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For the Attention of:

David Marno
Head of Development Management
Planning Services
Department for Resources and Regulation
3 Knowsley Place
Bury, BL9 0EJ

9 April 2026

Our Reference: STG-WGH-BRYLPA-001

Dear David,

Haweswater Aqueduct Resilience Programme of Works in the Borough of Bury under Planning Permission 66947 - Proposed Phasing Plan submitted to Discharge Condition 3 for works at Woodgate Hill WTW Compound.

The Haweswater Aqueduct Resilience Programme (HARP) is a regionally significant infrastructure programme which benefits from policy support and planning permission, and for which there is an established urgent need. United Utilities have appointed Cascade Infrastructure Ltd to fund, design, construct and maintain the programme of works, and Cascade have in turn appointed STRABAG to carry out the design and construction.

The HARP is a proposal to replace six existing underground tunnel sections of the 110km Haweswater Aqueduct. The aqueduct takes raw water from the Haweswater Reservoir along a 16km section to a water treatment works (WTW) near Kendal for treatment. From this WTW the aqueduct conveys treated water southward to a WTW in the borough of Bury. Along its length there are a number of water mains that branch off the aqueduct supplying treated water to customers in Cumbria, Lancashire and Greater Manchester.

A series of HARP works are proposed in the Borough of Bury authority area, including works for a replacement section of aqueduct and associated temporary and permanent works and infrastructure.



Full planning permission (Council Ref: 66947) was granted in June 2023, subject to a series of planning conditions and s106 obligations.

Scope of this Application

This application is to discharge Condition 3 of the above permission, in respect of the Phasing of the Proposed Works at Woodgate Hill WTW Compound. Condition 3 states:

“Condition 3 - Phasing of the Proposed Works

Prior to the commencement of development, a phasing plan showing the sequencing of the development for managing the construction, restoration and reinstatement works shall be submitted to and agreed in writing by the Local Planning Authority.

Conditions (set out below) that are required to be submitted to the Local Planning Authority for approval shall be submitted to and agreed in writing by the Local Planning Authority in accordance with the sequence set out in the agreed phasing plan. The development shall thereafter be implemented solely in accordance with the approved scheme or as subsequently amended by written agreement with the Local Planning Authority.

Reason. Details are required prior to the commencement of development in order to secure satisfactory detailed delivery of the highway works within each phase of development and across the site as a whole in accordance with Policy HT1 – A balanced Transportation Strategy of the Bury Unitary Development Plan.

The following drawings and documents are submitted alongside this application, which, together with this covering letter comprise the application submitted for approval.

Table 1 - Drawings and documents accompanying this application

Drawing/Document Title (Number)	For Approval/For Information
Covering Letter 80061155-SBG-XX-XX-RP-Z-00036 P01	For Approval
TR6G Woodgate Hill WTW Site Construction Phasing Plan Phase 1 and Phase 2 80061155-STB-HASWH-NA-DR-L-00002 Rev P01	For Approval
TR6G Woodgate Hill WTW Site Construction Phasing Plan Phase 3 and Phase 4 80061155-STB-HASWG-NA-DR-L-00003 Rev P01	For Approval
TR6G Woodgate Hill WTW Site Construction Phasing Plan Phase 5 (Page 3 of 3) 80061155-STB-HASWG-NA-DR-L-00004 Rev P01	For Approval



Phasing of the Proposed Works

The overall programme has been divided into five principal phases, each covering a distinct part of the works.

Appendix A to this letter sets out each phase together with the associated works to be undertaken within that phase for Woodgate Hill WTW Compound.

It is further noted that the works activities and their indicative start timings listed within Appendix A are provided for guidance purposes only. These are intended to assist understanding of the anticipated sequence but may be subject to refinement as the works progress.

The submitted Phasing Plan is intended to provide a clear framework to guide the discharge of subsequent conditions, in line with the requirements of Condition 3. The development associated with Woodgate Hill WTW Compound will thereafter be implemented in accordance with the approved Phasing Plan, unless otherwise agreed in writing with the Local Planning Authority.

The programme dates are based on the development programme at the time of submission. Dates are shown by quarter (e.g. Q3 2026), within which the works are expected to commence.

If the start of a phase changes significantly, a revised Phasing Plan would be submitted for approval. However, a change of up to two quarters earlier or later would not require the Phasing Plan to be resubmitted.

Summary

This application is to discharge Condition 3 of the above permission, in respect of the Phasing of the Proposed Works at Woodgate Hill WTW Compound. It has been developed and submitted in accordance with planning permission reference 66947, and we would be very grateful for a timely determination within the statutory decision-making timeframes, in order to assist the HARP in maintaining its programme.

I trust this is helpful. If you have any queries relating to this application, please don't hesitate to contact me on 07398 755525 or tim.snell@partner.strabag.com.

Yours Sincerely,

A handwritten signature in black ink, appearing to read "Tim Snell", is written over a light blue wavy line.

Tim Snell

Town Planning Lead, Haweswater Aqueduct Resilience Programme, STRABAG UK Limited

**APPENDIX A - Works for each Phase (Woodgate Hill WTW Compound)¹**

Construction Phase	Works¹
Phase 1 - Enabling & Site Establishment Works Anticipated start of works Q3 2026	• Temporary haul roads and footpaths formation • Water Attenuation Lagoons formation • Setup of temporary mobile welfare • Setup of drainage and wastewater treatment system • Setup of temporary generators area (use until mains connection) • Setup of wastewater treatment plant • Partial site access haul road and footway construction works • Site entrance junction construction works • Topsoil removing • Temporary security setup • Erection of temporary fence line (e.g. Heras fence) • Concrete testing building
Phase 2 - Commencement of Substantive Excavations Works Anticipated start of works Q4 2026	• Site compounds re-profiling • Site access haul road and footpath construction works • Sheet piling earthworks for ground stabilization • Facilities foundation hardstanding construction • Lay in required utilities services (e.g. water, gas, telecom) • Site security system setup (e.g. fence line, turnstile gates) • Construction of footings and foundation slabs • Substation connection and commissioning • LV distributor and commissioning • Welfare facilities and site car parking construction • Site storage and workshops area formation • Crawler and mobile cranes setup • Setup of grout slurry batching plant • Setup of piling casing storage area • Setup of reinforcement cages storage area
Phase 3 - Shaft / Portal & Tunnelling Works Anticipated start of works Q3 2027	• Secant piles construction works • Capping beam construction works • Shafts excavation & spray concrete lining construction works • Shaft bottom permanent structure construction works • TBM breaks through reception shaft • Dismantling of TBM components within the reception shaft • Lifting and extraction of TBM parts • Handling and disposal of waste materials (slurry, lubricants, debris) • Loading TBM components onto transport vehicles for removal from the site. • Post-retrieval inspection of the reception shaft to confirm structural stability.
Phase 4 - Connection Works Anticipated start of works Q3 2027	• New built tunnel rinsing works • Site and UU facilities relocation works (If required) • Siphon Pipelines Connection Works • Surface permanent structures preparation works
Phase 5 - Site Reinstate Works Anticipated start of works Q1 2032	• Tunnel support services dismantling works • Shaft permanent structures construction works • Surface permanent works (e.g. boundary treatment) • Site re-landscaping works • Permanent road modification works • Site permanent security setup • Construction site equipment and facilities demobilisation • Topsoil replacement • Vegetation plantation for reinstating

¹ The works listed are not exhaustive.