

Condition 7

7. *Prior to the commencement of development, details of a sustainable surface water and drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:*

1. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;

2. A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);

3. Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;

4. Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and

5. Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

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.

- o A flood risk assessment and drainage strategy is attached below*

Project No: 2024.052

Project: Proposed Residential Development
Ramsbottom Lane
Ramsbottom
Bury, BL0 9DJ

Subject: Drainage Strategy for discharge of Planning
Condition 7

Date: May 2024



**GRAHAM SCHOFIELD
ASSOCIATES**

**CONSULTING CIVIL AND
STRUCTURAL ENGINEERS**

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1.0 INTRODUCTION

1.1 Scope of Project

It is proposed to construct a single detached dwelling on an existing greenfield site. The site is located on a vacant plot of land north of Carr Bank Lodge, Ramsbottom Lane, Ramsbottom, Bury, BL0 9DJ. A Drainage Strategy is required to enable the discharge of Condition 7 attached to Planning Permission Ref: 68885 dated 13.02.2024

1.2 Sources of Information

In February 2019, the National Policy for Technical Requirements for Drainage were reinforced as part of the Planning Policy 25 to reflect flooding problems which several parts of the country had experienced in recent years leading up to the introduction of the new legislation.

In general terms, sites in excess of 1.0 Ha in area or within known areas of risk of flooding require both a Flood Risk Assessment and an appropriate drainage strategy.

The proposed development site is less than 1.0 Ha (0.10 Ha) and lies within Flood Zone 1 of the Environment Agencies Flood Zone maps, therefore a Flood Risk Assessment is not necessary.

A Drainage Strategy will therefore be carried out using the following information:

- SSHARC Drawing Number 03B – Proposed Site Plan – **Appendix ‘A’**
- SSHARC Drawing Number 04B – Proposed Ground Floor Plan – **Appendix ‘A’**
- Percolation Test Results with Soakaway Design – **Appendix ‘B’**
- UK flood maps for planning – **Appendix ‘C’**
- United Utilities Sewer Records – **Appendix ‘D’**

Directors: I.Schofield BSc (Hons) MSc, C Eng, MI Struct E ❖ M.O’Sullivan MSc, I Eng, IMI Struct E. AMICE
Consultant: G. Schofield C Eng, MI Struct E, MICE, MIEI

- Indicative Drainage Layout – **Appendix ‘E’**

1.3 Policy Content

A high level assessment has concluded the site to be of low risk. However, in accordance with “Technical Guidance to the National Planning Policy Framework” the application of a sustainable drainage system shall be adopted to reduce the overall level of flood risk in the area and beyond.

The area of the existing site is in the main permeable as will be the proposed surfacing to the new development. As such, a sustainable drainage solution will mimic the existing site by restricting the rate of discharge to equivalent greenfield run-off. The design of the surface water discharge will therefore include for 40% climate change and a separate 10% increase for urban creep.

2.0 EXISTING SITE DESCRIPTION AND LOCATION

2.1 Site Description

- 2.1.1 The site exists as a roughly square shaped parcel of undeveloped land covering a total area of approximately 0.1 hectare. The site access is via an unadopted private access drive, to the west of the site (OS Grid Ref : 379090; 417050)
- 2.1.2 Ground levels vary substantially across the site. The north mid point of the site is a topographical high point, with a relatively sharp decrease in ground levels to the east and west, and a gentle decrease north to south. Retaining walls are present at the southern, eastern and western boundaries. A number of mature and semi-mature deciduous trees are present on the site, which is bordered by a residential property to the north and Carr Bank Lodge to the south. The private access drive borders the west of the site and Ramsbottom Lane lies to the east.
- 2.1.3 The site has planning permission (ref:68885 dated 13.02.2024) for 1No. residential property. The development will require a ‘cut and fill’ exercise to achieve proposed finished floors and external levels compatible with the surrounding topography..

2.2 Hydrology

- 2.2.1 Ordnance survey mapping indicates the closest watercourse to the site is the unnamed ‘inland river’ which is located 100 metres to the south. The OS Water Network Map indicates it is an outflow from former mill ponds and eventually discharges into the River Irwell..

- 2.2.2 The nearest named surface water feature is the River Irwell, which flows roughly north to south within 265m east of the site. The River Irwell is a statutory 'main river' managed by the Environment Agency.

2.3 Geology and Hydrogeology

- 2.3.1 Superficial deposits below the site are designated as 'Secondary Undifferentiated Aquifer'. This designation indicates that superficial deposits have limited potential value for water supply or river baseflow.
- 2.3.2 Solid strata beneath the site are designated as 'Secondary A' Aquifer. This designation indicates the aquifer can support water supply at a local scale and may provide important source of baseflow to rivers and local ecosystems.
- 2.3.3 Three percolation tests were completed, in the preferred location of a soakaway. Within the excavation there was clayey gravelly sand underlying the topsoil.
- 2.3.4 The subsequent infiltration rate was calculated and is included within the soakaway design located in Appendix 'B'.

3.0 FLOOD RISK

- 3.1 The Environment Agency Flood maps indicate the site to be located entirely within Flood Zone 1, land assessed as having less than a 1 in 1000 annual probability of river or sea flooding i.e. 0.1% Annual Exceedance Probability, in any one year.
- 3.2 River Irwell is located approximately 265 metres to the East of the site. The flood mapping indicates localised flooding to either side of the river's route, but this does not extend as far as the proposed development site.
- 3.3 There are no reservoirs, canals, ponds or other artificial watercourses or water bodies in the vicinity of the site.

4.0 SURFACE WATER MANAGEMENT

- 4.1 Soakaway calculations for returns of 1 in 100 years plus 40% climate change, together with a proposed site drainage plan, has been prepared by Graham Schofield Associates which is summarised below and the latter included in **Appendix 'E'**
- An assessment for the disposal of the surface water drainage was carried out in accordance with the preferred hierarchy thus: -
 - i. To Soakaway – dependant upon site substrata.
 - ii. Nearest Watercourse

