

NOTICE OF PLANNING PERMISSION

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

To:

Mr P Orr
Paddock Johnson
Studio 2
The Lyceum
Bath Street
Wirral
CH62 4UJ

On Behalf Of:

Onward Homes & Bury Council
Onward Homes & Bury Council

PART 1 - Particulars of Application

Application Number: 68691

Date of Registration: 30/08/2022

Proposal:

Redevelopment and change of use of the site to provide 30 new residential dwellings along with associated works including landscaping and provision of access from Victoria Avenue, including highway works to Victoria Avenue.

Location:

Land off Victoria Avenue, Whitefield, Manchester, M45 6DP

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings numbered 21059-PJA-00-ZZ-DR-A-0001-C, 21059-PJA-00-ZZ-DR-A-1000-O, 21059-PJA-00-ZZ-DR-A-1001-E, 21059-PJA-A1-ZZ-DR-A-1100-A, 21059-PJA-B1-ZZ-DR-A-1101-A, 21059-PJA-C1-ZZ-DR-A-1102-A, 21059-PJA-A2-ZZ-DR-A-1103-A, 21059-PJA-A3-ZZ-DR-A-1104-A, 21059-PJA-A4-ZZ-DR-A-1105, 21059-PJA-A5-ZZ-DR-A-1106, 21059-PJA-00-ZZ-DR-A-2000, 21059-PJA-A1-ZZ-DR-A-2100-A, 21059-PJA-B1-ZZ-DR-A-2101-A, 21059-PJA-C1-ZZ-DR-A-2102-A, 21059-PJA-A2-ZZ-DR-A-2103-A, 21059-PJA-A3-ZZ-DR-A-2104, 21059-PJA-A4-ZZ-DR-A-2105, 21059-PJA-A5-ZZ-DR-A-2106, 31990-SUT-ZZ-XX-DR-C-6500 P02, 31990-SUT-ZZ-XX-DR-C-6150 P02, 31990-SUT-ZZ-XX-DR-C-6200 P02, 31990-SUT-ZZ-XX-DR-C-6354 P02, 31990-SUT-ZZ-XX-DR-C-6550 P02 and the development shall not be carried out except in accordance with the drawings hereby

approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.

- 3 Details/Samples of the (materials/bricks) to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.

Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.

- 4 No development shall commence, except site clearance, unless and until:-
- A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 5 Following the provisions of Condition 4 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 6 If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason. To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 7 The proposed development shall be carried out in accordance with the recommendations from the bat survey, dated 14 November 2022.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and Section 11 of the National Planning Policy Framework.

- 8 No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 - Conservation of the Natural Environment and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 9 Prior to vegetation clearance and earthworks, reasonable avoidance measures method statements to protect mammals such as hedgehog and amphibians during site clearance and construction will be submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to during construction
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and Section 11 of the National Planning Policy Framework.
- 10 No development shall commence until full details of a scheme for the eradication and/or control of Japanese Knotweed (*Fallonia Japonica*, *Rouse Decraene*, *Polygonum Cuspidatum*) and Himalayan Balsam (*Impatiens Glandulifera*) is submitted to and approved in writing by the Local Planning Authority. The approved management plan shall include a timetable for implementation. Should a delay of more than one year occur between the date of approval of the management scheme and either the date of implementation of the management scheme or the date of development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority.
Reason. The scheme does not provide full details of the actual extent of Japanese Knotweed and Himalayan Balsam in the interest of UDP Policy EN9 - Landscape and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 11 The landscaping scheme, including the bird boxes, bat boxes, bee bricks and hedgehog highways hereby approved shall be implemented to the written satisfaction of the Local Planning Authority not later than 12 months from the date the building(s) is first occupied. Any trees or shrubs removed, dying or becoming severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted to the written satisfaction of the Local Planning Authority.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 12 All reasonably practicable measures shall be adopted to ensure that dust emissions from the site and access roads are kept to a minimum and any dust nuisance abated forthwith.
Reason. To protect the amenities of occupiers of nearby properties pursuant to Policy EN7/1 - Air Quality of the Bury Unitary Development Plan.
- 13 The contractor shall ensure that all vehicles, plant and machinery used during the operations are fitted with effective exhaust silencers and that all parts of such vehicles, plant or machinery are maintained in good repair and in accordance with the manufacturer's instructions and are so operated as to minimise noise emissions.

