



UTILITIES STATEMENT

Calderstones Park Ph3

Off Pendle Drive

Whalley

880162 R01 (04)

CLIENT:

Taylor Wimpey Manchester

September 2011



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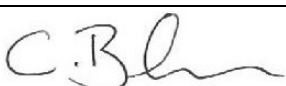
UTILITIES STATEMENT

**Calderstones Phase 3
Pendle Drive, Whalley**

REPORT NO : 880162 R01 (03)

Client : Taylor Wimpey Manchester

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Project Manager	Ian Clark		15/09/11
Technical Reviewer	Chris Blinkhorn		15/09/11

This report is not to be used for contractual or engineering purposes unless the above is signed where indicated by both the author of the report, the project manager and the technical reviewer of the report and the report is designated "FINAL".



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Registered in England No. 4723837

www.rsk.co.uk

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1. EXECUTIVE SUMMARY

CONTEXT

RSK LDE Ltd have been instructed by Taylor Wimpey Manchester to provide a Utilities Statement covering gas, water, electric, telecoms and both foul and surface water drainage to accompany a Planning Application for residential development at the former Calderstones Hospital off Pendle Drive, Whalley.

GAS SUPPLY

It is expected that the gas supply can be served from the existing low pressure mains serving the existing residential scheme without causing undue stress on the delivery of a gas service to the wider community. As the existing mains are believed to be low pressure no gas governor is anticipated.

The proposed gas supply shall be laid in designated service corridors and will not cause damage to trees or archaeological remains.

WATER SUPPLY

It is expected that the water supply can be served from the water mains serving the existing residential scheme without causing undue stress on the delivery of a water service to the wider community.

The proposed water supply shall be laid in designated service corridors and will not cause damage to trees or archaeological remains.

ELECTRIC SUPPLY

It is expected that the electricity supply can be served from the electricity network serving the existing residential scheme without causing undue stress on the delivery of a electric service to the wider community.

The proposed electric cabling shall be laid in designated service corridors and will not cause damage to trees or archaeological remains.

TELECOMS

It is expected that the telecoms supply can be served from the existing apparatus in Pendle Drive without causing undue stress on the delivery of telecoms to the wider community.

The proposed telecom cabling shall be laid in designated service corridors and will not cause damage to trees or archaeological remains.

FOUL DRAINAGE

The foul drainage shall connect to the existing foul sewer located in Pendle Drive, as previously intended in the main drainage plan for the redevelopment of the former hospital. Due to the low flows generated by foul drainage this connection could be made without causing undue stress on the existing drainage system that serves the wider community.

The proposed foul drainage shall be laid in the carriageway alignment and will not cause damage to trees or archaeological remains.

SURFACE WATER DRAINAGE

The surface water drainage shall connect to the existing surface water sewer located in Pendle Drive as previously intended in the main drainage plan for the redevelopment of the former hospital, at a controlled rate. The proposed surface water layout shall not cause any undue stress in the existing drainage system.

Surface water shall be attenuated on site in accordance with the requirements of the Flood Risk Assessment.

The proposed surface water drainage shall be laid in the carriageway alignment and will not cause damage to trees or archaeological remains.

2. INTRODUCTION

This Utilities Statement has been produced by RSK LDE Ltd, on behalf of Taylor Wimpey Manchester Ltd, to accompany a planning application for the proposed residential development at the former Calderstones Hospital off Pendle Drive, Whalley.

This report responds to the requirement of Ribble Valley Council to provide a Utilities Statement demonstrating the following:-

- Proposed utility services will not result in undue stress on the delivery of those services to the wider community,
- Development proposals incorporate any utility company requirements for substations, telecommunications equipment or similar structures,
- Proposed Service routes have been planned to avoid as far as possible the potential for damage to trees and archaeological remains.

3. PROPOSED UTILITIES

3.1 National Grid - Gas

- National Grids Records show that the existing Calderstones Park development has been supplied by The Gas Transportation Company (GTC).
- Confirmation from GTC will be required as to how the proposed residential site shall be served. However it is expected the site will be served from their existing mains within Pendle Drive.
- As this development forms part of a recently constructed large residential scheme it is anticipated that no gas governor will be required within the proposed development as the existing mains are likely to be low pressure.
- New gas services supplying the proposed development shall be laid in designated service corridors within the new footway alignments and carriageways, where crossings are required. The positioning of the new gas mains shall not result in any damage to trees and there are no archaeological or other interests that will be affected.

3.2 United Utilities - Water

- The United Utilities records show that there is a 200mm DI main located within Pendle Road, which terminates in the front of house number 4. The records indicate that the proposed Phase 2 development by Taylor Wimpey will utilise this via a new 90mm spur, although these works may now have been completed.
- Confirmation from United Utilities is required as to how the proposed residential development shall be served. However, it is expected that the site will be served from the 200mm DI main located in Pendle Drive, without causing undue stress on the delivery of water to the wider community.
- No structures to support the provision of a water supply to the proposed development are envisaged.
- New water mains supplying the proposed development shall be laid in the designated service corridors within the new footway alignments and carriageways, where crossings are required. The positioning of the water mains shall not result in any damage to trees and there are no archaeological or other interests that will be affected. Where new vegetation is proposed within the development its type and positioning in relation to the new water mains shall follow the general tree planting guidance provided by United Utilities.

3.3 United Utilities - Electric

- United Utilities records have confirmed that there is an existing 11KV cable in the footway of Pendle Drive, adjacent to the development. The plans also indicate an 11KV cable crossing the proposed development area east to west from an existing sub station to the west of the site. Taylor Wimpey intends to divert this cable around the new development.
- Confirmation from United Utilities is required as to how the proposed residential development shall be served. However, it is expected that the site will be served from the mains in Pendle Drive.
- No new structures to support the provision of an electrical supply to the proposed development are envisaged.
- New electrical cables supplying the proposed development shall be laid in the designated service corridors within the new footway alignments and carriageways, where crossings are required. The positioning of the new electrical cables shall not result in any damage to trees and there are no archaeological or other interests that would be affected.

3.4 British Telecommunications - Telecoms

- British Telecommunications records show that there is existing apparatus within Pendle Drive.
- Confirmation from British Telecommunications is required as to how the proposed residential development shall be served. However, it is expected that the site will be served from the apparatus in Pendle Drive.
- New telecom cable routes supplying the proposed development shall be laid in designated service corridors within the new footway alignments and carriageways, where crossings are required. The positioning of the new telecom cables shall not result in any damage to trees and there are no archaeological or other interests that will be affected.

