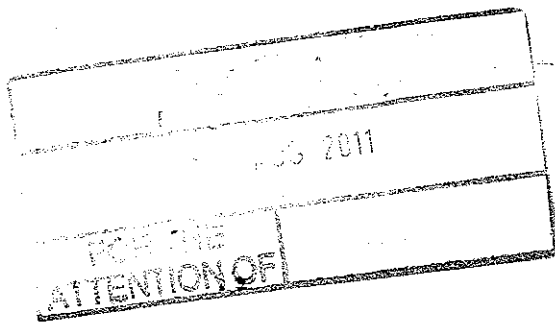




4628
CS

Direct Line 01925 678308
Direct Fax 01925 537516
Jillian.Walker@uuplc.co.uk

Colin Sharpe
Ribble Valley Borough Council
Council Officers, Church Walk
Clitheroe
BB7 2RA

Your ref 3/2011/0622
Our ref DC/11/3149
Date 24-AUG-11

Dear Mr Sharpe,

Location: Dilworth Barn Back lane Netwon in Bowland BB7 3AJ
Proposal: Conversion / change if use of barn into holiday accommodation

Thank you for your planning consultation of 15 August 2011.

This response is based on the details submitted on the planning application form; any changes to the planning application will invalidate this response.

I will have no objection to the proposal provided that the following conditions are met: -

- The Haweswater Aqueduct is situated very close to the proposed development. The applicant will need to take particular care with regard to the treatment and disposal of sewage from the site as the ground conditions are very porous in this area which is quite close to the tunnel which is approximately 30m below ground level.

United Utilities would like to comment on the design of the waste disposal at an early stage.

The applicant must comply with our standard conditions, a copy of which is enclosed, for work carried out on, or when crossing, aqueducts and easements.

United Utilities offers a fully supported mapping service at a modest cost for our electricity, water mains and sewerage assets. This is a service, which is constantly updated by our Map Services Team (Tel No: 0870 7510101) and I recommend that the applicant give early consideration in project design as it is better value than traditional methods of data gathering. It is, however, the applicant's responsibility to demonstrate the exact relationship on site between any assets that may cross the site and any proposed development.

Yours Sincerely



Jillian Walker
United Utilities
Asset Protection

United Utilities North West

Guideline Reference No 90048

Issue 1.2

October 2007

Distribution Manual

Standard Conditions for Works Adjacent to Pipelines

Contents

- 1 Scope
- 2 Definitions
- 3 Guidelines
- 4 Drawings

**Authorised for issue by the Head of
United Utilities North West Board**

© United Utilities Water plc

All Rights Reserved

The copyright of this document, which contains information of a proprietary nature, is vested in United Utilities Water plc. The contents of this document may not be used for purposes other than that for which it has been supplied and may not be reproduced, either wholly or in part, in any way whatsoever. It may not be used by, or its contents divulged to, any other person whatsoever without the prior written permission United Utilities Water plc.

Amendment Summary

Amendment No. Date	Brief Description and Amending Action	Prepared by:	Authorised by:
1 29/7/03	First issue in standard format	Phil Hayden / Ian Skilling	Peter Womersley
1.1 7 th August 2007	Alteration to Guideline number 12	Paul Gough	Tony Conway
1.2 October 2007	Alterations into Distribution Manual	Richard Duckett	

CONTENTS

1	Scope	2
2	Definitions	2
3	Guidelines	4
4	Drawings	7

FIGURES

Figure 1: Easement widths for single pipes	7
Figure 2: Required depth of footing/foundation adjacent to pipeline easements	8
Figure 3: Temporary crossing details	9

1. SCOPE

Standard Conditions for work carried out over or adjacent to a Pipeline

2. DEFINITIONS

Term	Definition
Pipeline	Means any Aqueduct, Trunk Main, Distribution Main or Non-potable Main vested in the Company as water undertaker.
The Company	Means United Utilities Water plc.

