

**Michael Lambert Associates
PEARTREE HOUSE
1 PARTRIDGE CLOSE**

**WINSFORD
CW7 1PY**

FAO: mike lambert

United Utilities Water PLC

Property Searches
Ground Floor Grasmere House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP

DX 715568 Warrington

Telephone 0870 751 0101

Fax Number 0870 7510102

Property.searches@uuwplc.co.uk

Your Ref: B1588

Our Ref: 14/ 1046266

Date: 26/08/2014

Dear Sirs

Location: UNIT 4 LINCOLN PARK INDUSTRIAL ESTATE LINCOLN WAY CLITHEROE BB7 1QD

I acknowledge with thanks your request dated 21/08/14 for information on the location of our services.

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

I attach General Condition Information sheets, which details contact numbers for additional services (i.e. new supplies, connections, diversions) which we are unable to deal with at this office. In addition you should ensure they are made available to anyone carrying out any works which may affect our apparatus.

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

If you have any queries regarding this matter please telephone us on 0870 7510101.

Yours Faithfully,



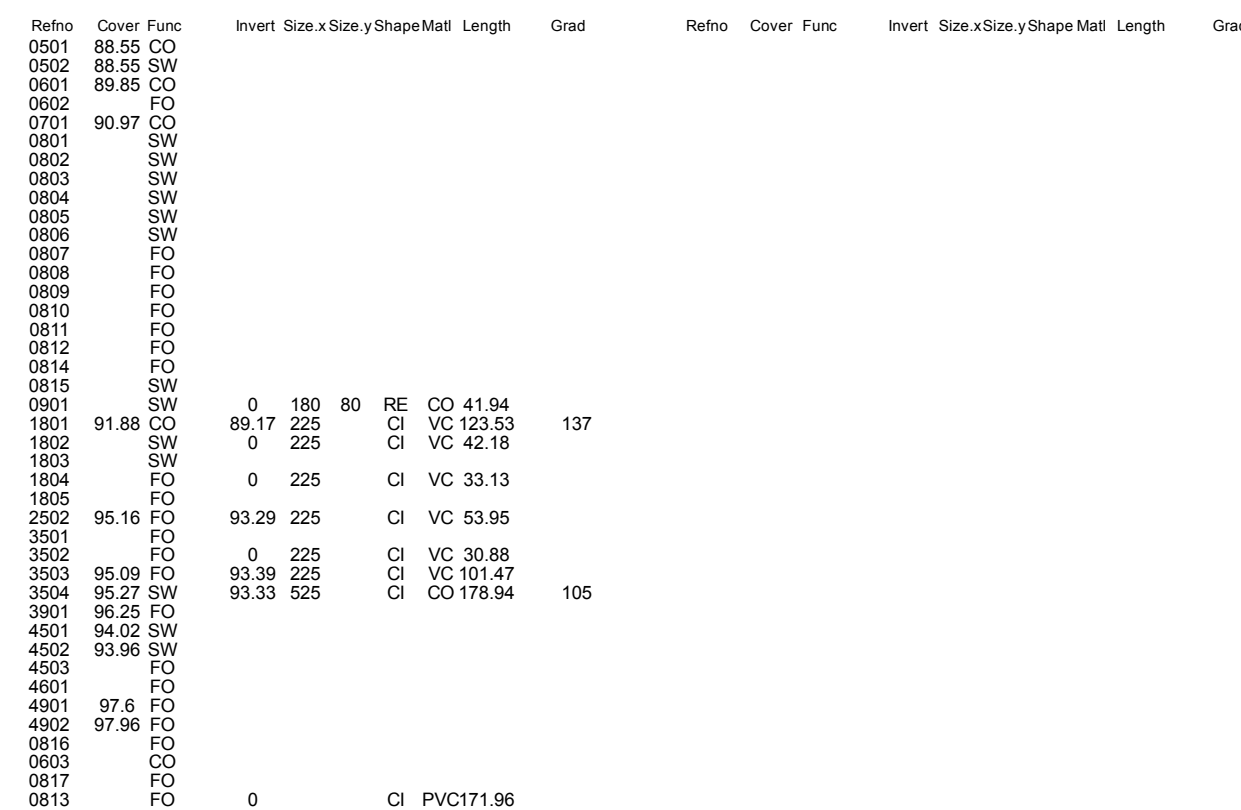
Sue McManus
Operations Manager
Property Searches

TERMS AND CONDITIONS - WASTERWATER & 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) (UW apparatus) of United Utilities Water PLC ("UW").