3.5 United Utilities – Foul Drainage

- United Utilities sewer records do not show any sewers within Pendle Drive, however Taylor Wimpey owns the drainage network within the Calderstones Park development. Ultimately these sewers are proposed for adoption by United Utilities under Section 104 of the Water Industries Act 1991.
- The drainage design for the previous phases of Calderstones Hospital redevelopment has indicated a connection to this phase. It should also be noted that foul flows are low and based on the current proposals a discharge rate of 2 - 3 l/s are estimated. United Utilities have confirmed via email (appendix F) that the proposals are acceptable and that the

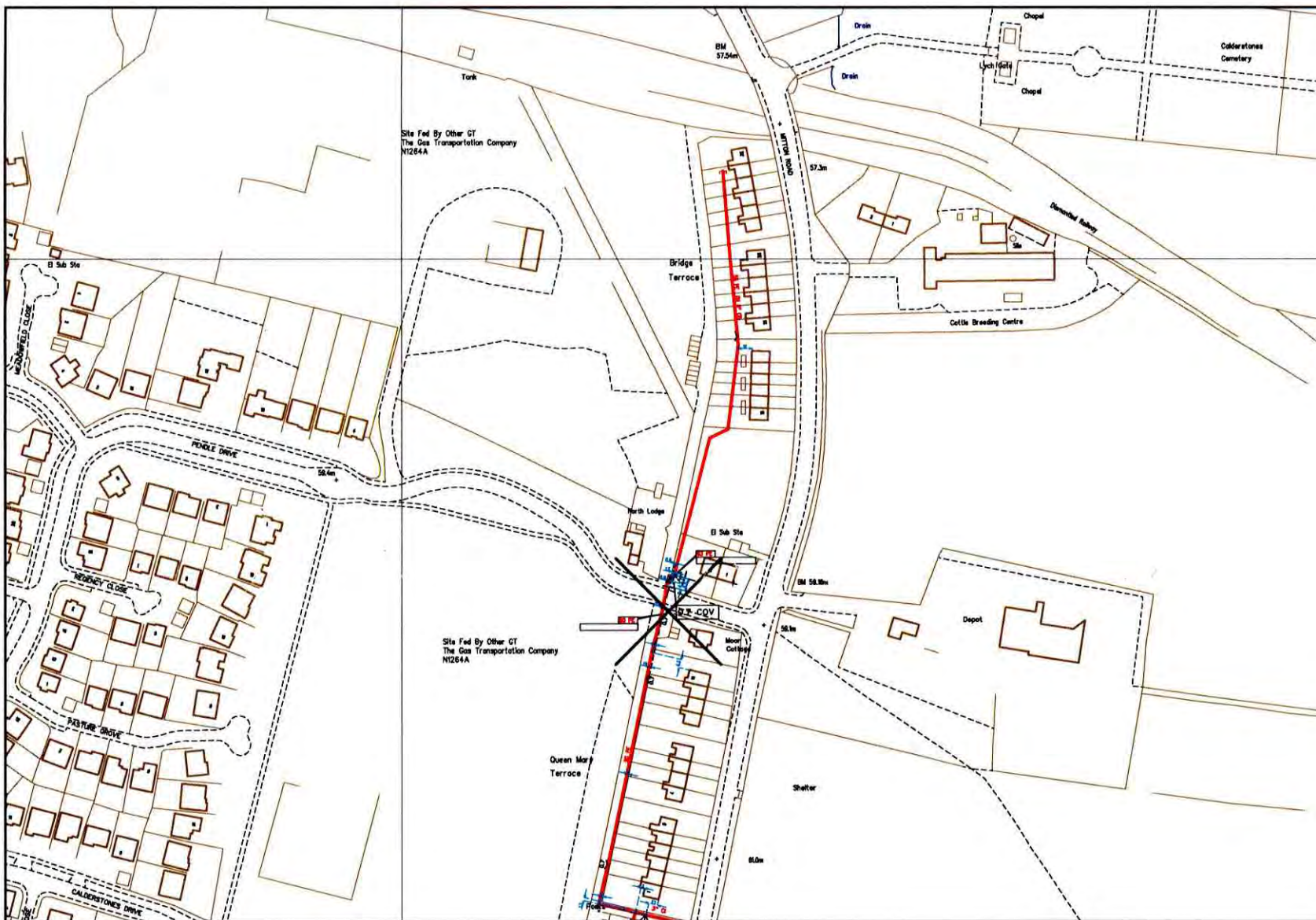
Calderstones development as a whole (including this phase) has been considered in their network assessments.

- The new site shall be served by separate foul and surface water drainage systems. The foul drainage shall be drained by gravity to a new on site pumping station to the north, which will discharge via a rising main to an existing on site gravity sewer that drains to the foul sewers in Pendle Drive.
- Discussions with United Utilities are continuing and formal Section 104 and 106 applications will be made for on-site drainage and new drainage connections respectively.
- New foul sewer routes serving the proposed development shall be laid within carriageway alignments. The positioning of the new foul sewers shall not result in any damage to trees and there are no archaeological or other interests that will be affected.

3.6 United Utilities – Surface Water Drainage

- United Utilities sewer records do not show any sewers within Pendle Drive, however Taylor Wimpey owns the drainage network within the Calderstones Park development. Ultimately these sewers are proposed for adoption by United Utilities under Section 104 of the Water Industries Act 1991.
- In accordance with the Flood Risk Assessment, all surface water run off from the site will drain into the existing surface water sewer located in Pendle Drive. Discharge from the proposed site shall be restricted to the greenfield run off peak flow rate which has been calculated at 31.3 litres per second.
- The on site surface water attenuation shall be designed for no flooding for a 1 in 30 year event including an allowance for climate change. Attenuation on site will be provided in oversized drainage pipes.
- The drainage design for the previous phases of Calderstones Hospital redevelopment has indicated a connection to this phase. Based on the pipe diameter and gradient an expected discharge rate of 140 l/s was anticipated from this area, therefore the proposals in the FRA will offer a reduction in discharge rates.
- Discussions with United Utilities are continuing and formal Section 104 and 106 applications will be made for on-site drainage and new drainage connections respectively.
- New surface water sewer routes serving the proposed development shall be laid within carriageway alignments. The positioning of the new surface water sewers shall not result in any damage to trees and there are no archaeological or other interests that will be affected.

Appendix A
NATIONAL GRID – GAS
Records



SCALE: Not to scale

USER ID: LSteins

DATE: 10/01/2011

EXTRACT DATE: 10/09/2010

MAP REF: SD7237

CENTRE: 372620, 437407

Some examples of Plant Items:

Valve



Depth of Cover



Syphon



Diameter Change



Material Change

This plan shows those pipes owned by National Grid Gas plc in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid Gas plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue. Further information on all DR4s can be determined by calling the DR4 hotline on 01455 892426 (9am-5pm). A DR4 is where a potential error has been identified within the asset record and a process is currently underway to investigate and resolve the error as appropriate.