Only "sound reduced" compressors shall be used and any equipment or panel fitted by the manufacturer for the purpose of the reduction of noise shall be maintained and operated so as to minimise noise. Any pneumatically operated percussive tools shall be kept in good repair: damped steels shall be used wherever practicable.

The engines of motors or machines which will be out of use for a period exceeding 15 minutes shall be turned off.

Reason. To protect the amenities of occupiers of nearby properties pursuant to Policy EN7/2 - Noise Pollution of the Bury Unitary Development Plan.

- 14 The developer and builder should have due regard to the advice offered in BS 5228: 2009 Parts 1 and 2 (Code and practice for noise and vibration control on construction and open sites).

Any proposed piling or vibroflotation/vibrocompaction or vibroreplacement/vibrodisplacement or dynamic consolidation to be carried out on the site as part of or in preparation to the development of the site shall be undertaken to the satisfaction of the Local Authority: the method and equipment chosen shall be the one which minimises the amount of vibration and noise produced.

Unless site or geological conditions dictate otherwise, then hydraulic/jack-piling and/or continuous flight auger piling shall be the methods used on the site.

Any proposal to use an alternative piling method to the ones mentioned above shall include, in the written submission to the Local Authority, a technical appraisal of the alternative method, together with a detailed and technical statement as to why jack-piling or continuous flight auger piling may not be used.

If an alternative method to jack-piling or continuous flight auger piling is to be employed, then an evaluation of the risk of vibration-induced damage to nearby buildings shall be undertaken by the developer and/or builder prior to the work commencing, in accordance with the guidelines provided by BS 7385 Part 2:1993 (Evaluation and Measurement for Vibration in Buildings) (Annex B).

Details of the scheme, including the method and equipment to be used and the results of any vibration damage risk assessment survey/report undertaken in accordance with item 1b as above, shall be submitted to the Local Authority, for approval, not less than one month before such operations are due to commence.

Reason. To protect the amenities of occupiers of nearby properties pursuant to Policy EN7/2 - Noise Pollution of the Bury Unitary Development Plan.

- 15 The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing 31990-SUT-ZZ-XX-DR-C-6200, Rev P02- Dated 16/11/2022 which was prepared by Sutcliffe. For the avoidance of doubt surface water must drain at the restricted rate of 6.4l/s.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason. To promote sustainable development and reduce flood risk pursuant to Unitary Development Plan Policies EN5/1- New Development and Flood Risk , EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

- 16 Notwithstanding the details indicated on the approved plans, no development shall commence on the adopted highway that affects the existing turning facilities at the cul-de-sac end of Victoria Avenue unless and until the replacement, adoptable turning facilities within the curtilage of the site have been implemented and made available for public use.
Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety.
- 17 Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted on a topographical based survey of the site and adjacent adopted highways to the Local Planning Authority:
- Formation of the site access onto Victoria Avenue and proposed estate road, incorporating the provision of adequate arrangements at the interface with the adjacent emergency access onto Oxbow Way to a scope and specification to be agreed with the Highway Authority and Greater Manchester Fire and Rescue Service, demarcation of the adopted highway and all associated highway and highway drainage remedial works;
 - Provision of all off site alterations to form the new bend in Victoria Avenue/proposed site access;
 - Provision of on/off highway replacement parking facilities for the adjacent affected residents with 5.0m long hardstandings measured from the new estate road along with the retention of an access to the driveway serving No. 37 Victoria Avenue;
 - Works to tie into/regularise the adjacent school entrance/back street access points located in the vicinity of the proposed bend;
 - Measures to prevent the discharge of surface water from all proposed hardstandings onto the future adopted highway;
 - Revised arrangements at the junction of the retained access serving No.'s 34/36 Victoria Avenue with the proposed estate road;
 - Provision of tactile paved crossing points in positions to be agreed;
 - A scheme of 20mph traffic calming measures on the proposed residential estate road from the junction with Victoria Avenue to a scope and specification to be agreed including details of proposed materials, road markings and signage as required.
 - In association with the above, all alterations to existing/provision of new road markings to a scope to be agreed;
 - Provision of a street lighting assessment to a scope and specification to be agreed (and, where necessary, a scheme of improvements) for Victoria Avenue from the Oxford Avenue/Alexandra Avenue junction to the site access and the proposed residential estate road;
 - Proposals for the introduction of waiting restrictions to scope to be agreed at the junction of the site access with Victoria Avenue and at the proposed traffic calming feature/narrowing, including all necessary road markings and signage;
- The details subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority.
Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety.
- 18 No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved by the Local Planning Authority and shall confirm/provide the following:

- Photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of the development and as a result of statutory undertakers connections to the site;
- Access route for all vehicles to the site from the Key Route Network and all temporary works required to facilitate access for ground works/construction vehicles;
- If proposed, details of site hoarding/gate positions clear of required visibility splays onto Victoria Avenue;
- The provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted highway;
- A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Victoria Avenue;
- Confirmation of hours of operation and number of vehicle movements taking into consideration school start finish times due to the proximity of the site to Whitefield Community Primary School;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres;
- Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials;
- Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the demolition/construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the demolition and construction periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of demolition/construction materials.

This condition can be satisfied in phases.

Reason. Information not submitted at application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

- 19 The turning facility indicated on the approved plans shall be provided before the development is first occupied/works on the existing adopted highway are commenced and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.
Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety.
- 20 Minimum hardstandings lengths of 5.0m (10.0m when in tandem), measured from the highway boundary, shall be provided at all dwellings and thereafter maintained
Reason. To enable a vehicle to stand clear of the highway whilst the garage doors are opened and to allow adequate space to maintain a vehicle clear of the highway in the interests of road safety pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and associated Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

- 21 Bin storage arrangements shall be provided within the curtilage of each dwelling in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.
Reason. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling.
- 22 The development hereby approved shall only be developed by or on behalf of the applicant as units to be sold as shared ownership units or as general needs rent affordable housing. The affordable housing provision shall be provided in accordance with the approved Affordable Housing Statement, August 2022, received on 03/08/2022.
Reason. The proposed development has been granted given the particular circumstances of the applicant following a funding package from the Homes England which provides an opportunity to promote increased affordable housing, but as a result a recreational contribution pursuant to Supplementary Planning Document 1 (Open Space, Sport and Recreation Provision in New Housing Development) will not be provided. This condition is thereby to ensure that in order to make the development acceptable in planning terms, as a result of not making a recreational contribution the whole development shall instead contribute to satisfying the need for affordable housing provision.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

- H1/2 H1/2 - Further Housing Development
- H2/1 H2/1 - The Form of New Residential Development
- H2/2 H2/2 - The Layout of New Residential Development
- H4/1 H4/1 - Affordable Housing
- EN1/2 EN1/2 - Townscape and Built Design
- EN1/3 EN1/3 - Landscaping Provision
- EN5/1 EN5/1 - New Development and Flood Risk
- EN6 EN6 - Conservation of the Natural Environment
- EN6/3 EN6/3 - Features of Ecological Value
- EN7 EN7 - Pollution Control
- EN7/1 EN7/1 - Atmospheric Pollution
- EN7/2 EN7/2 - Noise Pollution
- EN7/5 EN7/5 - Waste Water Management
- EN8 EN8 - Woodland and Trees
- RT2/1 RT2/1 - Provision of New Recreation Sites
- HT2/4 HT2/4 - Car Parking and New Development
- HT4 HT4 - New Development
- HT5/1 HT5/1 - Access For Those with Special Needs
- HT6/2 HT6/2 - Pedestrian/Vehicular Conflict
- SPD1 Supplementary Planning Document 1 - Open Space, Sport and Recreation Provision in New Housing Development

SPD5	Development Control Policy Guidance Note 5: Affordable Housing Provision in New Residential Developments
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
NPPF	National Planning Policy Framework

