential impacts. To access and control works in this area, a permit to work will be issued and monitored in line with Project RAMs. See attached example of Method statement which any works will be compliant with.

Any construction or landscaping works around the area will also follow the Permit to Dig (see attached). If deemed necessary road plates will be used as further protection and VAC-ex implemented on any close proximity works. The experienced TND project management team on site will follow all due diligence and best practice to ensure risk is minimised during the construction process.

Post-completion

Following construction the main will sit under a newly created pedestrian footpath, with no vehicle movements expected and therefore minimal potential for any damage from excessive weight from above. Being under a footpath there will be no planting immediately above the main and so damage from roots would not be expected. Drawings showing the location of the main will be held by Great Places (the landowner) on their Asset Management database so that if future intrusive works are needed in the vicinity of the main any operatives are aware of there being a main in that location. It is standard practice for all operatives to submit a utilities search request on any site before intrusive works commence and so risk of accidental damage or disturbance is low. The main does not run under land demised privately to residents and so access for Statutory Undertakers/United Utilities will not be restricted at any time.