TERMS AND CONDITIONS:

1. 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.
2. 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.
3. In particular, the position and depth of any UW apparatus shown on the Map are approximate only. UW strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UW apparatus. The exact location, positions and depths should be obtained by excavation trial holes.
4. 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.
5. The position and depth of UW 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.
6. 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 UW apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.
7. No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising for any damage caused to UW apparatus by reason of the actual position and/or depths of UW apparatus being different from those shown on the Map and any information supplied with it.
8. 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 effect.
9. 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 UW from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.



MANHOLE FUNCTION		LEGEND	
FO	Foul		
SW	Surface Water		
CO	Combined		
OV	Overflow		
SEWER SHAPE			
CI	Circular	TR	Trapezoidal
EG	Egg	AR	Arch
OV	Oval	BA	Barrel
FT	Flat Top	HO	HorseShoe
RE	Rectangular	UN	Unspecified
SO	Square		
SEWER MATERIAL			
AC	Asbestos Cement	DI	Ductile Iron
BR	Brick	PVC	Polyvinyl Chloride
PE	Polyethylene	CI	Cast Iron
RP	Reinforced Plastic Matrix	SI	Spun Iron
CO	Concrete	ST	Steel
CSB	Concrete Segment Bolted	VC	Vitrified Clay
CSU	Concrete Segment Unbolted	PP	Polypropylene
CC	Concrete Box Culverted	PF	Pitch Fibre
PSC	Plastic/Steel Composite	MAC	Masonry, Coursed
GRC	Glass Reinforced Concrete	MAR	Masonry, Random
GSP	Glass Reinforced Plastic	U	Unspecified

