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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

22 April 2026

Our Reference: STG-WGH-BRYLPA-021

Dear David,

Haweswater Aqueduct Resilience Programme of Works in the Borough of Bury under Planning Permission 66947 – Details of permanent structures submitted to Discharge Condition 5 for Phases 1-2 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 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 Condition 5 of the above permission, in respect of details of permanent above ground structures at the Woodgate Hill WTW Compound. Condition 5 states:

“Condition 5- Details of permanent structures

Notwithstanding the plans and details submitted, development within each phase approved under Condition 3 shall not be commenced until details for all the permanent above ground structures for the relevant phase has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented during the course of the development.”

For Phases 1-2, and in accordance with the phasing plan discharged under Condition 3, there will be no permanent above ground structures constructed during these phases, and as such no details are available for these phases of work.

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 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	Description of Works
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

Table 2 - Drawings and documents accompanying this application

Drawing/Document Title (Number)	For Approval/For Information
Covering Letter 80061155-SBG-XX-XX-RP-Z-00070 P03	For Approval

Full details of the permanent above ground structures will be provided in accordance with the approved phasing plan, for Phases 3/5. The final design of the permanent above ground structures is subject to development, and we are committed to working with the local planning authority and stakeholders in an iterative manner until such a time as this design is fully fixed.

However, in the interim details of the proposed permanent above ground structures are shown in the approved Proposed Permanent Site Layout Woodgate Hill WTW Compound drawing (ref. 80061155-01-JAC-TR5-97-DR-C-00008 P01, approved under planning permission 66947, listed under Condition 2). This layout shows the following permanent above ground structures:

- A kiosk, measuring 7.5m x 7.5m and approximately 3.4m high and made of green painted steel (see drawing ref: 80061155-01-UU-TR5-97-DR-C-00042, approved under planning permission 66947, listed under Condition 2)
- An access/valve house building (north), measuring 12m x 6m and approximately 4.7m high to the top of the pitched roof, with grey roof cladding and brick walls (see drawing ref: 80061155-01-UUTR5-97-DR-C-00043, approved under planning permission 66947, listed under Condition 2).
- An access/valve house building (south), measuring 11m x 8.5m and approximately 5m



to the top of the pitched roof, with grey roof cladding and brick walls (see drawing ref: 80061155-01-UU-TR5- 97-DR-C-00044, approved under planning permission 66947, listed under Condition 2)

- Air valves to be provided at the downstream connection point (see drawing ref: 80061155-01-UUTR5-97-DR-C-00047, approved under planning permission 66947, listed under Condition 2)
- Hard surfaced vehicular access and surfacing area for the new access/valve house buildings and kiosk.

Summary

This application is to discharge Condition 5 for Phases 1-2 of the above permission, in respect of details of permanent above ground structures at Woodgate Hill WTW Compound. 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", with a stylized flourish at the end.

Tim Snell

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

Cc.