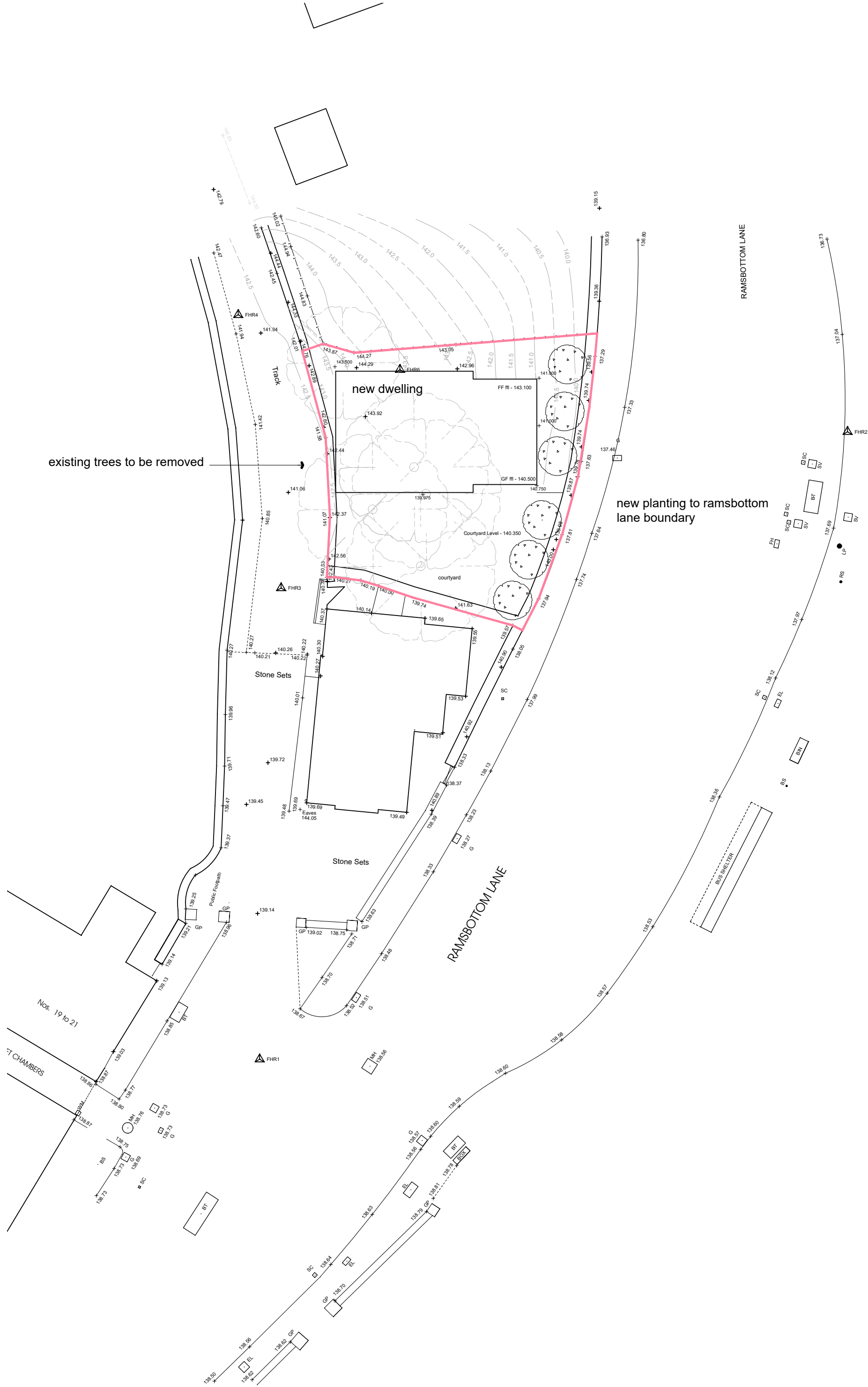
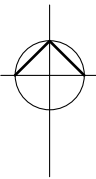
- iii. Designed to sustainable drainage standards for brownfield site with attenuation to limit the rate of discharge.
- 4.2 The surface water management strategy proposes to use a series of rainwater pipes to collect roof drainage which will then flow into a network of underground drainage pipes and discharged directly into a perforated PCC ring soakaway.
- 4.3 The surface water run-off from the wholly impermeable external pedestrian areas and driveway will flow overland into the various soft landscaped areas that are located to all sides of the property.

5.0 FOUL DRAINAGE

- 5.1 The foul water shall discharge to the public sewer within Ramsbottom Lane via a network of private foul water drains.

Appendix 'A'

SSHARC Drawing Number 03B – Proposed Site Plan
SSHARC Drawing Number 04B – Proposed Ground Floor Plan



B 03.03.2019 updated to new layout
A 08.10.2018 position of building
revised to suit new layout
status
PLANNING
job no
18.02
title
proposed site plan

scale
1:200 @ A3
date
03.10.2018

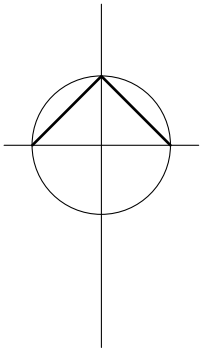
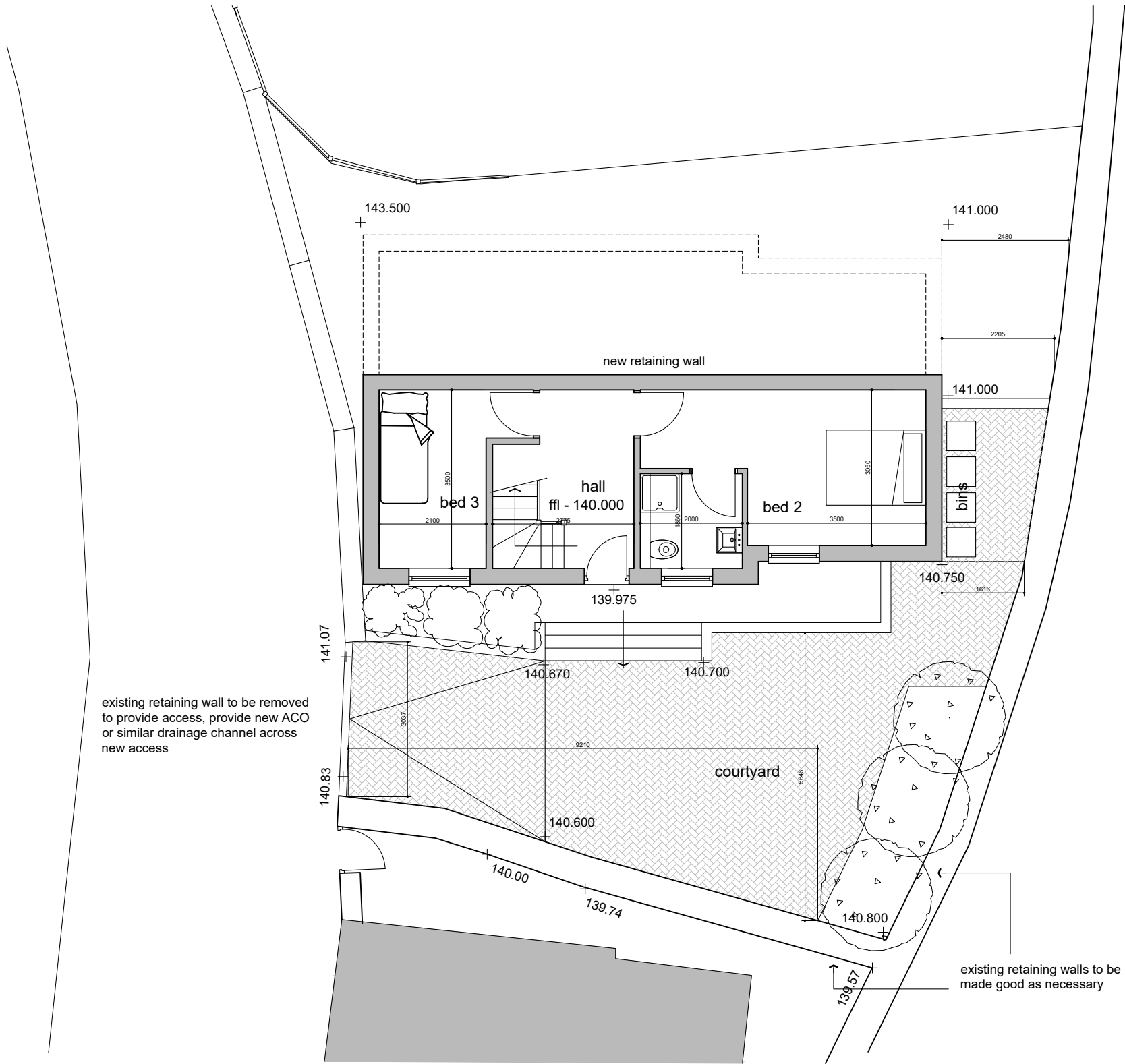
project
new dwelling
ramsbottom lane
ramsbottom