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41 Nodes

SEWER RECORDS

Scale: 1: 1250 Date: 26/08/2014

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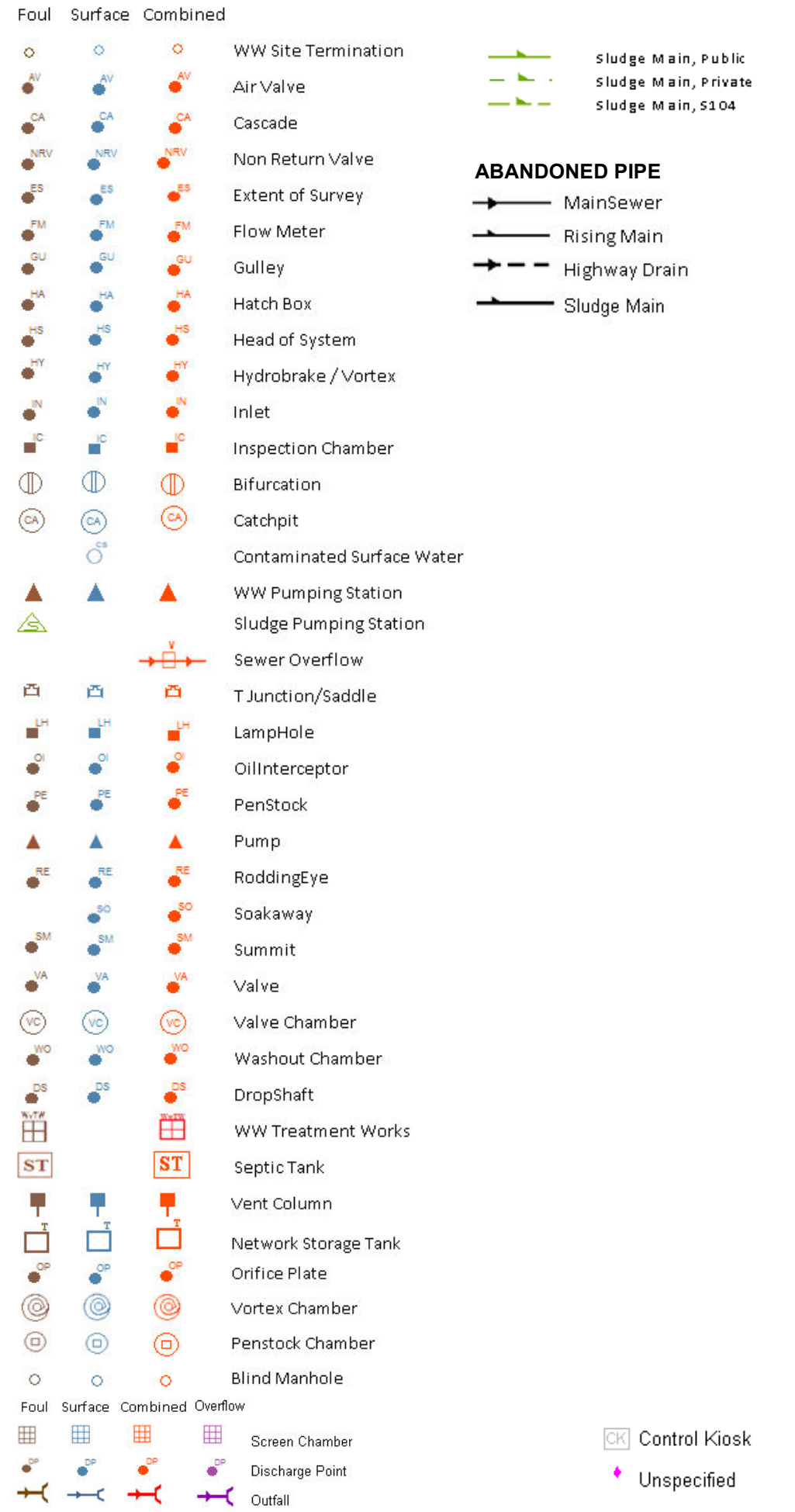
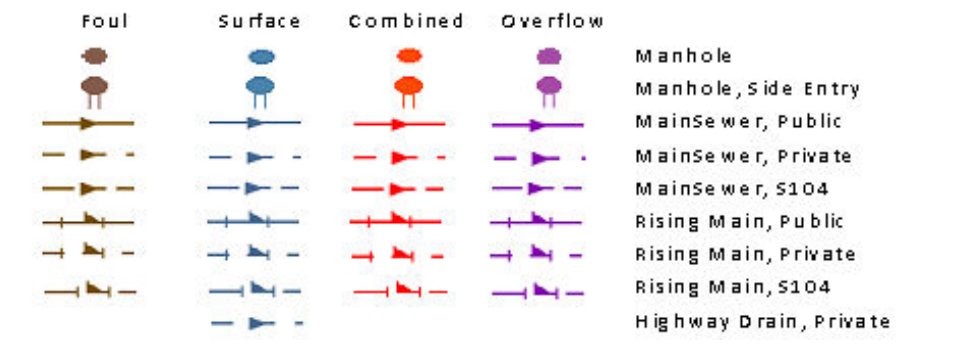
OS Sheet No: SD7542NE