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

21059-PJA-00-ZZ-DR-A-0001-C
 21059-PJA-00-ZZ-DR-A-1000-O
 21059-PJA-00-ZZ-DR-A-1001-E
 21059-PJA-A1-ZZ-DR-A-1100-A
 21059-PJA-B1-ZZ-DR-A-1101-A
 21059-PJA-C1-ZZ-DR-A-1102-A
 21059-PJA-A2-ZZ-DR-A-1103-A
 21059-PJA-A3-ZZ-DR-A-1104-A
 21059-PJA-A4-ZZ-DR-A-1105
 21059-PJA-A5-ZZ-DR-A-1106
 21059-PJA-00-ZZ-DR-A-2000
 21059-PJA-A1-ZZ-DR-A-2100-A
 21059-PJA-B1-ZZ-DR-A-2101-A
 21059-PJA-C1-ZZ-DR-A-2102-A
 21059-PJA-A2-ZZ-DR-A-2103-A
 21059-PJA-A3-ZZ-DR-A-2104
 21059-PJA-A4-ZZ-DR-A-2105
 21059-PJA-A5-ZZ-DR-A-2106
 31990-SUT-ZZ-XX-DR-C-6500 P02
 31990-SUT-ZZ-XX-DR-C-6150 P02
 31990-SUT-ZZ-XX-DR-C-6200 P02
 31990-SUT-ZZ-XX-DR-C-6354 P02
 31990-SUT-ZZ-XX-DR-C-6550 P02

NOTES TO APPLICANT

1. Model Procedures and good practice Due to the former land use(s), soil and /or groundwater contamination may exist at the site and the associated risks to controlled waters should be addressed by:
 - Follow the risk management framework provided in Guidance on Land contamination risk management (LCRM) Land contamination risk management (LCRM) - GOV.UK (www.gov.uk), when dealing with land affected by contamination
 - Refer to our Guiding principles for land contamination for the type of information that we require in order to assess risks to controlled waters from the site - the local authority can advise on risk to other receptors, such as human health
 - Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed
 - Refer to the contaminated land pages on gov.uk for more information
 - Refer to 'The Environment Agency's approach to groundwater protection'

All investigations of land potentially affected by contamination should be carried out by or under the direction of a suitably qualified competent person and in accordance

with BS 10175 (2001) Code of practice for the investigation of potentially contaminated sites. Where the remediation / redevelopment of the site will involve waste management issues we offer the following advice:

Waste on-site

The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works is waste or has ceased to be waste. Under the Code of Practice:

- excavated materials that are recovered via a treatment operation can be reused on-site providing they are treated to a standard such that they are fit for purpose and unlikely to cause pollution
- treated materials can be transferred between sites as part of a hub and cluster project
- some naturally occurring clean material can be transferred directly between sites

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays. We recommend that developers should refer to:

- the position statement on the Definition of Waste: Development Industry Code of Practice
- The waste management page on GOV.UK

Waste to be taken off-site

Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment, and disposal are subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2016
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If the total quantity of hazardous waste material produced or taken off-site is 500kg or greater in any 12-month period, the developer will need to register with us as a hazardous waste producer. Refer to the hazardous waste pages on GOV.UK for more information.

2. 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.

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-2021202>

2/ 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.

3. **UNITED UTILITIES PROPERTY, ASSETS AND INFRASTRUCTURE**

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

Wastewater pipelines - United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances.

Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details).

A public sewer crosses the site and we will not permit building over it. We require an access strip for maintenance or replacement. The minimum distances that might be acceptable to United Utilities are detailed within Part H of the Building Regulations however, we recommend the applicant determines the precise location, size, depth and condition of the pipeline as this is likely to influence the required stand-off distance from any structure.

Advice relating to both water and wastewater infrastructure - It is the applicant's responsibility to demonstrate the exact relationship between United Utilities' assets and the proposed development. Developer's should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Where United Utilities' assets cross the proposed red line boundary, developers must contact our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition.

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.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that a diversion application is submitted to United Utilities and subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

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.

Any construction activities in the vicinity of United Utilities' assets must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines'. This includes United Utilities' assets which may be located outside the applicant's red line boundary.

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. Please see 'Contacts' section below.

4. **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.

5. The access should be a minimum width of 4.5 metres and capable of carrying 12.5 tonnes. There also needs to be a suitable fire hydrant within 165 metres of the furthest dwelling.

The Fire Service requires vehicular access for a fire appliance to within 45 metres of all points within the dwellings.

The Fire Service strongly supports the installation of domestic sprinkler systems as a positive measure to protect persons. All developers should positively consider the visibility of installing domestic sprinkler systems.

The access requirements for a dwelling fitted with an approved sprinkler system can deviate from the required standard detailed above, and further consultation would be required.

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harte', written in a cursive style.

12 of 12

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On behalf of the Council

Date of Decision: 12/01/2023