MAPS Viewer Version 5.6.6.0

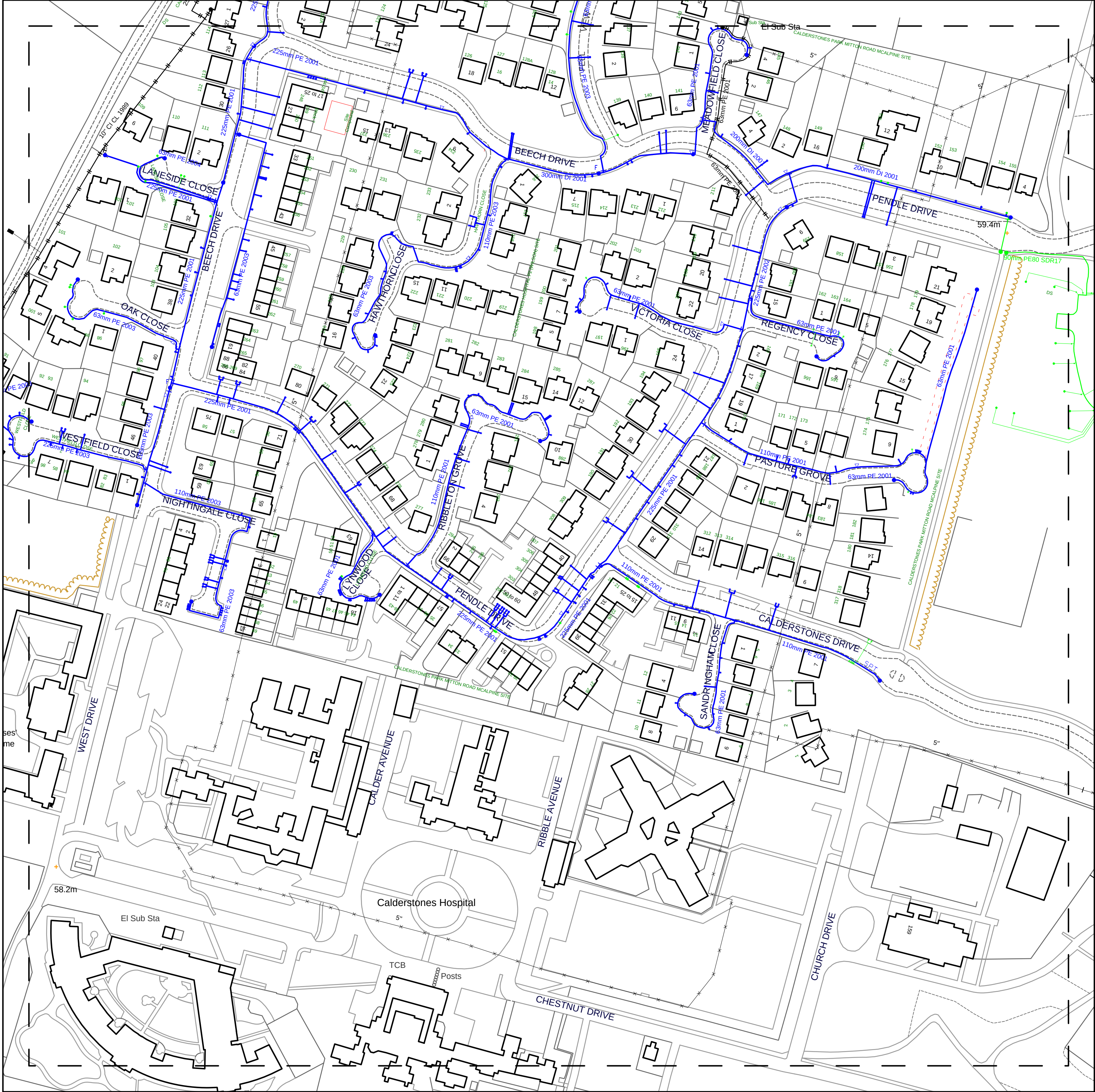
Local Machine

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Appendix B

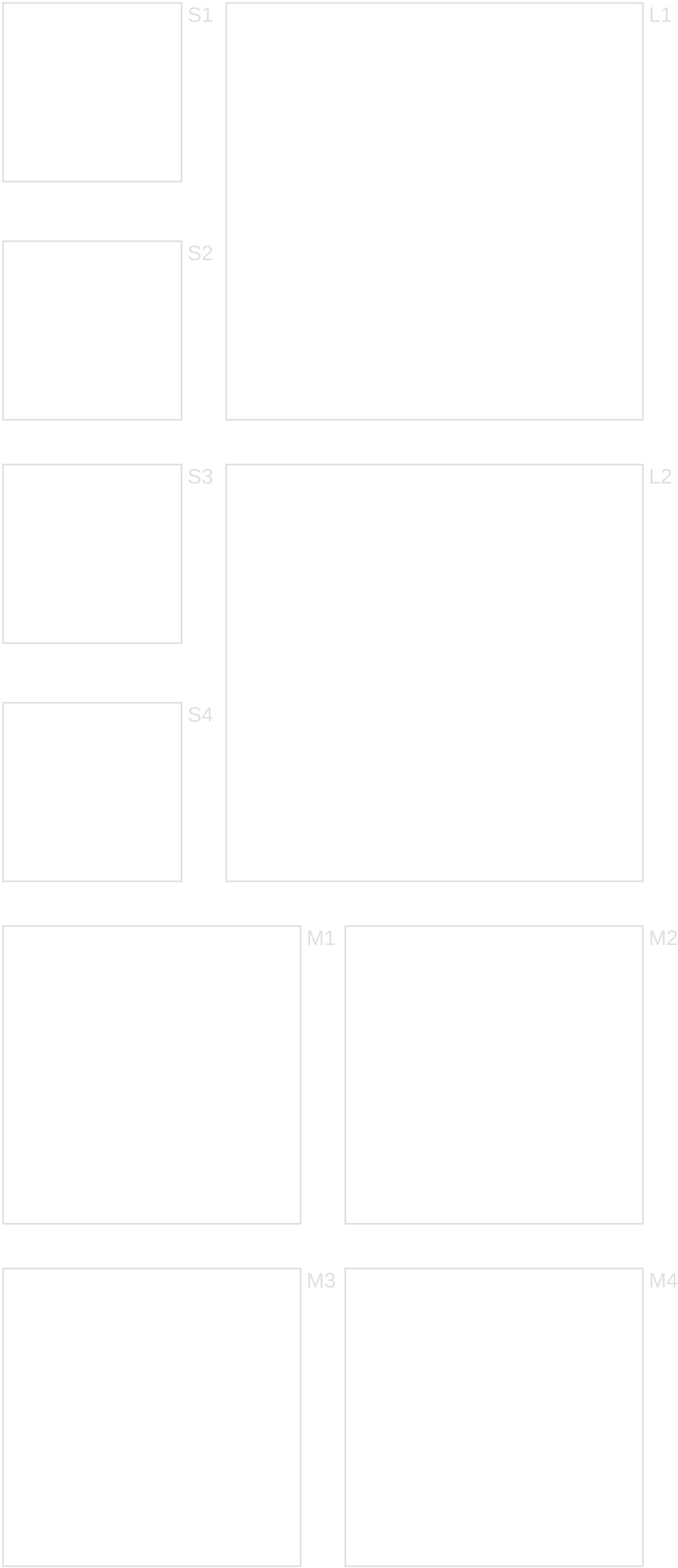
UNITED UTILITIES – WATER

Records

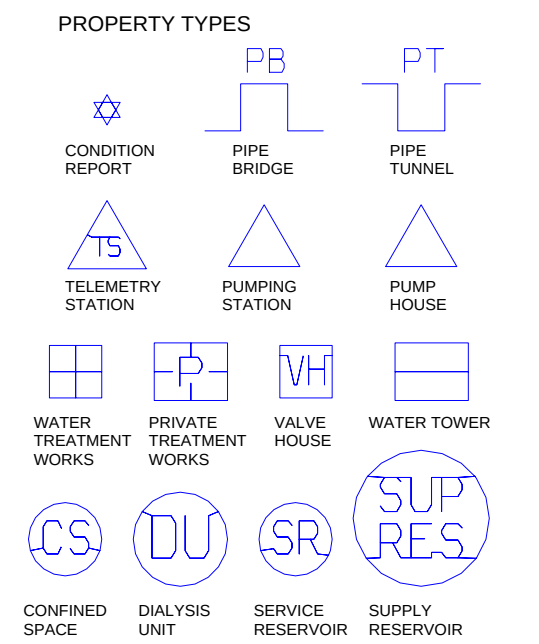