Printed By:Liz Bywater

Scale: 1: 1250 Date: 26/08/2014

Refno	Cover	Size	Invert	Size	X	Size	Y	Shape	Mat	Length	Grad	Refno	Cover	Size	Invert	Size	X	Size	Y	Shape	Mat	Length	Grad
5501	93.41	SW																					
5502	94.54	FO																					
5503	94.61	FO																					
5504	94.8	FO																					
5601	95.42	SW		93.32	450				CI	CO	99.25	58											
5502	FO				0	225					CI	VC	44.42										
5801	97.9	FO																					
5804	98.08	FO																					
5805	98.41	FO		96.19	150				CI	CO	31.81	80											
5806	99.28	FO																					
5807	99.07	FO																					
5808	SW			300					CI		16.66												
5809	SW																						
5810	SW																						
5811	SW																						
5812	SW																						
6501	94.86	FO		93.3	225				CI	VC	55.32	150											
6601	SW				1050				CI		29.87												
6902	98.53	FO		96.09	150				CI	CO	17.23												
6903	98.07	FO																					
6904	97.48	FO																					
6906	97.79	FO		0	150				CI	CO	42.64												
6906	97.55	FO																					
6907	SW																						
6908	SW																						
6909	SW																						
6910	SW																						
6911	SW																						
6912	SW																						
6913	SW																						
6914	SW																						
8501	CO			0	225				CI	VC	10.88												
8502	CO																						
8503	96.25	FO		93.03	225				CI	VC	6												
8504	96.34	SW		93.23	525				CI	CO	49.32												
8505	SW																						
8506	SW																						
8504	CO			0					CI	PVC	2.44												
8502	CO																						
8503	FO																						
7701	CO																						
5505	SW			92.19	600				CI	CO	0.97	1											

WASTE WATER SYMBOLOGY



LEGEND

MANHOLE FUNCTION

FO	Foul
SW	Surface Water
CO	Combined
OV	Overflow

SEWER SHAPE

CI	Circular	TR	Trapezoidal
EG	Egg	AR	Arch
OV	Oval	BA	Barrel
FT	Flat Top	HO	HorseShoe
RE	Rectangular	UN	Unspecified
SQ	Square		

SEWER MATERIAL

AC	Asbestos Cement	DI	Ductile Iron
BR	Brick	PVC	Polyvinyl Chloride
PE	Polyethylene	CI	Cast Iron
RP	Reinforced Plastic Matrix	SI	Spun Iron
CO	Concrete	ST	Steel
CSB	Concrete Segment Bolted	VC	Vitrified Clay
CSU	Concrete Segment Unbolted	PP	Polypropylene
CCO	Concrete Box Culverted	PF	Fitch Fibre
PS	Plastic/Steel Composite	MAC	Masonry, Coursed
GR	Glass Reinforced Concrete	MAR	Masonry, Random
GRP	Glass Reinforced Plastic	U	Unasphred

