

**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,



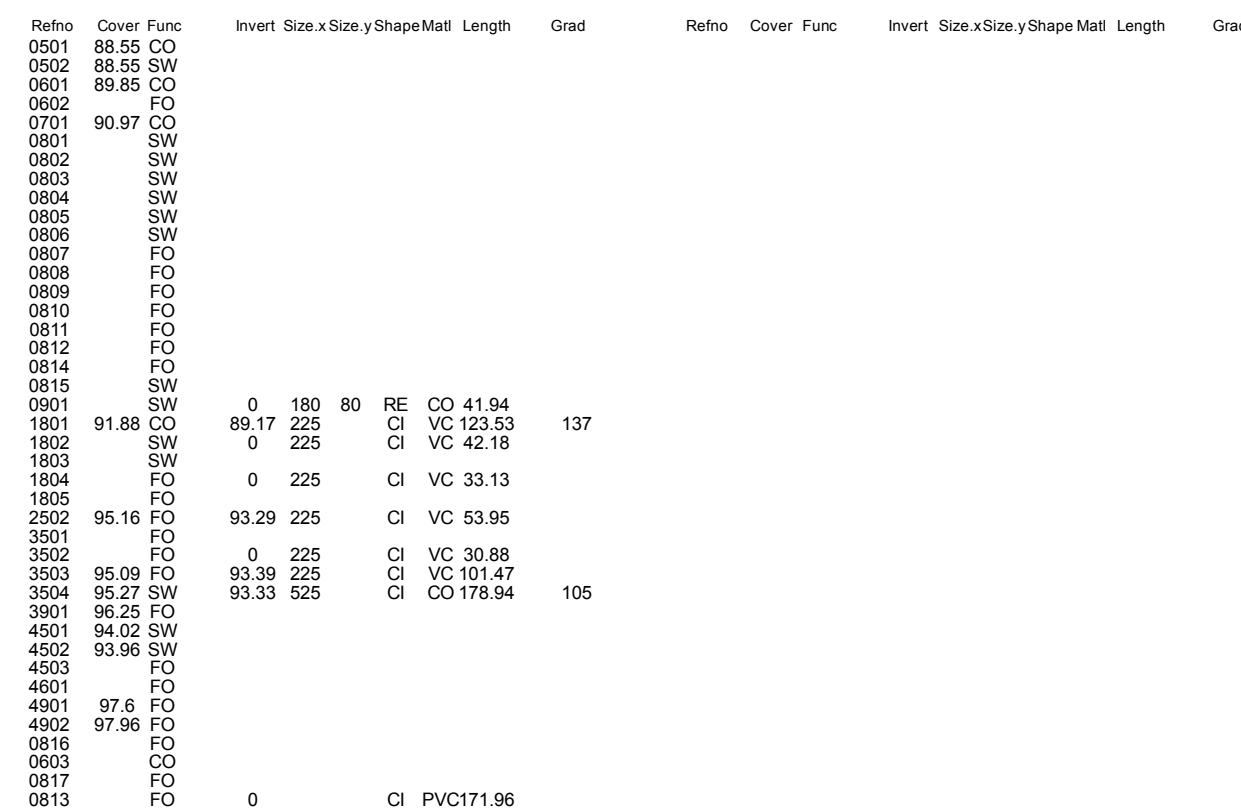
Sue McManus
Operations Manager
Property Searches

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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the plan and private pipes, sewers or drains may not be recorded.
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This plan is based upon the Ordnance Survey Map with the sanction of the Controller of Her Majesty's Stationery Office and United Utilities copyrights are reserved. Unauthorised reproduction will infringe these copyrights.

