

Prestwich Village Demolition Phase 1B

Water Main Protection

Date: 23 January 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 existing water main located within the boundaries of Plots A, B and C. Refer to indicative water main location on accompanying plan referenced: 4126-HAN-XX-XX-SK-Z-000001 Existing Utilities-Water for further details.

The condition requires that no construction, demolition, site clearance, or earthworks may commence until the Local Planning Authority (LPA) has issued written approval confirming that satisfactory arrangements are in place

This document has been prepared to discharge condition 53 for the demolition works required to be undertaken across Phase 1B, which comprises plots A, B and C as referred to in the condition wording. This document therefore sets out the agreed principles regarding diversion, the temporary protection strategy to be applied during demolition, and the longer-term measures that will safeguard the water main for the lifetime of the development.

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2. Evidence of Agreement with Statutory Undertaker (i)

Previous discussions have taken place with United Utilities (UU) regarding the potential diversion of the existing water main within the site boundary. United Utilities previously issued a diversion proposal and associated costing, confirming agreement in principle to the diversion scope.

To clarify the water main diversion does not need to take place prior to demolition, as demolition works do not affect the water main, in addition to which the water main will be protected, as outlined in greater detail in section 3 below.

Therefore, the demolition works across Phase 1B (covering plots A, B and C) will progress in a manner that will ensure that the existing water main is appropriately protected in-situ in accordance with condition 53(ii) (as detailed below), ahead of the approved diversion works being undertaken as part of the subsequent construction works

3. Details of Water Main Protection (ii)

3.1 Location and Nature of the Water Main

A statutory water main is located in Phase 1B as indicated on 4126-HAN-XX-XX-D-Z-00XXXX Ph1 Demo-Existing Utilities-Water P01. The water main is in close proximity to the building line, but does lie outside the demolition footprint; The demolition methodology involves removal of structures down to slab level only, with no foundation removal or below-ground excavation. Therefore, no direct physical interface with the water main is anticipated.

3.2 Potential Impacts from Demolition Activities

Although the works do not include any below-ground activities, a number of potential indirect risks have been identified due to the presence of plant, demolition traffic and temporary site facilities. These include:

- Surface loading from heavy vehicles or stored materials above or near the water main
- Accidental encroachment during minor enabling or service-related works
- Damage caused by incorrectly positioned temporary installations (e.g., cabins, fencing posts)
- Low-level vibration associated with demolition activity (considered minimal given the separation distance)

3.3 Protection Measures During Demolition

To ensure full protection of the water main, the following mitigation measures will be implemented prior to commencement:

1. **No-Dig / No-Load Exclusion Zone**

The water main is clearly marked on the accompanying Hannan Plan referenced: 4126-HAN-XX-XX-SK-Z-000001 Existing Utilities-Water and will be shared with Demolition Contractor. No intrusive works, mechanical excavation or material storage will be permitted in this area.

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2. **Traffic and Load Management**, Temporary load-spreading protection over the water main (e.g., proprietary trackway or steel plates) will be used, if required.
 3. **Contractor Briefing and Information**
The Demolition Contractor will receive:
 - United Utilities' statutory record plans;
 - The GPR survey with clearly marked constraints and utility locations;
 - A briefing at induction highlighting the protected zone and restrictions.
 4. **Supervision and Routine Monitoring**
A designated supervisor will ensure compliance with the protection measures, supported by routine daily checks noted within standard site records.
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4 Protection Post-Completion of Demolition / During Subsequent Development

Following completion of demolition, the protection of the water main will continue throughout subsequent construction and landscaping works. Measures include:

- **Retention of the identified exclusion zone** wherever excavation or re-grading activities are planned
- **Landscaping design controls**, ensuring no deep-rooted planting, heavy structures, or increased ground loading occur above the main
- **Liaison with United Utilities** prior to any future utility installation, ducting, or ground interventions in the vicinity of the main

These measures will ensure the long-term protection of the asset for the lifetime of the development, please do note however that it is envisaged the water main diversion will be carried out in advance of the construction works commencing, thereby negating the need for enhanced protection measures during the construction period.

5 Compliance Statement

The mitigation measures outlined within this document will be implemented in full prior to commencement of demolition works, in accordance with Condition C.53(ii). All protections will remain active throughout construction, demolition and post-completion phases until such time as any agreed diversion works are undertaken.