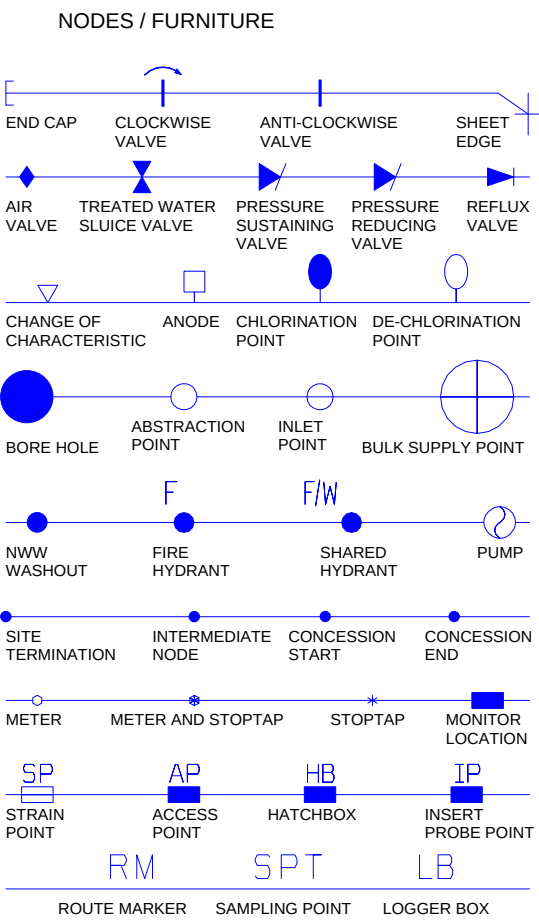


OS Sheet No: SD7237SW
Scale 1:1250 Date: 18-Jan-2011

Printed by: Liz Bywater



- PIPEWORK
- TRUNK MAIN
 - DISTRICT MAIN
 - NON-POTABLE MAIN
 - PROPOSED
 - AQUEDUCT
 - COMMON PIPE
 - PRIVATE PIPE
 - ABANDONED

