

Bury Council
By email

Your ref: 68189
Our ref: DC/22/1979
Date: 05-JUL-22

Dear Planning Team

Location : 110 Watling Street, Tottington, Bury, BL8 3QJ

Proposal : Erection of a part agricultural and part equestrian building for the storage of machinery and haylag

United Utilities wish to make the following comments regarding the proposal detailed above.

UNITED UTILITIES WATER MAIN - REQUIREMENT FOR FURTHER INFORMATION

With regards to the above development proposal, United Utilities Water Limited ('United Utilities') wishes to provide the following comments. In this response, we request further information **PRIOR TO DETERMINATION** of this planning application.

It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development. Therefore, our recommendation to the LPA is that the application is not progressed further until the exact location of the water assets referred to above are confirmed with us and so that the implications for the position of the proposed building can be fully understood and redesigned if necessary prior to determination. We must therefore **OBJECT** until the impact on our assets is fully understood and agreed by United Utilities.

We wish to highlight the following:

1. Development is proposed close to, or potentially over, a United Utilities water main and the applicant must provide clarity on the exact location of the assets to ensure these will not be directly built over. It's important to understand that we will not permit development over or in close proximity to our water mains in the site.

2. Additionally, as referred to above, we have an associated easement afforded to the water main. We require discussions regarding protecting our water assets include the associated access to maintain our statutory rights to access our infrastructure.

We are keen to work with the applicant to firstly trace the water main. Once we are satisfied with the location of the main in relation to the development, we will look to work with the applicant and the LPA to agree protection measures and associated access, potentially with a condition.

It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the development proposed. Therefore, our recommendation to the LPA is that the application is **not progressed further until the exact location of the water main asset is confirmed with us** and so that the implications for the proposed site layout can be fully understood and redesigned if necessary prior to determination.

United Utilities Easement

According to our records there is a legal easement within the proposed development site which is in addition to our statutory rights for inspection, maintenance and repair. The easement has a **UU Ref: P 234** which contains restrictive covenants that must be adhered to *in addition* to our statutory rights. It is the responsibility of the developer to obtain a copy of the document, available from United Utilities Legal Services or Land Registry and comply with the provisions stated within the document. Under no circumstances should anything be stored, planted or erected on the easement width. Nor should anything occur that may affect the integrity of the pipe or United Utilities legal right to 24 hour access.

More information can be found under *United Utilities property, assets and infrastructure* below. We ask that the applicant contacts our Property Services team to discuss how the proposals may interact with the associated easement via PropertyGeneralEnquiries@uuplc.co.uk.

WATER CATCHMENT LAND AND ASSOCIATED CATCH WATER DRAINS

The proposed development is located within 'Jumbles' drinking water catchment which is a designated Safeguard Zone. The applicant should have due regard to this during construction and in particular with regards to foul water disposal. Protection of any surface water run off must be made to ensure no pollution to local watercourses. Any drainage should be considered due to watercourse must be considered as per the drainage comments below as they feed into our surrounding reservoir network. The applicant should note that as part of an area we use for drinking water catchment we have various catch water drain assets in the site and **the status of these assets should be confirmed as they are critical to our operations in the wider area**. The applicant must contact us as early as possible to understand how this will impact their proposal.

The applicant can discuss how the above impacts the asset protection measures via developerserviceswater@uuplc.co.uk.

The applicant can discuss how the above impacts the sites surface water drainage proposals via WastewaterDeveloperServices@uuplc.co.uk

DRAINAGE

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) advise that surface water from new developments should be investigated and delivered in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

We recommend the applicant considers their drainage plans in accordance with the drainage hierarchy outlined above.

Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).

In the event that the applicant, or any subsequent developer, approaches United Utilities regarding a connection for surface water to the public sewer, it is likely that we will request evidence that the drainage hierarchy has been fully investigated and why more sustainable options are not achievable. This will be managed through either our 'S106 Sewer Connections' or 'S104 Adoptions' processes.

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewers for Adoption and United Utilities' Asset Standards'. This is important as drainage design can be a key determining factor of site levels and layout.

The applicant should not presume that the principles outlined within a drainage strategy will meet the detailed requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

WATER AND WASTEWATER SERVICES

If the applicant intends to receive water and/or wastewater services from United Utilities, they should visit our website or contact the Developer Services team for advice. This includes seeking confirmation of the required metering arrangements for the proposed development. See 'Contacts' Section below.

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the arrangements will be suitable for the new proposal.

In some circumstances we may require a compulsory meter is fitted. For detailed guidance on whether the development will require a compulsory meter please visit <https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20212022/> and go to section 7.7 for compulsory metering.

If reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services, and metering arrangements, at the earliest opportunity. Please see 'Contacts' section below.

UNITED UTILITIES PROPERTY, ASSETS AND INFRASTRUCTURE

United Utilities will not allow building over or in close proximity to a water main.

United Utilities may not allow building over or in close proximity to a public sewer.

As outlined above, a **water main** crosses the site. **It must not be built over**, or our access to the pipeline compromised in any way. The Water Industry Act 1991 affords United Utilities specific rights in relation to maintenance, repair, access and protection of our water infrastructure. We require an access strip as detailed in our 'Standard Conditions for Works Adjacent to Pipelines', a copy of which accompanies this letter. The applicant must comply with this document to ensure pipelines are adequately protected both during and after the construction period. It also includes advice regarding landscaping in the vicinity of pipelines.

Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include earth movement and the transport and position of construction equipment and vehicles.

Consideration should also be applied to United Utilities assets which may be located outside the applicant's red line boundary. Any construction activities in the vicinity of our assets must comply with our 'Standard Conditions for Works Adjacent to Pipelines' or national building standards.

The applicant or developer should contact our Developer Services team for advice if their proposal is in the vicinity of water or wastewater pipelines and apparatus. It is their

responsibility to ensure that United Utilities' required access is provided within their layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity. See 'Contacts' section below.

CONTACTS

Website

For detailed guidance on water and wastewater services, including application forms and the opportunity to talk to the Developer Services team using the '**Live Chat**' function, please visit: <http://www.unitedutilities.com/builders-developers.aspx>

Email

For advice on water and wastewater services or to discuss proposals near to pipelines, email the Developer Services team as follows:

Water mains and water supply, including metering - DeveloperServicesWater@uuplc.co.uk

Public sewers and drainage - WastewaterDeveloperServices@uuplc.co.uk

Telephone - 0345 072 6067

Property Searches (for asset maps):

A number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit <https://www.unitedutilities.com/property-searches/>

Water and sewer records can be viewed for free at our Warrington Head Office by calling 0370 751 0101. Appointments must be made in advance. Public sewer records can be viewed at local authority offices. Arrangements should be made directly with the local authority.

The position of the underground apparatus shown on asset maps 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 on the map.

We request that a copy of this letter is made available to the applicant.

Yours faithfully

The Planning, Landscape and Ecology Team