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OS Sheet No: SD7542NE

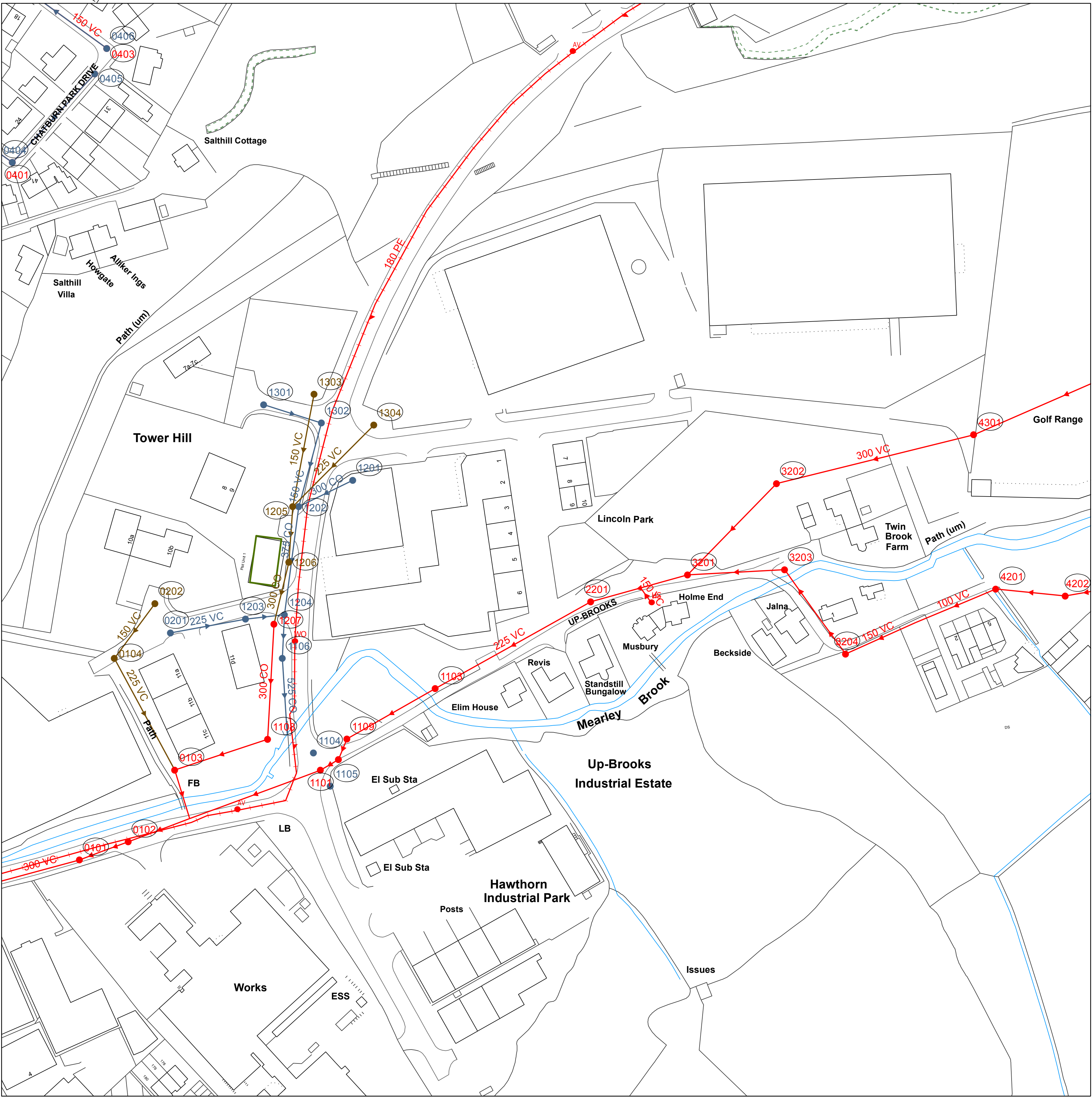
Scale: 1: 1250 Date: 26/08/2014

42 Nodes

Sheet 1 of 1



SEWER RECORDS



Reho	Cover	Func	Invert	Size	x	Size	y	Shape	Matl	Length	Grad	Reho	Cover	Func	Invert	Size	x	Size	y	Shape	Matl	Length	Grad
0102	78.77	CO																					
0103	79.36	CO																					
0104	79.97	FO																					
0201	80.06	SW	78.99	225				CI	VC	34.97	291												
0202	80.23	FO	78.5	150				CI	VC	31.37	40												
0401	88.36	CO	86.4	150				CI	VC	47.82	25												
0402	89.98	CO	88.72	150				CI	VC	55.61	33												
0403	90.15	CO	88.33	150				CI	VC	58.37	33												
0404	88.36	SW																					
0405	89.88	SW																					
0406	90.15	SW																					
1101	80.43	CO	77.11	225				CI	VC	64.04	960												
1102	80.46	CO	77.13	225				CI	VC	9.6													
1103	80.63	CO																					
1104		SW																					
1105		SW																					
1106	80.29	SW																					
1108	80.07	CO																					
1109		CO	0	225				CI	VC	10.27													
1201	81.73	SW	79.51	300				CI	CO	27.58													
1202		SW	78.85	300				CI	CO	18	138												
1203	80.34	SW																					
1204	80.33	SW																					
1205		FO																					
1206	80.94	FO																					
1207	80.48	CO	81.86	150				CI	VC	27.83	30												
1301	84.18	SW																					
1302	82.48	SW																					
1303	84.43	FO	80.16	150				CI	VC	52.58													
1304	82.17	FO	79.48	225				CI	VC	52.79													
2201	81.36	CO	78.88	225				CI	VC	81.76	71												
3201	82.08	CO	79.22	225				CI	VC	46.13	136												
3202	82.6	CO	80.91	300				CI	VC	58.6	35												
3203	82.19	CO																					
3204	82.91	CO	82.16	100				CI	VC	39.8	55												
4201	83.49	CO	82.81	100				CI	VC	32.04	49												
4202	83.81	CO	81.63	300				CI	VC	83.27	91												
0106		CO	0	300				CI	VC	10.69													
2202		CO	0	150				CI	VC	8.36	40												
3205		CO	80.1	225				CI	VC	54.19													
4203		CO	81.43	150				CI	VC	35.34	48												
0105		CO	0	225				CI	VC	30.13													
2203		CO																					
1110		CO																					
2401		CO																					