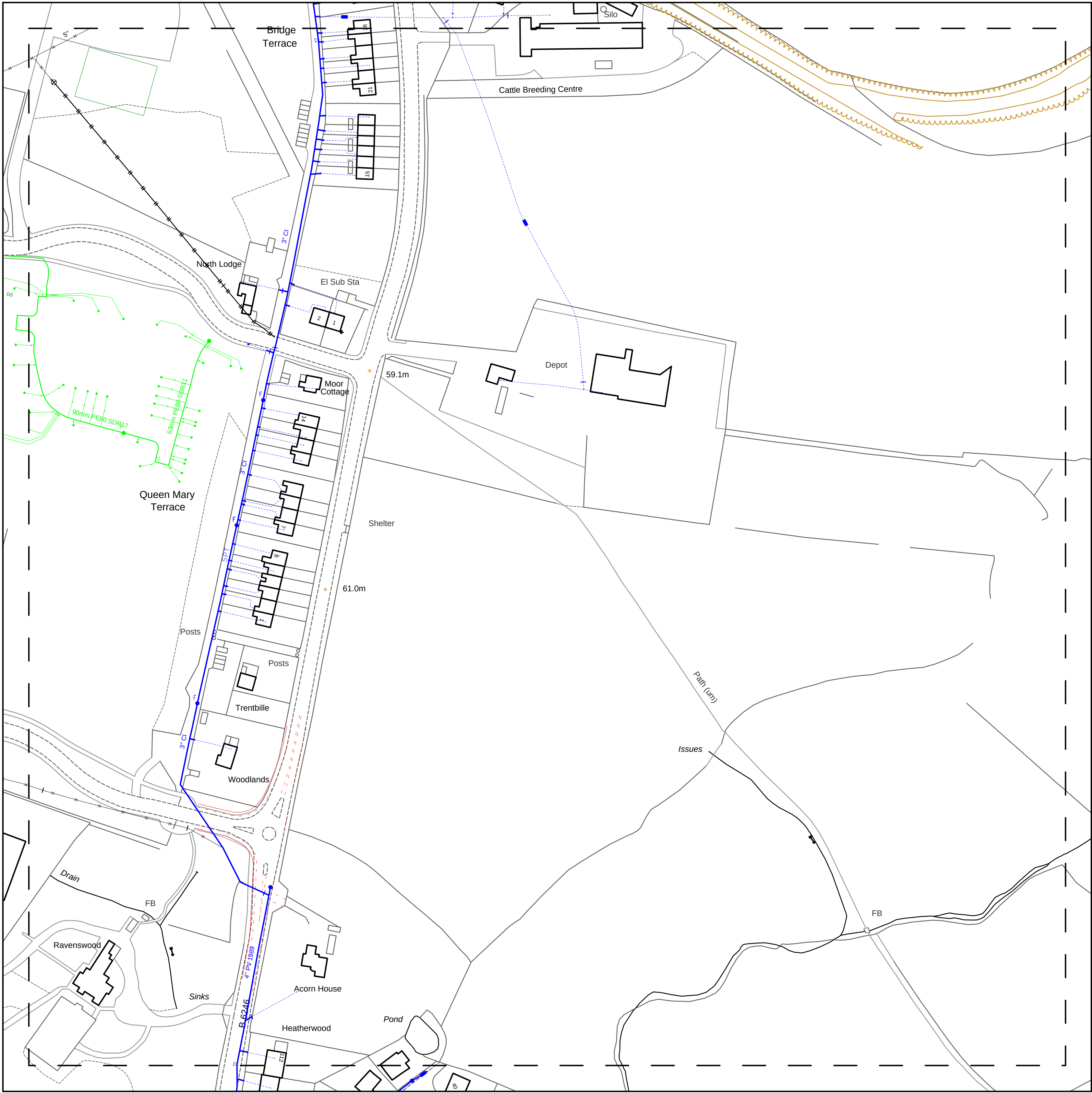


- MATERIAL TYPES
- | | | |
|----|-----------------|-----------------|
| AC | ASBESTOS CEMENT | OTHERS |
| CI | CAST IRON | PB LEAD |
| CU | COPPER | PV uPVC |
| CO | CONCRETE | SI SPUN IRON |
| DI | DUCTILE IRON | ST STEEL |
| GI | GALVANISED IRON | UN UNKNOWN |
| GR | GREY IRON | PE POLYETHYLENE |
- LINING TYPES
- | | | |
|----|----------------|----------------|
| CL | CEMENT | ER EPOXY RESIN |
| TB | TAR OR BITUMEN | |
- INSERTION TYPES
- | | | |
|----|----------------------|---------------|
| DD | DIE DRAWN | MO MOLING |
| DR | DIRECTIONAL DRILLING | PI PIPELINE |
| | | SL SLIP LINED |

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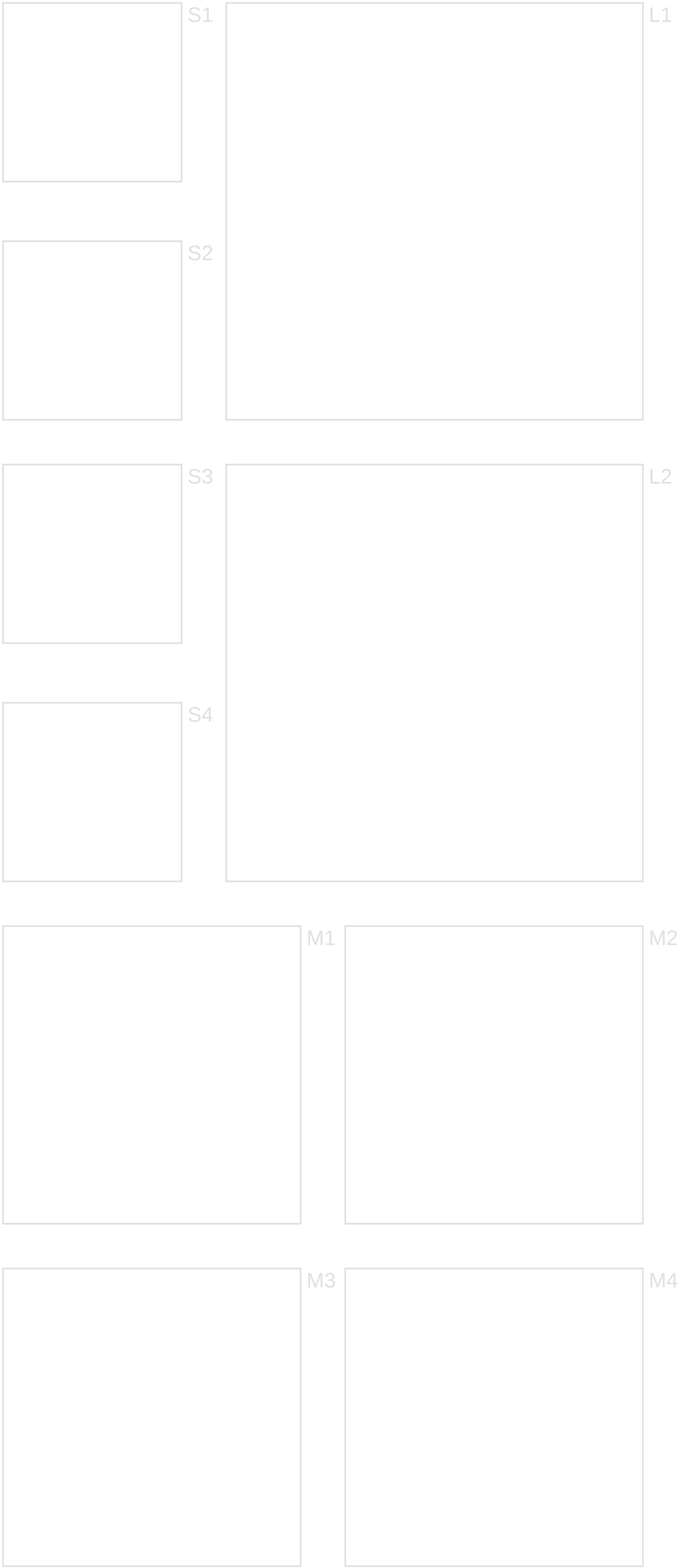
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Scale 1:1250
Date: 18-Jan-2011





OS Sheet No: SD7237SE
Scale 1:1250 Date: 18-Jan-2011

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PIPEWORK
TRUNK MAIN
DISTRICT MAIN
NON-POTABLE MAIN
PROPOSED
AQUEDUCT
COMMON PIPE
PRIVATE PIPE
ABANDONED

NODES / FURNITURE
END CAP
CLOCKWISE VALVE
ANTI-CLOCKWISE VALVE
SHEET EDGE
AIR VALVE
TREATED WATER SLUICE VALVE
PRESSURE SUSTAINING VALVE
PRESSURE REDUCING VALVE
REFLUX VALVE
CHANGE OF CHARACTERISTIC
ANODE
CHLORINATION POINT
DE-CHLORINATION POINT
BORE HOLE
ABSTRACTION POINT
INLET POINT
BULK SUPPLY POINT
N/W WASHOUT
FIRE HYDRANT
SHARED HYDRANT
PUMP
SITE TERMINATION
INTERMEDIATE NODE
CONCESSION START
CONCESSION END
METER
METER AND STOPTAP
STOFTAP
MONITOR LOCATION
SP
STRAIN POINT
RM
ACCESS POINT
HATCHBOX
INSERT
PROBE POINT
SPT
SAMPLING POINT
LB
LOGGER BOX

