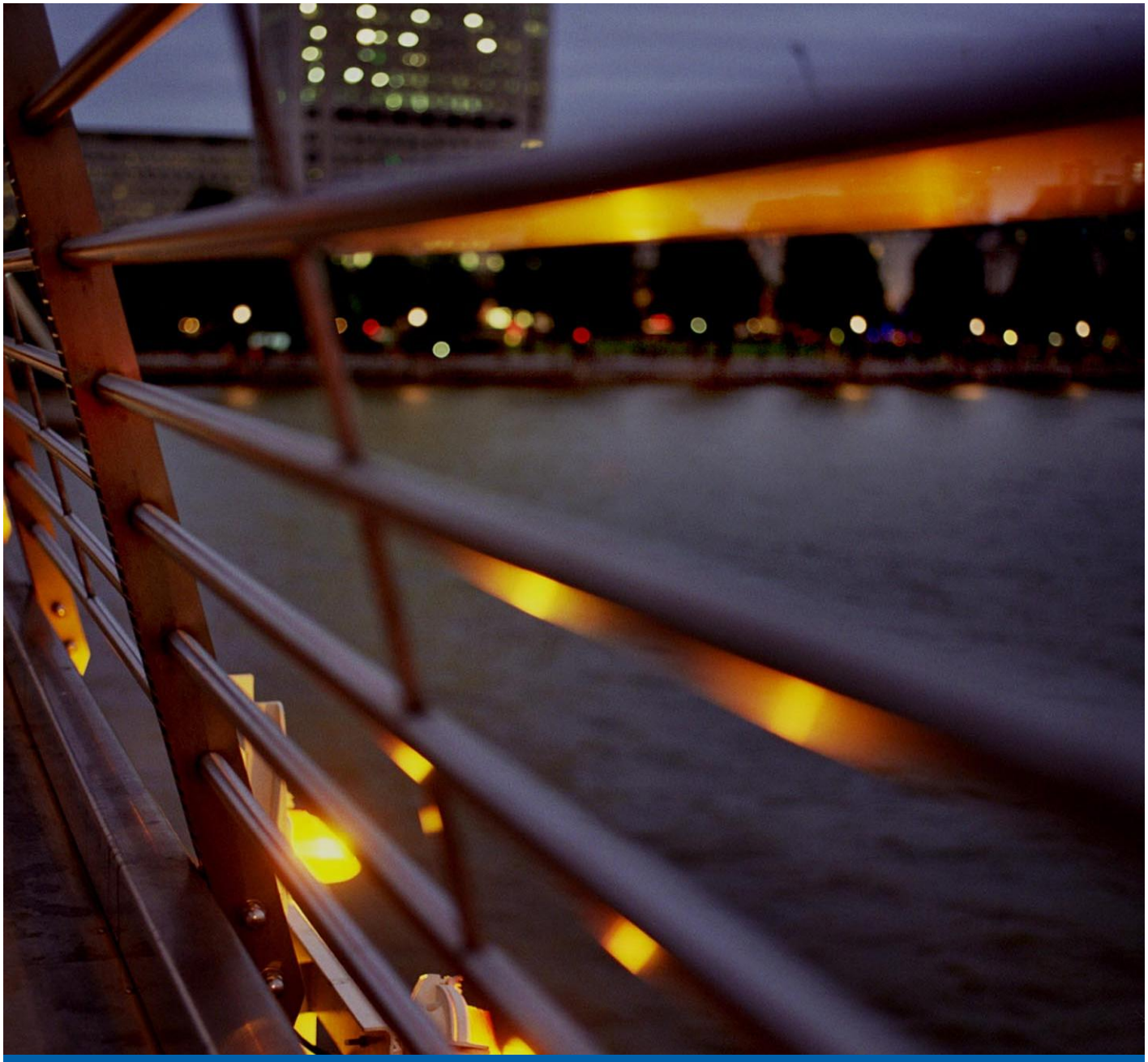


Utilities Study

Submitted as part of the Outline Planning Application for

Land to the east of Clitheroe Road (Lawsonsteads Farm), Whalley

COMMERCIAL ESTATES GROUP



UNITED BY OUR DIFFERENCE

WSP

Clitheroe Road, Whalley

Commercial Estates Group

Utilities Study

March 2012

QM

Issue/revision	Issue 1	Revision 1	Revision 2	Revision 3	Revision 4	Revision 5
Remarks	DRAFT	FINAL	FINAL	FINAL	FINAL	FINAL
Date	November 2010	November 2010	November 2010	December 2010	March 2012	March 2012
Prepared by	P J Laidler	P J Laidler	P J Laidler	P J Laidler	P J Laidler	P J Laidler
Signature						
Checked by	T Morley	T Morley	T Morley	T Morley	T Morley	T Morley
Signature						
Authorised by	T Morley	T Morley	T Morley	T Morley	T Morley	T Morley
Signature						
Project number	11171409	11171409	11171409	11171409	11171409	11171409
File reference				S:\Clitheroe Road, Whalley\TEXT\REPORTS\101213 Clitheroe Road-Stats Report - FINAL Rev 3 - DISTRIBUTION.doc	S:\Clitheroe Road, Whalley\TEXT\REPORTS\120326 Clitheroe Road-Stats Report - FINAL Rev 4 - DISTRIBUTION.doc	S:\Clitheroe Road, Whalley\TEXT\REPORTS\120330 Clitheroe Road-Stats Report - FINAL Rev 5 - DISTRIBUTION.doc

WSP Development and Transportation
Three White Rose Office Park
Millshaw Park Lane
Leeds
LS11 0DL

Tel: +44 (0)113 395 6200
Fax: +44 (0)113 395 6201
http://www.wspgroup.com

WSP UK Limited | Registered Address WSP House, 70 Chancery Lane, London, WC2A 1AF, UK | Reg No. 01383511 England | WSP Group plc | Offices worldwide

Contents

Executive Summary

1 Introduction 2

2 Site Information 3

3 Water Supply and Drainage 4

4 Gas 8

5 Electricity 10

6 Telecommunications 12

7 Other Infrastructure 14

8 Summary 16

Appendices

Appendix A Site Information

Appendix B Estimated Utility Demands

Appendix C Utility Service Records and Correspondence

Executive Summary

This document reports on the preliminary Utility Services Study undertaken for a proposed development on land east of Clitheroe Road in Whalley in the Ribble Valley, Lancashire.

Examination of the record drawings obtained shows that there are existing utility services crossing the development site that may require diversion. In addition there are existing utility services within Clitheroe Road that are likely to be affected by proposed site entrance works. Detailed on-site surveying and investigation and the detailed design of the layout and proposed highway works would be required to confirm the exact extent of the diversionary works.

There is existing water, gas, electricity and telecommunications infrastructure in the vicinity of the site. Initial enquiries have shown that the site can be serviced with gas, water, electric and telecommunications supplies with some diversionary work and off site upgrading. Some of the existing utility networks can be simply extended into the site, whilst others require some network upgrading and offsite works.

For specific details on the proposals for foul and surface water drainage, please refer to the Flood Risk Assessment prepared by Weetwood.

This report has demonstrated that the development can be satisfactorily connected to the existing utility networks for gas, water, electric and telecommunications. The costs of the works required to connect the development into the existing system are not currently anticipated to be prohibitive although a more detailed masterplan proposal is required to provide accurate costs for connections. It is considered, from a gas, water, electric and telecommunications perspective, that there is no reason to withhold planning permission for the proposed development.

1 Introduction

1.1 APPOINTMENT AND BRIEF

1.1.1 WSP Development and Transportation were commissioned to undertake a Preliminary Utility Services Study for a proposed development to land east of Clitheroe Road, Whalley in the Ribble Valley, Lancashire.

1.2 OBJECTIVE OF STUDY

1.2.1 The objective of the study was to identify existing utility services affected by the proposed development, obtain initial proposals for the diversion / protection of the services affected and obtain proposals for the new supply of utilities to the development.

1.3 STUDY METHODOLOGY

1.3.1 The study is based on pre-planning consultation and existing network information. Pre-planning consultation has been undertaken with utility companies to obtain (where possible) preliminary proposals for servicing the new development, including reinforcements, disconnections, decommissioning or replacement of existing apparatus. The study process consisted of a desk based investigation and data research.

1.4 LIMITATIONS

1.4.1 Utility searches were undertaken to obtain the information for electricity, gas, water and telecommunications relating to the companies and bodies listed in the following chapters of this report.

1.4.2 The information that has been provided to WSP was received over a period of several months beginning in September 2010. The utility providers have stated that their proposals and apparatus records are valid for a restricted time period only and should not be relied upon beyond the defined time limits.

1.4.3 Consultation with the relevant utility companies was undertaken as part of a previous application for the site.

1.4.4 Preliminary utility service demands were calculated based on earlier proposals for the site. These demand estimates have been used as a basis for the new supply enquiries and are presented in Appendix B.

1.4.5 Pre-planning enquiries have previously been made to the relevant utility companies. The particulars of the discussions are contained within Appendix C. Where possible, outline development layouts have been provided to the utility providers.

1.4.6 Costs provided by the utility companies are for the provision of infrastructure to the development. Additional connection charges to individual buildings / meter points could be levied by the utility companies. Any such further charges should be confirmed with the final utility supplier at the detailed design stage.

2 Site Information

2.1 SITE DETAILS

Site Address	**Clitheroe Road, Whalley, Lancashire** **Approximate post code : BB7 9AA / 9AB**
OS Grid Reference	373737 , 436495
Size	3.8 hectares
Site Location	The site is located approximately 6km south of Clitheroe, 11km west of Burnley and 10km north-east of Blackburn. A site location plan is shown below (Figure 1).
Current Site Use	The subject site is currently a greenfield site.

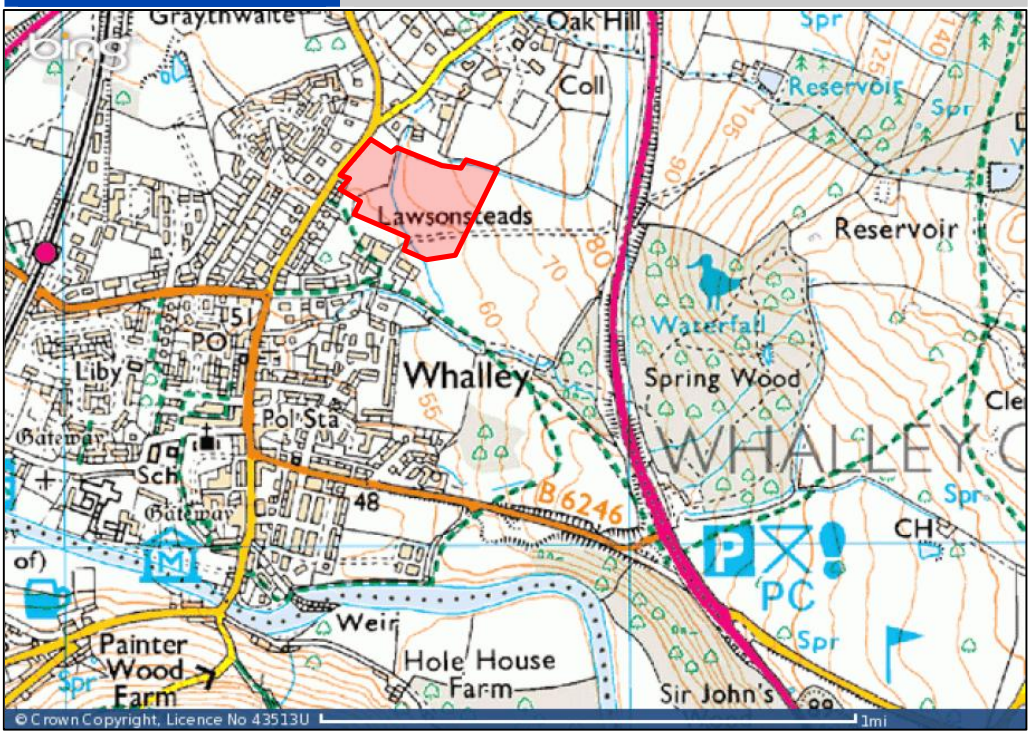


Figure 1 – Site Location Plan

Reproduced from the Ordnance Survey Map with the permission of the controller of her Majesty's Stationery Office. Licence Number 100016037. Crown Copyright Reserved.

2.2 SITE DESCRIPTION

2.2.1 The site is an irregularly shaped greenfield plot approximately 3.8 hectares in size. The site falls from a level of around 70m in the north-western corner to a around 50m in the south. Clitheroe Road and existing residential estates form the western and south-western boundaries, with open countryside to the east. To the northern and south eastern boundaries are greenfield areas

3 Water Supply and Drainage

3.1 CONTACT DETAILS

Existing Network	**New supply**
United Utilities Water PLC Property Searches Stephen's Way Goose Green Wigan WN3 6PJ Contact: Sue McManus Tel: 0870 751 0101	United Utilities Metering and Connections Ullswater House Lingley Mere Business Park Lingley Green Avenue Lingley Mere Warrington WA5 3LP Contact: Linda Cook Tel: 0845 050 0108
Foul Drainage	**Aqueduct**
United Utilities Water PLC Haweswater House Lingley Green Avenue Great Sankey Warrington WA5 3LP Contact: John Lunt Tel: 01925 537 174	United Utilities Water PLC Haweswater House Lingley Green Avenue Great Sankey Warrington WA5 3LP Contact: Chris Wilcock Tel: 01772 785 702

3.2 EXISTING DRAINAGE

3.2.1 WSP have obtained record drawings from United Utilities (UU) for the area of the site. This record information is contained within Appendix C.

3.2.2 The record drawings indicate the following infrastructure:

- A 225mm diameter clay combined sewer runs through the site parallel to the site boundary of Clitheroe Road.
- A 225mm diameter clay combined sewer extends close to the western boundary of the site in Brookes Lane
- Small diameter (150mm) separate foul and surface water sewers serve the housing estates to the south west of the development area in Woodlands Park and Stoney Avenue.

3.2.3 Foul flows from the local area discharge to the Whalley Waste Water Treatment Works approximately 1.5km to the west of Whalley.

3.3 EXISTING WATER SUPPLY

3.3.1 WSP have obtained record water supply network drawings from UU for the area of the site. This record information in contained within Appendix C.

3.3.2 The record drawings indicate the following infrastructure:

- A small water treatment works is present to the south east of the site which has a feed from the Haweswater Aqueduct. This treatment works then supplies water via two water mains. One main runs towards the north along the western boundary of Spring Wood. The second crosses the site towards Brookes Lane to the west.
- A water main runs along the line of Clitheroe Road to the west of the site.

3.4 OTHER WATER INFRASTRUCTURE

3.4.1 WSP have contacted UU to discuss the presence of an existing aqueduct that crosses the site and UU have supplied information on the utility and its easement including:

- The UU drawing provided at Appendix C shows the location of the Haweswater Aqueduct.
- UU have confirmed that the aqueduct supplies drinking water to over 2 million people in the Greater Manchester area and consists of four stainless steel lines of 48 inch and 54 inch diameter. The aqueduct is protected by a 13m easement which may be off-centre to accommodate access due to local conditions.
- The drawing showing the route of the aqueduct also shows four small areas of land that are owned by UU. These four areas are locations which house valve chambers and maintenance points for the aqueduct. The UU land is outside the site boundary.
- To the south-east of the site is an area of land owned by UU which is the location of an existing pump station and a small water treatment facility. Currently these locations are accessed via an informal track at the end of Brookes Lane.
- It is expected that UU will have rights of access to these areas of land that will need to be maintained and incorporated into the final development proposals. These access arrangements will need to be discussed with UU at the detailed design stage.

3.5 DIVERSIONS

3.5.1 Comparing the current masterplan for the site with the sewer records drawings identifies that the 225mm diameter combined sewer that runs through the site parallel to Clitheroe Road may need to be diverted to allow the construction of some proposed residential units. The exact route and extent of the works would need to be confirmed with UU at the detailed design stage.

3.5.2 A basic budget cost estimate has been produced for diverting the existing sewer. It has been assumed that the diversion would require the grouting up of approximately 180m of existing 225mm diameter sewer and construction of 180m of proposed 225mm diameter 2.0m deep sewer (with three manholes)

within Clitheroe Road. The budget estimate for this work is considered to be in the region of [redacted] to [redacted] with an additional cost for reinstatement to the existing carriageway. The figures provided are outline cost estimates to reflect the order of magnitude of costs of the infrastructure proposed. If costs are to be used to make contractual commitments they should be verified by a professional cost consultant.

3.5.3 It is not considered viable to divert the existing aqueduct due to the likely significant costs that would be involved. UU have confirmed their requirements and limitations with regard to building in the region of the aqueduct.

3.5.4 UU have identified that the development will need existing water mains to be diverted based on the information supplied thus far. UU have confirmed that budget costs for the diversions can be provided once the detailed site layout plan and any proposed change of levels has been received.

3.5.5 WSP have made a basic assessment of the potential extent of works to determine a budget cost estimate for diverting the existing sewer. WSP have assumed that to divert the existing sewer 180m of existing 225mm diameter sewer is to be grouted up and 180m of proposed 225mm diameter 2.0m deep sewer (with three manholes) is constructed within Clitheroe Road. The budget estimate for this work is considered to be in the region of [redacted] to [redacted]. The figures provided are outline cost estimates to reflect the order of magnitude of costs of the infrastructure proposed. If costs are to be used to make contractual commitments they should be verified by a professional cost consultant.

3.5.6 UU require the detailed horizontal and vertical alignment design for the proposed development in the region of the existing water mains to assess the impact and diversion requirements.

3.5.7 Similarly detailed horizontal and vertical alignment design for the development in the region of the existing foul sewer would be required to assess the impact and costs for diversions.

3.6 NEW SUPPLIES AND CONNECTIONS

FOUL DRAINAGE

3.6.1 The details of foul drainage supply and connections availability are contained within the Flood Risk Assessment prepared by Weetwood.

SURFACE WATER DRAINAGE

3.6.2 The details of the surface water connections for the site are contained within the Flood Risk Assessment prepared by Weetwood. . However, UU have confirmed that no surface water flows generated from the proposed development would be allowed to discharge into the nearby public sewer systems. All surface water flows shall be discharged to the local water courses with the prior consent of the riparian owner.

WATER SUPPLY

3.6.3 In accordance with UU requirements, a pre-planning enquiry was previously submitted using the UU standard enquiry, together with details of the then-proposed development masterplanning layout.

3.6.4 UU have responded to the previous pre-planning enquiry and confirmed that "…the proposed site can be supplied from our current water mains network without and abnormal costs". Discussions with UU have continued since.

3.7 FUTURE IMPLICATIONS

3.7.1 Further consultation with UU will be required during the detailed design process to confirm budget quotations and lead in times for any diversions, new supply requirements and connections to existing infrastructure.

3.7.2 UU verbally confirmed that typical lead in times for the procurement of new supplies is 9 weeks. However, this can vary depending on the nature and scope of a development and workload. It is recommended that UU's lead in time is established closer to implementation of the scheme.

3.8 PLANNING CONCLUSIONS

3.8.1 This section of the report has demonstrated that the development can be satisfactorily connected to the existing water supply network and that the costs of the works required to connect the development into the existing system are not prohibitive. It is therefore considered, from a water supply perspective, that there is no reason to withhold planning permission for the proposed development.

3.8.2 Additional investigation of the potential capacity of the foul drainage network is covered in the separate Flood Risk Assessment prepared by Weetwood.

4 Gas

4.1 CONTACT DETAILS

Existing Network	New supply
National Grid Plant Protection National Grid Block 1 Floor 2 Brick Kiln Street Hinckley LE10 0NA Contact: TBC Tel: 0800 688 588	Fulcrum Carr House Greasbrough Road Rotherham S61 4QQ Contact: Mark Thomas Tel: 01709 845 671

4.2 EXISTING SERVICES

4.2.1 WSP have obtained record drawings from National Grid (NG) for the area of the site. This record information is contained within Appendix C.

4.2.2 The response has identified that there are gas mains in the region of the site and include:

- Low pressure and medium pressure gas mains are present in Clitheroe Road to the west of the development
- Low pressure gas mains are present within the existing housing estates to the west and the south west of the development
- An intermediate pressure gas main exists to the east and running parallel to the A671 road beyond the eastern boundary of the site.

4.3 DIVERSIONS

4.3.1 The existing utility drawings from NG do not show any mains within the boundary of the proposed development, and as such diversions are not anticipated within the development boundary.