Term	Definition
Easement Width	Means the easement width specified in any document referred to in section 3 hereof, or where no such width is specified a width of 10 metres being measured 5 metres each side of the Pipeline from the centreline of the Pipeline. For small single Pipelines of up to and including 300mm diameter a width of 5 metres being measured 2.5 metres each side from the centreline of the Pipeline may be adopted (see Figure 1). In the case of Aqueducts and Trunk Mains the easement may be off-centre to accommodate access due to local conditions.

3. GUIDELINES

- 1 These conditions are issued for the guidance of contractors and others in order to reduce the risk of damage to the Pipeline and the consequent liability for such damage. They do not replace or alter any powers or rights exercisable by, or protection afforded to the Company by virtue of: -
 - a) Its ownership of the Pipeline or any rights or privileges in relation thereto;
 - b) Any Conveyance, Lease, Deed or Grant, Easement, Licence, Wayleave or other legal document relating to the Pipeline;
 - c) Any statutory provision (including any provision in subordinate legislation) including but not limited to: -
 - (i) Water Industry Act 1991 as amended or re-enacted from time to time
 - (ii) Any local statutory provision relating to a Pipeline and to any work of any other body or person which regulate, either generally or in relation to any specific crossing or work, the relations between the Company and such other body or person, including any Agreement or other document referred to in or incorporated with any such statutory provision.

In the event of any inconsistency between the provisions of these conditions and those of any document or statutory provision mentioned above, the latter shall prevail unless capable of variation by agreement and the substitution of the relevant provisions of these Standard Conditions is expressly agreed.

- 2 The Standard Conditions apply to all Pipelines except those in streets in which case the provisions of the New Roads and Street Works Act 1991 as amended or re-enacted from time to time apply
- 3 No work of any description shall take place on or within the Easement Width before full agreement has been reached with the Company regarding the manner in which the work shall be carried out. At least 28 days notice shall be given of any intention to carry out works. In an emergency, contact shall be made immediately with:

UU Operations Response Centre, North Desk Tel: 01925 714810

East Desk Tel: 01925 714807

West Desk Tel: 01925 714812

4. No buildings of any description shall be erected within the Easement unless with the Company's written consent. No service should cross the Pipeline at less than 1 metre in front of a socket face or at less than 300mm behind it.
5. No materials including spoil shall be stored within the Easement Width
6. Access to and along the Easement Width shall be kept clear and unrestricted at all times.
7. Where construction is adjacent to the Easement Width, foundations shall be designed to ensure the Company has full access to the lowest point of the bedding of existing/proposed Pipeline(s) for maintenance or construction purposes. (The depth of these footings/foundations shall be in accordance with Figure 2: Required depth of footing/foundation adjacent to pipeline easements)
8. Before any tree or shrub planting is carried out written approval must be obtained from the Company. Any approval granted is subject to the Company retaining the right to remove, at any time, all trees or shrubs that in its opinion become a danger to the Pipeline. The following restrictions apply to all easement widths.