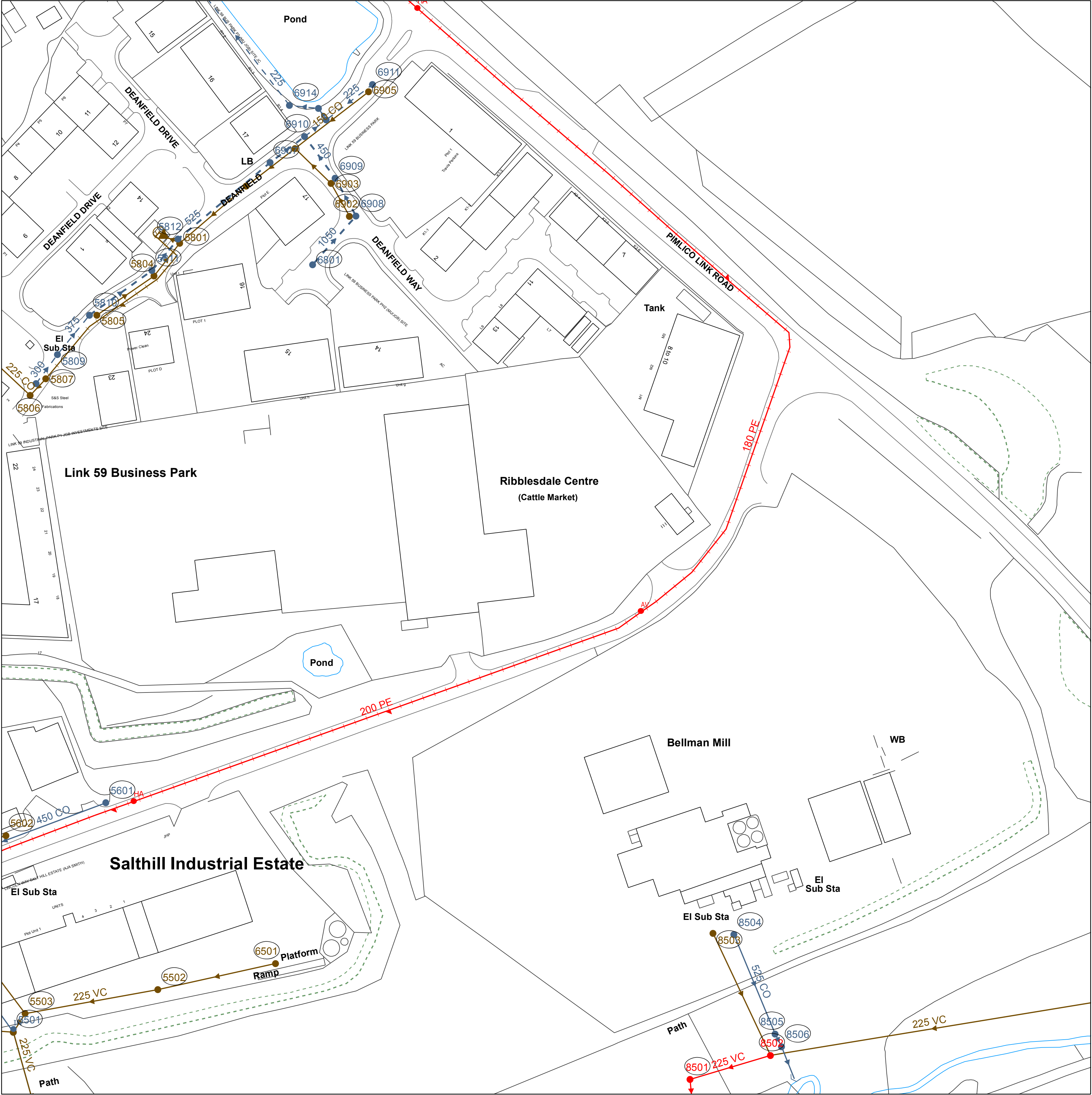
OS Sheet No: SD7542NW
Scale: 1: 1250 Date: 26/08/2014
41 Nodes
Sheet 1 of 1



SEWER RECORDS

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

Printed By:Liz Bywater



Rehno	Cover	Func	Invert	Size	x	Size	y	Shape	Matl	Length	Grad	Rehno	Cover	Func	Invert	Size	x	Size	y	Shape	Matl	Length	Grad
5501	93.41	SW																					
5502	94.64	FO																					
5503	94.61	FO																					
5504	94.6	FO																					
5601	95.42	SW																					
5602		FO	93.32	450	CI	CO	99.25			58													
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																					
5809		SW																					
5810		SW																					
5811		SW																					
5812		SW																					
5812	94.66	FO	93.3	225	CI	VC	55.32			150													
5801		SW																					
5902	98.53	FO	96.09	150	CI	CO	17.23																
5903	98.07	FO																					
5904	97.46	FO																					
5905	97.78	FO	0	150	CI	CO	42.64																
5906	97.55	FO																					
5907		SW																					
5908		SW																					
5909		SW																					
5910		SW																					
5911		SW																					
5912		SW																					
5913		SW																					
5914		SW																					
5901		CO	0	225	CI	VC	10.88																
5902		CO																					
5903	96.25	FO	93.03	225	CI	VC	62																
5904	96.34	SW	93.23	525	CI	CO	49.32																
5905		SW																					
5906		SW																					
5904		CO																					
5902		FO	0		CI	PVC	2.44																
5803		FO																					
7701		CO																					
5905		SW	92.19	600	CI	CO	0.97			1													