4.4 NEW SUPPLIES AND CONNECTIONS

4.4.1 A formal application for a new gas supply has been made via a gas supplier, Fulcrum Connections.

4.4.2 Fulcrum recommends a connection east of the site, from an Intermediate Pressure (IP) main on the opposite side of the A671.. This would require a pressure reduction system (governor) to Low pressure, with a legal land transfer for the governor location. An easement for the connection point will be required, as the IP main is located in third party land. Fulcrum are currently preparing a quotation for the connection.

4.4.3 Fulcrum have confirmed that connections to the west of the site to the existing Low Pressure system would require reinforcement. An alternative connection to a Medium Pressure “Swage line” main could also be used but this could have connection approval difficulties with NG.

4.4.4 Fulcrum recommend that, based on best engineering practice, an IP connection is used as described in 4.4.2 above. This would also avoid any potential diversionary or abandonment work to the current mains infrastructure.

4.4.5 Fulcrum have provided an indicative price quotation for a gas supply to the site. This identifies that the indicative price for gas supply up to the Emergency Control Valve and for gas meter installation is [redacted]. Fulcrum have also suggested that they anticipate that the discount for asset sales could be in the region of [redacted]. These prices are subject to VAT.

4.5 FUTURE IMPLICATIONS

4.5.1 Further consultation with NG will be required during the detailed design process to confirm budget quotations and lead in times for any diversions in relation to the proposed highway works and to address the requirements with regard t o easements and land for the gas governor.

4.5.2 Similarly, further consultation with the final preferred gas supplier will be required during the detailed design process to confirm quotations and lead in times for the new supply to the site.

4.6 PLANNING CONCLUSIONS

4.6.1 This section of the report has demonstrated that the development can be satisfactorily connected to the existing gas utility network. It is therefore considered, from a gas perspective, that there is no reason to withhold planning permission for the proposed development.

5 Electricity

5.1 CONTACT DETAILS

Existing Network	New Supply
United Utilities Electricity PLC Property Searches Stephen's Way Goose Green Wigan WN3 6PJ Contact: Sue McManus Tel: 0870 751 0101	Electricity Northwest 304 Bridgewater Place Birchwood Park Warrington WA3 6XG Contact: Alan Kemp Tel: 01772 848 846

5.2 EXISTING SERVICES

5.2.1 WSP have obtained record drawings from UU and NG for the area of the site. This record information is contained within Appendix C.

5.2.2 The record drawings indicate the following infrastructure:-

- Two 11 kV and an LV electric cable running along the eastern footway of Clitheroe Road with connections to street lighting and the adjacent houses.
- An LV cable running along Brookes Lane and supplying the adjacent housing
- Three 11 kV cables running to Brookes Lane from the nearby sub-station with one cable heading south and two cables running to the east which supply the UU water treatment works and beyond.

5.3 DIVERSIONS

5.3.1 UU have stated that if the existing cables can remain in their current position, an easement agreement will need to be reached between the cable asset owner (Electricity North West - ENW) and the eventual owner of the land.

5.3.2 ENW have stated that the approximate cost to divert the 11kV cables would be [redacted].

5.3.3 The exact route and location of all cables should be confirmed and assessed against the proposed layout to identify diversion requirements during the detailed design process.

5.3.4 ENW would require the detailed horizontal and vertical alignment design for the proposed works to assess the impact and diversion requirements for existing electricity cables within the site boundary.

5.4 NEW SUPPLIES AND CONNECTIONS

5.4.1 A formal application for a new electricity supply has been made via an electricity supplier, ENW.

5.4.2 A response from ENW identifies that the indicative cost for the provision of the new or modified connection is [redacted] and that there would be an additional cost of [redacted] for any associated reinforcement.

5.5 FUTURE IMPLICATIONS

5.5.1 Further consultation with ENW will be required during the detailed design process to confirm budget quotations and lead in times for diversions, new supply requirements and connections to existing infrastructure.

5.5.2 The exact location of the existing electricity cables should be determined on site and reviewed against the proposed layout to assess whether or not the cables can be left in place, thereby avoiding significant diversions costs.

5.6 PLANNING CONCLUSIONS

5.6.1 This section of the report has demonstrated that the development can be satisfactorily connected to the existing electricity network. The costs of the works required to connect the development into the existing system are not prohibitive. It is therefore considered, from an electricity perspective, that there is no reason to withhold planning permission for the proposed development.

6 Telecommunications

6.1 CONTACT DETAILS

Existing Network		New Supply	
Openreach Newsites		Openreach Newsites	
PP 100C		PP 100C	
21 Chapel Street		21 Chapel Street	
Manchester		Manchester	
M3 7BA		M3 7BA	
Contact:	Kay Eames	Contact:	Kay Eames
Tel:	0800 731 7208	Tel:	0800 731 7208
Fax:	01332 578 997	Fax:	01332 578 997

6.2 EXISTING SERVICES

6.2.1 WSP have obtained record information from Openreach, a BT Group business, for the area of the site. This information is contained within Appendix C.

6.2.2 The record drawings indicate the following infrastructure:-

- British Telecom apparatus in Clitheroe Road

6.3 DIVERSIONS

6.3.1 BT has confirmed that alterations to the existing Openreach apparatus may be necessary due to the proposed works to the access of the site, however, this should not be prohibitive to the development.

6.3.2 A formal application for a new telecommunication connection has been made to Openreach.

6.4 NEW SUPPLIES AND CONNECTIONS

6.4.1 New supplies to proposed developments involve the provision of ducts and draw pits within the site infrastructure construction. BT and other companies would then utilise this infrastructure to provide the utility service.

6.4.2 Openreach have confirmed that “all costs for reinforcement that exceed a [redacted] exemption per plot/unit will be charged to the developer. Where costs fall below [redacted] per plot/unit no charge will be raised.”

6.4.3 Openreach have confirmed that a basic desk top study has identified that “… any charges will be minimal, possibly even nothing, due to the existing plant in the immediate vicinity…” however, this will need to be confirmed once the masterplan has been developed in more detail and by Openreach undertaking a more comprehensive study. They have also noted that any alterations to the Openreach existing apparatus may be chargeable.

6.4.4 It is not known whether or not other cable / telecommunication supplies and associated infrastructure would be required.

6.5 FUTURE IMPLICATIONS

6.5.1 Further consultation with BT and any other telecommunication suppliers will be required during the detailed design process to confirm proposals and lead in times for any diversions, new supply requirements and connections to existing infrastructure.

6.5.2 BT would typically require at least 3 months notice prior to the commencement of works.

6.5.3 BT have verbally confirmed that prior to any works, a specification and detailed estimate will be required which will need the submission of a detailed masterplan and a sufficiently accurate anticipated programme for the development.

6.5.4 The exact location of any telecommunications apparatus should be determined on site and reviewed against the proposed layout to assess whether or not the cables can be left in place, thereby avoiding diversions costs

6.6 PLANNING CONCLUSIONS

6.6.1 This section of the report has demonstrated that the development can be satisfactorily connected to the existing telecommunications network. The costs of the works required to connect the development into the existing system do not seem to be prohibitive. It is therefore considered, from a telecommunications perspective, that there is no reason to withhold planning permission for the proposed development.

7 Other Infrastructure

7.1 OTHER INFRASTRUCTURE

7.1.1 Further enquiries with other utility providers has been undertaken including oil and fuel infrastructure. The Linesearch.org report is contained within Appendix C together with responses from other consultees.

7.1.2 The linesearch.org enquiries confirmed that site is not in the zone of interest for:

- AboveNet Communications UK
- BOC Limited (a member of the Linde Group)
- BP Exploration Purbeck Southampton Pipeline
- BPA
- Cable & Wireless Worldwide
- Centrica Energy
- Colt Apparatus
- ConocoPhillips (UK) Ltd
- ConocoPhillips Ltd Humber Refinery
- Coryton Energy Co Ltd (Gas Pipeline)
- E-on UK Plc (Gas Pipelines Only)
- Energetics Design & Build
- Envoy Asset Management limited
- ESP Gas Group Ltd
- Esso Petroleum Company Limited
- Fibrenet UK Ltd
- Gamma Telecom
- Geo Networks Limited
- Global Crossing (UK) Ltd, Global Crossing PEC
- Government Pipelines & Storage System
- GTC
- Ineos Manufacturing (Scotland and TSEP)
- Ineos Enterprises Limited
- Kingston Communications
- KPN Europe NGS Apparatus
- Mainline Pipelines Limited
- Manchester Jetline Limited

- Marchwood Power Ltd (Gas Pipeline)
- National Grid Gas and Electricity Transmission
- Network Rail
- NPower CHP Pipelines
- Oikos Storage Limited
- Orange PCS
- Premier Transmission Ltd (SNIP)
- Sabic UK Petrochemicals (formerly Huntsman)
- Scottish Power Generation Ltd
- Shell UK Ltd
- Tata Communications
- Telent
- Total (Finaline, Colnbrook and Colwick Pipelines)
- Verizon Business (Formally known as MCI World Com MFS)
- Virgin Media
- Vtesse Networks
- Wingas Storage UK Ltd

8 Summary

8.1 EXISTING UTILITY INFRASTRUCTURE

8.1.1 Examination of the record drawings obtained shows that the following utility services are present within the site boundary:-

- 225mm diameter combined sewer to the west of the development may need to be diverted subject to the requirements of the developer and the preferred masterplan
- 11kV cables – diversion requirements to be confirmed by detailed site survey and detailed design of the proposed layout
- Haweswater aqueduct – detailed design of the proposed site layout to take into account the route, easement and no-build requirements
- Water supply - diversion requirements to be confirmed by detailed site survey and detailed design of the proposed layout
- BT Openreach – diversion requirements to be confirmed by detailed site survey and detailed design of the proposed layout

8.1.2 Water supply, foul drainage, gas, electricity and telecommunications apparatus exist within Clitheroe Road and the housing estates that are adjacent to the site boundary and may be affected by the site access arrangements. The detailed horizontal and vertical alignment of the highway works would be required to fully assess the impact on existing utility apparatus and required diversion works.

8.2 NEW UTILITY SUPPLIES

8.2.1 There is existing water supply, gas, electricity and telecommunications infrastructure in the vicinity of the site. Some of the existing utility networks can be simply extended into the site, whilst others require some network upgrading.

8.2.2 Foul flows from the site can be connected to the existing public combined sewer in Clitheroe Road. However, UU have confirmed that there is limited capacity in the existing waste water treatment works at the current time.

8.3 BUDGET ESTIMATES

8.3.1 Some of the utility companies have supplied budget estimates for diversion, upgrading and new supply works. It should be noted that further information on detailed layout and surveyed locations of existing infrastructure, is required by some of the utility service companies to provide budget quotations.

8.3.2 Costs provided by the utility companies are for the provision of infrastructure to the development. Additional connection charges to individual buildings / meter points could be levied by the utility companies. Any such further changes should be confirmed with the final utility supplier at the detailed design stage.

8.4 FURTHER WORK

8.4.1 The records of existing utilities and new supply enquiry responses provided to WSP were received over a period of several months beginning in September 2010. The utility providers have stated that their proposals and apparatus records are valid for a restricted time period only and should not be relied upon beyond the defined time limits. During the detailed design process consultation with the utility providers should be undertaken to obtain up to date records of existing utilities.

8.4.2 During the detailed design process non intrusive and intrusive site investigation and survey work should be undertaken to confirm the route, depth and location of all existing utilities affected by the works. Detailed design of the diversion requirements can then be undertaken through liaison with the relevant utility companies.

8.4.3 The service demand requirements should be revisited once further details on the layout and fit out requirements of the buildings are known. Further consultation with the utility providers should then be undertaken to confirm estimates for new supply and lead in times.

8.5 CONCLUSION

8.5.1 The proposed development may require diversion of existing utilities. Detailed on site survey and investigation is required to determine the full extent of the diversion requirements.

8.5.2 Water supply, foul drainage, gas, electricity and telecommunications infrastructure is present within the vicinity of the site. Initial enquiries have shown that the site can be serviced with gas, water, electric and telecommunications supplies with some diversionary work and off-site upgrading.

8.5.3 This report has demonstrated that the development can be satisfactorily connected to the existing gas, water, electric and telecommunications networks. The costs of the works required to connect the development into the existing system are not anticipated to be prohibitive. It is therefore considered, from a gas, water, electric and telecommunications perspective, that there is no reason to withhold planning permission for the proposed development.

8.5.4 Discussions to confirm a strategy for the connection of the site to the existing foul drainage network are on-going. The separate Flood Risk Assessment prepared by Weetwood provides information relating to the provision and strategy for foul and surface water drainage.

Appendices, Figures & Tables

Appendix A Site Information

Existing Site Condition


KEY
Site Boundary
B6246
A59
A671
Mitton Rd
Moorfield Ave
Moor Ln
Whalley Rail
The Stirings
Riddings Ln
Ridding Ln
Limefield Ave
Clitheroe Rd
Heyhurst Rd
Maple Close
Springfield Close
Wiswell Ln
Wiswell Shay
Station Rd
Abbey Rd
Broad Ln
Abbey Fields
Abbots Croft
Brookes Ln
Woodland Park
King St
Whalley Parish Church
The Sands
Manor Fields
Sydney Ave
The Cloisters
Accrington Rd
Queen St
Princess St
Woodfield View
Calder Vale
Longworth Rd
Whalley Rd
Walmsley Brow
Chatterton Rise
Dale View
Portfield Rd
0
1.0 mi
Google
Imagery ©2010 DigitalGlobe, Infoterra Ltd & Bluesky, GeoEye, The GeoInformation Group, TerraMetrics, Map data ©2010 Tele Atlas
WSP
TITLE:
CLITHEROE ROAD, WHALLEY
FIGURE No:
SK-GA-001

Masterplan Layout


SUPERSEDED
FOR INFORMATION ONLY

INDICATIVE MASTERPLAN

20/3/2012

Appendix B Estimated Utility Demands

Estimated Utility Demand Calculations

Introduction

Indicative demand calculations have been prepared for water supply, gas and electric supply for the following range and numbers of residential properties:

- 104 Terraced properties
- 90 Mews properties
- 156 Detached properties

Cold Water Supply

Using BS6700 it is estimated that a demand of 41 l/s is required for the proposed development.

Gas Main Supply

It has been assumed that the terraced and mews properties require 26kW of energy and the detached properties have a requirement for 30kW. Therefore there is a total gas supply requirement of 9724 kW peak load.

The annual load has been estimated at 13,691,392 kWh / year.

Electrical Supply

It has been assumed that each properties requires an average of 2 kW of energy. Therefore the estimated total electrical supply requirement is 700 kW.

Appendix C Utility Service Records and Correspondence

Water Supply

Our ref: PJL/71409/Nat Grid

4th October 2010

United Utilities Water PLC
Metering and Connections
Ullswater House
Lingley Mere Business Park
Lingley Green Avenue
Lingley Mere
Warrington
WA5 3LP

WSP Development and Transportation
Three White Rose Office Park
Millshaw Park Lane
Leeds
LS11 0DL
Tel: +44 (0)113 395 6200
Fax: +44 (0)113 395 6201
http://www.wspgroup.com

WSP Group plc
Offices worldwide
www.wspgroup.com

Dear Sirs

Land East of Clitheroe Road, Whalley
Water Pre-development / Initial Enquiry

Please find attached a completed "Water pre-development / initial enquiry application form" for a large proposed residential development in the Ribble Valley.

Outline budget estimates / information is required for the following items:-

- Confirmation of any available spare capacity with the existing network that could be used for the development without the need for upgrading the network.
- Any off site network upgrading required to supply the estimated demands (see later for demand requirements and anticipated phasing)
- Provision of on site network infrastructure.
- Any significant diversion works required.

The estimated total water demand of 41 l/s is based on average figures for the current proposals. Phasing of the development is assumed to be spread evenly over 5 years and the anticipated water demand is assumed to incrementally increase over this time.

Further details are given below under the headings as per your enquiry form.

Section 3

3.1 We have been appointed by Commercial Estates Group to undertake a utilities infrastructure study and prepare a report to support the purchase of the site and to form part of an ultimate planning application.

3.2 As the Clients agent in undertaking the study please direct all correspondence to WSP.

Section 4

4.5 The proposed development is for the construction of 350 residential units which will include mews and terraced properties and some detached dwellings. As the proposed scheme is in the early stages of development we have assumed that the properties will have an average of three bedrooms.

4.6 The timing and phasing of the development is based on an outline strategy provided by the Client which may change subject to market conditions. It is assumed that around 70

WSP UK Limited | Registered Address WSP House, 70 Chancery Lane, London, WC2A 1AF, UK | Reg No. 01383511 England | WSP Group plc | Offices worldwide

dwellings will be sold per year over a 5 year period with construction beginning in August 2011.

Section 5

5.1 The proposed scheme is in the early stages of development and as such plans for water re-use have not been defined in any detail. For the purposes of this enquiry please assume that no water re-use proposals will be included in the development.

Section 6

6.1 The site is a greenfield location and contains no buildings that have a water supply.

Currently the development is proposed to begin between 2011 with development being undertaken over the following 5 years.

I look forward to receiving information on the water provision in the area and ask that, should you need any additional information or wish to discuss this, that you contact me.

Yours faithfully

Paul Laidler
Principal Engineer
DDI: 0113 395 6302

Encs - Completed "Water pre-development / initial enquiry application form"
- Site Location Drawing

Water pre development/initial enquiry application form

United Utilities

Section 1 - Site details			
1.1 Development name/location	Clitheroe Road Whalley Ribble Valley		
1.2 Development size (hectares)	14.6 ha.		
1.3 Does the site have valid planning permission?		~~Yes~~/No	* delete as applicable
1.4 If yes, please provide planning reference number:	N/A		
1.5 12 digit OS reference (site entrance)			

Section 2 - Site history	
2.1 Previous use of land details	Greenfield
2.2 Name of previous owner(s)	

Section 3 - Developer (applicant) details				
3.1 Name of developer (applicant)	Commercial Estates Group.			
3.2 Address of developer (applicant)	Please direct correspondence to: WSP UK Development & Transportation, Three White Rose Office Park, Millshaw Park Lane, Leeds, LS11 0DL			
3.3 Contact details	Contact name:	Mr Paul Laidler	Email:	paul.laidler@wspgroup.com
	Telephone:	0113 395 6302	Fax:	0113 395 6201

Section 4 - Development details											
4.1 Applicants site plan reference number(s)	SK-GA-001										
4.2 Is this development part of a larger site?							~~Yes~~/No	* delete as applicable			
4.3 If yes, please provide details	N/A										
Household units											
4.4 Total number of household plots	350										
4.5 Indicate the total number of each property type to be built:	- Refer to covering letter										
Flats/apartments	(up to) 2 bed		3 bed		4 bed (or more)						
Terraced/mews dwellings	(up to) 2 bed		3 bed	194	4 bed (or more)						
Semi-detached dwellings	(up to) 2 bed		3 bed		4 bed (or more)						
Detached dwellings	(up to) 2 bed		3 bed	156	4 bed (or more)						

4.6 Phasing details	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6
Number of plots	70	70	70	70	70	
Anticipated start date	Aug 2011	Aug 2012	Aug 2013	Aug 2014	Aug 2015	
Anticipated completion date	July 2012	July 2013	July 2014	July 2015	July 2016	

Section 4 - Development details cont.

Non-household units

4.7 Total number of non-household plots: 0

4.8 Non-household unit details

Plot no.	Phase	Floor space sq m. or sq ft		Occupation year	Building type no.*	Volume req. m^3/day	Flow rate l/s		
							Max.	Mean	Min.
					Site total				

Section 5 - Water re-use systems - REFER TO COVERING LETTER

5.1 Will any premises use any form of water re-use system e.g. rainwater harvesting, greywater recycling? ~~Yes~~/No * delete as applicable

If yes then please attach details of the proposals and, if known, the plot numbers that will use these facility.

5.2 Details attached ~~Yes~~/No * delete as applicable

Section 6 - Infrastructure charge credits

6.1 Has the site being developed had a water supply within the last five years?	~~Yes~~/No	* delete as applicable
6.2 If yes, type of property previously on the site (house, office etc)	REFER TO COVERING LETTER.	
6.3 Number of connections previously on this site		
6.4 Please provide the meter serial or account number(s)		
6.5 Approximate date of disconnection(s)		
6.6 Please provide number of employees for any former non-household premises		
6.7 Please provide (below) postal addresses of disconnected properties		

*** Non-household units**

Building type	Type no.	Building type	Type no.	Building type	Type no.	Building type	Type no.	Building type	Type no.
School	1	Retail store	3	Nursing home	5	Hotel/pub	7	Factory	9
University	2	Office	4	Hospital	6	Leisure centre	8	Unspecified	10

Section 7 - Declaration

I confirm the following is included and understand that failure to supply any required information will result in a delay in processing this application.