Foul

Surface

Combined

Overflow

Manhole

Manhole, Side Entry

Mainsewer, Public

Mainsewer, Private

Mainsewer, S104

Rising Main, Public

Rising Main, Private

Rising Main, S104

Highway Drain, Private

Foul

Surface

Combined

WW Site Termination

Air Valve

Cascade

Non Return Valve

Extent of Survey

Flow Meter

Gully

Hatch Box

Head of System

Hydrobrake / Vortex

Inlet

Inspection Chamber

Bifurcation

Catchpit

Contaminated Surface Water

WW Pumping Station

Sludge Pumping Station

Sewer Overflow

T Junction/Saddle

LampHole

OilInterceptor

Penstock

Pump

RoddingEye

Soakaway

Summit

Valve

Valve Chamber

Washout Chamber

DropShaft

WW Treatment Works

Septic Tank

Vent Column

Network Storage Tank

Orifice Plate

Vortex Chamber

Penstock Chamber

Blind Manhole

Foul

Surface

Combined

Overflow

Screen Chamber

Discharge Point

Outfall

Control Kiosk

Unspecified

Sludge Main, Public

Sludge Main, Private

Sludge Main, S104

ABANDONED PIPE

Mainsewer

Flow Meter

Highway Drain

Sludge Main

MANHOLE FUNCTION

FO Foul

SW Surface Water

CO Combined

OV Overflow

SEWER SHAPE

CI Circular

EG Egg

OV Oval

FT Flat Top

RE Rectangular

SQ Square

TR Trapezoidal

AR Arch

BA Barrel

HO HorseShoe

UN Unspecified

SEWER MATERIAL

AC Asbestos Cement

BR Brick

PE Polyethylene

RP Reinforced Plastic Matrix

CO Concrete

CSB Concrete Segment Bolted

CSU Concrete Segment Unbolted

CC Concrete Box Culverted

PSC Plastic/Steel Composite

GRC Glass Reinforced Concrete

GRP Glass Reinforced Plastic

DI Ductile Iron

PVC Polyvinyl Chloride

CI Cast Iron

SI Spun Iron

ST Steel

VC Vitrified Clay

PP Polypropylene

PF Pitch Fibre

MAC Masonry, Coursed

MAR Masonry, Random

U Unspecified

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OS Sheet No: SD7542SW

Scale: 1: 1250

Date: 26/08/2014

47 Nodes

Sheet 1 of 1

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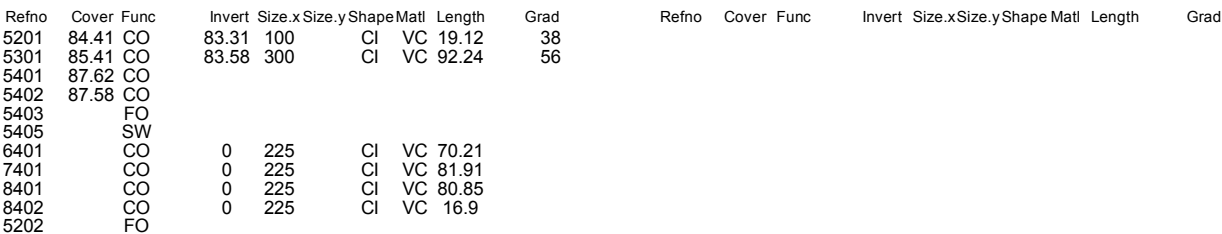
Scale: 1: 1250

Date: 26/08/2014

United Utilities

helping life flow smoothly

SEWER RECORDS



MANHOLE FUNCTION	
FO	Foul
SW	Surface Water
CO	Combined
OV	Overflow
SEWER SHAPE	
CI	Circular
TR	Trapezoidal
EG	Egg
AR	Arch
OV	Oval
BA	Barrel
FT	Flat Top
HO	HorseShoe
RE	Rectangular
UN	Unspecified
SQ	Square
SEWER MATERIAL	
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DI	Ductile Iron
BR	Brick
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OS Sheet No: SD7542SE
Scale: 1: 1250 Date: 26/08/2014
11 Nodes
Sheet 1 of 1



SEWER RECORDS

OS Sheet No: SD7542SE

Scale: 1: 1250 Date: 26/08/2014

Printed By:Liz Bywater

These general conditions and precautions apply to the wastewater network of United Utilities.

**Please ensure that a copy of these conditions is
passed to your representative and contractor on site.**

1. United Utilities provides the approximate locations of its sewers according to its records. These records are not necessarily accurate or complete nor do they normally show the positions of every sewer culvert or drain, private connections from properties to the public sewers or the particulars of any private system. No person or company shall be relieved from liability for any damage caused by reason of the actual positions and/or depths being different from those indicated. The records do indicate the position of the nearest known public sewer from which the likely length of private connections can be estimated together with the need for any off site drainage rights or easements.