PROPERTY TYPES
CONDITION REPORT
PIPE BRIDGE
PIPE TUNNEL
TELEMETRY STATION
PUMPING STATION
PUMP HOUSE
WATER TREATMENT WORKS
PRIVATE TREATMENT WORKS
VALVE HOUSE
WATER TOWER
CONFIRMED SPACE
DIALYSIS UNIT
SERVICE RESERVOIR
SUPPLY RESERVOIR

MATERIAL TYPES
AC ASBESTOS CEMENT
CI CAST IRON
CU COPPER
CO CONCRETE
DI DUCTILE IRON
GI GALVANISED IRON
GR GREY IRON
PB LEAD
PV uPVC
SI SPUN IRON
ST STEEL
UN UNKNOWN
PE POLYETHYLENE

LINING TYPES
CL CEMENT
TB TAR OR BITUMEN
ER EPOXY RESIN

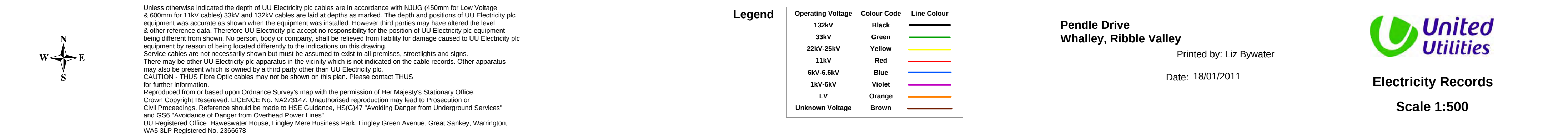
INSERTION TYPES
DD DIE DRAWN
DR DIRECTIONAL DRILLING
MO MOLING
PI PIPELINE
SL SLIP LINED

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Scale 1:1250
Date: 18-Jan-2011



Appendix C
UNITED UTILITIES – ELECTRIC
Records

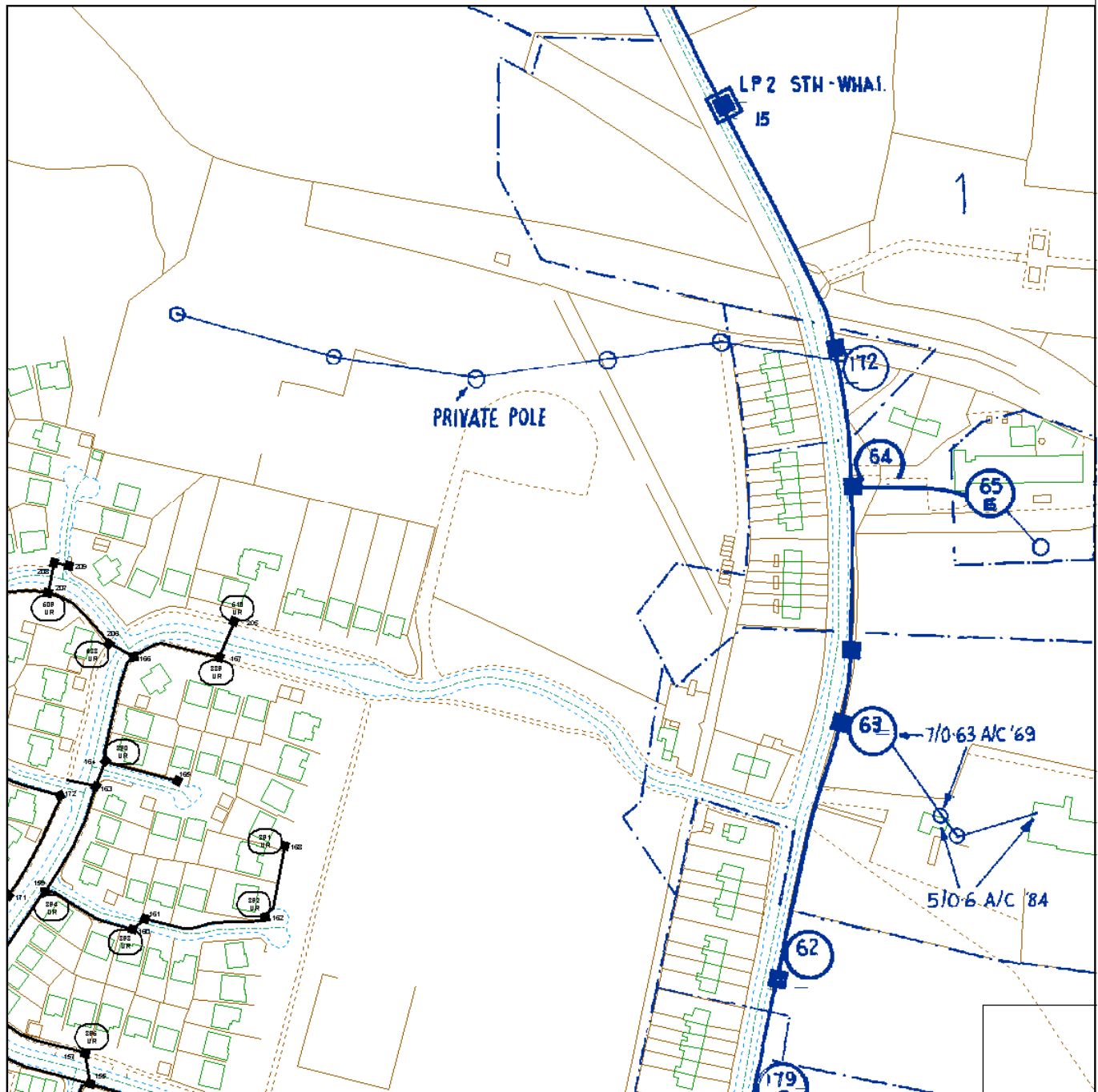


Appendix D

BRITISH TELECOMMUNICATIONS – TELECOMS

Records

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy.

It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.