All above sections completed	✓	* tick to confirm	Map showing outline of site to be supplied	✓	* tick to confirm
Signature of applicant:			**Company name:**	WSP DEVELOPMENT & TRANSPORTATION	
Print name:	PAUL LAMBERT		**Date:**	4/10/2010	

I/we agree to pay the full application fee for this application unless either a requisition under S41, or a Self Lay application under S51A, of the Water Industry Act 1991 is submitted to UUW during the validity period (usually 6 months) of UUW's response to this enquiry. A list of fees payable is available on our website at **www.unitedutilities.com/waterconnections**.

Please note:

In some circumstances exceptional chargeable feasiblity studies will be required to assess capacity, you will be notified of this within 10 working days of your application. The charges will be invoiced separately unless the scheme is accepted within its validity period. If the scheme is accepted then charges made will be included within the cost of the final scheme.

Should you have any questions regarding this form or need help to complete it, please call **0845 0500108** or email to **water.connections@uuplc.co.uk**

On completion please return all documentation to:
United Utilities Water PLC, Metering and Connections,
Ullswater House, Lingley Mere Business Park, Lingley Green Avenue, Lingley Mere, Warrington WA5 3LP

unitedutilities.com

United Utilities Water PLC
Haweswater House
Lingley Mere Business Park
Lingley Green Avenue
Great Sankey
Warrington
WA5 3LP

Registered in England and Wales
Registered Number 2366678
VAT 483 7973 87

08/10/SD/4068a



WSP

TITLE:

CLITHEROE ROAD, WHALLEY

FIGURE No:

SK-GA-001

Initial Framework 1:2000 at A1



Green enhancements
Desired movement
Net Developable area
Public Open Space
Site Boundary
5m Contours
Streams / Site Drains
Line of underground Aquaduct
Public Footpaths
Sensitive boundaries
Existing Trees on site
Surface Water drainage areas
Sewers

United Utilities Water PLC
Property Searches
Stephen's Way
Goose Green
Wigan
WN3 6PJ

DX 719690 Wigan 8

Telephone 0870 751 0101

unitedutilities.com

CENTARA LTD
OFFICE 1 NORMANTON BUSINESS PARK
RIPLEY DRIVE
NORMANTON

WF6 1QT

Facsimile: 0870 7510102
Email: property.searches@uuplc.co.uk
Your Ref:
Our Ref: 08/ 764045
Date: 06/10/10
MsContact: Pamela Hardcastle

FAO: **C Cockerham**

Dear Sirs

Location: **SITE EAST OF CLITHEROE ROAD WHALLEY**

I acknowledge with thanks your request dated 24/09/10 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.

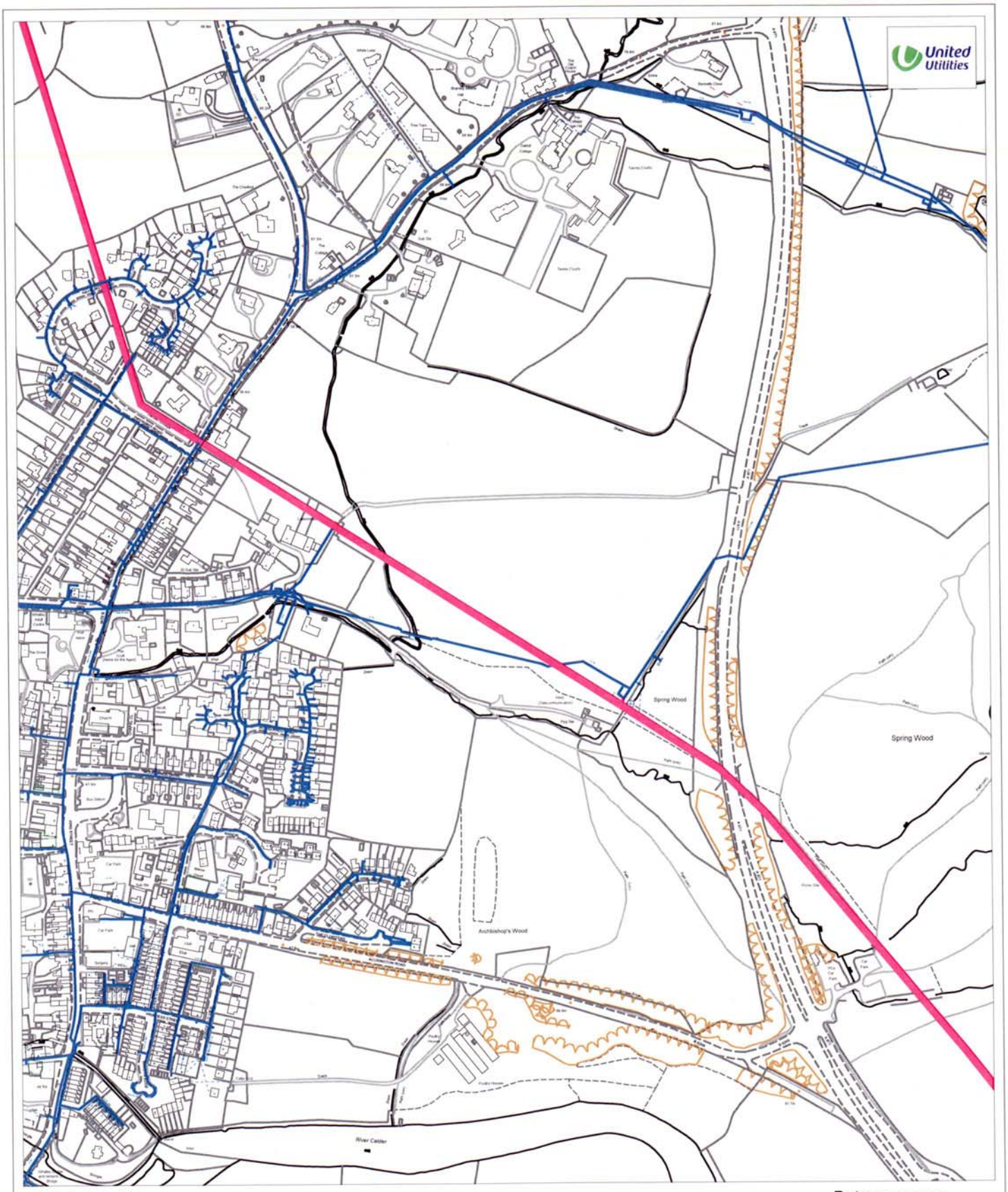
If you have any queries regarding this matter please telephone us on 0870 7510101.

Yours Faithfully,

S McManus.

Sue McManus
Operations Manager
Property Searches

United Utilities Water PLC
Registered in England & Wales No. 2366678
Registered Office: Haweswater House,
Lingley Mere Business Park, Lingley Green Avenue,
Great Sankey, Warrington, WA5 3LP



Printed by PH

Date 06/10/2010

Extract From Map of Water Mains

Site east of Clitheroe Road Whalley

Blue - Distribution Mains Red or Mauve - Trunk Mains Dark Green - Non Potable Mains Light Green - Proposed Mains

----x-----x-----x-----x-----Disused Mains (These may still be live)

The position of underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plan and private service pipes may be shown by a blue broken line. United Utilities will not accept any liability for any damage caused by the actual positions being different from those shown

© United Utilities 2001. The plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office.Crown and United Utilities Water copyrights are reserved. Unauthorised reproduction will infringe these copyrigh

Conditions and information regarding water distribution apparatus

These general conditions and precautions apply to the water distribution system of United Utilities.

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

1. United Utilities provides approximate locations of its water mains or apparatus according to its records. These records are not necessarily accurate or complete nor do they normally show the positions of private service pipes from the mains to properties. Where service pipes are shown, a blue broken line indicates their approximate position. 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.

2. Special requirements relative to our apparatus may be indicated. United Utilities employees will visit any site at reasonable notice to assist in the location of its underground water apparatus 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, future proposals for construction of company apparatus or any notification required under these General Conditions, please telephone us on **0845 746 2200** or write to United Utilities, PO Box 453, Warrington, WA5 3QN.

3. In order to achieve safe working conditions adjacent to any water apparatus the following should be observed;

   (a) All water apparatus should be located by hand digging prior to the use of mechanical excavation.

   (b) During construction work where heavy plant may have to cross the line of a water main, and the main is not under a carriageway of adequate standard of construction, crossing points should be suitably reinforced with sleepers, steel plates or a specially constructed reinforced concrete raft as necessary. These crossing points should be clearly indicated and crossing the line of the water main at other places should be prevented. United Utilities employees will advise on the type of reinforcement necessary. This is particularly important on agricultural or open land, where tilling or erosion may have significantly reduced the original cover.

   (c) No explosive should be used within 32 metres of any United Utilities apparatus without prior consultation with United Utilities.

   (d) Where it is proposed to carry out piling within 15 metres of any water main United Utilities should be consulted so that the affected main may be surveyed.

4. During any excavation, it is important that measures should be taken to ensure continued support for any water main:

   (a) Where excavation of trenches adjacent to any water main is likely to affect its support, the main must be supported to the satisfaction of United Utilities.

   (b) Where a trench is excavated crossing or parallel to the line of a water main, the backfill should be adequately compacted to prevent any settlement which could subsequently cause damage to the main. In special cases it may be necessary to provide permanent support to a main which has been exposed over the length of the excavation before back-filling and reinstatement is carried out. No back-filled concrete should contact the main.

5. No other apparatus should be laid over and along the line of a water main irrespective of clearance. A minimum clearance of 450 millimetres should be allowed between any plant being installed and an existing main, to facilitate maintenance and repair, whether the adjacent plant is parallel to or crossing the main. No manhole, chamber, or other obstruction should be built over or around a water main.

6. Where a water main is coated with special wrapping and the wrapping is damaged, even to a minor extent, United Utilities must be notified, and the excavation must be left open for ready access so that repairs can be made. In case of any material damage to the main itself causing leakage, or weakening of the mechanical strength of the pipe, the person or body responsible should immediately notify United Utilities in order that the necessary remedial work can be carried out. The full cost of the necessary remedial work will be charged to the person or body responsible for the damage.

7. If you propose to change existing levels over water mains you will need to inform us. We will need specific locations to be identified together with precise details as to the scale of the proposed changes to existing ground levels. Changes to existing levels may require the diversion of our apparatus at your cost. However, in certain circumstances we may wish to leave our apparatus where it is. On these occasions you will usually be required to protect our apparatus by means of a concrete raft and either raise or lower any surface boxes affected.

8. Under no circumstances should our surface boxes be either buried or left in a situation where they are raised above finished ground levels. You should re-use and re-set any surface boxes affected by your works into the new surface so that they align over the water apparatus below. You will be responsible for the cost of repairing any damage to our apparatus as a result of your works.

9. Where proposals involve resurfacing, you must notify United Utilities if your excavation will be greater than 750mm in the highway and 300mm in a footpath, verge or other location.

10. For information regarding easements, deeds, grants, licences 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 463 501**).

Tree planting restrictions over water mains

a) Poplar and willow trees have extensive root systems and should not be planted within 10 metres of any water main.

b) The following trees and those of a similar size, whether they are deciduous or evergreen, should not be be planted within six metres of any water main:

- Ash, beech, birch, elm, horse chestnut, lime, oak, sycamore;
- Apple trees and pear trees;
- Most conifers.

c) United Utilities requires access to the route of its mains at all times to inspect for leaks and carry out surveys. We recommend that no shrubs or bushes which might obstruct or interfere with our access should be planted within one metre of the centre line of any water main.

d) There may be instances when both United Utilities and the landowner will wish to plant shrubs or bushes close to the water main for screening or other purposes. The following shallow rooting shrubs would be suitable for this purpose:

- Blackthorn, broom, cotoneaster, elder;
- Hazel, laurel, privet, quickthorn, snowberry;
- Most ornamental flowering shrubs.

e) In areas where soft fruit is grown, blackcurrant, raspberries and gooseberries may be planted close to the main, provided that a path is left clear for inspection access and surveys. United Utilities can give additional advice where required in particular circumstances.

United Utilities

United Utilities Water PLC
Haweswater House, Lingley Mere Business Park,
Lingley Green Avenue, Great Sankey, Warrington WA5 3LP
www.unitedutilities.com
Registered in England and Wales Registered Number 2366678

01/07/UUNW/DC/1997b

Aqueduct

United Utilities Water PLC
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP
Telephone 01925 234000
www.unitedutilities.com

Mr Paul Laidler
Principal Engineer
WSP UK
Development & Transportation
Three White Rose Office Pk
Millshaw Park Lane
Leeds
LS11ODL

Tel 01925 537053
Fax 01925 537221
Email Steven.Bassett@uuplc.co.uk

27th September 2010

Dear Mr Laidler

Ref: Land East of Clitheroe Rd, Whalley

Thank you for your e-mail correspondence dated 17th September 2010 enquiring as to the location of United Utilities assets within the boundary of the development land near Whalley.

As suggested in your e-mail, United Utilities operates a major Aqueduct (known as the Haweswater Aqueduct) which crosses the land in question. The Haweswater Aqueduct is a major strategic asset supplying drinking water to over 2 million people in Greater Manchester. This section of the aqueduct consists of four stainless steel lines of 48" and 54" and is protected by a 13 metre easement. The depth of the overburden to the crown of the pipe will need to be ascertained but is likely to be relatively shallow (up to 3/4mteres) due to the method of construction.

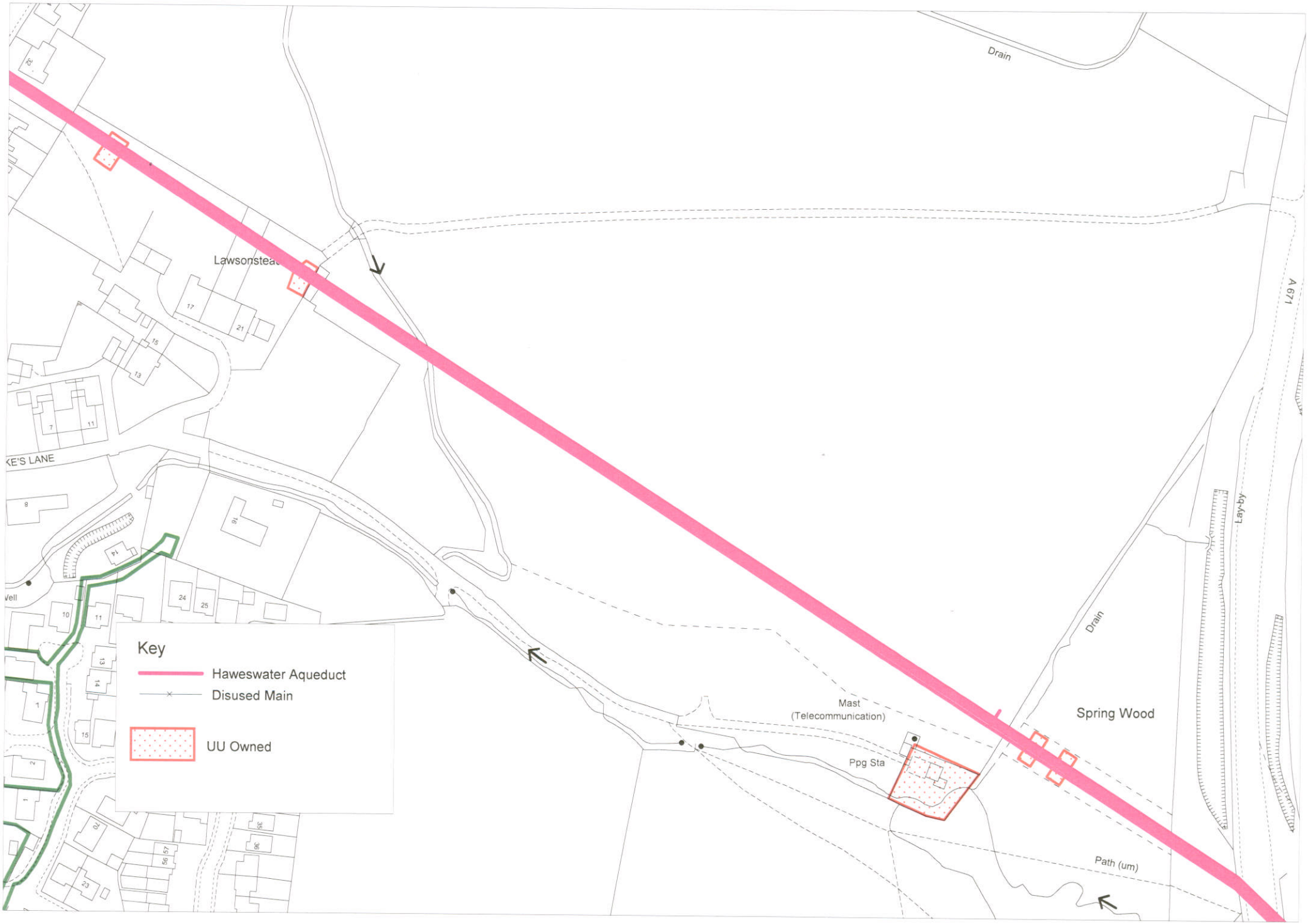
Our local Aqueduct controller Chris Wilcox (Chris.Wilcock@uuplc.co.uk) will be able to provide further detail & would be happy to meet you on site to discuss your proposal, potential risks & mitigation options. Please feel free to contact Chris at your convenience.

For you reference I enclose a copy of our Standard Conditions for Work Adjacent to Pipelines documentation.

RECEIVED
1 OCT 10

Yours sincerely

Steve Bassett
Water Asset Manager


Drain
Lawsonstead
A 671
Lay-by
Drain
Spring Wood
Mast
(Telecommunication)
Ppg Sta
Path (um)
Key
Haweswater Aqueduct
Disused Main
UU Owned

United Utilities

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 7th 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.

Owner: Water Treatment Standards Manager © 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.

Owner: Water Treatment Standards Manager © United Utilities Water plc

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: 0845 0509481
   East Desk Tel: 0845 0509483
   West Desk Tel: 0845 0509485

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.

Owner: Water Treatment Standards Manager © United Utilities Water plc

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.

Owner: Water Treatment Standards Manager © United Utilities Water plc

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.

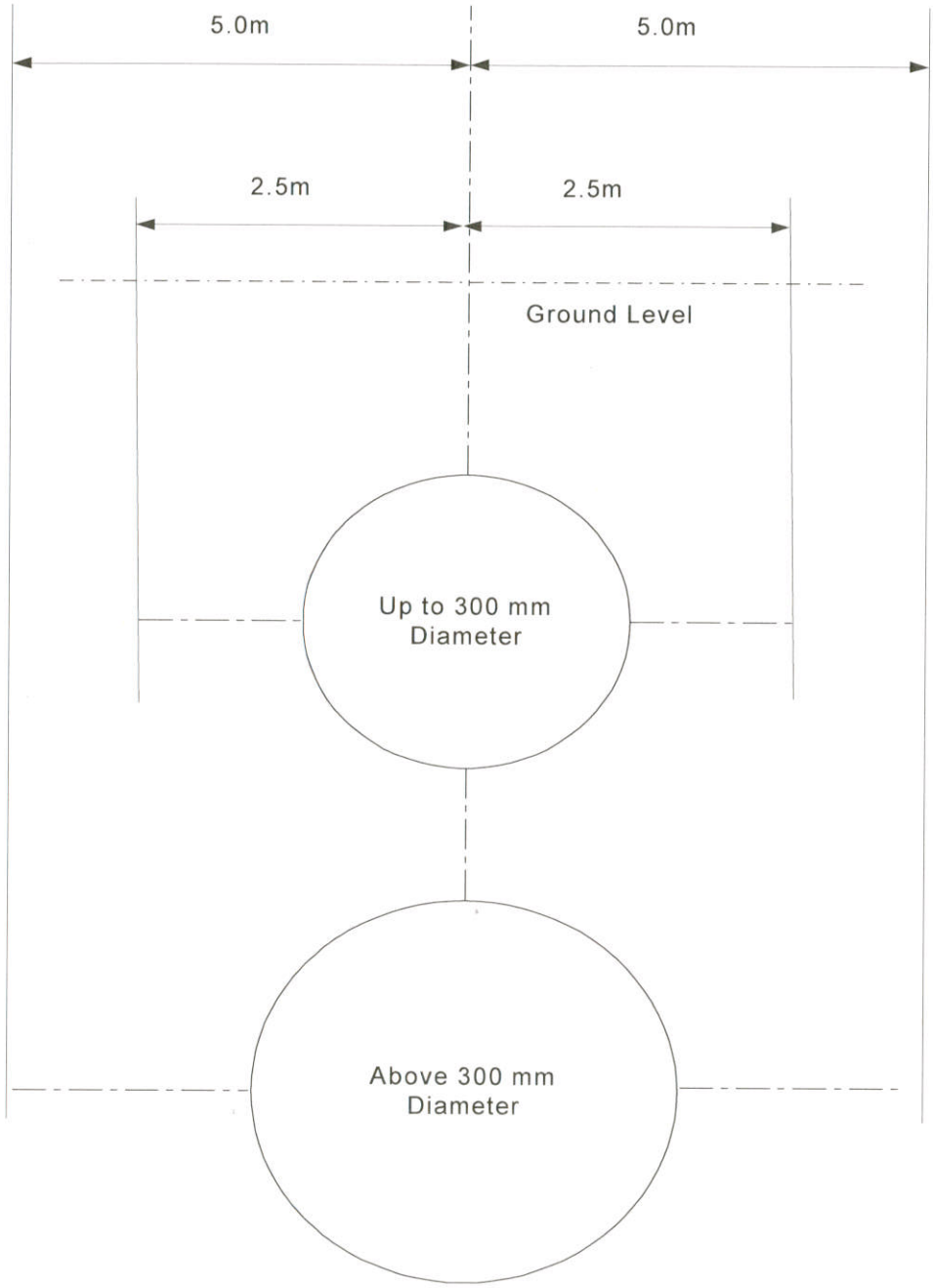
20. The Company reserves the right to supervise any work carried out on or within the Easement Width and to recover the costs incurred.