client
yarn estates ltd

SSHARC Ltd

drawing number

03_B



B 04.02.2019 revised following
LPA comments

A 26.11.2018 revised following
LPA comments

status

PLANNING

job no

18.02

title

ground floor plan

scale

1:100 @ A3

date

11.09.2018

project

new dwelling
ramsbottom lane
ramsbottom

client

yarn estates ltd

SSHARC Ltd

drawing number

04_B

Appendix 'B'

Percolation Test Results and Soakaway Design

30359/002

15th May 2024

Yarn Estates Ltd
c/o Mr Graham Schofield
Graham Schofield Associates
Suite 3 Balfour Court
Off Hough Lane
Leyland
PR25 2TF

Dear Graham

Soakaway Test Results – Land to the Rear of Carr Bank Lodge, Ramsbottom

ALM Consult Ltd (ALM) recently conducted soakaway tests at the Carr Bank Lodge site, Ramsbottom. This letter summarises the works undertaken, the ground conditions encountered and the results of soakaway testing.

ALM attended the Carr Bank Lodge site on the 10th May 2024. A total of 1No. soakaway test location was selected within the southern portion of the study site, as shown on ALM Drawing No.30359-SA1 in Appendix A.

A detailed trial pit log is provided in Appendix B and photographs are provided in Appendix D. Ground conditions are summarised below.

Given the existing lack of access for mechanical plant onto the site, the soakaway pit was excavated by hand, to a final depth of 0.65m. Ground conditions comprised a 0.25m thick layer of sandy organic clay topsoil, overlying a natural stiff sandy slightly gravelly clay to 0.45m. The clay strata was noted to be very dry and friable. A lens of clayey gravelly sand was then encountered between 0.45m and 0.65m. Difficulty of excavation 'suggests' the sand was dense, though no density measurement was undertaken.

A total of 3No. soakaway tests were undertaken in SA1, targeting the clay and sand strata. Following stripping of an area of topsoil, the soakaway pit was excavated with dimensions of 300mm x 300mm and to a depth of 400mm beneath the surface of the drift strata/base of topsoil. Depth measurements were taken from a datum point at the bottom of the topsoil layer. Soil infiltration rates have been calculated for each respective test, and range from **3.03E-05** to **1.19E-05**.

A detailed summary of the soakaway test results is provided in Appendix C.

A hand-held auger was used to drill probe holes either side of the pit (see drawing No.30359-SA1), and through the base of the soakaway pit after testing was complete.

The probe hole to the north of the pit (PH1) encountered topsoil overlying clay strata to 0.8m depth. The probe hole to the south (PH2) encountered the same ground conditions as SA1 to 0.7m. The probe hole in the base of SA1 reached a total depth of 0.9m below surface, with clay strata encountered below the sand lens from 0.75m.



It is hoped this information will assist with your assessment of the feasibility of natural drainage solutions at the Carr Bank Lodge site. If you require any further information or wish to discuss the above, please contact me.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'D. Bromilow', with a long, sweeping flourish extending to the right.

Dean Bromilow
Geoenvironmental Engineer
ALM Consult Ltd

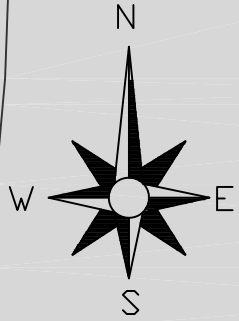
Enc.

Appendix A – Drawings
Appendix B – Exploratory Hole Logs
Appendix C – Soakaway Test Results
Appendix D - Photographs