DIAL BEFORE YOU DIG

FOR PROFESSIONAL ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS

ADVANCE NOTICE REQUIRED
(Office hours: Monday-Friday 08.00 to 17.00)

Tel: 0800 9173993

E-mail: dbyd@openreach.co.uk

Website: www.dialbeforeyoudig.com

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KEY TO BT SYMBOLS

	UNDERGROUND PLANT		POLE
	OVERHEAD PLANT		CABINET
	JOINT BOX		BURIED JOINT
	DISTRIBUTION POINT		JOINTING POST
	MANHOLE		PROPOSED U/G
	DP BOUNDARY		PROPOSED O/H
	OTHER BT BOUNDARY		PROPOSED BOX

Other proposed plant is shown using dashed lines. BT symbols not listed above may be disregarded. Existing BT plant may not be recorded. Information valid at the time of preparation.

openreach
a BT Group business

BT ref: LWX11185H

Map reference (centre): SD7255237459

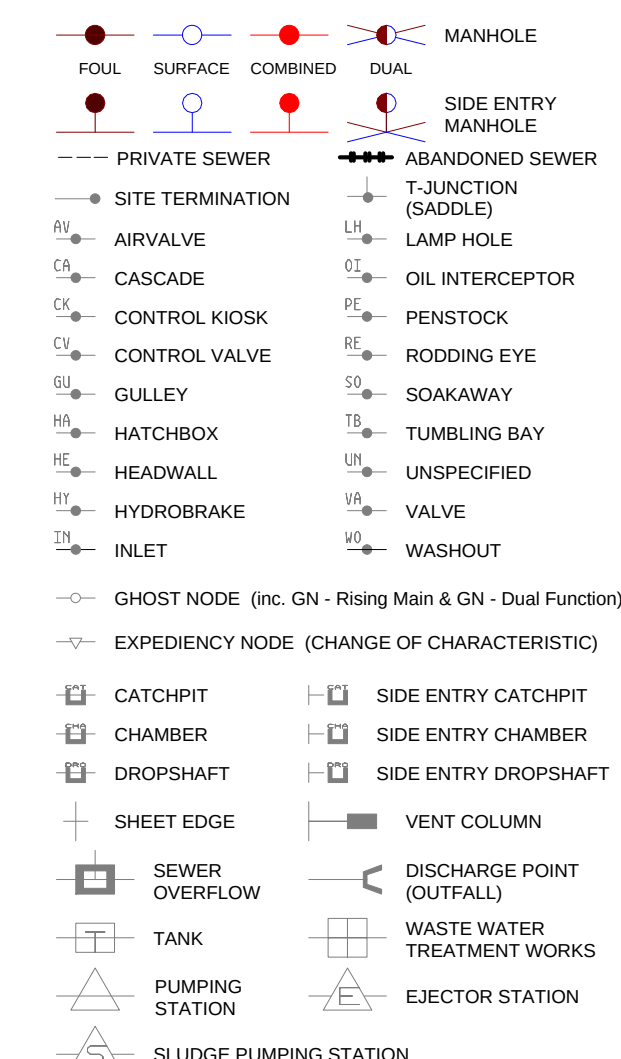
Issued: 12/01/11 11:27:32

Appendix E
UNITED UTILITIES – DRAINAGE
Records



Refno	Cover	FuncType	InvertSize	SizeX	Y	Shape	Mail	Grad	Length
1301		S	M	150		C	VC		28.81
1302		S	M	225		C	VC		23.58
1303		F	M	150		C	VC		28.79
1304		F	M	150		C	VC		29.39
2201		F	M	150		C	VC		5.98
2202		S	M	150		C	VC		26.44
2301		S	M	225		C	VC		14.22
2304		S	M	225		C	VC		20.45
2401		F	M	150		C	VC		10.23
2402		F	M	150		C	VC		15.29
2403		F	M						
2404		S	M	300		C	VC		13.76
2405		S	M	300		C	VC		14.62
2406		S	M						

WASTE WATER SYMBOLOGY



NODE TABLE ABBREVIATIONS

MANHOLE FUNCTION

F Foul	T Transition
S Surface	O Overflow
C Combined	U Unspecified

MANHOLE / NODE TYPE

M	Manhole	Z	Ghost in Rising Main
J	Junction	C	Cascade
L	Lamphole	Y	Gulley
H	Hatchbox	E	Ejector
R	Rodding Eye	O	Oil Injector
F	Outfall	I	Inlet
V	Combined Sewer Overflow	B	Hydrobrake
P	Pumping Station	T	Vent Column
S	Soakaway	X	Valve
D	Dual Function Manhole	U	Unspecified
W	Treatment Works	Q	Expendiency Node
		G	Ghost (to allow pipe bends)

SEWER SHAPE

C Circular	T Trapezoidal
E Egg	A Arch
O Oval	B Barrel
F Flat Top	H Horseshoe
R Rectangular	U Unspecified
S Square	

SEWER MATERIAL

- AC Asbestos Cement
- BR Brick
- CI Cast Iron
- SI Spun (Grey) Iron
- CO Concrete
- CS Concrete Segments (Bolted)
- CS Concrete Segments (Unbolted)
- CC Concrete Box Culvert
- DI Ductile Iron
- GR Glass Reinforced Concrete
- GR Glass Reinforced Plastic
- PS Plastic / Steel Composite
- PV Polyvinyl Chloride
- PE Polythene
- RP Reinforced Plastic Matrix
- ST Steel
- VC Vitrified Clay (All Clayware)
- PP Polypropylene
- P Pitch
- M Masonry - In Regular Courses
- MA Masonry - Randomly Coursed
- U Unspecified

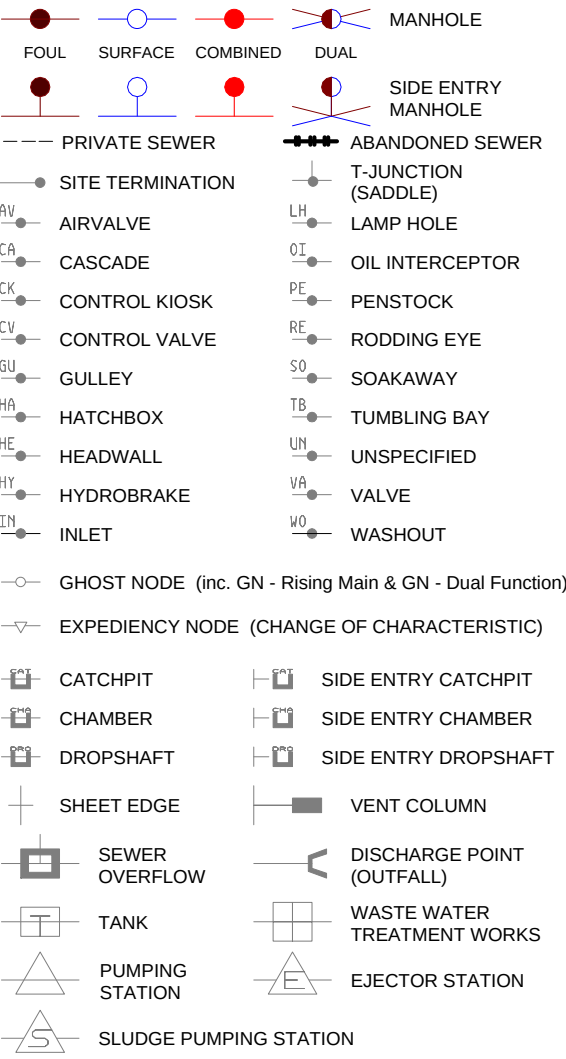
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14 Nodes
Sheet 1 of 1