- a) The only plants which can be planted directly across the Pipeline are shallow rooting varieties of hedge plants, such as Blackthorn, Broom, Cotoneaster, Elder, Hazel, Laurel Privet, Quickthorn, Snowberry and most ornamental flowering shrubs. These should only be planted for the purpose of screening or to indicate field boundaries. Hedges should be managed and not allowed to develop into sub-trees. Maximum height 1.5 metres.
 - b) Raspberries, Gooseberries and Blackcurrants may be planted within the Easement Width but a 4 metre strip (2 metres each side of the Pipeline) must be left clear at all times.
 - c) Dwarf Apple stocks, shallow rooted shrubs and Christmas trees (subject to Restrictions) may be planted within 3 metres of the Pipeline and maintained as dwarf species (not being allowed to revert to tree size).
 - d) Ash, Beech, Birch, Elm, Horse Chestnut, Lime, Maple, Oak, Sycamore, Apple and Pear trees and those of a similar mature size whether deciduous or evergreen can only be planted as individual specimens or a single row, but not within 6 metres of the Pipeline. Dense mass planting may only be carried out at a distance greater than 10 metres from the Pipeline.
 - e) Poplar and Willow trees are only to be planted further than 20 metres from the Pipeline.
9. Any pipes, drains, electricity cable or sewers crossing over the Pipeline shall be laid in steel conduit or ductile iron pipe and adequately supported so as to be self-supporting over any subsequent excavation which may have to be carried out i.e. they should extend well into the undisturbed ground at each side of the Pipeline trench and shall cross as near as possible to 90 degrees to the Pipeline. In no case shall any crossing be made at an angle of less than 50 degrees. Provided that ground conditions are suitable, pipes crossing below the Pipeline shall be constructed by an approved tunnelling method. A minimum of 300mm of clearance must be given to any crossing above or below the Pipeline. Care should be taken when selecting backfill material for the Pipeline as they may affect or damage it.
10. Prior to general excavation, trial holes shall be dug by hand to determine the precise location of the Pipeline. The Company reserves the right to carry out such excavations. The cost of all such excavations shall be borne by the Promoter.
11. All excavations within the easement shall be by hand or by mechanical excavator under supervision of United Utilities personnel. Excavation within 1 metre of the Pipeline(s) must be carried out by hand and great care exercised to ensure that any protective wrapping is not damaged. Excavations shall be fully supported and shall be backfilled to the satisfaction of the Company. All work shall be carried out during working hours, which shall have been previously agreed. The Company reserves the right to stop all work on or within the Easement Width, which in the opinion of its officers, places the Pipeline at risk. As a consequence of such action, the company will not accept any claims for financial loss.
12. No blasting or piling shall be carried out within 300 metres of the Pipeline without written approval of the company, unless it can be demonstrated that ground vibration from such activities shall not exceed a peak particle velocity of 5mm/s in any plane at the closest point of the Pipeline to the blast.
13. Fences or other boundaries crossing the Easement Width shall be as near as possible to 90 degrees to the line of Pipeline and in no case shall be made at an angle of less than 50 degrees. Proposals for new fence or other boundaries crossings shall be submitted for approval. Where necessary a lockable gate will be provided for the Company for their sole use.
14. No alteration to the existing ground levels or surface use of the Easement Width shall be made without prior permission. Notice shall also be given of any proposal to alter ground levels or the surface of land adjoining the Easement Width.

15. Movement of vehicles and plant of a total weight exceeding 6 tonnes across the unprotected Pipeline is forbidden. The repetitive movement of vehicles or plant of any weight over the unprotected Pipeline in the same position is forbidden. Where temporary access is required at agreed positions, the following protection shall be provided: -

16. Temporary Access.

Each crossing of the Pipeline shall be considered on an individual basis. All crossings shall be made in consultation with United Utilities and work shall not commence without express written approval. The following are provided as guidance:

- a) Use of gross weight vehicles of 6 to 10 tonnes:

Vehicle crossing of the Pipeline shall consist of substantial timber baulks to spread the vehicle weight.

- b) Use of gross weight vehicles of 10 to 15 tonnes:

Vehicle crossing of the Pipeline shall consist of a reinforced concrete raft (see figure 3).

- c) Use of gross weight vehicles over 15 tonnes:

Vehicle crossing of the Pipeline shall consist of a suspended crossing to bridge the Pipeline.