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.

Owner: Water Treatment Standards Manager © United Utilities Water plc

4. DRAWINGS

Figure 1: Easement widths for single pipes

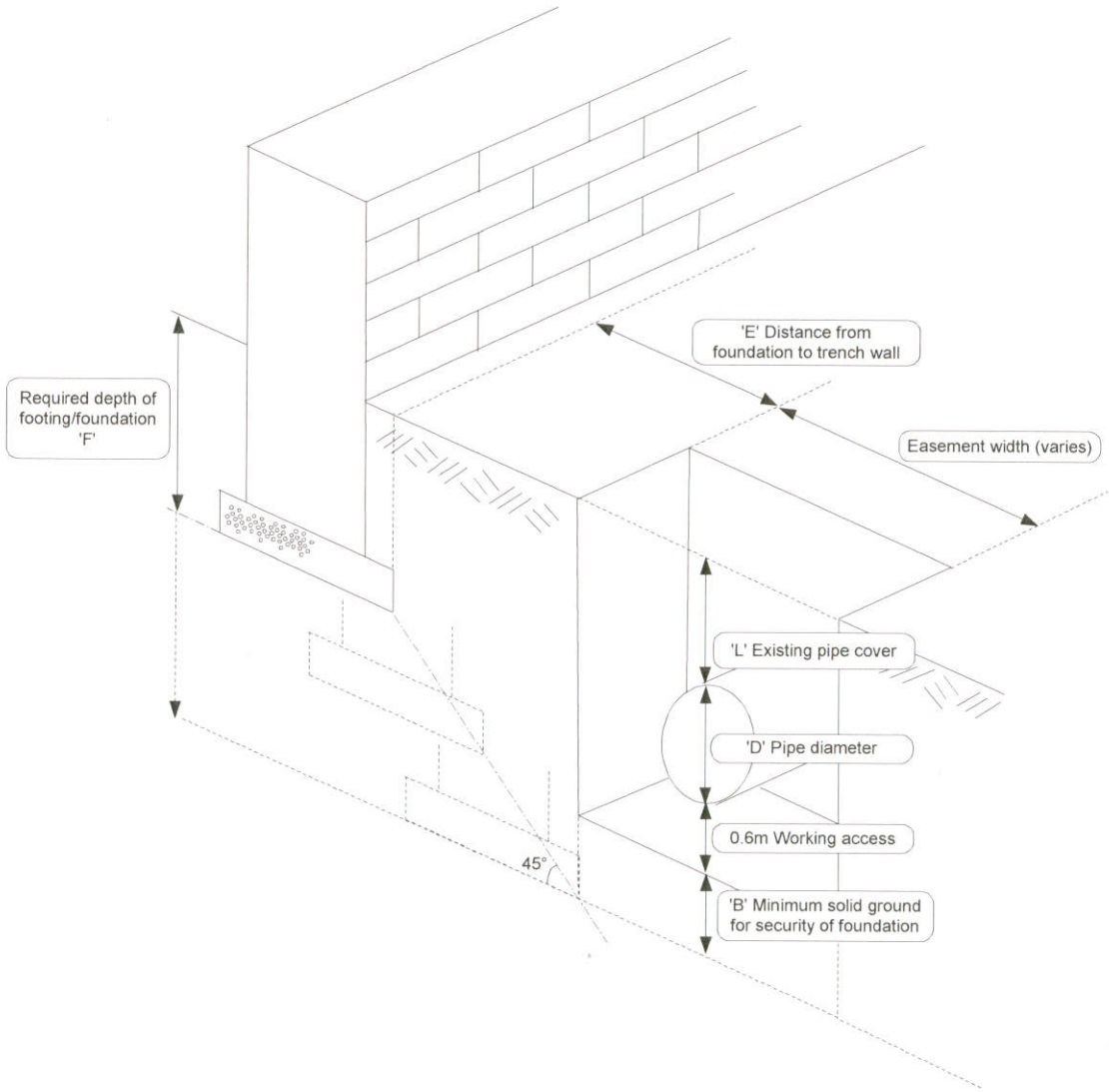


Note: This sketch is issued for guidance only.

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.

Owner: Water Treatment Standards Manager © United Utilities Water plc

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

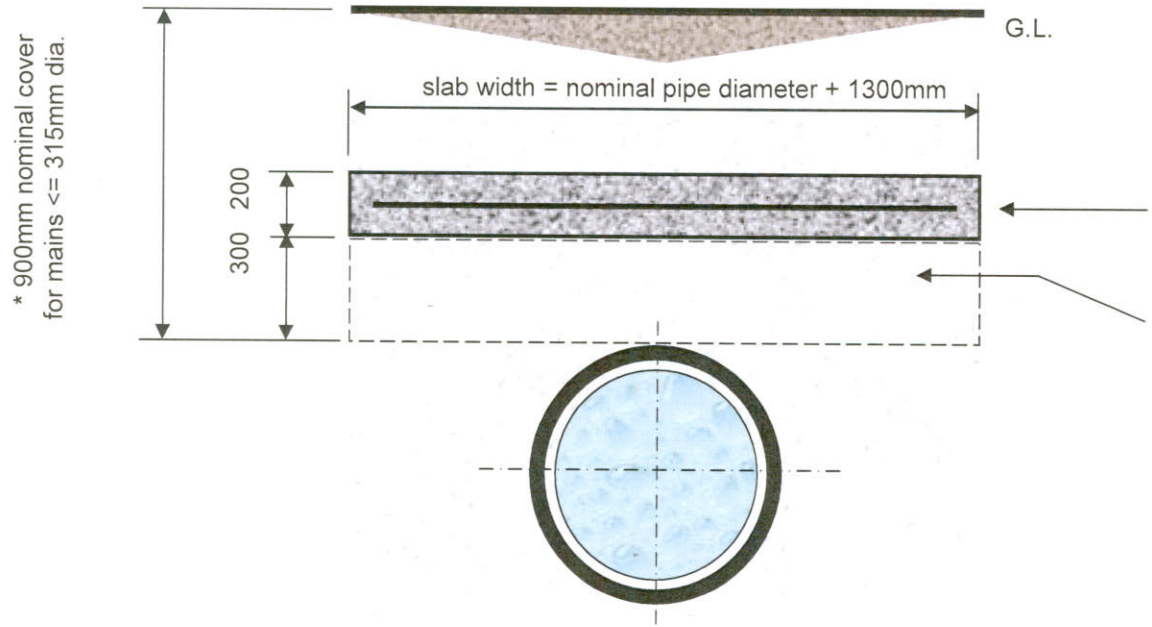


'E' is the distance from the edge of easement to the foundation edge of proposed construction.

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.

Owner: Water Treatment Standards Manager © United Utilities Water plc



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)**

Drawing Title:	**CONCRETE SLAB PROTECTION FOR WATER MAINS (up to and including 315mm)**				
Drawing Number:	WMD/001	Version:	1	Scale:	NTS
Designer:	I.Cole	Date:	18/11/03		

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

United Utilities North West
Haweswater House
Lingley Mere Business Park
Warrington WA5 3LP
Telephone No. 01925 234000

Owner: Water Treatment Standards Manager © United Utilities Water plc

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, not withstanding 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 400mmm to the building/foundation.

Owner: Water Treatment Standards Manager © United Utilities Water plc

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).

Owner: Water Treatment Standards Manager © United Utilities Water plc

Drainage

From: Lunt, John [John.Lunt@uuplc.co.uk]
Sent: 07 September 2010 12:01
To: Carina Clarke
Subject: Records of Sewer Flooding - Land to the east of Clitheroe Road, Whalley

Hi Carina,

In reply to your enquiry below, I can advise that we have no record of public sewer flooding of properties in this vicinity as a result of overloaded sewers. i.e. no properties on the 'at risk' register as compiled for our Regulator.

Please note that United Utilities Water plc (UUW) can only record and check flooding events which are reported to us and we have to comply with our Regulators instructions on the qualification of flooding events to place on the 'at risk' register.

Also, this does not include any sewer flooding events caused by blockages or collapses which are the result of third party actions, natural events or other actions over which UUW has no control and not a facet of sewer capacity.

However; further to the comments above I must inform you that the receiving wastewater treatment works (Whalley) does not have sufficient capacity to take the anticipated loads (foul water) from a proposed development of this size (circa 200 - 300) properties. A population increase of this size along with the effluent load perceived for treatment at the said works would require significant extension/enhancement work of which, there's no funding currently available within AMP5 (next 5 years) for Whalley and therefore UU would have no other option available to them other than to object to any proposal at this current time.

However please note, should a firm definitive proposal to develop this site come forward, UU would then be in a position to prepare and submit a supply & demand paper for inclusion within the next AMP period starting 2015.

I should also mention at this time that no surface water flows generated from the proposed development would be allowed to discharge in to the public sewer system, all surface water flows should be directed to the nearest available watercourse with the prior consent of the riparian owner.

If you have any further queries or comments then please don't hesitate to get in touch.

Regards,

John Lunt
Business Analyst
DDI – 01925 537174

From: Carina Clarke [mailto:carina.clarke@weetwood.net]
Sent: 01 September 2010 17:03
To: Planning Liaison
Subject: Records of Sewer Flooding - Land to the east of Clitheroe Road, Whalley
Importance: High

Dear Sir / Madam

We are preparing a Flood Risk Assessment for a site located off Clitheroe Road, Whalley (SD 736 365; location plan attached) and I would be grateful if you could advise whether United Utilities hold any records of sewer flooding at or within the vicinity of the site.

Kind regards
Carina

Carina Clarke
Weetwood
No2 Smithy Farm, Chapel Lane,
Bruera, Chester, CH3 6EW
Tel: 01244 677 060 Fax: 01244 620 431
carina.clarke@weetwood.net
www.weetwood.net

This message and any attachments are confidential and may also be privileged. Any unauthorised disclosure, use or dissemination, either whole or partial is prohibited. If you are not the intended recipient of the message, please delete the email and notify the sender immediately. Weetwood Services Ltd is registered in England No.3638657 Registered Office: No2 Smithy Farm, Chapel Lane, Bruera, Chester CH3 6EW

==========

The information contained in this e-mail is intended only
for the individual to whom it is addressed. It may contain
legally privileged or confidential information or otherwise
be exempt from disclosure. If you have received this Message
in error or there are any problems, please notify the sender
immediately and delete the message from your computer. You
must not use, disclose, copy or alter this message for any
unauthorised purpose. Neither United Utilities Group PLC nor
any of its subsidiaries will be liable for any direct, special,
indirect or consequential damages as a result of any virus being
passed on, or arising from the alteration of the contents of
this message by a third party.

United Utilities Group PLC, Haweswater House, Lingley Mere
Business Park, Lingley Green Avenue, Great Sankey,
Warrington, WA5 3LP
Registered in England and Wales. Registered No 6559020

www.unitedutilities.com
www.unitedutilities.com/subsidiaries
==========

United Utilities Water PLC
Property Searches
Stephen's Way
Goose Green
Wigan
WN3 6PJ

DX 719690 Wigan 8

Telephone 0870 751 0101

unitedutilities.com

CENTARA LTD
OFFICE 1 NORMANTON BUSINESS PARK
RIPLEY DRIVE
NORMANTON

WF6 1QT

Facsimile: 0870 7510102
Email: property.searches@uuplc.co.uk
Your Ref:
Our Ref: 08/ 764045
Date: 06/10/10
MsContact: Pamela Hardcastle

FAO: **C Cockerham**

Dear Sirs

Location: **SITE EAST OF CLITHEROE ROAD WHALLEY**

I acknowledge with thanks your request dated 24/09/10 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.

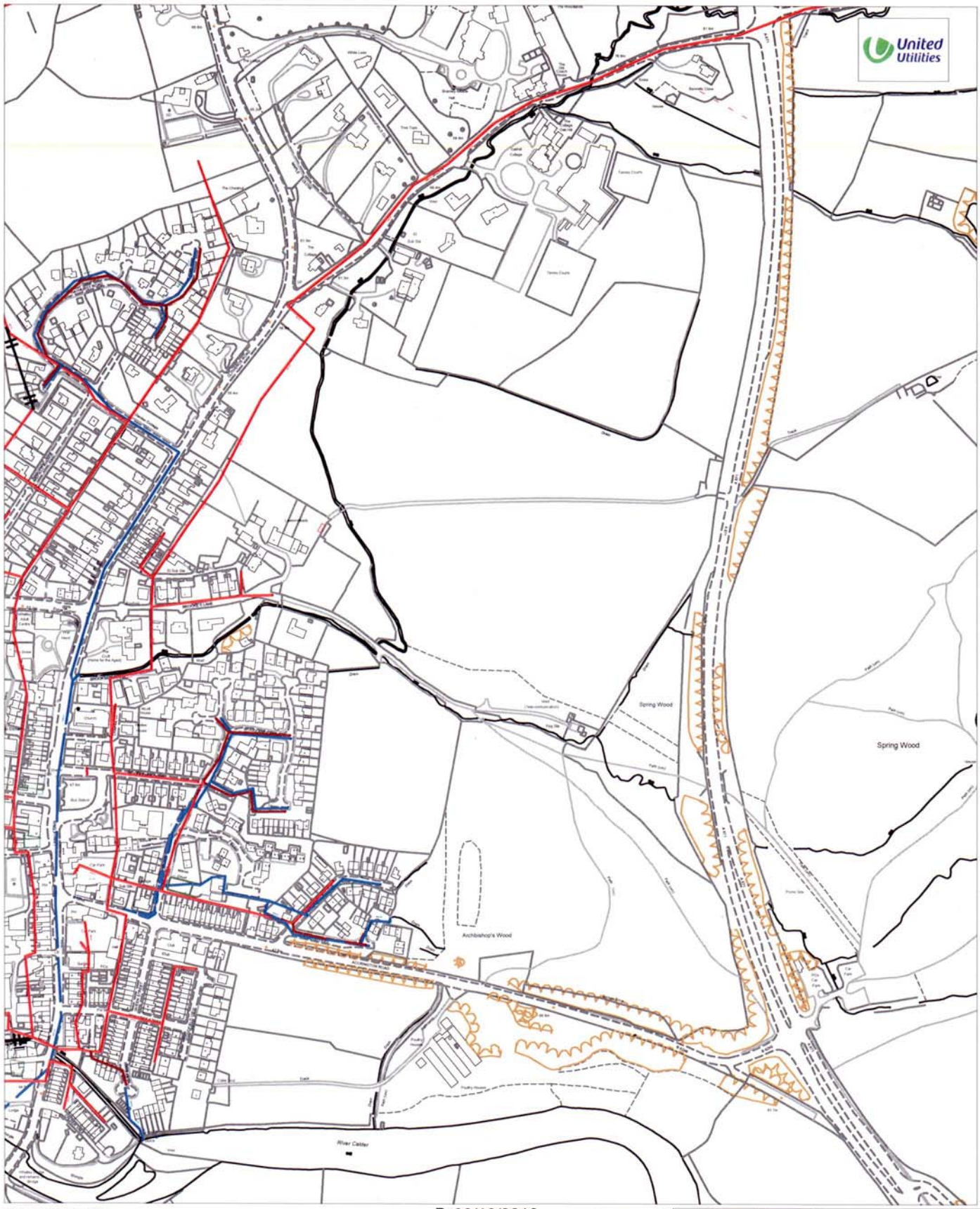
If you have any queries regarding this matter please telephone us on 0870 7510101.

Yours Faithfully,

S McManus.

Sue McManus
Operations Manager
Property Searches

United Utilities Water PLC
Registered in England & Wales No. 2366678
Registered Office: Haweswater House,
Lingley Mere Business Park, Lingley Green Avenue,
Great Sankey, Warrington, WA5 3LP



Printed By PH

Date 06/10/2010

Extract From Map of Public Sewers

Site east of Clitheroe Road Whalley

Red or Brown - Foul Sewers

Blue - Surface Water Sewers

Legend

- Abandoned Sewer
- Public Sewer
- Highway Drain
- Private Sewer
- Pumping Main
- Section 104 Sewer

Refer to colour guide for content of pipe

The position of underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plan and private pipes sewers or drains may not be recorded. United Utilities will not accept any liability for any damage caused by the actual positions being different from those shown.

©United Utilities 2001. The plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M.Stationery Office. Crown and United Utilities Water copyrights are reserved. Unauthorised reproduction will infringe these copyrights.

United Utilities

Conditions and information regarding wastewater network

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.

5. 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.

6. 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.

7. 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.** United Utilities has no duty to keep records of private drains and sewers, and there are no comprehensive records kept elsewhere. Local Authority Building Control Officers may have records of recent developments and they or the developer may be able to provide information in this respect.

   - **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", Fifth 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 carry 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.

10. For information regarding future proposals for construction of company apparatus please write to United Utilities, PO Box 453, Warrington, WA5 3QN.

11. 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 463 654**).

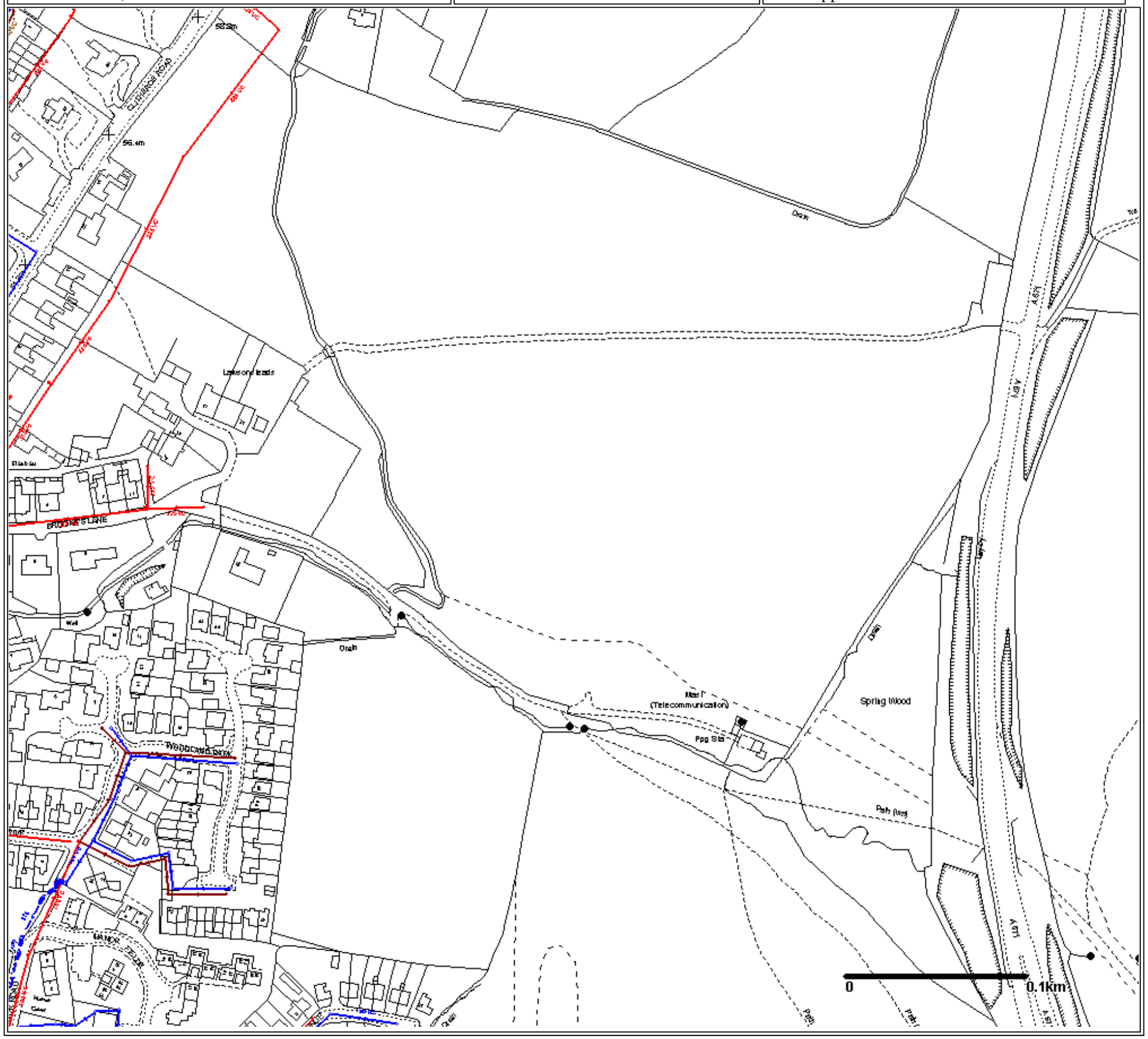
United Utilities

United Utilities Water PLC
Haweswater House, Lingley Mere Business Park,
Lingley Green Avenue, Great Sankey, Warrington WA5 3LP
www.unitedutilities.com
Registered in England and Wales Registered Number 2366678

01/07/UUNW/DC/1997a

This plot has been issued on 24-Sep-10

Centre: 373751,436451	Date:24-09-2010	Scale Approx 1: 2500



Extract from Map from Public Sewers

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

The actual postions may be different from those shown on the plan and private pipes, sewers or drains are not recorded.