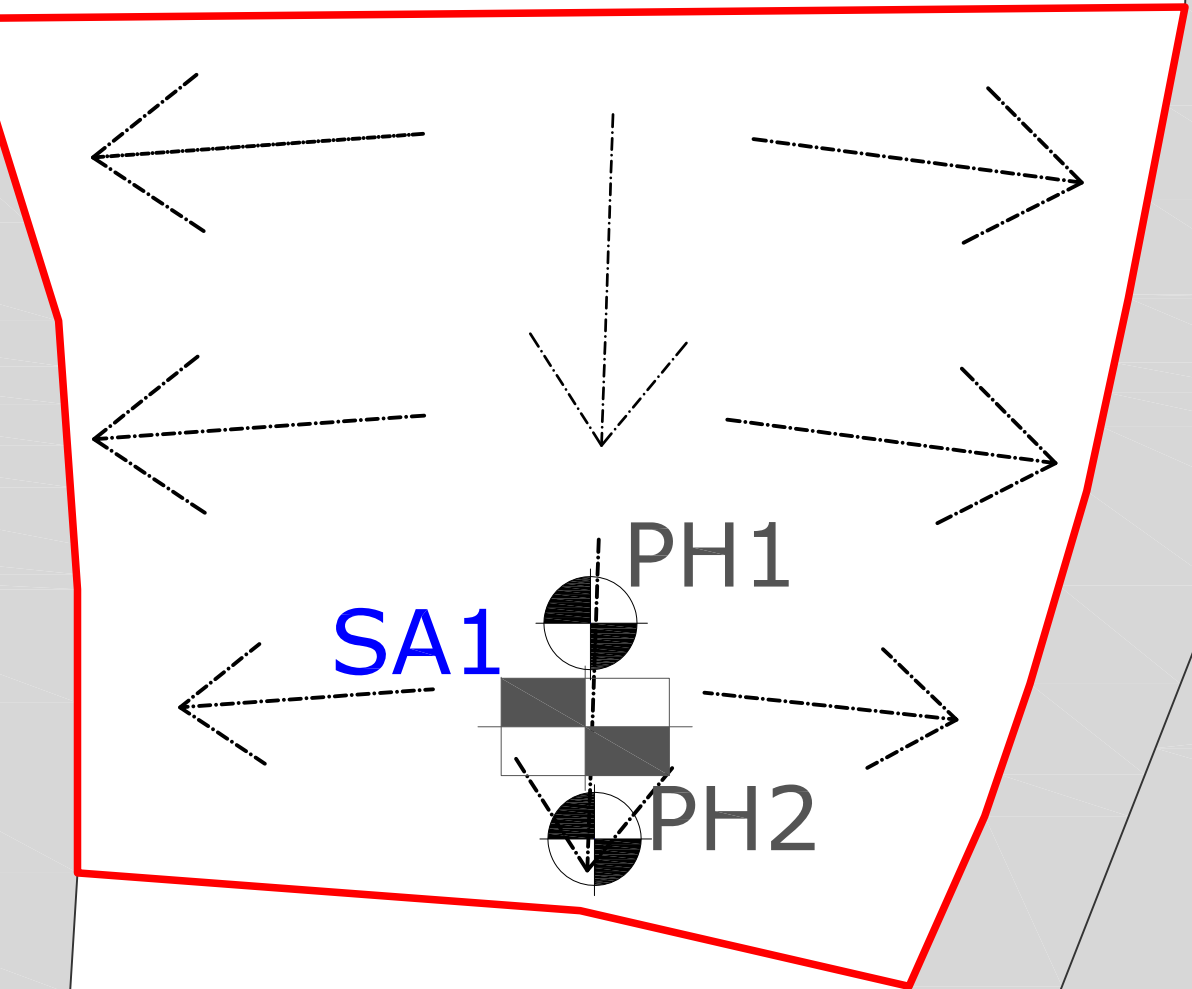
APPENDIX A

Drawings

The Employer must not amend any drawing, design or other intellectual property produced by ALM Consult Ltd, without permission in writing from ALM Consult Ltd in advance of any amendments being made. In the event that such written permission is not obtained in advance of the amendments being made, ALM Consult Ltd shall not be liable for any damage and/or losses occurring as a result of the amended drawing, design or other intellectual property.



- KEY**
- Site Boundary
 - Existing Buildings
 - Hardstanding
 - Elevation Trend
 - Soakaway Test Location
 - Hand-held Auger Probe Hole



ALM Consult Limited
Paddock Business Centre, 2 Paddock Road,
West Pimbo, Skelmersdale, Lancashire. WN8 9PL
T: 01695 213160 E: info@almconsult.co.uk

CLIENT

GRAHAM SCHOFIELD ASSOCIATES

JOB TITLE

CARR BANK LODGE, RAMSBOTTOM

DRAWING TITLE

SOAKAWAY TEST LOCATION PLAN

STATUS

FINAL

DRAWN BY	SIGNATURE	DATE
DB		13/05/2024

APPROVED	SIGNATURE	DATE
KL		13/05/2024

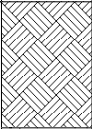
SCALE	DRG No.
1/100@A3	30359-SA1

APPENDIX B

Exploratory Hole Logs

Percussion Drilling Log

Project Name: Carr Bank Lodge, Ramsbottom		Client: Graham Schofield Associates Ltd		Date: 10/05/2024	
Location: Ramsbottom Lane, Ramsbottom		Contractor: ALM Consult Ltd		Co-ords: E379092.00 N417050.00	
Project No. : 30359		Crew Name:		Drilling Equipment:	
Borehole Number SA1	Hole Type IP	Level	Logged By	Scale 1:15	Page Number Sheet 1 of 1

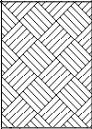
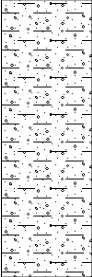
Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.30		HVP=104	0.25			Black sandy organic CLAY with frequent rootlets and occasional woody roots (TOPSOIL). <i>Upper 0.1m of topsoil comprises leaf humus.</i>	1
					0.45			Stiff light brown sandy gravelly CLAY. Gravel is subangular to subrounded fine to coarse of Sandstone and other mixed lithology. <i>Strata is dry and friable.</i>	
					0.75			Light brown clayey gravelly SAND. Gravel is angular to subrounded fine to coarse of Sandstone and other mixed lithology.	
					0.90			Light brown sandy gravelly CLAY. Gravel is subangular to subrounded fine to coarse of Sandstone and other mixed lithology.	
								End of Borehole at 0.900m	
									2
									3

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation

Remarks
Soakaway tests undertaken in pit between depths of 0.25m and 0.65m below ground level. Pit then advanced using hand-held auger.

Percussion Drilling Log

Project Name: Carr Bank Lodge, Ramsbottom			Client: Graham Schofield Associates Ltd			Date: 10/05/2024		
Location: Ramsbottom Lane, Ramsbottom			Contractor: ALM Consult Ltd			Co-ords: E379092.00 N417051.00		
Project No. : 30359			Crew Name:			Drilling Equipment:		
Borehole Number PH1		Hole Type HA		Level		Logged By		Scale 1:15 Page Number Sheet 1 of 1

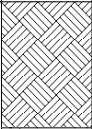
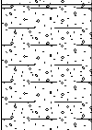
Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
					0.25			Black sandy organic CLAY with frequent rootlets and occasional woody roots (TOPSOIL).	
					0.80			Light brown sandy gravelly CLAY. Gravel is subangular to subrounded fine to coarse of Sandstone and other mixed lithology. <i>Strata is dry and friable.</i>	
								End of Borehole at 0.800m	
									1
									2
									3

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation

Remarks

Percussion Drilling Log

Project Name: Carr Bank Lodge, Ramsbottom			Client: Graham Schofield Associates Ltd			Date: 10/05/2024		
Location: Ramsbottom Lane, Ramsbottom			Contractor: ALM Consult Ltd			Co-ords: E379092.00 N417049.00		
Project No. : 30359			Crew Name:			Drilling Equipment:		
Borehole Number PH2		Hole Type HA		Level		Logged By		Scale 1:15 Page Number Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
					0.25			Black sandy organic CLAY with frequent rootlets and occasional woody roots (TOPSOIL).	
					0.45			Light brown sandy gravelly CLAY. Gravel is subangular to subrounded fine to coarse of Sandstone and other mixed lithology. <i>Strata is dry and friable.</i>	
					0.70			Light brown clayey gravelly SAND. Gravel is angular to subrounded fine to coarse of Sandstone and other mixed lithology.	
								End of Borehole at 0.700m	
									1
									2
									3