 2. Special requirements relative to our sewers may be indicated. United Utilities employees or its contractors will visit any site at reasonable notice to assist in the location of its underground sewers and advise any precautions that may be required to obviate any damage. To arrange a visit or for further information regarding new supplies, connections, diversions, costing, or any notification required under these General Conditions, please call us on **0845 746 2200**.
 3. Where public sewers are within a site which is to be developed and do not take any drainage from outside the area, they are from an operational viewpoint redundant. The developer must identify all redundant sewers affected by the development and apply to United Utilities in writing for these sewers to be formally closed. The developer shall bear all related costs of the physical abandonment work.
 4. Public sewers within the site that are still live outside the area will be subject to a "Restricted Building zone". This would normally be a surface area equivalent to the depth of the sewer measured from the centre line of the sewer on either side. No construction will be permitted within that zone. The developer should also note that deep and wide rooted trees must not be planted in close proximity to live sewers. Access to public sewers must be maintained at all times and no interference to manholes will be permitted during construction work.
1. Where there is a public sewer along the line of a proposed development/building, arrangements shall be made by the developer at his cost to divert the sewer around the development. Where this is not possible and as a last resort, a "Building Over Agreement" will need to be completed under section 18 of the Building Act 1984. The developer shall design building foundations to ensure that no additional loading is transferred to the sewer and submit such details both to the Local Authority's Building Control Officer and to United Utilities for approval/acceptance. United Utilities on a rechargeable basis would normally undertake all aspects of design work associated with the diversion of any part of the operational wastewater network. For further advice please email wastewaterdeveloperservices@uuplc.co.uk
 2. Where there is a non-main river watercourse/culvert passing through the site, the landowner has the responsibility of a riparian owner for the watercourse/culvert and is responsible for the maintenance of the fabric of the culvert and for all works involved in maintaining the unrestricted flow through it. Building over the watercourse/culvert is not recommended. The developer must contact the local authority before any works are carried out on the watercourse/culvert. Where it is necessary to discharge surface water from the site into the watercourse/culvert the developer shall make an assessment of the available capacity of the watercourse/culvert (based on a 1 in 50 year event) and ensure that the additional flow to be discharged into the watercourse/culvert will not cause any flooding. In appropriate cases, flooding may be prevented by on-site storage. The developer shall submit the relevant details required to substantiate his development proposals. Details of any outfall proposed shall also be submitted to the Environment Agency, PO Box 12, Richard Fairclough House, Knutsford Road, Warrington, Cheshire, WA4 1HT for their approval.
 3. Where there is a main river watercourse/culvert passing through the site, the developer shall submit all proposals affecting the river to the Environment Agency at the address stated in paragraph 6 for approval/acceptance.