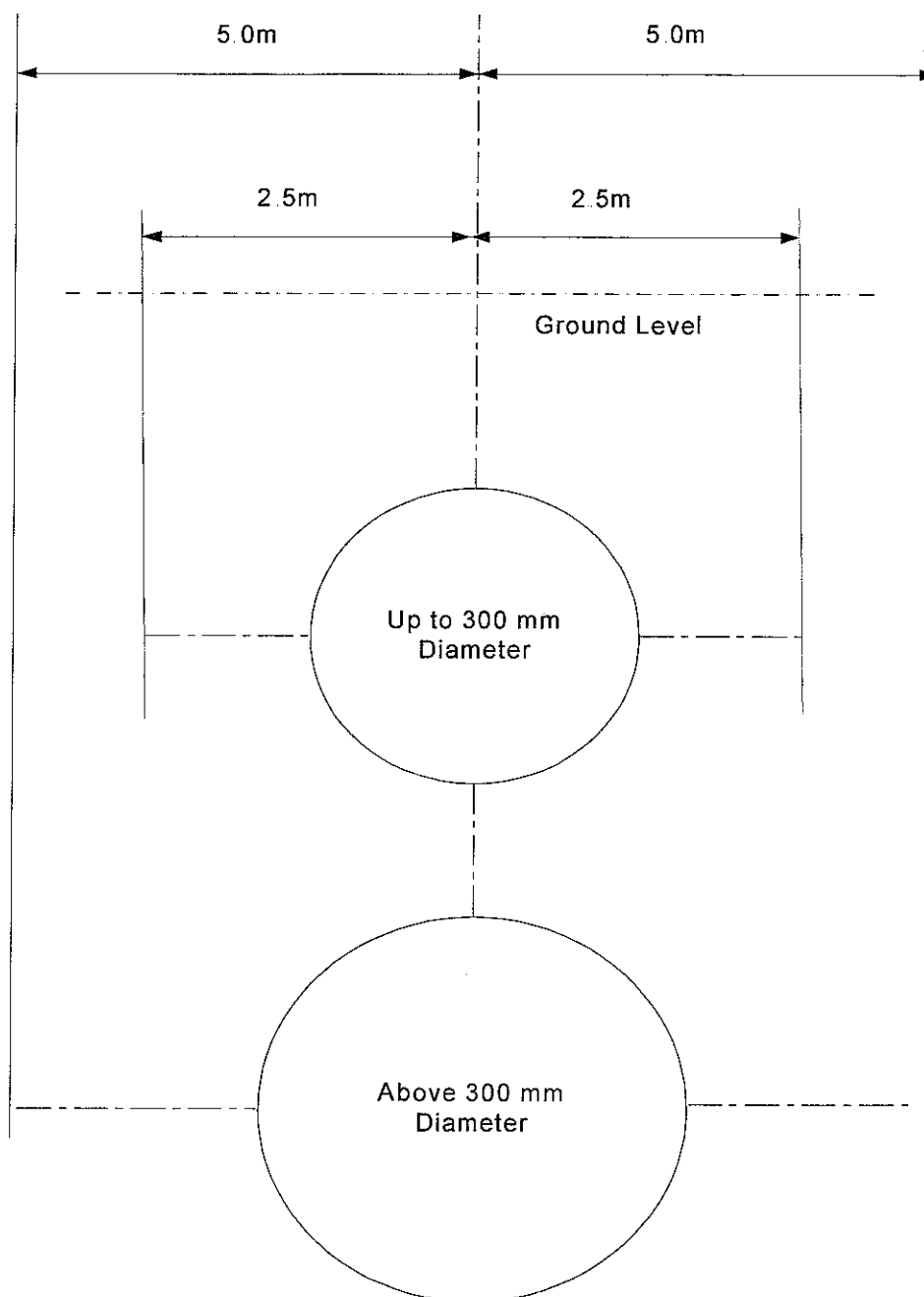
17. Permanent Access.