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation

Remarks

APPENDIX C

Soakaway Test Results

Client:	Graham Schofield Associates
Job Name:	Carr Bank Lodge, Ramsbottom
Job No.:	30359



Trial Pit No.	SA1
Test No.	1

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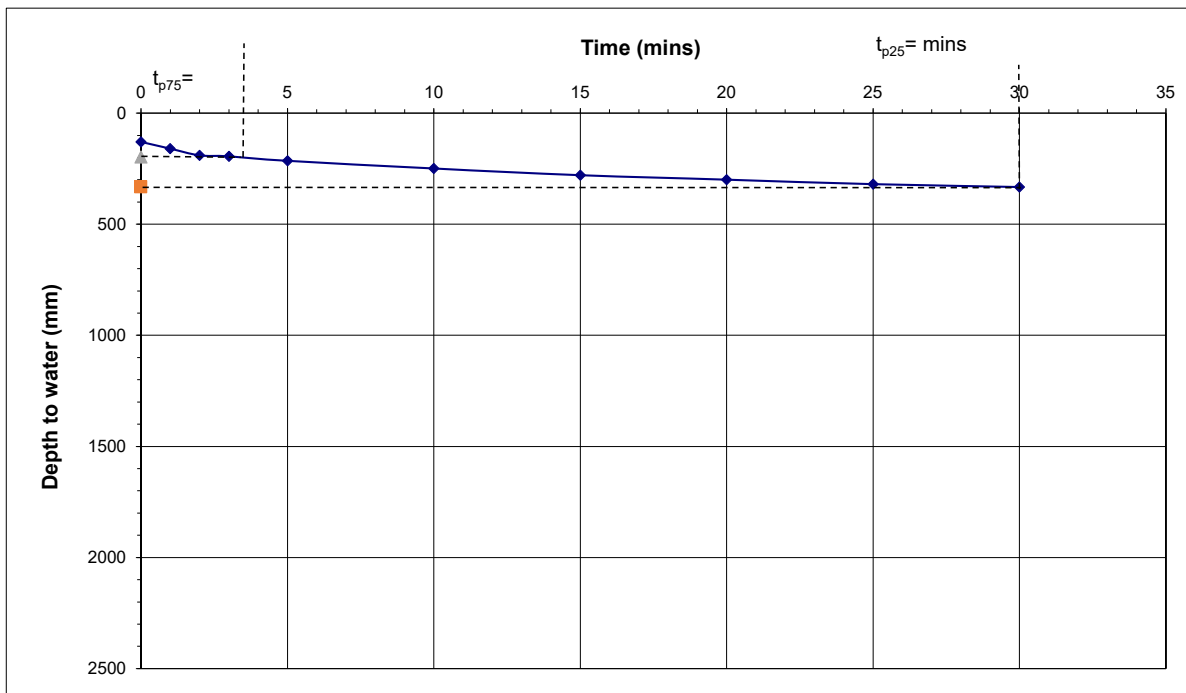
SOAKAWAY TRIAL PIT			
Dimensions		(m)	(mm)
Length	=	0.30	300
Width	=	0.30	300
Depth	=	0.40	400

Effective depth (empty)	mm	m
75% =	332.50	0.3325
50% =	265.00	0.265
25% =	197.50	0.1975

Depth at start of test (mm)	=	130
Depth at end of test (mm)	=	332.5

Base area of pit in m_2	=	0.09
a_{p50} - 50% internal surface area inc. base	=	0.252
V_{p75-25} - Volume 75 - 25%	=	0.01215

Read from the graph:		
$t_{p\ 75}$ (min)	=	3.5
$t_{p\ 25}$ (min)	=	30



Soil infiltration rate, f , (m/s) = 3.03E-05 (normal test)

HAND DUG PERCOLATION TEST

Client: **Graham Schofield Associates**
 Job Name: **Carr Bank Lodge, Ramsbottom**
 Job No.: **30359**



Trial Pit No.	SA1
Test No.	2

Time	Elpsed Time	Depth to water from ground level	
	(min)	(m)	(mm)
	0	0.090	90
	1	0.120	120
	2	0.135	135
	3	0.150	150
	5	0.170	170
	10	0.210	210
	15	0.230	230
	20	0.245	245
	25	0.265	265
	30	0.280	280
	35	0.295	295
	40	0.308	307.5
	45	0.318	317.5
	49	0.323	322.5

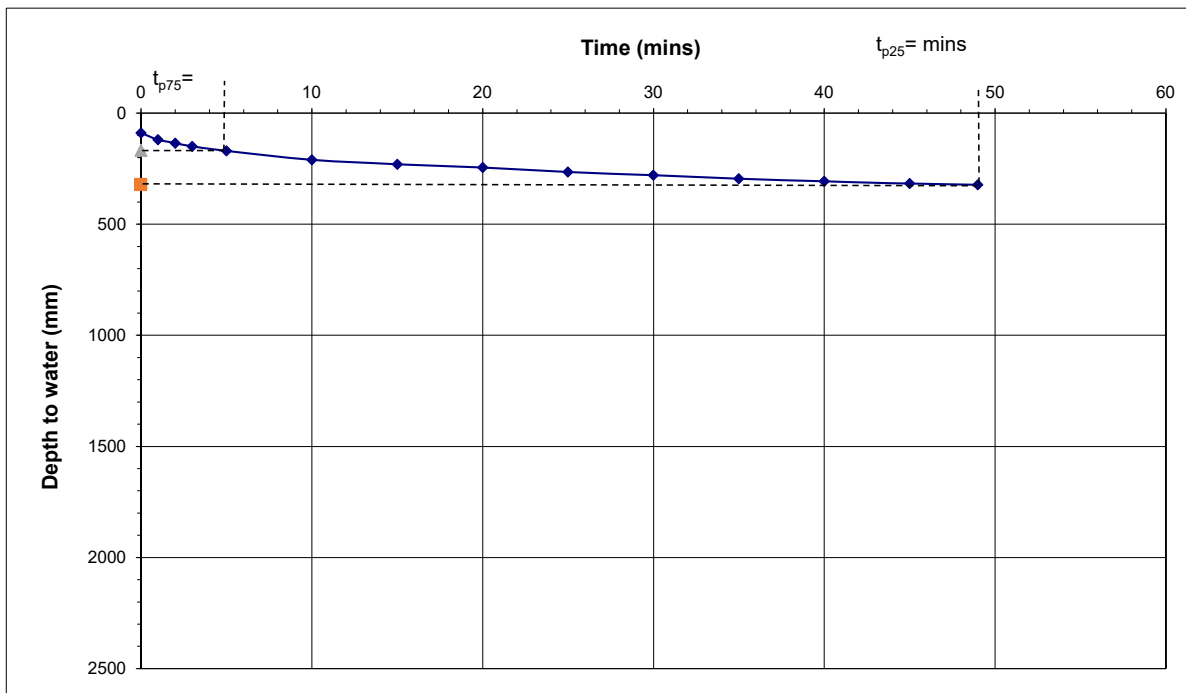
SOAKAWAY TRIAL PIT		
Dimensions		
	(m)	(mm)
Length	= 0.30	300
Width	= 0.30	300
Depth	= 0.40	400

