

Prestwich Village Demolition Phase 1B

Water Main Protection

Date: 3rd March 2026

Planning Authority: Bury Council

Planning Permission: Hybrid Consent Ref. 70449

Planning condition for this document is drafted to discharge:

Condition 53 – Water Main Protection

Condition wording:

No construction shall commence (including demolition, site clearance and any earthworks) on plots A, B and C until details of the means of ensuring the water mains that are 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. These details shall include the following:

- i. Evidence that diversion works for the water main(s) have been agreed with the relevant statutory undertaker and that the approved works have been undertaken; and,
- ii. Details of the means of ensuring the water main(s) is protected from damage as a result of the development. These details shall include the potential impacts on the water main(s) from construction activities and the impacts post completion of the development, including landscaping, on the water main(s) infrastructure, and identify mitigation measures, to protect and prevent any damage to the water main(s) both during construction and post completion of the development.

Any mitigation measures identified by (ii) shall be implemented in full prior to commencement of development in accordance with the approved details and shall be retained thereafter for the lifetime of the development.

Reason: In the interest of public health and to ensure protection of the public water supply pursuant to the principles of the National Planning Policy Framework.

1. Introduction and Purpose

This document has been prepared to demonstrate full compliance with Condition C.53, which relates to the safeguarding of the existing statutory water main located within the boundaries of Plots A, B and C of Phase 1B. The indicative location of the water main is shown on plan **4126-HAN-XX-XX-SK-Z-000001 Existing Utilities – Water**.

The condition requires that no construction, demolition, site clearance, or earthworks may commence until the Local Planning Authority (LPA) has approved the proposed protection measures.

This updated version incorporates the detailed methodology provided by DSM (the appointed demolition contractor) regarding the safe de-building of the structure adjacent to Poppythorn Lane, including the use of fully encapsulated scaffolding and a demolition-from-within strategy to avoid any risk to the buried water main.

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The document therefore sets out:

- Evidence of agreement in principle with United Utilities regarding diversion
- The temporary protection strategy during demolition
- The DSM demolition methodology designed specifically to avoid loading or impact on the water main
- Longer-term measures to safeguard the asset until diversion works are undertaken

2. Evidence of Agreement with Statutory Undertaker (i)

United Utilities (UU) have previously issued a diversion proposal and associated costing, confirming agreement in principle to the diversion of the existing water main within the site boundary.

It is confirmed that the water main diversion does not need to take place prior to demolition, as:

- The demolition works do not involve excavation or foundation removal
- DSM's methodology ensures that all works are undertaken from within the existing building footprint, eliminating the need for plant or demolition rigs to operate above or adjacent to the water main
- The water main will be protected in accordance with the measures set out in Section 3

Demolition across Phase 1B (Plots A, B and C) will therefore proceed with the water main protected in situ, with diversion works to follow as part of the subsequent construction phase.

3. Details of Water Main Protection (ii)

3.1 Location and Nature of the Water Main

A statutory water main is located within Phase 1B as shown on drawing **4126-HAN-XX-XX-D-Z-00XXXX Ph1 Demo – Existing Utilities – Water P01**.

The main lies close to the building line but outside the demolition footprint. Demolition will be carried out down to slab level only, with no below-ground works, excavation, or foundation removal.

Accordingly, no direct physical interface with the water main is anticipated.

3.2 Potential Impacts from Demolition Activities

Although no intrusive ground works are planned, the following indirect risks have been identified:

- Surface loading from heavy vehicles or stored materials
- Accidental encroachment during minor enabling works
- Incorrectly positioned temporary installations (e.g., fencing posts, cabins)

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- Low-level vibration from demolition (considered minimal due to separation distance)

DSM have also identified the risk associated with operating demolition plant along the pavement between the Longfield and Radius buildings. Their methodology eliminates this risk entirely.

3.3 DSM Demolition Methodology to Protect the Water Main

DSM have reviewed the utilities information and the requirement to maintain safe access along the pavement adjacent to Poppythorn Lane. Their proposed methodology includes:

Demolition-from-within Strategy

- The building section highlighted in red on DSM's plan will be de-built from within the existing footprint.
- This avoids the need for a demolition rig to operate along the pavement where the water main is located.
- This approach complies with BS 6187:2001 – Code of Practice for Demolition.
- It also eliminates the risk of debris falling onto the footway and impacting the water main.

Encapsulated Scaffolding

DSM will erect fully encapsulated scaffolding to the front, rear, and side elevations of the building section being de-built. The scaffolding will:

- Be designed in accordance with TG20:21
- Be used only for operative access and public protection, not for heavy loading
- Be designed to ensure over 8.5kN/m² point loading directly above the water main
- Use suitably sized base plates to spread load where required

Utility Information and Scaffolding Design

To ensure the scaffolding design fully accounts for the buried water main:

- DSM will request United Utilities' network plans
- The scaffolding designer will plot the water main location relative to scaffold legs
- Load paths will be designed to avoid the main entirely

Independent Structural Verification

DSM will appoint an independent demolition-biased structural engineer to verify:

- The demolition-from-within methodology
- The scaffolding design
- The suitability of the proposed protection measures

Engagement with United Utilities

Once the above information is assembled, DSM will:

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- Present the methodology to United Utilities
- Request formal permission to work over/near their asset

DSM note that UU approvals can take up to six weeks, and providing a detailed methodology upfront demonstrates commitment to asset protection.

3.4 General Protection Measures During Demolition

In addition to DSM's methodology, the following measures will be implemented:

1. **No-Dig / No-Load Exclusion Zone** The water main will be clearly marked on site. No excavation, storage, or plant movement will be permitted within the zone.
2. **Traffic and Load Management** Temporary load-spreading protection (e.g., trackway or steel plates) will be used if any unavoidable crossing is required.
3. **Contractor Briefing** DSM will receive:
 - UU statutory plans
 - GPR survey data
 - Induction briefing on constraints and exclusion zones
4. **Supervision and Monitoring** A designated supervisor will undertake daily checks to ensure compliance.

4. Protection Post-Demolition / During Subsequent Development

Following demolition:

- The exclusion zone will remain in place for all future works
- Landscaping will avoid deep-rooted planting or heavy structures above the main
- United Utilities will be consulted prior to any future ground interventions
- A pre and post demolition drainage CCTV survey will be undertaken to safeguard all parties. This forms part of DSM's standard operating practice.

It is anticipated that the water main diversion will be completed before construction begins, removing the need for enhanced protection during the build phase.

5. Compliance Statement

The mitigation measures outlined in this document—including DSM's demolition-from-within methodology, scaffolding controls, and exclusion zone management—will be implemented in full prior to commencement of demolition in accordance with Condition C.53.

All protections will remain in place throughout demolition and subsequent phases until the approved diversion works are completed.