Each crossing of the Pipeline shall be considered on an individual basis. Any permanent access crossing the Easement Width shall be designed and constructed to prevent any damage to the Pipeline. All crossings shall be made in consultation with United Utilities and work shall not commence without express written approval

18. Where cathodic protection is proposed for the Promoter's works or where it exists in connection with the Company's Pipeline, the Promoter shall take all necessary steps to ensure that the integrity of the system is maintained during the construction of the works. Where cathodic protection exists on the Company's Pipeline or is to be installed by the Promoter on his apparatus, then interference tests shall be carried out on completion of the works at the Promoter's expense. Where such tests indicate that the Company's Pipeline may be at risk, then the Promoter, at his own expense, must install suitable remedial measures, to be agreed by the Company. The Company must be consulted in the case of installation of electric tramways over pipelines.
19. Adequate sanitary arrangements to the approval of the Company shall be provided for persons working on or within the Easement Width. Precautions will be taken to avoid spillage of fuels, oils, paints, solvents or any other substance, which may damage the Pipeline or its protection
20. The Company reserves the right to supervise any work carried out on or within the Easement Width and to recover the costs incurred
21. Persons or their contractors working on or within the Easement Width will be required to indemnify the Company for the full cost of any damage caused to its Pipelines and for any costs, charges and expenses resulting from these operations.

4. DRAWINGS

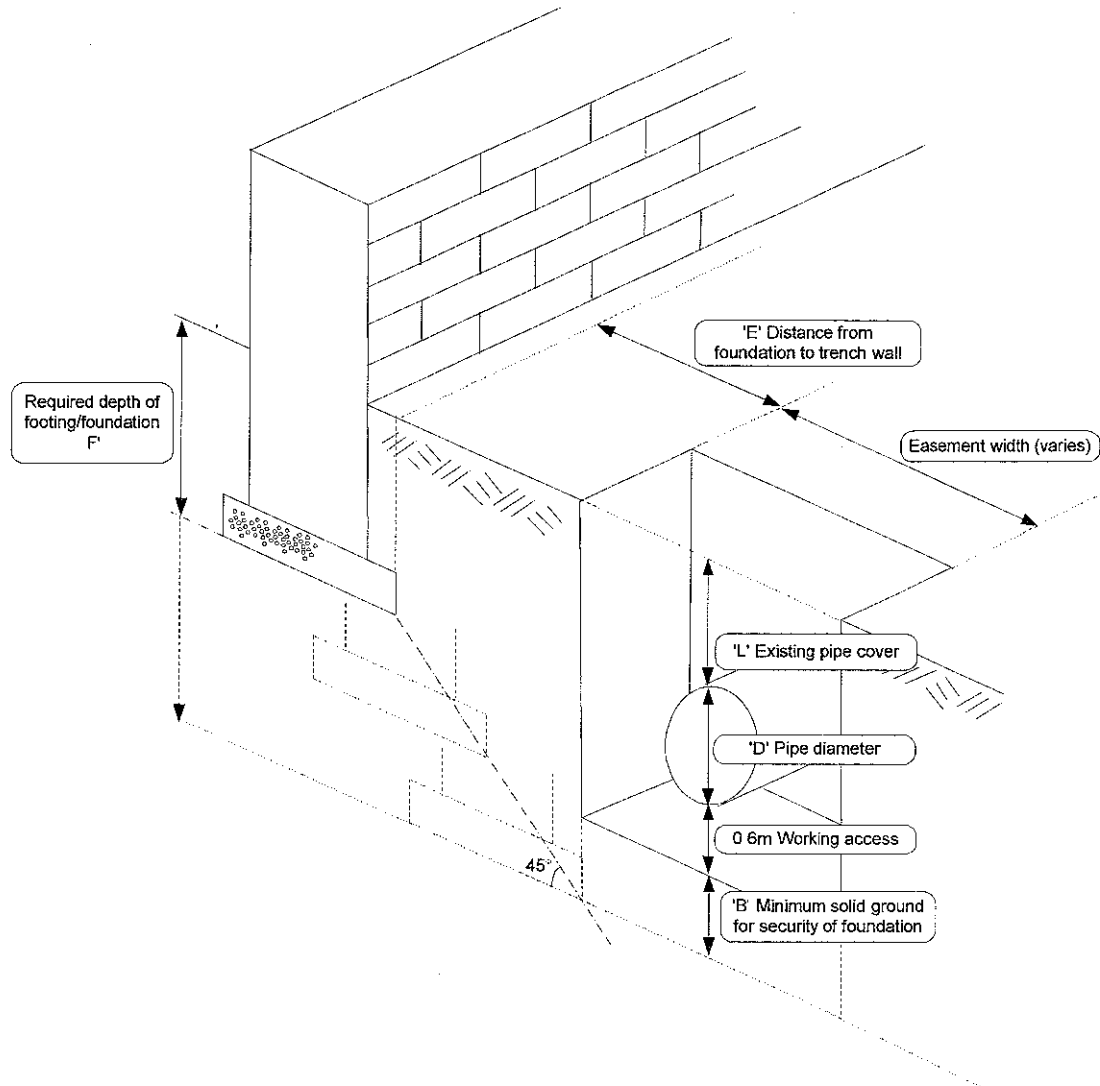
Figure 1: Easement widths for single pipes