Effective depth (empty)	mm	m
75%	= 322.50	0.3225
50%	= 245.00	0.245
25%	= 167.50	0.1675

Depth at start of test (mm)	=	90
Depth at end of test (mm)	=	322.5

Base area of pit in m ²	=	0.09
a _{p50} - 50% internal surface area inc. base	=	0.276
V _{p75-25} - Volume 75 - 25%	=	0.01395

Read from the graph:		
t _{p75} (min)	=	4.75
t _{p25} (min)	=	49



Soil infiltration rate, f , (m/s) = 1.90E-05 (normal test)

HAND DUG PERCOLATION TEST

Client: **Graham Schofield Associates**
 Job Name: **Carr Bank Lodge, Ramsbottom**
 Job No.: **30359**



Trial Pit No.	SA1
Test No.	3

Time	Elpsed Time	Depth to water from ground level	
	(min)	(m)	(mm)
	0	0.100	100
	1	0.115	115
	2	0.125	125
	3	0.140	140
	5	0.150	150
	10	0.180	180
	15	0.203	202.5
	20	0.220	220
	25	0.230	230
	30	0.245	245
	35	0.255	255
	40	0.265	265
	45	0.278	277.5
	50	0.285	285
	55	0.293	292.5
	60	0.300	300
	75	0.320	320
	79	0.325	325

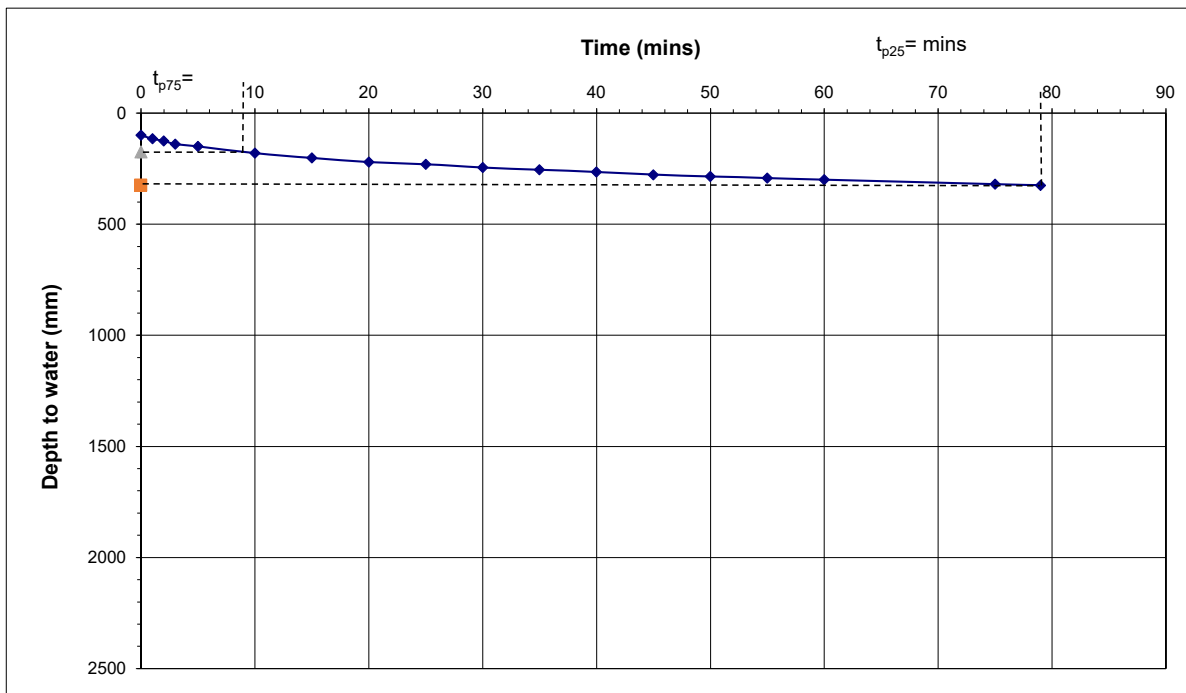
SOAKAWAY TRIAL PIT		
Dimensions		(mm)
Length	=	0.30
Width	=	0.30
Depth	=	0.40

Effective depth (empty)	mm	m
75%	= 325.00	0.325
50%	= 250.00	0.25
25%	= 175.00	0.175

Depth at start of test (mm)	=	100
Depth at end of test (mm)	=	325

Base area of pit in m ²	=	0.09
a _{p50} - 50% internal surface area inc. base	=	0.27
V _{p75-25} - Volume 75 - 25%	=	0.0135

Read from the graph:		
t _{p75} (min)	=	9
t _{p25} (min)	=	79



Soil infiltration rate, f , (m/s) = **1.19E-05** (normal test)

APPENDIX D

Selected Photographs



Photograph 1 – The upper boundary of the glacial clay can be seen underlying the topsoil strata. Depth measurements were taken from a fixed datum at the bottom of the topsoil.



Photograph 2 – A soakaway test pit with an area of 0.3m² was excavated into the glacial deposits, with a depth of 0.4m below topsoil level (0.65m below ground level).



Photograph 3 – The water level was filled up to around 0.1m below topsoil level for each test, targeting the glacial strata.



Photograph 4 – Each soakaway test was terminated when 75% effective empty depth was reached.



Photograph 5 – The pit was located in the south end of the site, in the location of a proposed courtyard.

