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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

12 June 2026

Our Reference: STG-WGH-BRYLHA-020

Dear David,

Haweswater Aqueduct Resilience Programme of Works in the Borough of Bury under Planning Permission 66947 - Application for the partial discharge of Conditions 7 and 8 (Contaminated Land Risk Assessment and Remediation Strategy, and Site Verification Report) for works at Woodgate Hill WTW Compound (For all Phases)

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 HARP programme of works, and Cascade have in turn appointed STRABAG to carry out the design and construction.

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 Bury Council 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 Conditions 7 and 8 of the above permission, for all phases of work at Woodgate Hill WTW Compound.

“Condition 7 – Contaminated Land Risk Assessment and Remediation Strategy

Development within each phase approved under Condition 3 above shall not be commenced until:

- *A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site for the relevant phase has been 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.*

Condition 8 – Contaminated Land Risk Assessment and Remediation Strategy – Site Verification Report

Following the provisions of Condition 7 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.”

Table 1 – Phases of development to which this application relates

Phase	Description of Works
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 welfares • Setup of drainage and wastewater treatment system • Setup of temporary generators area (use until mains connection) • Setup of wastewater treatment plant



Phase	Description of Works
	• 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 • Welfares 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 Reinstatement Works Anticipated start of works	• Tunnel support services dismantling works • Shaft permanent structures construction works • Surface permanent works (e.g. boundary treatment)



Phase	Description of Works
Q1 2032	• Site re-landscaping works • Permanent road modification works • Site permanent security setup • Construction site equipment and facilities demobilisation • Topsoil replacement • Vegetation plantation for reinstating

The following documents are submitted alongside this application, which, together with this covering letter comprise the application submitted for approval at the Woodgate Hill WTW Compound.

Table 2 - Drawings and documents accompanying this application

Drawing/Document Title (Number)	For Approval/For Information
Covering Letter 80061155-STB-HASWH-DS-CO-T-00007 P02	For Approval
Contaminated Land Preliminary Risk Assessment: Woodgate Hill WTW compound 80061155-STB-HASWH-NA-RP-I-00001 P03	For Approval

Contaminated Land Risk Assessment

The attached Stage 1 Preliminary Risk Assessment has been undertaken in accordance with Land Contamination Risk Management guidance to support works at Woodgate Hill WTW Compound. The assessment is based on a desk-based review of historical land use, environmental baseline information, and publicly available environmental datasets, including the Groundsure Sideview report.

The key conclusions are as follows:

- The Site has predominantly remained undeveloped. No evidence has been identified of widespread or severe contamination within the Site boundary.
- Historical and current features with potential contaminative significance have been identified. These include former quarrying and ground workings, a historical refuse feature, nearby tanks and industrial uses, and the adjacent water treatment works handling chemicals, fuels, and oils.
- Potential pathways exist in the form of direct contact with soils, dust inhalation, and migration to groundwater and surface water, including Gipsy Brook.
- Receptors relevant to the works are limited to construction workers, controlled waters, and the surrounding environment. No sensitive end use is introduced at this stage.



- A small number of plausible source-pathway-receptor linkages have been identified at a preliminary level. These are considered unlikely to give rise to significant risk considering mitigation measures.
- No unacceptable risks to human health, controlled waters, or the environment have been identified based on the available desk-based information.
- Ground gas and landfill gas risks are considered low, with no credible sources identified within or in proximity to the Site.
- One unidentified feature within the proposed access corridor has been identified but is deemed to have a low-risk potential for contamination

On this basis, the Site is considered suitable for the works from a contaminated land perspective, subject to standard construction and environmental management controls and therefore, no further assessments are recommended. Nonetheless, prior to the commencement of construction, an investigative trial pit was carried out at the location of the unidentified feature (suspected historic animal pen) to confirm our understanding that there is no risk of contamination at this Site. The result of the trial pit indicates no presence of contamination - and as a result no remediation is required at this Site.

Summary

This application is to discharge Conditions 7 (Contaminated Land Remediation Strategy and Risk Assessment) and 8 (Contaminated Land Remediation Strategy and Risk Assessment – Site Verification Report) of the above permission, in respect of all phases at the Woodgate Hill WTW Compound only. It has been developed and submitted in accordance with planning permission reference 66947.

We would be very grateful for a timely determination within the statutory decision-making timeframes, in order to assist in maintaining the programme for delivery of HARP.

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

Cc.