Note: This sketch is issued for guidance only.

In the case of Aqueducts and Trunk Mains the easement may be offset to accommodate access due to local conditions e.g. 7.0m one side and 3.0m on the other side.

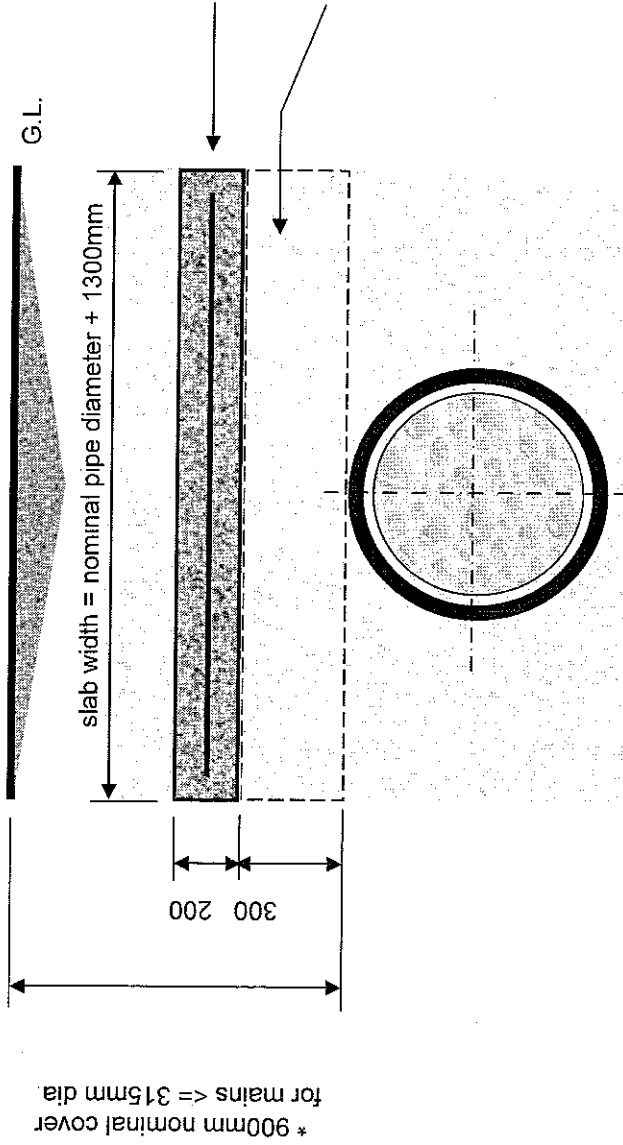
Figure 2: Required depth of footing/foundation adjacent to pipeline easements



'E' is the distance from the edge of easement to the foundation edge of proposed construction.

The required depth below normal working access 'B' equals $(L + D + 0.6)/3$ or 1.0 m, whichever is the greatest

The minimum required depth of footing/foundation 'F' equals $L + D + 0.6 + B - E$



Grade C35 concrete protective slab, with 1 layer A142 mesh reinforcement.

Area of excavated material between water main and slab MUST be replaced with granular material 803X (0-10mm fines)

NOTE(1) Maximum length of main to be exposed for construction of slab is 3 metres.