SOAKAWAY DESIGN

In accordance with BRE Digest 365 - Soakaway design

Tedds calculation version 2.0.05

Design rainfall intensity

Location of catchment area Manchester
 Return period Period = **100** yr
 5-yr rtn period rainfall 60 min M5_60min = **19.0** mm

Imp area drained to soakaway **A = 200.0** m²
 Ratio **r = 0.360**
 Increase for global warming **p_{climate} = 40** %

Soakaway details

Soakaway type Concentric ring
 Pit width (square excavation) **w = 2500** mm
 Thickness of conc ring walls **T_{ring} = 100** mm
 Soil infiltration rate **f = 11.9×10⁻⁶** m/s
 Wetted area of pit 50% full **a_{s50} = 17266352** mm²

Pit depth (below incom invert) **d = 3453** mm
 Internal dia of concrete ring **D_{ring} = 1200** mm
 Percentage free volume **V_{free} = 50** %

Table equations

Inflow **I = M100 × A**

Outflow

O = a_{s50} × f × D

Storage **S = I - O**

Duration, D (min)	Growth factor Z1	M5 rainfalls (mm)	Growth factor Z2	100 year rainfall, M100 (mm)	Inflow (m ³)	Outflow (m ³)	Storage required (m ³)
5	0.36;	9.6;	1.90;	18.2;	3.64;	0.06;	3.58
10	0.51;	13.6;	1.97;	26.7;	5.34;	0.12;	5.21
15	0.62;	16.5;	2.00;	33.0;	6.60;	0.18;	6.42
30	0.79;	21.0;	2.03;	42.6;	8.51;	0.37;	8.14
60	1.00;	26.6;	2.00;	53.1;	10.63;	0.74;	9.89
120	1.22;	32.5;	1.95;	63.3;	12.66;	1.48;	11.18
240	1.48;	39.4;	1.90;	74.6;	14.92;	2.96;	11.96
360	1.67;	44.4;	1.85;	82.4;	16.48;	4.44;	12.04
600	1.90;	50.5;	1.81;	91.3;	18.26;	7.40;	10.86
1440	2.42;	64.4;	1.71;	110.2;	22.04;	17.75;	4.29

Required storage volume **S_{req} = 12.04** m³

Soakaway storage volume **S_{act} = 12.04** m³

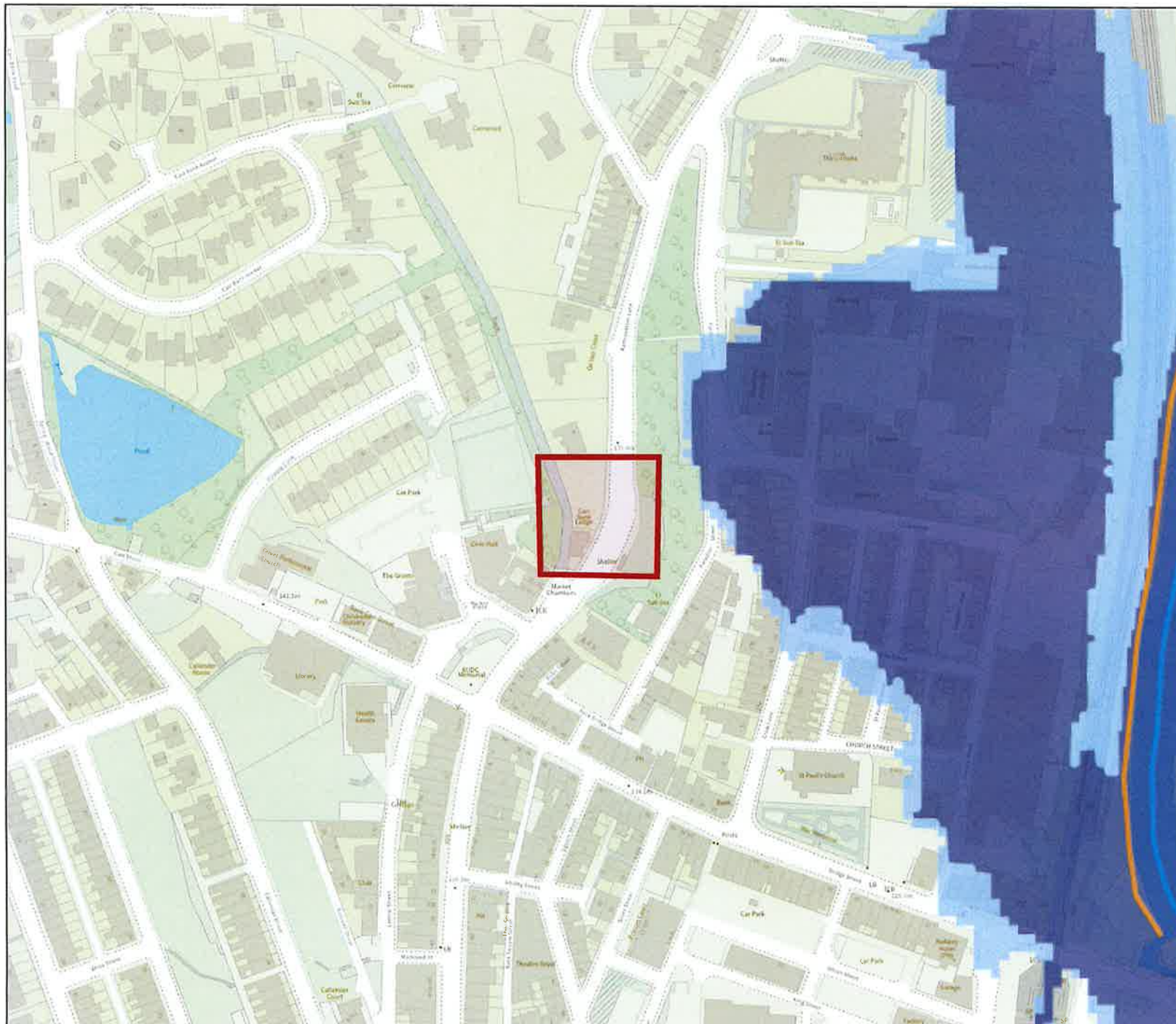
PASS - Soakaway storage volume

Time to empty half soakaway **t_{s50} = 8hr 8min 19s**

PASS - Soakaway discharge time less than or equal to 24 hours

Appendix 'C'

UK Flood Maps for Planning



Environment
Agency

Flood map for planning

Your reference

Flood Map

Location (easting/northing)

379097/417053

Scale

1:2500

Created

8 May 2024 10:17

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

0 20 40 60m

Page 2 of 2

Appendix 'D'

United Utilities Sewer Records



Water for the North West

Graham Schofield Associates

Suite 3 Balfour Court
off Hough Lane,
Leyland, Lancashire
PR25 2TF

FAO:

How to contact us:

**United Utilities Water Limited
Property Searches
Haweswater House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP**

Telephone: 0370 7510101

E-mail: propertysearches@uuplc.co.uk

**Your Ref: 2024.052
Our Ref: UUPS-ORD-569534
Date: 15/05/2024**

Dear Sirs

Location: 2024.052 Ramsbottom Lane, Ramsbottom Bury

I acknowledge with thanks your request dated 09/05/2024 for information on the location of our services.