WASTE WATER SYMBOLGY



NODE TABLE ABBREVIATIONS

MANHOLE FUNCTION	
F Foul	T Transition
S Surface	O Overflow
C Combined	U Unspecified

MANHOLE / NODE TYPE	
M Manhole	Z Ghost in Rising Main
J Junction	C Cascade
L Lamphole	Y Gulley
H Hatchbox	E Ejector
R Rodding Eye	O Oil Injector
F Outfall	I Inlet
V Combined Sewer Overflow	B Hydrobrake
P Pumping Station	T Vent Column
S Soakaway	X Valve
D Dual Function Manhole	U Unspecified
W Treatment Works	Q Expediency Node
	G Ghost (to allow pipe bends)

SEWER SHAPE

C Circular	T Trapezoidal
E Egg	A Arch
O Oval	B Barrel
F Flat Top	H Horseshoe
R Rectangular	U Unspecified
S Square	

SEWER MATERIAL

AC Asbestos Cement
BR Brick
CI Cast Iron
SI Spun (Grey) Iron
CO Concrete
CS Concrete Segments (Bolted)
CS Concrete Segments (Unbolted)
CC Concrete Box Culvert
DI Ductile Iron
GR Glass Reinforced Concrete
GR Glass Reinforced Plastic
PS Plastic / Steel Composite
PV Polyvinyl Chloride
PE Polythene
RP Reinforced Plastic Matrix
ST Steel
VC Vitrified Clay (All Clayware)
PP Polypropylene
PF Pitch Fibre
MA Masonry - In Regular Courses
MA Masonry - Randomly Coursed
U Unspecified

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2 Nodes
Sheet 1 of 1



Appendix F

UNITED UTILITIES – DRAINAGE

Correspondence

Ian Clark

From: O'Mara, Colin [Colin.O'Mara@uuplc.co.uk]
Sent: 15 September 2011 10:22
To: Ian Clark
Subject: RE: Calderstones Hospital, Whalley
 Hi Ian,

I spoke to John Lunt in our developer enquiries team and apparently when the original Calderstones scheme came to United Utilities there was an allowance made for this extra phase within the design. As you say there are some problems with the treatment works but as this scheme had been allowed for originally in the design we have not objected.

Hope this helps, any queries please let me know.

Many Thanks,

Colin O' Mara

Wastewater Adoptions Engineer,

Tel: 01925 679358

Fax: 01925 679390

email: colin.o'mara@uuplc.co.uk

From: iclark@rsk.co.uk [mailto:iclark@rsk.co.uk]
Sent: 13 September 2011 16:10
To: O'Mara, Colin
Subject: RE: Calderstones Hospital, Whalley

Colin,
 Talking to the client again, I think the concern is that the LA have been making rumblings about the sewage works in the area. There hasn't been a direct issue yet on this site, but they'd like some comfort from UU that there isn't an issue and this won't get thrown up at planning.
 Can you check with Developer Enquires for us if there is/isn't an issue.

Thanks

Ian Clark

Associate Director

RSK

Spring Lodge, 172 Chester Road, Helsby, Cheshire, WA6 0AR, UK
 Switchboard: +44 (0) 1928 726006

From: O'Mara, Colin [mailto:Colin.O'Mara@uuplc.co.uk]
Sent: 09 September 2011 14:23
To: Ian Clark
Subject: RE: Calderstones Hospital, Whalley

Hi Ian,

Do you know what concerns they have? Connection points/flow rates are provided from our Developer Enquiries team so if you can let me know I will forward your concerns on to them for you.

Many Thanks,

Colin O' Mara

Wastewater Adoptions Engineer,

Tel: 01925 679358

Fax: 01925 679390

email: colin.o'mara@uuplc.co.uk

From: iclark@rsk.co.uk [mailto:iclark@rsk.co.uk]
Sent: 09 September 2011 12:06
To: O'Mara, Colin
Subject: RE: Calderstones Hospital, Whalley

Hi Colin,
 Sorry to come back to you again on this site. Our client, Taylor Wimpey, is experiencing some difficulty with the Local Planners who are raising specific concerns about the drainage network in the area, and particularly regarding the local treatment works.
 Although your previous email has confirmed that the drainage proposals are satisfactory I would be grateful if you would clarify the situation to allay any concerns regarding the treatment works.

I look forward to hearing from you at your earliest convenience.

Regards,

Ian Clark

Associate Director

RSK

Spring Lodge, 172 Chester Road, Helsby, Cheshire, WA6 0AR, UK
 Switchboard: +44 (0) 1928 726006

15/09/2011

From: O'Mara, Colin [mailto:Colin.O'Mara@uuplc.co.uk]
Sent: 18 July 2011 09:58
To: Ian Clark
Cc: Colin Whittingham
Subject: RE: Calderstones Hospital, Whalley

Hi Ian,

Sorry for the delay in getting back to you. I can confirm that your connection point for the foul is fine. I enclose a copy of our guidelines and application for you for when you are ready to make your S104 submission. Any queries please let me know.

Many Thanks,

Colin O' Mara

Wastewater Adoptions Engineer,

Tel: 01925 679358

Fax: 01925 679390

email: colin.o'mara@uuplc.co.uk

From: iclark@rsk.co.uk [mailto:iclark@rsk.co.uk]
Sent: 27 June 2011 16:20
To: O'Mara, Colin
Cc: Jones, Greg; CWhittingham@rsk.co.uk
Subject: Calderstones Hospital, Whalley

Colin,
 Hopefully you can help on this. We have been commissioned by Taylor Wimpey to prepare a Drainage and Utilities Assessment for Phase 3 on the above site. The main infrastructure on this site is currently in TWs ownership, however the sewers are under s104 Agreement and it is hoped that these will shortly be adopted by yourselves. With this in mind I would be grateful if you would confirm that the foul drainage can be connected to the existing infrastructure.

The proposals currently allow for 46 residential units, which would equate to 2.12 l/s based on the guidance in SFA6. I understand that this phase had always been proposed for adoption therefore I don't anticipate there being any issues.

I have attached for your info the proposed planning layout along with the existing main drainage plan for the whole site, on which you will see the stubs that have been left for future development.

Regards,

Ian Clark
Associate Director

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