* Mains are generally laid at 900mm nominal cover, but this may vary to suit site conditions and/or larger pipe diameters. ** Therefore, all water mains and apparatus should be located by hand digging prior to the use of mechanical excavation.

** Please follow this company's General Conditions & Precautions when excavating near to our water mains and apparatus. (Information leaflet available on request)

CONCRETE SLAB PROTECTION FOR WATER MAINS (up to and including 315mm)

Drawing Title:	United Utilities North West Haweswater House Lingley Mere Business Park Warrington WA5 3LP Telephone No. 01925 234000			
Drawing Number:	WMD/001	Version:	1	Scale:
Designer:	I. Cole	Date:	18/11/03	NTS

This drawing or its content must not be reproduced for any purpose without written permission.

22. Easement Infringements

It is company policy not to allow any building over mains. Any such building would compromise UU obligation to maintain a constant water supply, and in particular would obstruct UU ability to respond in the event of a failure of the pipeline. Building over mains also has potential risks to the health and safety of anyone who might be affected by a failure, not least the occupants of the building.

The company acknowledges that there are situations where structures have been erected either directly above the pipeline, or within the easement. These encroachments should be assessed and recorded and appropriate actions taken. The assessment will consider the potential risks to both the company's asset and the structure upon it.

The options available to the company are:-

- a) Notify owner of risks
- b) Notify owner and consider mains diversion at owners cost
- c) Mains diversion, or removal of property at owners cost

The key factors to be considered when selecting one of these options are:-

- a) Security of supply
- b) Health & safety
- c) Cost benefit
- d) Company reputation
- e) Probability of failure and likely consequences. These will vary with pipeline material, Diameter, Depth below foundation, ground conditions and operating regime of the pipeline.

The notification given to the owner of the building will state that, notwithstanding our Statutory Rights and those contained in any deed, UU will not be liable for any costs whatsoever if damage is occasioned to the structure whilst carrying out our works.

23. Mains Adjacent buildings and in streets

Water Mains may be laid in a Street (see def) or an easement . Sometimes this is immediately adjacent to a building

In the case of an Easement, new buildings, including their foundations, may not be built within 2.5m of an existing water main (5m for mains > 300mm). This is to facilitate repair & maintenance.

Similarly, a new main in an easement should not be laid nearer than 2.5m from the building

Where the main is in a Street, and the street is immediately adjacent to a building, the main may be installed as near as 600mm to the building/foundation, provided there is still a total 5m working width for access. (This would typically be the width of the pavement, plus part of the carriageway, as required.)

For small dia pipes, typically 63mm, and for short lengths, requests will be considered for a reduced working width, provided the section of pipe is without joints, fittings, or service connections. Under no circumstances should the main be closer than 400mm to the building/foundation.

If the pipework is private, then the requirements of Water Regs and BSEN 805 will apply. Briefly, the pipe should be at least 400mm from the building/foundation, and at least 400mm from other cables/pipes. Vertical separation at crossings should be minimum 200mm. The concepts of Street and Easement are not applicable to private pipes, but there is still a requirement for reasonable access.

24. Stopping Up Orders

Water Mains & Services

UU has no objection to a stopping-up order, provided that there remains access for repair and maintenance of the network within the area affected.

If the proposed development will impede clear access, then the water main must be abandoned or diverted at the applicants cost.

Typically, there would be no objection if the water main remains within a street to which there is vehicular access sufficient for UU to perform its statutory duties. It is not necessarily a problem if the street is within a gated enclosure. Eg AlleyGates are not a problem.

If the main does not remain within a street, the developer must provide an easement according to UU standard conditions. (Detailed info available)

Specifically not permitted.

- any alteration to ground level which leaves the water main at a depth less than 900mm (750mm for PE pipes), or more than 1200mm.
- Any building over the main, or within the easement width, or such that an excavation of the main would threaten the stability of the building
- Planting of large trees (detailed info available).