Please find enclosed plans showing the approximate position of United Utilities' apparatus known to be in the vicinity of this site.

The enclosed plans are being provided to you subject to the United Utilities terms and conditions for both the wastewater and water distribution plans which are shown attached.

If you are planning works anywhere in the North West, please read United Utilities' access statement before you start work to check how it will affect our network. <http://www.unitedutilities.com/work-near-asset.aspx>.

I trust the above meets with your requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please [contact us](#).

Yours Faithfully,

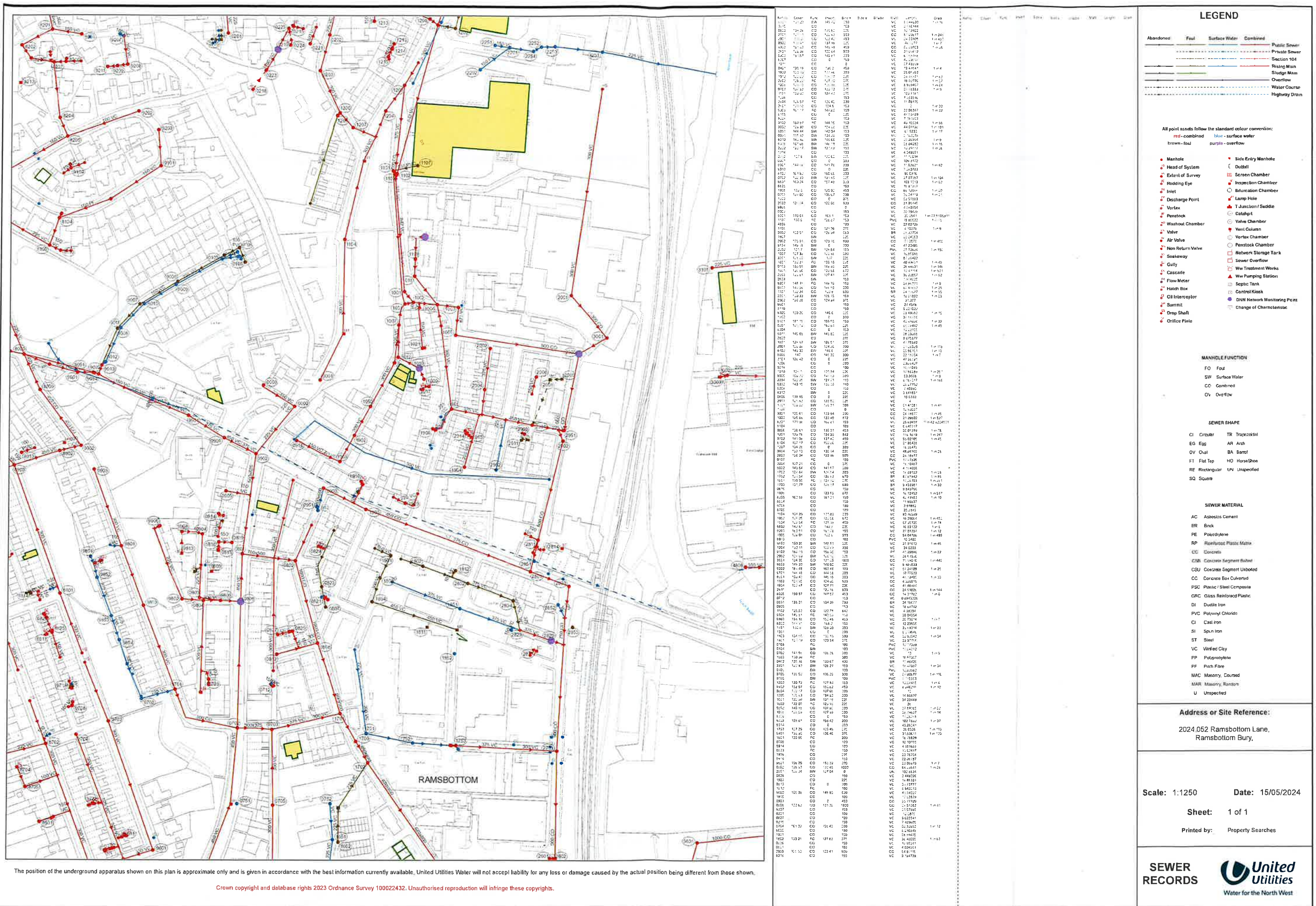
Karen McCormack
Property Searches Manager

TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS

These provisions apply to the public sewerage, water distribution and telemetry systems (including sewers which are the subject of an agreement under Section 104 of the Water Industry Act 1991 and mains installed in accordance with the agreement for the self construction of water mains) (UUWL apparatus) of United Utilities Water Limited ("UUWL").

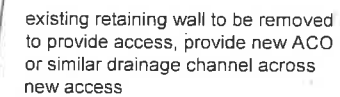
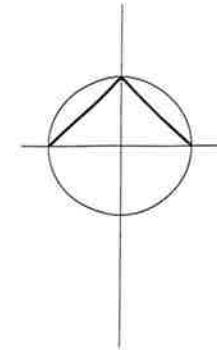
TERMS AND CONDITIONS:

- This Map and any information supplied with it is issued subject to the provisions contained below, to the exclusion of all others and no party relies upon any representation, warranty, collateral contract or other assurance of any person (whether party to this agreement or not) that is not set out in this agreement or the documents referred to in it.
- This Map and any information supplied with it is provided for general guidance only and no representation, undertaking or warranty as to its accuracy, completeness or being up to date is given or implied.
- In particular, the position and depth of any UUWL apparatus shown on the Map are approximate only. UUWL strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UUWL apparatus. The exact location, positions and depths should be obtained by excavation trial holes.
- The location and position of private drains, private sewers and service pipes to properties are not normally shown on this Map but their presence must be anticipated and accounted for and you are strongly advised to carry out your own further enquiries and investigations in order to locate the same.
- The position and depth of UUWL apparatus is subject to change and therefore this Map is issued subject to any removal or change in location of the same. The onus is entirely upon you to confirm whether any changes to the Map have been made subsequent to issue and prior to any works being carried out.
- This Map and any information shown on it or provided with it must not be relied upon in the event of any development, construction or other works (including but not limited to any excavations) in the vicinity of UUWL apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.
- No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising for any damage caused to UUWL apparatus by reason of the actual position and/or depths of UUWL apparatus being different from those shown on the Map and any information supplied with it.
- If any provision contained herein is or becomes legally invalid or unenforceable, it will be taken to be severed from the remaining provisions which shall be unaffected and continue in full force and affect.
- This agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts, save that nothing will prevent UUWL from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.



Appendix 'E'

GSA Drawing No. 2024.052.01 - Indicative Drainage Layout

[illegible]