United Utilities will not accept any liability for any damage caused by the actual positions being different from those shown.

© The plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M Stationery Office. Crown and United Utilities copyrights are reserved. Unauthorised reproduction will infringe these copyrights.

Red or Brown - Foul Sewers
Blue - Surface Water Sewers

——— Public Sewer
– – – – Highway Drain
— — — Private Sewer
— — — — Pumping Main

Clitheroe Road

DO NOT SCALE

Approximate Scale 1: 2500

Gas

Craig Cockerham

From: .box.PPRSTeam [PPRSTeam@uk.ngrid.com]
Sent: 29 September 2010 11:24
To: craig.cockerham@centara-ltd.com
Subject: FW: National Grid Plant Enquiry Response - Ref: NW_TN_S_24736 (Your Ref: ym013)
Attachments: DigSafe_credit_card3d_gas_final_amends_061207.pdf; Other_Address_Flyer_v8.xls; Digsafe_leaflet3e_061207.pdf; gas_map_2909201011221392111740.PNG; 7332 _NatGrid_assetprot_v2_new_final.pdf

Please find National Grid's response to your enquiry
Regards
Plant Protection Team
Do not reply directly to this e-mail account as it is not monitored
E-mail: plantprotection@uk.ngrid.com
Tel: 0800 688 588
National Grid Plant Protection
National Grid, Block 1 Floor 2
Brick Kiln Street
Hinckley
LE10 0NA

One Number One Address (Distribution & Transmission)

For National Grid Transmission Assets Search Free at www.linesearch.org

Speculative Development - Ref: NW_TN_S_24736 (Your Ref: ym013)

National Grid acknowledges receipt of your enquiry received on 24/09/2010.

A standard assessment has been carried out with respect to our operational gas and electricity apparatus.

In the event of these proposed works going ahead at a future date, unless appropriate precautions are taken, they may adversely impact the safety and integrity of our apparatus and place you or your employees and the general public at risk.

Please contact Plant Protection 10 days prior to works, quoting the enquiry reference number.

Works should not be carried out until further consultation has taken place.

See the assessment below for full details.

Apparatus owned by other operators may be present in this area. It is your responsibility to make contact with these operators.

Assessment

There is National Grid apparatus directly crossing your Area of Enquiry. Before carrying out any excavation, trial holes must be dug to find the exact position of gas pipes, using recognised and agreed safe hand digging techniques.

Reference should be made to the HSE Guidance Note HSG47 - 'Avoiding Danger from Underground Services'.

Please read the rest of this message and its attachments carefully for additional information and guidance.

Please contact National Grid well in advance of commencement of works to avoid any delays.

We will require your intended start date.

We advise that you request an up to date version of National Grid's mains records.

We advise that you submit full details of your finalised proposals to allow National Grid to determine whether apparatus may be affected.

Surface Work/Shallow Excavation

Do not bury or move National Grid surface boxes. Access must be maintained both during and after your works. National Grid reserve the right to locate and/or realign any boxes not left in such condition upon completion of your works and at your expense. No manhole cover or other structure is to be built over, around, or under a gas pipe and no work is to be carried out which results in a reduction or increase in cover or protection, without agreement.

High or Intermediate Pressure Gas Distribution Apparatus

There is High or Intermediate Pressure gas apparatus in the vicinity of your enquiry which may be affected by your proposed activities.

It is essential that NO works or crossings of our High or Intermediate Pressure pipelines are carried out until detailed consultation has taken place.

The excavation of all trial holes in the vicinity of High or Intermediate Pressure pipelines shall be supervised by a National Grid responsible person.

Medium or Low Pressure Gas Distribution Apparatus

There is Low or Medium pressure gas apparatus in the vicinity of your enquiry which may be affected by your proposed activities.

It is essential that **NO** mechanical excavations take place above or within 0.5 m of Low and Medium pressure systems.

You should where required **CONFIRM THE POSITION** of mains using **HAND DUG TRIAL HOLES.**

Guidance

See attached for DigSafe Guidance 'Credit Card'

See attached for National Grid 'Useful Addresses' Flyer

If working in the vicinity of a high pressure gas pipeline the following document must be followed: ‘Specification for Safe Working in the Vicinity of National Grid High Pressure Gas Pipelines and Associated Installations – Requirements for Third Parties’ SSW22. This can be obtained from: http://www.nationalgrid.com/NR/rdonlyres/50ACAC0A-ED26-41A7-91FA-83163A98270F/23790/TSPSSW22_J537_Rev0807.pdf

See attached for National Grid 'DigSafe' Leaflet

Safe digging practices, in accordance with Health and Safety Executive document HSG47, must be used to verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any mechanical plant is used.

It is your responsibility to ensure that all relevant information is provided to all persons (either direct labour or contractors) working for you on or near National Grid apparatus.

It must be stressed that both direct and consequential damage to gas or electricity apparatus can be dangerous both for your employees and the general public.

Repairs to any such damage will incur a charge. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

Work carried out without proper consultation is done so at your own risk.

Please note that apparatus owned by other operators may be present in this area. Information with regard to such apparatus should be obtained from the owners.

Should the location, date or nature of your activities change, you must submit another enquiry which reflects the updated details.

If you require further assistance please contact the National Grid Plant Protection team:

Plant Protection

National Grid

Block 1; Floor 2

Brick Kiln Street

Hinckley

LE10 0NA

Tel: 0800 688 588

Email: plantprotection@uk.ngrid.com

Reporting a Gas Emergency

If you smell gas or are worried about gas safety in Britain, you can call **0800 111 999** at any time, day or night. Your call will not cost you anything. Calls are recorded and may be monitored.

Received Date
24/09/2010

On behalf of Third Party
Organisation Name: Centara Ltd
Contact Name: Mr Craig Cockerham
Email address: craig.cockerham@centara-ltd.com
Telephone: 01924 220726
Address: Office 1, Normanton Business Park, Ripley Drive, Normanton, WF6 1QT

Your Reference
ym013

Location
Grid Reference: 373737, 436495
X Extent: 500
Y Extent: 500
Location Description: BB7 9RG, Site east of Clitheroe Rd, Whalley, Lancs

Recipients
PPRSTeam@uk.ngrid.com

Development Types
Other

Work Types
Shallow Excavation (< 0.3m)

Map Options
Paper Size: A4
Orientation: Portrait
Requested Scale: 1:2500
Actual Scale: 1:5000 (GAS)
Real World Extents: 1010m x 1090m (GAS)

Description of Works
(P) Utility plan request works not specified.

This e-mail, and any attachments are strictly confidential and intended for the addressee(s) only. The content may also contain legal, professional or other privileged information. If you are not the intended recipient, please notify the sender immediately and then delete the e-mail and any attachments. You should not disclose, copy or take any action in reliance on this transmission.

You may report the matter by calling us on 0800 085 4806.

Please ensure you have adequate virus protection before you open or detach any documents from this transmission. The Group Companies do not accept any liability for viruses. An e-mail reply to this address may be subject to monitoring for operational reasons or lawful business practices.

For the registered information on the UK operating companies within the National Grid group please use the attached link:
http://www.nationalgrid.com/corporate/legal/registeredoffices.htm

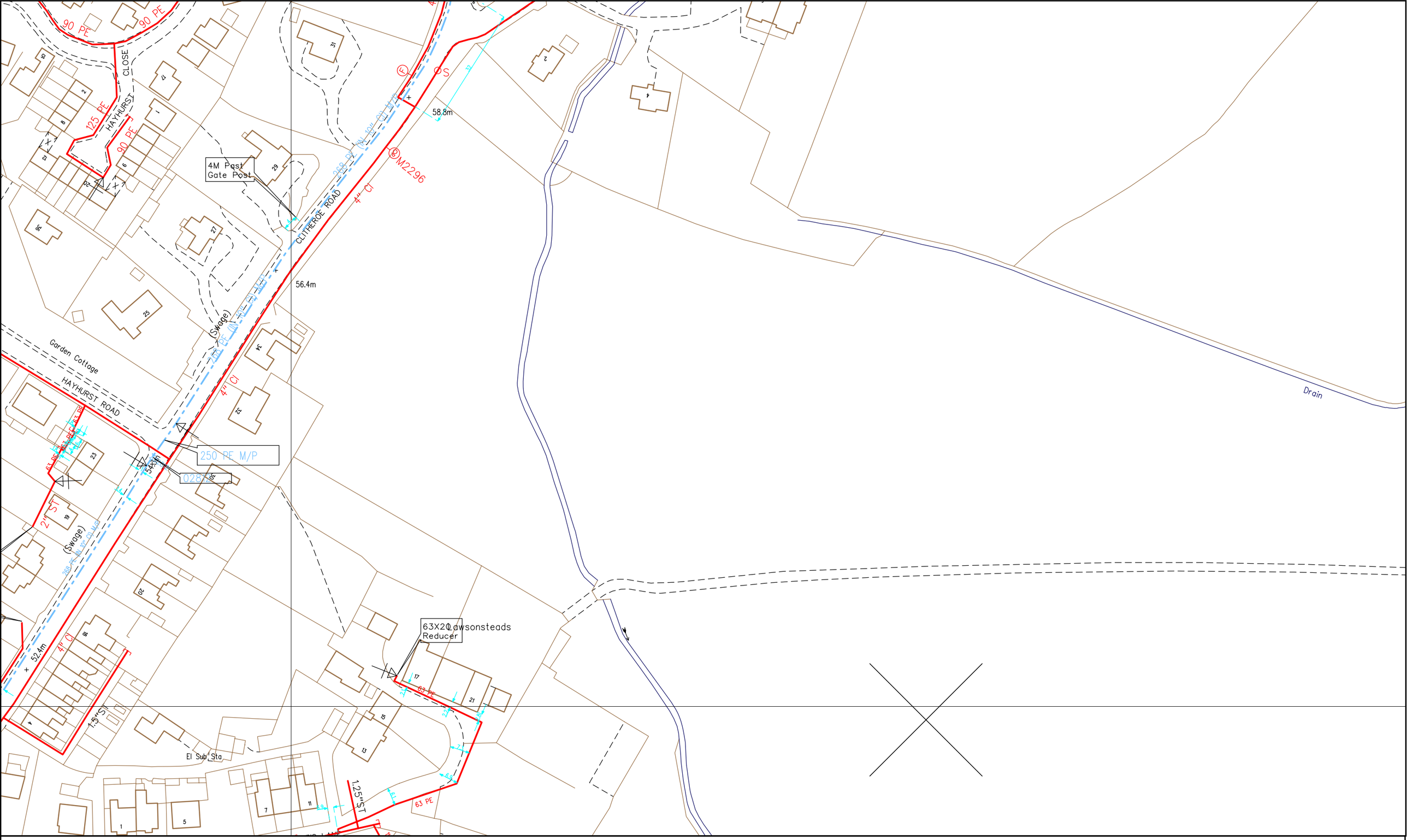


ID: 2926	View extent: 1010m, 1090m	National Grid apparatus may be affected
USER: yvonne.mcewan	LP MAINS MP MAINS IP MAINS LHP MAINS NHP MAINS	MAPS Plot Server Version 1.6.8
DATE: 29/09/2010		
DATA DATE: 29/09/2010		
REF: ym013		
MAP REF: SD7336 CENTRE: 373737, 436495	0m 100m Approximate scale 1:5000 on A4 Colour Portrait	Requested by: Centara Ltd
		Map 1 of 1

Valve | Depth of Cover | Syphon | Diameter Change | Material Change

This plan is reproduced from or based on the OS map by National Grid Gas plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886

This plan shows those pipes owned by National Grid Gas plc in its 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.



SCALE: 1 : 1250

USER ID: single

DATE: 24/09/2010

EXTRACT DATE: 14/06/2010

MAP REF: SD7336

CENTRE: 373654, 436607

LP MAINS
MP MAINS
IP MAINS
LHP MAINS
NHP MAINS

Some examples of Plant Items:

Valve | Depth of Cover | Syphon | Diameter Change | Material Change

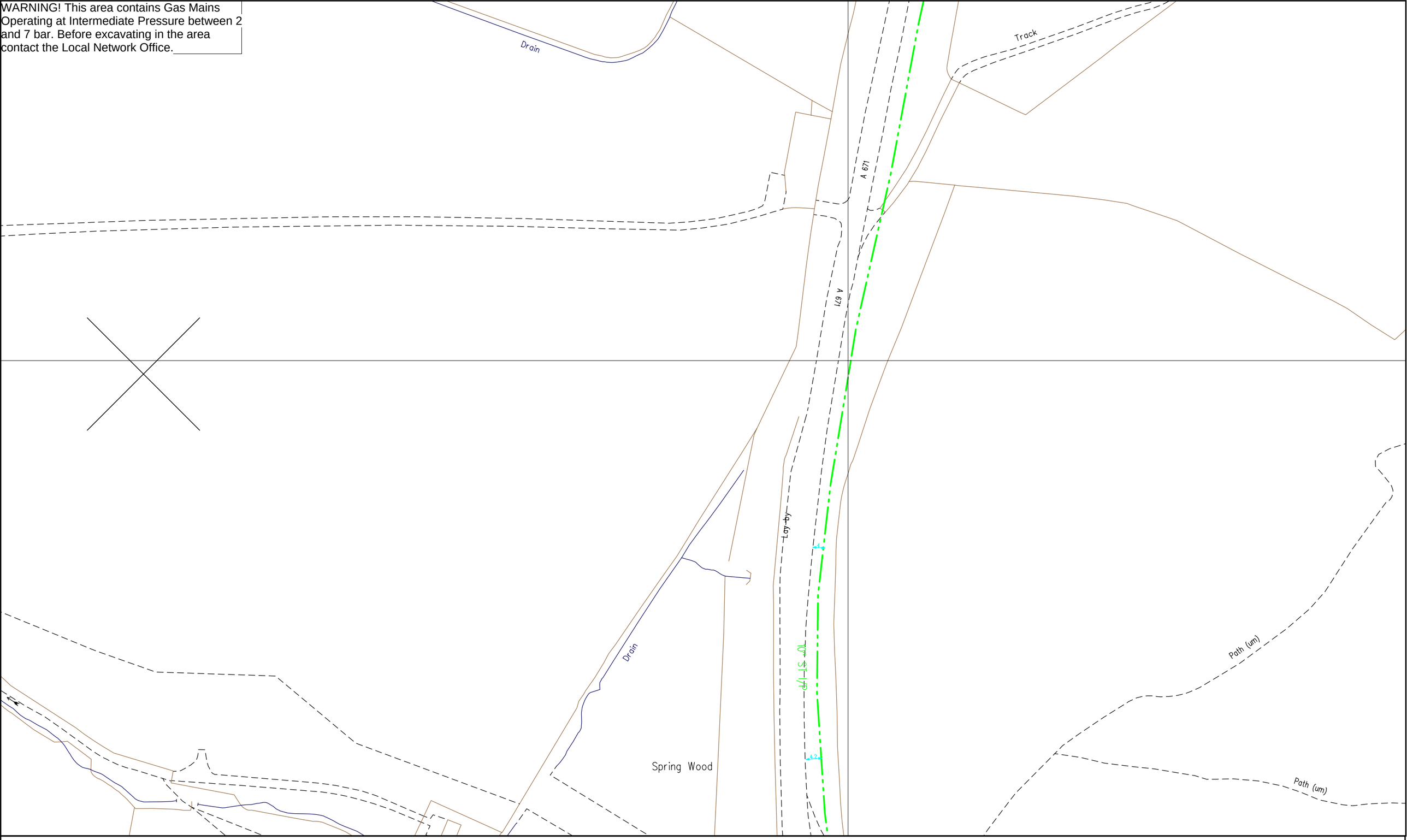
This plan shows those pipes owned by National Grid Gas plc in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown 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 5.6.5.0

Local Machine

This plan is reproduced from or based on the OS map by National Grid Gas plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.

WARNING! This area contains Gas Mains Operating at Intermediate Pressure between 2 and 7 bar. Before excavating in the area contact the Local Network Office.



SCALE: 1 : 1250

USER ID: single

DATE: 24/09/2010

EXTRACT DATE: 14/06/2010

MAP REF: SD7336

CENTRE: 373946, 436478

LP MAINS
MP MAINS
IP MAINS
LHP MAINS
NHP MAINS

Some examples of Plant Items:

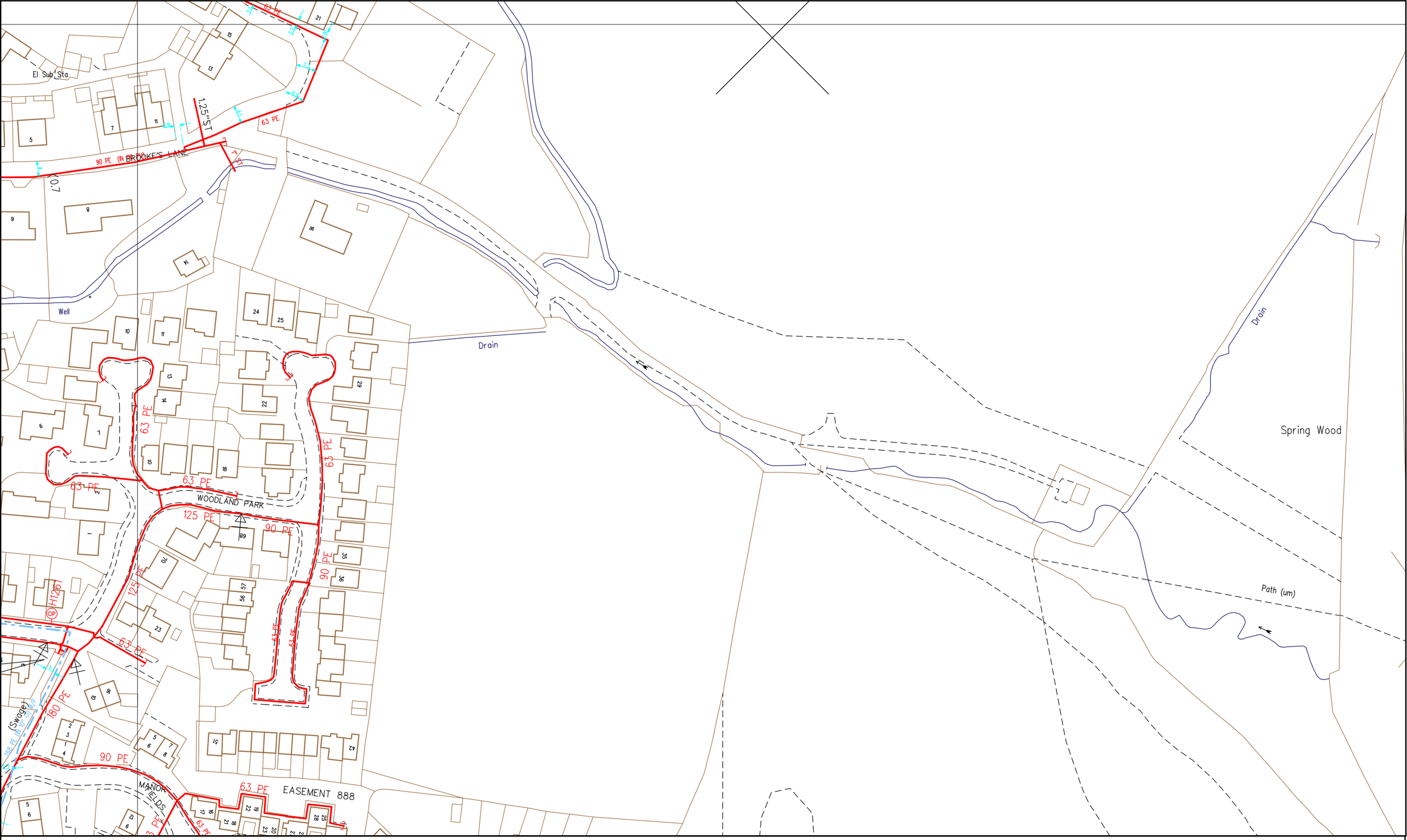
Valve | Depth of Cover | Syphon | Diameter Change | Material Change

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 5.6.5.0

Local Machine

This plan is reproduced from or based on the OS map by National Grid Gas plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.