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

Gulley

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

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

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Concrete Box Culverted

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Plastic/Steel Composite

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LEGEND

MANHOLE FUNCTION

FO

Foul

SW

Surface Water

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Overflow

SEWER SHAPE

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Circular

EG

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Oval

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Flat Top

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OS Sheet No: SD7542NE

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

Printed By:Liz Bywater

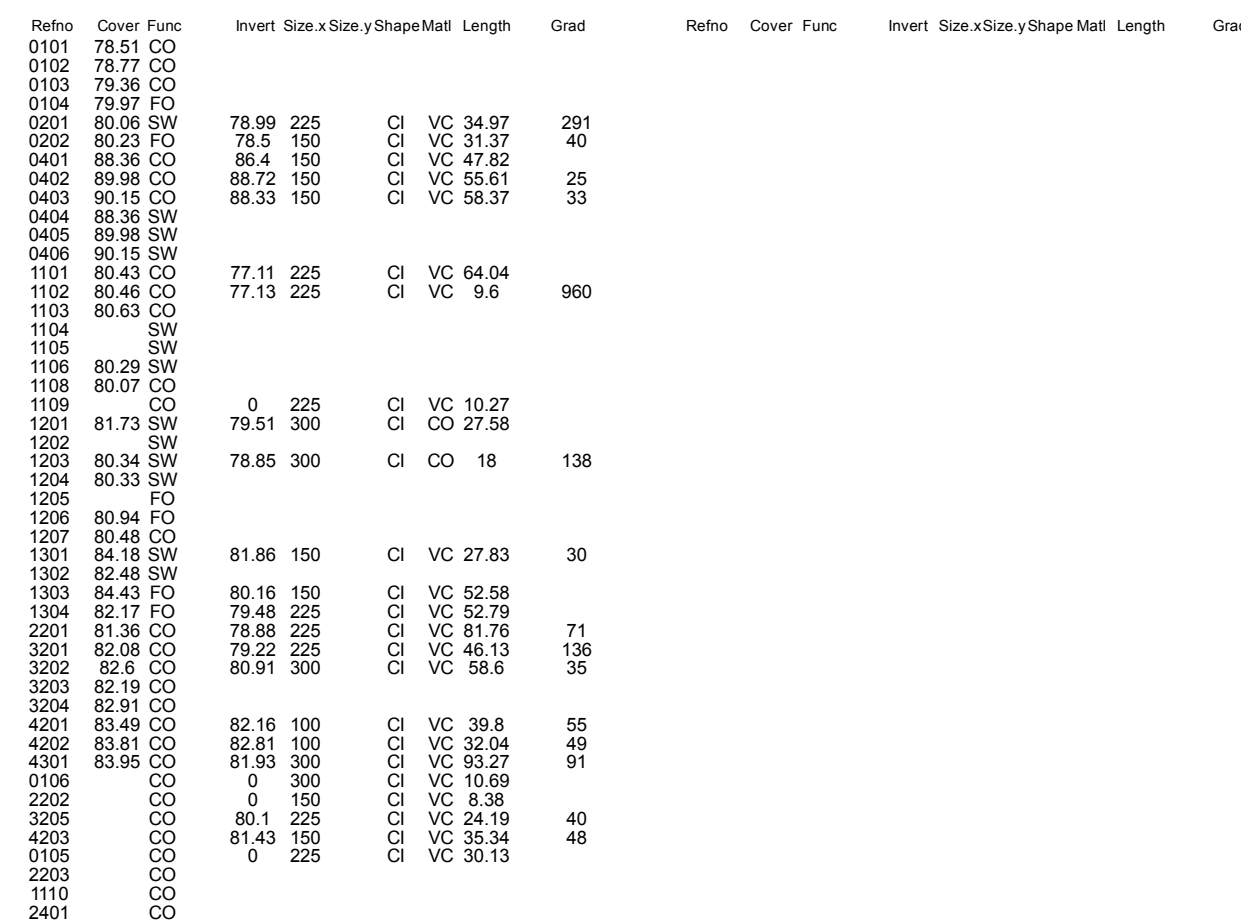
OS Sheet No: SD7542NE

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

42 Nodes

Sheet 1 of 1

SEWER RECORDS



The position of underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available.

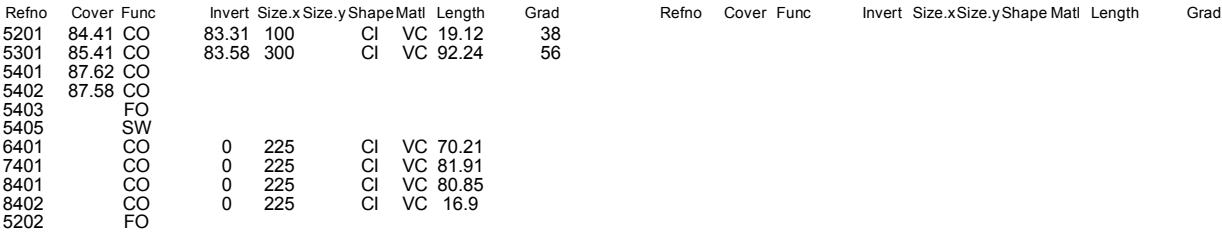
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SEWER RECORDS

Printed By:Liz Bywater



MANHOLE FUNCTION	
FO	Foul
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CO	Combined
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SEWER SHAPE	
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OS Sheet No: SD7542SE
Scale: 1: 1250 Date: 26/08/2014
11 Nodes
Sheet 1 of 1



SEWER RECORDS

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).