8. Your attention is drawn also to the following:

- **Private drains or sewers which may be within the site.**

On 1 October 2011 all privately owned sewers and lateral drains which communicate with (that is drain to) an existing public sewer as at 1 July 2011 will become the responsibility of the sewerage undertaker. This includes private sewers upstream of pumping stations that have yet to transfer, but excludes lengths of sewer or drain that are the subject of an on-going appeal or which have been excluded from transfer as a result of an appeal or which are on or under land opted-out by a Crown body. The transfer specifically excludes sewers and lateral drains owned by a railway undertaker. Sewers upstream of such assets, however, are transferred. Such assets may not be recorded on the public sewer record currently as it was not a requirement to keep records of previously private sewers and drains.

- **Applications to make connections to the public sewer.**

The developer must write to United Utilities requesting an application form that must be duly completed and returned. No works on the public sewer shall be carried out until a letter of consent is received from United Utilities.

- **Sewers for adoption.** If an agreement for the adoption of sewers under Section 104 of the Water Industry Act 1991 is being contemplated, a submission in accordance with "Sewers for Adoption", Seventh Edition, published by the Water Research Centre (2001) Plc, Henley Road, Medmenham, PO Box 16, Marlow, Buckinghamshire, SL7 2HD will be required, taking into consideration any departures from the general guide stipulated by United Utilities.

- **Further consultation with United Utilities.**

Developers wishing to seek advice or clarification regarding sewer record information provided should contact United Utilities to arrange an appointment. A consultation fee may be charged, details of which will be made available at the time of making an appointment.

9. Combined sewers, foul sewers, surface water sewers, and pumped mains. These are shown separately in a range of colours or markings to distinguish them on our drawings, which are extracts from the statutory regional sewer map. A legend and key is provided on each extract for general use, although not all types of sewer will be shown on every extract.

Combined sewers shown coloured red carries both surface water and foul sewage, especially in areas where there is no separate surface water sewerage system.

Foul sewers coloured brown may also carry surface water and there may be no separate surface water system indicated in the immediate area. Both combined and foul sewers carry wastewater to our treatment works before it can safely be returned to the environment.

Surface water sewers coloured blue on our drawings are intended only to carry uncontaminated surface water (e.g. rainfall from roofs, etc) and they usually discharge into local watercourses. It is important for the protection of the environment and water quality that only uncontaminated surface water is connected to the surface water sewers. Improper connections to surface water sewers from sink wastes, washing machines and other domestic use of water can cause significant pollution of watercourses.

Pumped mains, rising mains and sludge mains will all be subject to pumping pressures and are neither suitable nor available for making new connections.

Highway drains, when included, show as blue and black dashed lines. Highway drains are not assets belonging to United Utilities and are the responsibility of local authorities.

1. For information regarding future proposals for construction of company apparatus please write to United Utilities, PO Box 453, Warrington, WA5 3QN.
2. For information regarding easements, deeds, grants or wayleaves please write to United Utilities Property Solutions, Coniston Buildings, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington WA5 3UU (Tel: 01925 731 365).