SCALE: 1 : 1250

USER ID: single

DATE: 24/09/2010

EXTRACT DATE: 14/06/2010

MAP REF: SD7336

CENTRE: 373711, 436353

LP MAINS

MP MAINS

IP MAINS

LHP MAINS

NHP MAINS

Some examples of Plant Items:

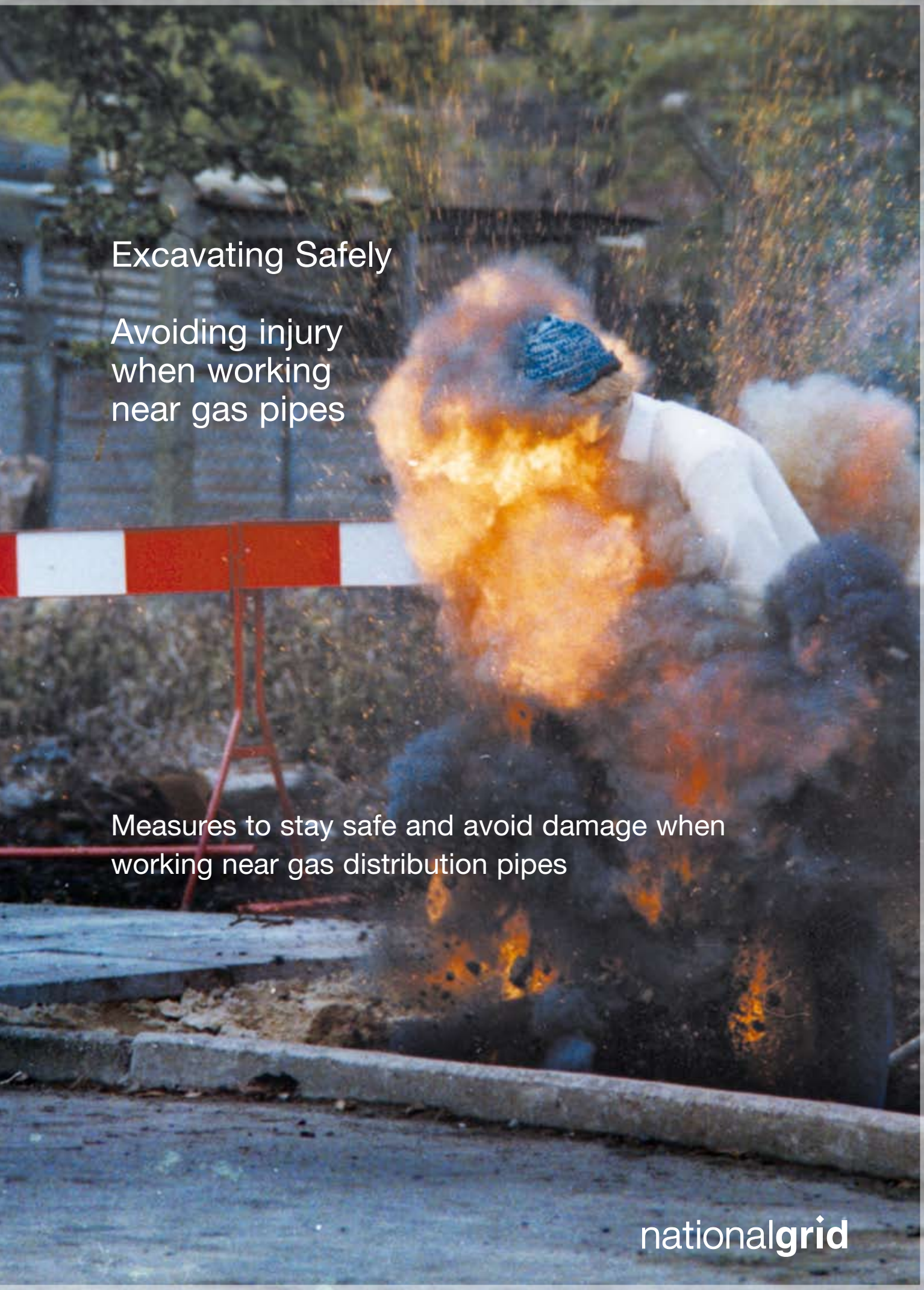
Valve | Depth of Cover | Syphon | Diameter Change | Material Change

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 5.6.5.0

Local Machine

This plan is reproduced from or based on the OS map by National Grid Gas plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.



Excavating Safely

Avoiding injury when working near gas pipes

Measures to stay safe and avoid damage when working near gas distribution pipes

nationalgrid

The following protective measures must be taken when excavating in the vicinity of National Grid gas apparatus at up to 7 bar pressure.

Reference should be made to the HSE Guidance Note HSG 47 '*Avoiding Danger from Underground Services*' and to *'Utilities Guidelines on Positioning and Colour Coding of Apparatus'*. (The latter document can be downloaded free of charge at www.njug.org.uk).

To avoid injury to workers you must verify the details given on plans by; use of plant location equipment to trace all underground plant; hand dig trial holes to confirm the precise location of plant; and use suitable paint or markers on the surface to clearly indicate the position of buried apparatus.

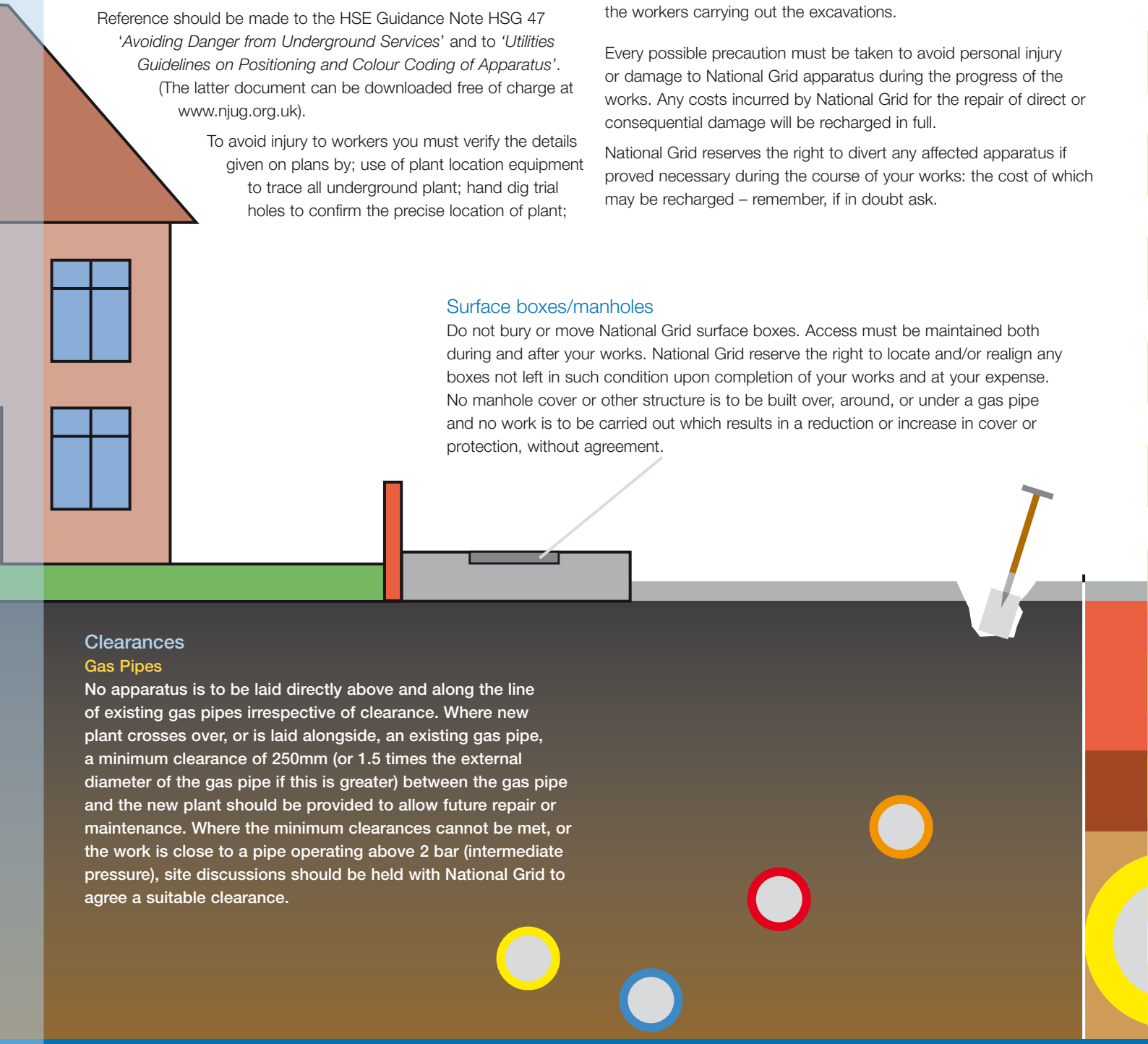
You must ensure full colour copies of National Grid plans are issued to the workers carrying out the excavations.

Every possible precaution must be taken to avoid personal injury or damage to National Grid apparatus during the progress of the works. Any costs incurred by National Grid for the repair of direct or consequential damage will be recharged in full.

National Grid reserves the right to divert any affected apparatus if proved necessary during the course of your works: the cost of which may be recharged – remember, if in doubt ask.

Surface boxes/manholes

Do not bury or move National Grid surface boxes. Access must be maintained both during and after your works. National Grid reserve the right to locate and/or realign any boxes not left in such condition upon completion of your works and at your expense. No manhole cover or other structure is to be built over, around, or under a gas pipe and no work is to be carried out which results in a reduction or increase in cover or protection, without agreement.



Clearances

Gas Pipes

No apparatus is to be laid directly above and along the line of existing gas pipes irrespective of clearance. Where new plant crosses over, or is laid alongside, an existing gas pipe, a minimum clearance of 250mm (or 1.5 times the external diameter of the gas pipe if this is greater) between the gas pipe and the new plant should be provided to allow future repair or maintenance. Where the minimum clearances cannot be met, or the work is close to a pipe operating above 2 bar (intermediate pressure), site discussions should be held with National Grid to agree a suitable clearance.

In case of a Gas Emergency

If you cause a gas leak, or suspect that gas pipe or equipment is leaking, you must take the following actions immediately:

- **Inform the National Gas Emergency service immediately on 0800 111 999*.**
- Stop work and get everyone away from the immediate vicinity of the escape.
- Do not attempt to stop the escape by filling the hole as gas may enter buildings.
- Do not attempt to operate any valves (unless directed by call centre staff to close emergency control valves at domestic properties).
- If escaping gas is entering properties, advise the occupants to leave until it is deemed safe to return by National Grid staff.

Minimum Safe Working Distances

Always contact National Grid for gas plans before carrying out any works. Furthermore, you must contact National Grid for specific guidance and safe working distances when undertaking the following activities in the vicinity of National Grid gas pipes:

use of explosives/blasting operations, piling, boring, construction works, demolition, deep excavations, road planing, levelling. Contact the plant protection team on 0800 688 588 for the minimum safe working distances.

Trial holes must be dug by hand to determine the exact location of mains and services in advance of mechanical excavating or thrust boring.

Intermediate Pressure Mains and Services

If you are planning to carry out any excavation works within 3.0 metres of an intermediate pressure gas pipe (operating between 2 and 7bar) you MUST contact the plant protection team on 0800 688 588 before you start work. In some circumstances National Grid apply the requirements of SSW22 for intermediate pressure mains.

Mechanical excavations

Mechanical excavators (including breaker attachments) MUST NOT be used within the following distances from gas mains.

Low Pressure	**0.5 metres**
Medium Pressure	**0.5 metres**
Intermediate Pressure	**3.0 metres**

Tree planting

If trees or shrubs are to be planted adjacent to our equipment, the selection of the type of tree or shrub and its planting must be considered so that root damage to buried mains or services will be avoided and that damage to trees or shrubs will not be caused by any subsequent excavations for repair and maintenance. Planting schemes should be submitted to National Grid for approval. We reserve the right to remove any tree/bush at any time in the future.



Backfilling

Concrete backfill should not be placed closer than 300mm to apparatus. No concrete or hard material should be placed under or adjacent to any apparatus.

Material used for the surround backfill of National Grid gas plant must conform to the following requirements:

- **If sand, it must be well-graded in accordance with BS EN 12620: 2002.**
- **It must not contain any sharp particles.**
- **Foamed concrete should not be used.**
- **It must be laid to a minimum depth of 150mm above the crown of the apparatus. Power ramming should not take place until a 250mm hand rammed layer has been completed over the crown of the pipe.**

Deep Excavations

If a sewer trench or any other water authority apparatus is to be constructed at greater than 1.5 metres deep near to a buried cast iron main, the model consultative procedure for pipeline construction involving deep excavations applies. National Grid is to be provided with detailed drawings showing the line and width of the proposed sewer or other apparatus trench, together with the soil group classifications of the area concerned.

- Damage to a service supplying a building may result in gas entering the building.
- Prevent any approach to the immediate vicinity of the escape.
- Prohibit smoking and extinguish all naked flames or other ignition sources for at least 15m from the leakage.
- Assist National Grid, Police or Fire Services as requested.

Smell gas? Call 0800 111 999*

* All calls are recorded and may be monitored.

For National Grid gas plans, information on safe digging and advice on minimum safe working distances or any other gas plant enquiries, please contact the National Grid Gas Plant Protection Team on 0800 688 588.

Access

Access to sites and to National Grid apparatus must be provided at all times. Please ensure that any temporary structures (portakabins, welfare facilities, silos etc.) or spoil heaps are not placed over National Grid gas pipes as this may block access and cause excess loading on the pipes. For further advice contact the National Grid Gas Plant Protection Team on 0800 688 588.

Crossing National Grid plant

The placing of heavy construction plant, equipment, materials or the passage of heavy vehicles over National Grid gas apparatus is prohibited unless specially agreed protective measures (i.e. the construction of reinforced crossing points) have been carried out. This is particularly important where reductions in side support or ground cover are planned.

Working in wayleaves or easements

Work should not be undertaken within a National Grid wayleave/easement without the formal written consent of National Grid.

Exposed plant

Where excavations adjacent to apparatus affect its support, the apparatus must be adequately supported and protected in consultation with and to the satisfaction of National Grid. All exposed plant must be protected from impact. Thrust blocks and supports must not be disturbed.

Welding, or other hot works involving naked flames, must not be carried out in the vicinity of exposed gas pipes without consent from National Grid and a prior agreement of precautions that will ensure the integrity of plastic pipes and protective coatings.

Shuttering must be constructed so as to prevent fresh concrete encasing National Grid gas apparatus and to maintain the stated clearances.

If you damage National Grid gas pipes or apparatus, including damage to wrapping or sleeving you must call 0800 111 999* immediately.

If you are working in the vicinity of gas pipes above 7 bar in pressure please contact us on 0800 731 2961 if you have not already got a copy of *'SSW22 Safe working in the vicinity of National Grid high pressure pipelines and associated installations'.*

GAS DISTRIBUTION pipelines may be directly affected by work you are considering or intending to undertake.

Depending on where you are in England, Wales or Scotland you will need to contact the relevant gas distribution network company.

The adjacent map gives the contact numbers which you must call for plans and advice before working near any gas apparatus.

However, all gas emergency calls, irrespective of your location must be directed to the National Gas Emergency Service on 0800 111 999*.



Further Information

For free downloads of our 'Safe Excavation' films, this leaflet and other safety publications, please visit http://www.nationalgrid.com/dialbeforeyoudig

National Grid is a leading international energy infrastructure business – the largest utility in the UK.

Through National Grid Gas plc (formerly Transco), it owns and operates over 6,800 kilometres of high-pressure transmission pipeline across Great Britain, and 132,000 kilometres of lower-pressure distribution gas mains in the North West, the Midlands, East Anglia and North London – more than half of Britain's gas transportation network, delivering gas to around 11 million homes, offices and factories. National Grid sold the four gas distribution networks covering the rest of Britain to other companies in June 2005.

Through National Grid Electricity Transmission plc, the company operates the high-voltage electricity transmission network across Great Britain, and owns the network in England and Wales.

National Grid will continue to manage the National Gas Emergency Service freephone line 0800 111 999*.

* All calls are recorded and may be monitored.

nationalgrid

T/PR/DP1 Part 2. SPN219. 11/07. π.

Our ref: PJL/71409/Fulcrum

19th October 2010

Fulcrum
Carr House
Greasebrough Road
Rotherham
S61 4QQ

WSP Development and Transportation
Three White Rose Office Park
Millshaw Park Lane
Leeds
LS11 0DL
Tel: +44 (0)113 395 6200
Fax: +44 (0)113 395 6201
http://www.wspgroup.com

WSP Group plc
Offices worldwide
www.wspgroup.com

Dear Sirs

Land East of Clitheroe Road, Whalley
Gas Pre-development / Initial Enquiry

Following the advice of one of your in-house consultants please find attached a completed "Application form for multiple gas supplies" for a large proposed residential development in the Ribble Valley. Further details are given below under the headings as per your form.

The proposed development is for the construction of 350 residential units which will include mews, terraced and some detached dwellings. The timing and phasing of the development is based on an outline strategy provided by the Client which may change subject to market conditions. It is assumed that around 70 dwellings will be sold per year over a 5 year period with construction beginning in August 2011.

Outline budget estimates / information is required for the following items:-

- Confirmation of any available spare capacity with the existing network that could be used for the development without the need for upgrading the network.
- Any off site network upgrading required to supply the estimated demands (see later for demand requirements and anticipated phasing)
- Provision of on site network infrastructure.
- Any significant diversion works required.

The estimated total gas demand of 13691392 kwh / per / year is based on average figures for the current proposals. Phasing of the development is assumed to be spread evenly over 5 years and the anticipated demand is assumed to incrementally increase over this time.

Further details are given below under the headings as per your enquiry form.

Section 1

We have been appointed by Commercial Estates Group to undertake a utilities infrastructure study and prepare a report to support the purchase of the site and to form part of an ultimate planning application. Although the ultimate customer will be Commercial Estates Group please direct any correspondence relating to this pre-planning enquiry direct to me.

WSP UK Limited | Registered Address WSP House, 70 Chancery Lane, London, WC2A 1AF, UK | Reg No. 01383511 England | WSP Group plc | Offices worldwide

Section 3

As the proposed scheme is in the early stages of development require budget estimates to support the purchase of the site and for form part of an ultimate planning application. It would be appreciated, for the benefit of our client's cost plan, if you could provide cost breakdown for the two elements separately.

Section 4

No detailed housing types have been defined at this early stage. For the purposes of this study we have taken a view that the terraced and mews style properties will have three bedrooms while the detached houses will have four bedrooms.

Section 5

The specific requirements of our client have not been defined in detail at this stage. For the purposes of this study we have considered that all properties will be provided with external meters in semi-concealed boxes. Once more detail is available we will consult with you regarding additional details.

Section 7

No detailed housing construction techniques have been defined at this early stage. For the purposes of this study we have considered that no properties will be constructed using timber frame. Once more detail is available we will consult with you regarding additional details.

A United Utilities aqueduct crosses the site from the eastern to the western boundary. However, discussions with UU have identified that this service is at a depth of 3 to 4m and should not restrict the development of the site.

