

United Utilities Clean Water Asset Protection

Supporting you with your development

These guidelines should be read in conjunction with our 'Standard Conditions for Works Adjacent to Pipelines' document.

www.unitedutilities.com/standard-conditions

This is prepared to provide you with a summary of our key requirements and to support you when planning your development. If a water main crosses your development site we recommend you talk to us at the earliest opportunity. You can email the team at:

DeveloperServicesWater@uuplc.co.uk

Operating and maintaining our mains

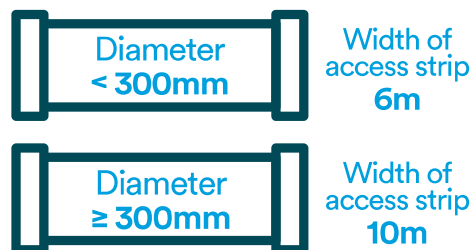
As per sections 158, 159 and 174 of the Water Industry Act 1991 we require 24 hour unrestricted access to our water mains for operation and maintenance, both during and after construction. There should be no interference with or access restrictions to any water main, structure, installation, apparatus or any other pipe belonging to United Utilities. E.g. fenced off gardens or gated areas.

Diversions

As per section 185 of the Water Industry Act 1991, to achieve a developer's preferred layout a diversion of the main could be necessary at the developer's expense.

Access strips

To enable a safe and effective working environment when operating and maintaining our pipelines we will not allow development within the following distances measured from the centre line of the pipeline. These are most commonly referred to as an "access strip". The width of an access strip is determined by the size of the pipeline and our requirements are detailed below:



We would also encourage the applicant to investigate whether there are any formal legal easements or restrictions placed on the land. This should be revealed by a water and drainage search that will indicate if there are any easements on your land, or you can consult the Land Registry.

Position of our mains

The actual position of water mains may be different from those shown on the water and drainage searches and private pipes, sewers or drains may not be recorded. We will not accept any liability for any damage caused by the actual positions being different from those shown. It is the developer's responsibility to determine the precise location of any underground assets at the earliest opportunity.

Loads and levels

Both during and post construction, there must be no additional load bearing capacity on the main that could affect its structural integrity (see standard conditions document).

Any deviance from this requires prior agreement from United Utilities. This would include level of cover, any earth movements and the transport/position of construction equipment and vehicles.

Determining a position

The position of a water main must be identified by completing trial holes. Ground penetrating radar will not be accepted as proof of the line/levels of any mains – although it can be used as an indication of the line/route before any trial holes are undertaken.

Asset damage

Failure to comply with any of the above and resulting damage to our assets being caused, UU will seek to recover the costs of making good the damage and any other associated losses.

Excavations

Any excavation within the access strip widths, identified above, must be completed by hand unless an alternative method statement has been prior approved by United Utilities. The alternative method will be specific to the asset and cannot be transferred onto any other asset without prior approval.

Further information:

DeveloperServicesWater@uuplc.co.uk

Our standard conditions for works adjacent to pipelines' document
www.unitedutilities.com/standard-conditions

Sections 158 & 159, outline United Utilities right to inspect, maintain, adjust, repair or alter our mains. This includes carrying out any works incidental to any of those purposes.

<https://www.legislation.gov.uk/ukpga/1991/56/section/158>
<https://www.legislation.gov.uk/ukpga/1991/56/section/159>

Section 174 confirms it is an offence to intentionally or negligently interfere with any resource main or water main that causes damage to or has an effect on its use or operation.

<https://www.legislation.gov.uk/ukpga/1991/56/section/174>

Section 185 outlines the requirements for any pipe diversions and clarifies that United Utilities is entitled to recover any expenses reasonably incurred in carrying out any diversion works.

<https://www.legislation.gov.uk/ukpga/1991/56/section/185>