Section 9

A site location plan is enclosed that includes the location of the overall site. Also enclosed is a copy of the draft masterplan. Currently the proposed layout of the site is not detailed sufficiently to give information on:

- Individual property boundaries
- Meter point locations

I hope the information presented is sufficient for you to review the provision of gas to the site and look forward to receiving information on the above issues. Should you need any additional information or wish to discuss this please feel free to you contact me.

Yours faithfully

Paul Laidler
Principal Engineer
DDI: 0113 395 6302

Encs - Completed "Application form for multiple gas supplies" form
- Site Location Drawing SK-GA-001
- Draft masterplan layout

Carr House
Greasbrough Road
Rotherham
South Yorkshire S61 4QQ

T 0845 641 3010
F 0845 641 1808
E enquiries@fulcrum.co.uk
I www.fulcrum.co.uk

Application form for multiple gas supplies

If you require supplies to 25 or more properties simply tick this box ☑ and complete sections 1, 2, 9 & 10 only, send it to us via email, fax or freepost, and we will then contact you to discuss your requirements.

The details you need to return this form to us can be found on the last page of this application form. Please call our Customer Care team on 0845 641 3010 if you have any questions about completing this form or require any further assistance establishing your gas requirements; we will be happy to help.

1. CUSTOMER DETAILS

REFER TO COVERING LETTER.

Your Name: PAUL LAIDLER		Your Reference: 71409
Company Name (if applicable): WSP DEVELOPMENT & TRANSPORTATION		
Address: THREE WHITE ROSE OFFICE PARK MILLSHAW PARK LANE LEEDS		Landline Telephone: 0113 395 6302
		Mobile Telephone:
		Email: paul.laidler@wspgroup.com
Post Code: LS11 0DL	Fax: 0113 395 6201	Today's date: 29/10/2010

2. SITE DETAILS

Is the site address the same as the customer address? **YES** ☐ **NO** ☑
If **NO**, please provide details below:

Site Address: CLITHEROE ROAD WHALLEY RIBBLE VALLEY	Name of Site Contact:	N/A
	Landline Telephone:	N/A
	Mobile Telephone:	N/A
Post Code:	Email:	N/A

What is the date that you require gas to the first property: AUGUST 2011

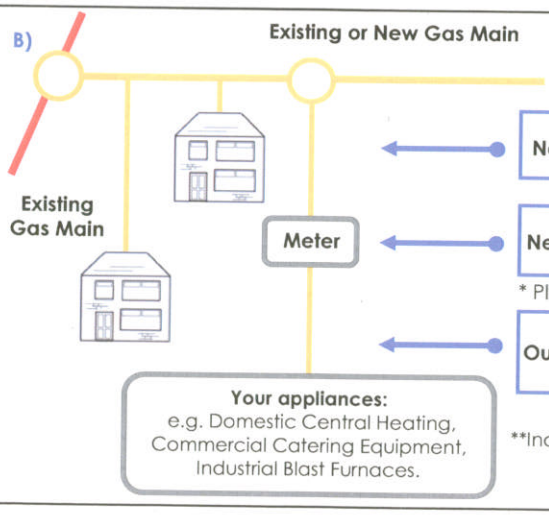
3. YOUR NEEDS

PLEASE REFER TO COVERING LETTER.

Just tick any of the boxes in **A)** or **B)** below to indicate which service(s) you require.

A) If you **only** require gas **disconnections** please tick this box ☐ and move directly onto section 9.
However, if you require gas disconnections **and** new supplies please tick this box ☐ and continue Completing the form.

B)



Tick all of those applicable

- **New multiple supplies** ☑
- **New multiple supplies with meter installations*** ☑
  * Please see note overleaf about gas suppliers
- **Outlet pipework**** (The pipework from your meter to your appliances) ☐

**Industrial, large commercial and large public sector properties only.

Fulcrum is a trading name for Fulcrum Infrastructure Services Limited
Registered in England No: 6006363
Registered Office: Pollipar House, 1st Floor, 9 Cloak Lane, London EC4R 2RU
Incorporated in England and Wales

*To install your meters we require the name of your gas supplier.

If you **don't** have a gas supplier and would like **Fulcrum** to arrange one on your behalf please tick this box ☐

If you **do** have an existing gas supplier please provide their name:

Gas Supplier :

4. PROPERTY TYPE/GAS LOAD INFORMATION

about the property

Please give the number of each type of property:

Domestic 350 **Non-Domestic**

Are there any existing live gas supply in any the properties / buildings? **YES** ☐ **NO** ☑

If **YES**, please provide the MPRN numbers if you know them : **MPRNS:**

your gas load requirements

Do you already know your gas load requirements? **YES** ☑ NO ☐

If **YES**, please complete **Table 1** immediately below and move directly onto section 5:

Table 1

Property Type	No. of each type	Total Hourly Gas Load (KW)	Total Annual Gas Load (KWh)
TERRACED	104	2704	3947840
MEWS	90	2340	3416400
DETACHED	156	4680	6832800
Totals:	350	9724	13691392

If NO, please complete **Tables 2 and 3** for any **Domestic properties** and **Tables 4 and 5** for any **Non-Domestic properties.**

REFER TO COVERING LETTER

Table 2

Property Type		Number of Bedrooms	Number of each requiring a new gas supply
Flats		1	
		2	
		3	
Bungalow		2	
		3	
Terraced		2	
		3	104
		4	
Semi-Detached		2	
		3	90
		4	
Detached		2	
		3	~~156~~
		4	156

Fulcrum is a trading name for Fulcrum Infrastructure Services Limited
Registered in England No: 6006363
Registered Office: Pellipar House, 1st Floor, 9 Cloak Lane, London EC4R 2RU
Incorporated in England and Wales

Will the properties have any additional equipment e.g. swimming pools **YES** ☐ **NO** ☑

If **YES**, please provide details in Table 3 below:

Table 3

Equipment	Hourly Gas Load (KW)	Annual Gas Load (KWh)

If you require connections to any **Domestic** properties that are not covered in the 'property type' table above e.g. **5 or 6 bedroomed properties**, or will have any additional equipment and your gas requirements are not known, simply complete the remaining sections of the form making sure you have added telephone contact details in section 1, send it back to us at and we will contact you to discuss your requirements.

Non-Domestic Properties

What business / businesses will the Non-Domestic properties be used for: N/A

Please tick the boxes and complete Table 4 below to indicate what the highest gas load in each property will be used for:

Table 4

		Number of properties
a) Central heating/Hot water	☐	
b) Commercial catering equipment (e.g. restaurant/takeaway)	☐	
c) Manufacturing equipment	☐	

Meter Types						
U6 (64KW max)	**U16** (173 KW max)	**U25** (270 KW max)	**U40** (433 KW max)	**U65** (660 KW max)	**U100** (1072 KW max)	**U160** (1473 KW max)

Table 5

Category (please tick)	Property Type	Number required	Typical Gas Load
1 ☐			A small non-domestic property will typically use no more than 64 KW, requiring no larger than a U6 meter. For example small shops that require gas for central heating and hot water only.
2 ☐			Non-domestic properties such as restaurants using commercial catering equipment, will typically require U16 meters and above.
3 ☐			Larger non-domestic properties, with higher or specialist gas load requirements (e.g. for manufacturing equipment), will typically require U25 meters and above.

Thank you for this information, we may need to contact you to determine your exact gas load requirements.

Please continue to complete the application form.

5. METER BOXES & METER HOUSING

Meters can be fitted either inside your property or alternatively they can be fitted outside your property in a meter box or meter housing.

Meter boxes must be used for U6 meters fitted outside (up to loads of 64kW).

Meter housing is used for meters larger than a U6 fitted outside (loads over 64kW).

Fulcrum is a trading name for Fulcrum Infrastructure Services Limited
Registered in England No. 6006363
Registered Office: Pellipar House, 1st Floor, 9 Cloak Lane, London EC4R 2RU
Incorporated in England and Wales

How many meters do you require? **Inside*** ~~350~~ **Outside** 350

If any are **inside**, are they all required in ground floor rooms? **YES** ☐ **NO** ☐

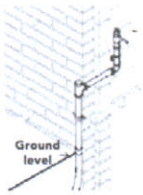
If **NO**, please continue completing the form but we may need to contact you to discuss your options.

*We may not be able to provide a quotation to an internal position for certain projects, this is to comply with the Gas Safety (Installation and Use) Regulations (GSIUR). We will discuss this with you when our Technical Designer gives you a call.

If **inside** and all in ground floor rooms, the meter positions will be installed in this manner:

Internal*

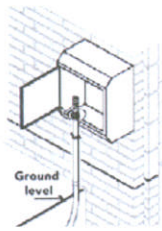
Number required ☐



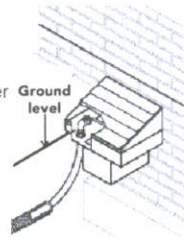
*No meter housing is required for internal positions (for either U6 or larger meters).

If U6 meters are to be installed **outside**, please use the boxes below to confirm the type and number of meter boxes that will be fitted:

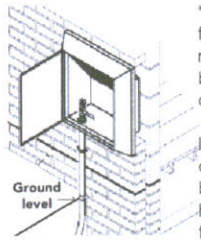
Surface Mounted* ☐ **Semi Concealed**** ☑ **Built-in(Recessed)*****



*We fit surface mounted meter boxes.



We fit semi concealed meter boxes and recommend that you do **not fit your own boxes.



***Builders supply and fit built-in boxes, if you require built-in meter boxes you will need to consult your builder.

If you or your builder are fitting built in boxes please tell us how many you will be fitting:

Number Required ☐ **Number Required** 350 **Number** ~~350~~

Do you require us to provide and fit these meter boxes? **YES** ☐ **NO** ☐

Would you like us to provide larger external meter housing? (for meters larger than a U6) **YES** ☐ **NO** ☑

If **YES**, how many are required? ☐

6. ON-SITE EXCAVATION

On your property or site do you want to dig the trench for the pipes? **YES** ☑ **NO** ☐

7. DEVELOPMENT TYPE

Will the gas supplies be going to:

Existing Properties (including extensions) ☐ **New Builds** ☑

If **new**, are the properties already built? **YES** ☐ **NO** ☑

Are any of the buildings timber framed? REFER TO COVERING LETTER **YES** ☐ **NO** ☑

Is it likely that the gas supplies will have to cross someone else's private land? **YES** ☐ **NO** ☑

Are there likely to be any other on site difficulties or constraints? **YES** ☑ **NO** ☐

If **YES**, please provide brief details:

REFER TO COVERING LETTER

Fulcrum is a trading name for Fulcrum Infrastructure Services Limited
Registered in England No. 6006363
Registered Office: Pellipar House, 1st Floor, 9 Cloak Lane, London EC4R 2RU
Incorporated in England and Wales

8. PROPOSED DEVELOPMENT OF THE SITE

	~~2009~~ 2012	~~2010~~ 2013	~~2011~~ 2014	~~2012~~ 2015 ~~2015~~
Number of Properties Requiring a Gas Supply	88	88	88	86

9. ATTACHMENT CHECKLIST

Please make sure you have included the following attachments when you return this application form:

REFER TO COVERING LETTER

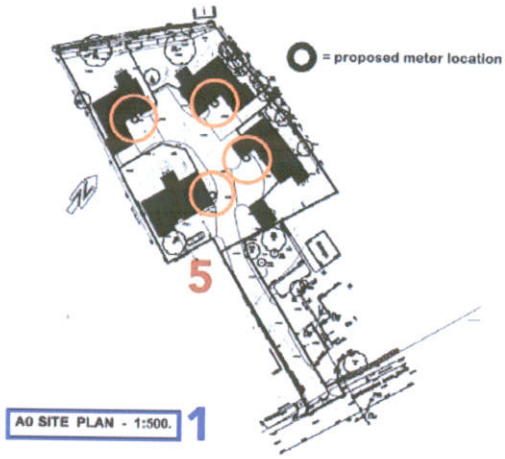
NEW BUILDS

Scaled site plan with marked meter positions and a site location drawing including the OS Map Co-ordinates (if known): ☐

SITE PLAN CHECKLIST

1. The plan shows the scale. ☐
2. The site boundary is clearly identified. ☐
3. The surrounding geography is shown. ☐
4. The new buildings are shown within the site boundary. ☐
5. The meter positions are marked. ☐





Please note:

- We would prefer you to **email your plans** in an electronic format, such as a PDF, along with your application form. This saves time when we're designing the infrastructure to your site and by saving paper, we're helping the environment too.
- For **new builds** we utilise your scaled site plan to create the design. In order to ensure compatibility with our design system we require a black and white plan (we cannot accept coloured plans or faxed scale drawings).

EXISTING PROPERTIES

Site location drawing, showing surrounding geography, with marked meter positions: ☐

DISCONNECTIONS

Site location drawing with existing meter positions: ☐

Fulcrum is a trading name for Fulcrum Infrastructure Services Limited
Registered in England No. 6066363
Registered Office: Pellipar House, 1st Floor, 9 Cloak Lane, London EC4R 2RU
Incorporated in England and Wales

10. HOW DID YOU HEAR ABOUT US?

You are an existing customer	☐	
From your gas supplier	☐	
From a colleague/friend	☑	
Internet search	☐	
A promotional campaign **Please provide the campaign reference number (if known)**	☐	REF:
One of our Regional Sales Managers	☐	
Other	☐	

If 'other' please provide details below:

Would you like to receive email updates about Fulcrum? **YES** ☐ **NO** ☑

Should we need to contact you by telephone, when is this best for you?

Day ☑ **Evening** ☐ **Weekends** ☐ Any details:

ONCE COMPLETED, PLEASE RETURN THIS FORM BY EMAIL, FREEPOST, OR FAX TO:

EMAIL: enquiries@fulcrum.co.uk

POST: Send your completed application form addressed to:

Freepost RSBU-LGHR-CESL
Fulcrum
Carr House
Greasbrough Road
Rotherham
S61 4QQ

FAX:0845 641 1808

Further copies of this form can be printed directly from www.fulcrum.co.uk or simply call us on 0845 641 3010 and we'll post you a copy.

Thank you for choosing fulcrum

Fulcrum is a trading name for **Fulcrum Infrastructure Services Limited**
Registered in England No. 6006363
Registered Office: Pellipar House, 1st Floor, 9 Cloak Lane, London EC4R 2RU
Incorporated in England and Wales

Laidler, Paul

From: Customer Care [enquiries@fulcrum.co.uk]
Sent: 01 November 2010 16:36
To: Laidler, Paul
Subject: Thank you for contacting Fulcrum

One of our Customer Care Advisors will be in touch with you shortly.
If you need to report a gas emergency, please call the National Emergency Gas Number free on 0800 111 999.

about us

Fulcrum is the UK's leading utility infrastructure provider. We offer end to end gas connection services, a complete multi utility service and a suite of renewable energy products nationally.

We also hold a gas transporter (GT) licence, this means that we deliver a complete end-to-end service to the market, firstly through installing gas pipes and infrastructure and then owning and operating these networks.

We have a centralised administrative hub in Rotherham, a dedicated design house in Edinburgh and an engineering capability covering the whole of mainland UK.

We also have dedicated teams of experts who deal specifically with
special projects, multi utility, carbon reduction programmes and renewable energy sources.

our products and services

Our products and services are available across the multiple housing, complex domestic, industrial and commercial markets. These include:

- Gas connections
- Electricity connections
- Water connections
- Metering design and installation
- Renewable energy sources
- Feasibility studies and project consultancy
- Environmental impact studies
- Integrated design solutions
- Dedicated project management

More information about us, our structure and the products and services that we offer is available on our website **www.fulcrum.co.uk**.

We look forward to working for you.

This e-mail, and any attachments are strictly confidential and intended for the addressee(s) only. The content may also contain legal, professional or other privileged information. If you are not the intended recipient, please notify the sender immediately and then delete the e-mail and any attachments. You should not disclose, copy or take any action in reliance

on this transmission.
You may report the matter by calling us on 0845 6413099.
Please ensure you have adequate virus protection before you open or detach any documents from this transmission.

The Fulcrum Group Holdings Limited companies do not accept any liability for viruses. An e-mail reply to this address may be subject to monitoring for operational reasons or lawful business practices.
For the registered information on the UK operating companies within Fulcrum Group Holdings Limited please use the attached link:
http://www.fulcrum.co.uk/aboutus/Companystructure

Laidler, Paul

From: Thomas, Mark [Mark.Thomas@fulcrum.co.uk]
Sent: 12 November 2010 11:02
To: Laidler, Paul
Subject: Gas Connection Clitheroe Rd, Whalley PJL/71409/Fulcrum 4179938
Attachments: IP Connection location.pdf

Paul

Ref: PJL/71409/Fulcrum

Just tried to call you, re your site at Clitheroe Rd, Whalley. As per your letter dated 19th of October.

Fulcrum recommend a connection to the east of the site, from an Intermediate Pressure main in the opposite side of the A671. This would require a pressure reduction system (governor) to Low pressure, with a legal land transfer for the governor location and more than likely an easement for the connection point, as the IP main is located in third party land. Fulcrum would include costs within our indicative quotation.

Connections to the west of the site are Low Pressure which would require reinforcement. Or from an Medium Pressure "Swage line" main, which would have connection approval difficulties with National Grid. Therefore, the best engineering practice is an IP connection, as above. This would also avoid any potential diversionary or abandonment work to the current mains infrastructure. However, we advise you approach NG planning direct to confirm this information.

If you wish to discuss any of the design issues, please call on the number below. Our bid department will forward you your final indicative quotation.

Thanks

Mark Thomas
Design Engineer

fulcrum

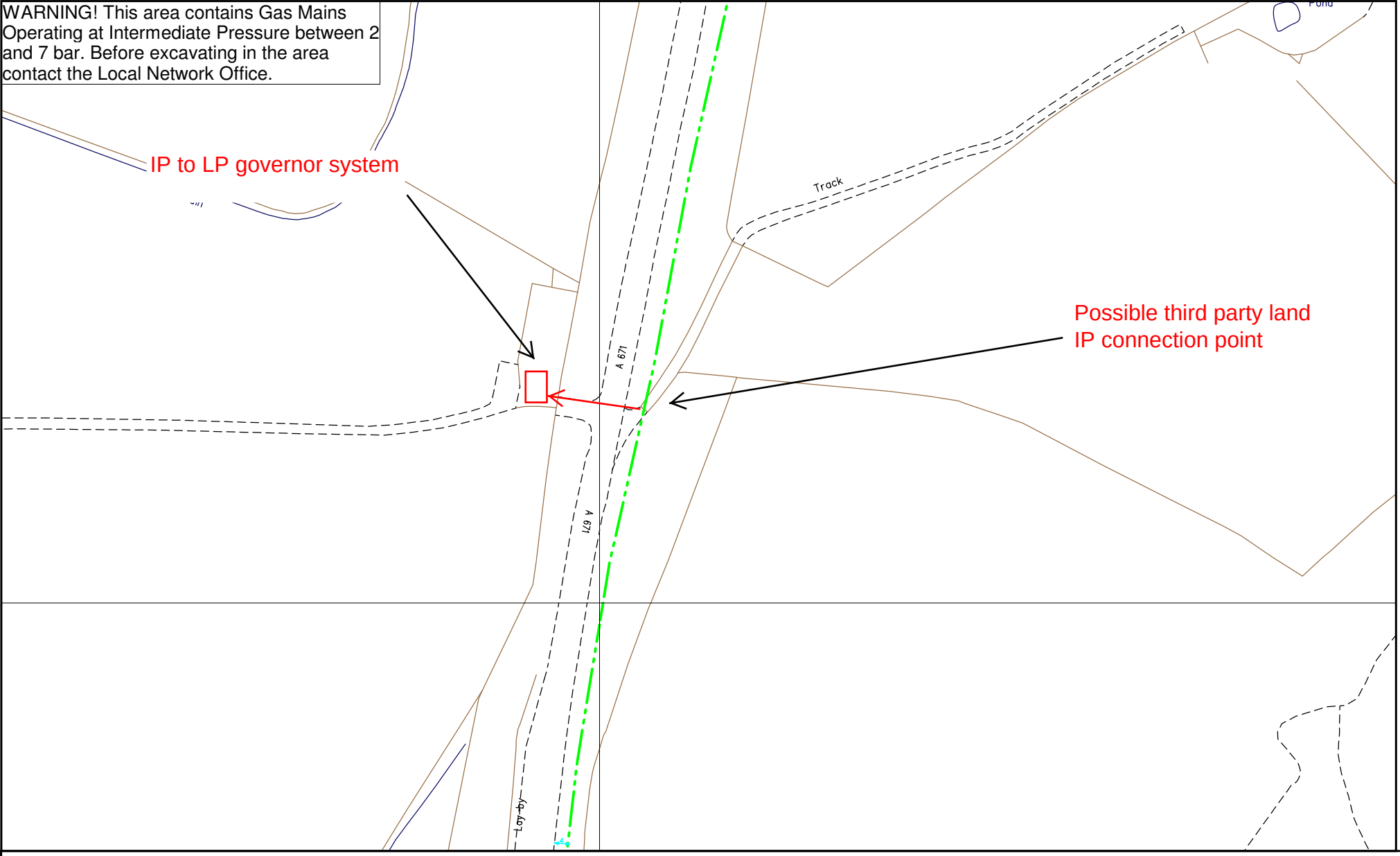
T: 01709 845671
F: 0845 6411808

E: mark.thomas@fulcrum.co.uk

This e-mail, and any attachments are strictly confidential and intended for the addressee(s) only. The content may also contain legal, professional or other privileged information. If you are not the intended recipient, please

notify the sender immediately and then delete the e-mail and any attachments. You should not disclose, copy or take any action in reliance on this transmission.
You may report the matter by calling us on 0845 6413099.
Please ensure you have adequate virus protection before you open or detach any documents from this transmission.

The Fulcrum Group Holdings Limited companies do not accept any liability for viruses. An e-mail reply to this address may be subject to monitoring for operational reasons or lawful business practices.
For the registered information on the UK operating companies within Fulcrum Group Holdings Limited please use the attached link:
http://www.fulcrum.co.uk/aboutus/Companystructure



SCALE: Not to scale

USER ID: mt068

DATE: 12/11/2010

EXTRACT DATE: 10/09/2010

MAP REF: SD7436

CENTRE: 374029, 436551

LP MAINS
MP MAINS
IP MAINS
LHP MAINS
NHP MAINS
HISTORY MAINS

GTs SSSIs

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) or texting .DR4.5.(DR4 Number here) to 07816 650682 (5pm-9am).
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 5.6.3.0

4179938

Local Machine

This plan is reproduced from or based on the OS map by National Grid Gas plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.

Carr House
Greasbrough Road
Rotherham
South Yorkshire S61 4QQ

T 0845 641 3010
F 0845 641 1808
E enquiries@fulcrum.co.uk
I www.fulcrum.co.uk

Quotation Reference: MU_4179938
Your Reference: PJL/71409/Fulcrum
Date: 23rd November 2010

Mr Paul Laidler
WSP Development and Transportation
Three White Rose Office Park
Millshaw Park Lane
Leeds
LS11 0DL

your indicative price quotation

Dear Mr Laidler,

RE: Clitheroe Road, Whalley, Ribble Valley, BB7 9AA

Thank you for giving us the opportunity to provide an indicative price quotation for works at the above site.

I am pleased to provide you with the following indicative price for the works as detailed below:

Gas supply up to the Emergency Control Valve (ECV)
Meter installation

The indicative price to carry out the works is: [redacted]

Please note this indicative quotation does not include any discount for Asset sales we anticipate that this could be in the region of [redacted]

This price will be subject to VAT at the appropriate rate as set out by HM Customs and Excise.

This figure is indicative and does not represent an offer to carry out the works. If a firm quotation is requested, Fulcrum may provide a price that is different from the amount indicated.

what you need to do now

If you would like to proceed and make this indicative price quotation a firm quotation, or if you would like us to undertake a detailed design study, please contact your Fulcrum Advisor Mr Adam Wells on T 0845 641 3010 who will be pleased to help.

Thank you for choosing fulcrum

Yours sincerely,

Lee Clarke
Commercial Bid Manager

Fulcrum is a trading name for Fulcrum Infrastructure Services Limited
Registered in England No: 6006363
Registered Office: Pellipar House, 1st Floor, 9 Cloak Lane, London EC4R 2RU
Incorporated in England and Wales.



Carr House
Greasbrough Road
Rotherham
South Yorkshire S61 4QQ

T 0845 641 3010
F 0845 641 1808
E enquiries@fulcrum.co.uk
I www.fulcrum.co.uk

the assumptions

1. Fulcrum is assumed to excavate, backfill & reinstate all trenches required outside the site boundary.

2. It is assumed that the developer will excavate, backfill & reinstate all trenches required within the site boundaries.

3. The developer would be required to provide suitable provision for all work and clear working access to site at all times.

4. Termination points assumed.

5. No outlet pipework is included within this indicative price, however we would be happy to provide a quotation for these services. Please contact your Fulcrum Advisor if you would like to learn more.

6. It is assumed that any CHP, compressors or boosters etc. to be connected to the proposed infrastructure will be done in accordance with all appropriate legislation/policies etc. to maintain the integrity and security of the existing infrastructure (this may mean upsizing of some or all of the proposed new infrastructure) and no additional design parameters have been included for.

7. The assumption that there will be sufficient capacity in the existing network.

8. This budget indication does not take into account, or include for, any specialist works e.g. rail crossings, third party underground plant, design studies, reinforcement, diversions or disconnections etc. that may be required.

9. Fulcrum recommend a connection to the east of the site, from an Intermediate Pressure main in the opposite side of the A671. This would require a pressure reduction system (governor) to Low pressure, with a legal land transfer for the governor location and more than likely an easement for the connection point, as the IP main is located in third party land. Fulcrum has included an estimated costs within our indicative quotation for these easements.

10. Connections to the west of the site are Low Pressure which would require reinforcement. Or from a Medium Pressure “Swage line” main, which would have connection approval difficulties with National Grid. Therefore, the best engineering practice is an IP connection, as above. This would also avoid any potential diversionary or abandonment work to the current mains infrastructure. However, we advise you approach NG planning direct to confirm this information.



Fulcrum is a trading name for **Fulcrum Infrastructure Services Limited**
Registered in England No: 6006363
Registered Office: Pellipar House, 1st Floor, 9 Cloak Lane, London EC4R 2RU
Incorporated in England and Wales.

Electricity

United Utilities Water PLC
Property Searches
Stephen's Way
Goose Green
Wigan
WN3 6PJ

DX 719690 Wigan 8

Telephone 0870 751 0101

unitedutilities.com

CENTARA LTD
OFFICE 1 NORMANTON BUSINESS PARK
RIPLEY DRIVE
NORMANTON

WF6 1QT

Facsimile: 0870 7510102
Email: property.searches@uuplc.co.uk
Your Ref:
Our Ref: 08/ 764045
Date: 06/10/10
MsContact: Pamela Hardcastle

FAO: **C Cockerham**

Dear Sirs

Location: **SITE EAST OF CLITHEROE ROAD WHALLEY**

I acknowledge with thanks your request dated 24/09/10 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,

S McManus.

Sue McManus
Operations Manager
Property Searches

United Utilities Water PLC
Registered in England & Wales No. 2366678
Registered Office: Haweswater House,
Lingley Mere Business Park, Lingley Green Avenue,
Great Sankey, Warrington, WA5 3LP

HAYHURSTCLOS
CLITHEROE ROAD
58.8m
56.4m
54.3m
52.4m
HAYHURST ROAD
Garden Cottage
Lawsonsteads
El Sub Sta
BROOKES LN SW HS
455144
BROOKES LN
455840
Roxford
BROOKE'S LANE
Well
Drain
Alcott
House
Hadlee
House
WOODLANDS PARK
WOODLANDS DRIVE
11 to 25
VALE HOUSE
CLOSE
MANOR FIELDS
CHAPEL CL
ACRESFIELD BUNGALOW
BURNSYDE
BROOKLANDS
IRON PIPES THROUGH CULVERTS
OVER BROOK

N
W E
S

Unless otherwise indicated the depth of UU Electricity plc cables are in accordance with NJUG (450mm for Low Voltage & 600mm for 11kV cables) 33kV and 132kV cables are laid at depths as marked. The depth and positions of UU Electricity plc equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & other reference data. Therefore UU Electricity plc accept no responsibility for the position of UU Electricity plc equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to UU Electricity plc equipment by reason of being located differently to the indications on this drawing.
Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs.
There may be other UU Electricity plc apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than UU Electricity plc.
CAUTION - THUS Fibre Optic cables may not be shown on this plan. Please contact THUS for further information.
Reproduced from or based upon Ordnance Survey's map with the permission of Her Majesty's Stationary Office. Crown Copyright Resereved. LICENCE No. NA273147. Unauthorised reproduction may lead to Prosecution or Civil Proceedings. Reference should be made to HSE Guidance, HS(G)47 "Avoiding Danger from Underground Services" and GS6 "Avoidance of Danger from Overhead Power Lines".
UU Registered Office: Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP Registered No. 2366678

Legend

Operating Voltage	Colour Code	Line Colour
132kV	Black	
33kV	Green	
22kV-25kV	Yellow	
11kV	Red	
6kV-6.6kV	Blue	
1kV-6kV	Violet	
LV	Orange	
Unknown Voltage	Brown	

Site East of Clitheroe Road Whalley

Scale 1:500

Printed by: PH

Date: 06/10/2010

United Utilities

Electric Records

Drain
A 671
A 671
Drain
Drain
Mast
(Telecommunication)
Ppg Sta
TICKET MACHINE1P
VODAPHONE KIOSK
1P
8139
NWWA BROOKES LN
457119
Spring Wood
Lay-by
Drain
Path (um)
A 671
MARKLAND
MARKLAND
31

N
W E
S

Unless otherwise indicated the depth of UU Electricity plc cables are in accordance with NJUG (450mm for Low Voltage & 600mm for 11kV cables) 33kV and 132kV cables are laid at depths as marked. The depth and positions of UU Electricity plc equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & other reference data. Therefore UU Electricity plc accept no responsibility for the position of UU Electricity plc equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to UU Electricity plc equipment by reason of being located differently to the indications on this drawing.
Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs.
There may be other UU Electricity plc apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than UU Electricity plc.
CAUTION - THUS Fibre Optic cables may not be shown on this plan. Please contact THUS for further information.
Reproduced from or based upon Ordnance Survey's map with the permission of Her Majesty's Stationary Office.
Crown Copyright Resereved. LICENCE No. NA273147. Unauthorised reproduction may lead to Prosecution or Civil Proceedings. Reference should be made to HSE Guidance, HS(G)47 "Avoiding Danger from Underground Services" and GS6 "Avoidance of Danger from Overhead Power Lines".
UU Registered Office: Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP Registered No. 2366678

Legend

Operating Voltage	Colour Code	Line Colour
132kV	Black	
33kV	Green	
22kV-25kV	Yellow	
11kV	Red	
6kV-6.6kV	Blue	
1kV-6kV	Violet	
LV	Orange	
Unknown Voltage	Brown	

Site East of Clitheroe Road Whalley

Scale 1:500

Printed by: PH

Date: 06/10/2010

United Utilities

Electric Records

electricity north west

Conditions and information regarding electricity mains

These general conditions and precautions apply to the electricity distribution system of Electricity North West Limited.

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

1. There may be other Electricity North West Limited apparatus in the vicinity, which is not indicated on the cable records. Other apparatus may also be present which a third party owns other than Electricity North West Limited.

2. Before any machines are used all of Electricity North West Limited's underground apparatus should be located by manual excavation taking the appropriate safety precautions in accordance with the **Health and Safety Executive Guidance note HS(G)47 "Avoiding danger from underground services"**. This contains advice to site personnel when working near underground services.

   Underground services, particularly electricity and gas, can be dangerous. Damage to electricity cables can cause a dangerous flash, leading to severe burns or even death. Gas leaks can cause fire or explosion.

   Damage can result from excavation or penetration of the ground, e.g. by a road pin.

   Underground services may be found in roads, footpaths and on sites. Always assume that they are present. Treat any services found anywhere as live.

   Accidents have happened because people have mistaken one service for another. e.g. black plastic covered electricity cables look like black plastic water pipes and cast iron gas and water mains look alike. Check before you act.

3. Before starting work you must:

   - Make sure you have plans of the underground services in the area. This may not always be possible for emergency or unforeseen works. **Remember that service connection cables and pipes from the main to building or streetlight may not be shown.**
   - Use a cable and pipe locator to trace electricity cables and metal pipes.
   - Look for signs of service connection cables or pipes, e.g. a gas meter or service connection entry into a house or a streetlight.
   - Hand dig trial holes (as many as necessary) to confirm the position of services in close proximity to the area of your work.

4. When you start work:

   - Hand dig near buried services whenever possible. Spades and shovels are safer than picks pins or forks.
   - Remember that cables may be embedded in concrete. Electricity cables embedded in concrete **must** either be made dead before the concrete is broken out or another safe way of working agreed with the cable owner.
   - Watch out for signs of services as work continues.
   - **Report any damage to a cable, pipe or pipe coating however slight.**
   - **Do not use hand-held power tools within 0.5m of the marked position of an electricity cable**, unless this is impracticable and the line of the cable has been identified by plans and positively confirmed by a locator.
   - **Do not use hand-held powers tools directly over the marked line of a cable unless:**

     (a) You have already found the cable at that position by careful hand digging beneath the surface and it is at a safe depth (at least 300mm) below the bottom of the surface to be broken, or

     (b) Physical means have been used to prevent the tool striking it.

   - If an excavator is used near an electricity cable keep everyone clear of the bucket while it is digging. **Bucket should not be used near cable - hand dig.**
   - Do not use exposed services as a convenient step or handhold.
   - Do not handle or attempt to alter the position of an exposed service.
   - Do not install plant close to an existing service.
   - Do not build existing services into a manhole or other structure or encase them in concrete.

Would you also ensure that all site operators have this information and if any electrical apparatus is damaged, they/you should contact Electricity North West Limited fault desk on **0800 195 4141**.

5. Overhead lines are not necessarily shown on the Electricity North West Limited cable records but may be present. In the event of work being carried out adjacent to overhead lines (including access, storage etc) please always ensure strict adherance to the requirements of the **Health and Safety Executive's Document GS6 "Avoidance of Danger from Overhead Electric Lines"**.

   Extreme personal danger can result from contact, or near contact, with live conductors of overhead lines.

   Treat all overhead lines and other electrical apparatus as live. If in doubt get advice.

6. Electricity North West Limited must be consulted if work is to take place within 15 metres of overhead lines on steel towers or 9 metres of overhead lines on wood, concrete or steel pylons. (All distances should be measured at ground level from a position estimated by eye to be vertically under the outermost conductor at a tower or pole position.) Any person involved in work in the vicinity of overhead lines should:

   - Understand and follow the instructions given on safe working areas and methods of work.
   - Make sure that warning notices are in the cabs of machines working in the vicinity of an overhead line.
   - Make sure that barriers and warning notices are erected as required.
   - Not tip soil or stack material underneath overhead lines as this may reduce the clearance to an unsafe distance.
   - Make sure when handling or using platforms scaffold poles, piping, ladders, hand tools etc, that they are kept at a safe distance from overhead lines.
   - Not steady a suspended load, skip, hoist wire, slings etc., unless satisfied that there isn't any danger from overhead lines.
   - Remember that, when mobile plant such as a crane or excavator is operating near overhead lines, the raising or slewing of the jib may introduce danger.
   - Always keep overhead lines in view when manoeuvring mobile plant.
   - Never operate a machine unless carefully guided by an experienced banksman.
   - Not approach or touch any broken or fallen conductors or any plant in contact with an overhead line before United Utilities confirms that conditions are safe. Warn others to keep well clear.

   Machine operators should note that: if a machine comes into contact with an overhead line and cannot be disentangled by backing off, remain seated in the cab and warn others to keep clear of the machine until Electricity North West Limited confirms that conditions are safe. If it is essential to leave the machine while it is in contact with the overhead line, for example if it catches fire, jump well clear - and **do not** attempt to climb down in the normal way nor touch any part of the machine when on the ground.

7. Electricity North West Limited provides approximate locations of its electricity mains or apparatus according to its records but these records are not necessarily accurate or complete and do not always show the position of private cables from the mains to properties. 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.

8. Care should be taken when excavating near cables. Known road crossings are highlighted on the enclosed plans. Should any cable, or Electricity North West Limited apparatus indicated on the attached plans, be affected by your proposals please contact us as follows:

   Data Management
   Linley House
   Dickinson St
   Manchester
   M1 4LF

   Telephone: **0871 687 0501**

   Details of diversion costs, if any, will be provided on request once your firm proposals have been submitted.

9. Please note that service cables may be affected by some of the works being carried out on site. If any services do require temporary disconnection, please phone **0800 195 0101** for domestic disconnection or **0800 195 2425** for commercial disconnection, so that arrangement can be made to disconnect before work commences on site.

10. For information regarding new supplies please contact us on **0871 687 0501**.

11. Please note that cable records supplied may not be up to date, or may be incomplete, if the area concerned is a new site.

12. For information regarding wayleave or easement agreements contact:

Manchester	**0161 257 4555**
Preston	**01772 848639**
Kendal	**01539 796082**

13. The latest cable records are always available for inspection during normal working hours and you should satisfy yourself that the information you have is up to date at the time you commence work. This service is consistent with the requirement of Regulation 36 of the Electricity Supply Regulations and paragraph 79 of the New Road and Street Works Act. Please contact Data Management on **0800 195 4749** to arrange an appointment to view the records.

electricity north west

304 Bridgewater Place
Birchwood Park
Warrington
WA3 6XG

www.enwl.co.uk

Registered in England and Wales
Registered Number 2366949

Our ref: PJL/71409/Elec NW

19th October 2010

Electricity North West Limited
Electricity Connections
12th Floor
Oakland House
Talbot Road
Manchester
M16 0HQ

WSP Development and Transportation
Three White Rose Office Park
Millshaw Park Lane
Leeds
LS11 0DL
Tel: +44 (0)113 395 6200
Fax: +44 (0)113 395 6201
http://www.wspgroup.com

WSP Group plc
Offices worldwide
www.wspgroup.com

Dear Sirs

Land East of Clitheroe Road, Whalley
Electricity Pre-development / Initial Enquiry

Following the advice of one of your in-house consultants please find attached a completed "Application for an electricity connection" form for a large proposed residential development in the Ribble Valley. Further details are given below under the headings as per your form.

The proposed development is for the construction of 350 residential units which will include mews, terraced and some detached dwellings. The timing and phasing of the development is based on an outline strategy provided by the Client which may change subject to market conditions. It is assumed that around 70 dwellings will be sold per year over a 5 year period with construction beginning in August 2011.

Outline budget estimates / information is required for the following items:-

- Confirmation of any available spare capacity with the existing network that could be used for the development without the need for upgrading the network.
- Any off site network upgrading required to supply the estimated demands (see later for demand requirements and anticipated phasing)
- Provision of on site network infrastructure.
- Any significant diversion works required.

The estimated total electricity demand of 700kw is based on average figures for the current proposals. Phasing of the development is assumed to be spread evenly over 5 years and the anticipated demand is assumed to incrementally increase over this time.

Further details are given below under the headings as per your enquiry form.

Section 1.1

We have been appointed by Commercial Estates Group to undertake a utilities infrastructure study and prepare a report to support the purchase of the site and to form part of an ultimate planning application.

WSP UK Limited | Registered Address WSP House, 70 Chancery Lane, London, WC2A 1AF, UK | Reg No. 01383511 England | WSP Group plc | Offices worldwide

Section 2

The proposed development is for the construction of 350 residential units which will include mews and terraced properties and some detached dwellings. As the proposed scheme is in the early stages of development require budget estimates only to support the purchase of the site and for form part of an ultimate planning application.

Section 3

The proposed scheme is in the early stages of development and is not yet an active site.

Section 6

The specifics of how the proposed buildings will be heated has not yet been defined. Although it is currently assumed that the properties will be heated using gas for the purposes of this assessment please consider the requirements as if the houses are to be heated electrically.

Section 9

The specifics of how the proposed buildings will be heated has not yet been defined to such a level of detail.

Section 9.2

The proposed scheme is in the early stages of development and as such renewable energy systems have not be considered in great detail.

Although renewable energy provision may be incorporated into the final scheme, which could be on a building by building basis, at this stage we have assumed that large scale electricity generation for feeding back into the grid will not apply.

We will re-consult with you in due course, as more detail becomes available and the masterplan is finalised, to obtain more detailed proposal and quotations.

Section 10

The proposed scheme is in the early stages of development and as the street lighting design has not been defined in great detail.

Street lighting has been assumed to include columns at 20m centres across the development.

We will re-consult with you in due course, as more detail becomes available and the masterplan is finalised, to obtain more detailed proposal and quotations.

Section 12

We have been appointed by Commercial Estates Group to undertake a utilities infrastructure study and prepare a report to support the purchase of the site and to form part of an ultimate planning application. Although not the Client we are aware of our duties under the CDM regulations.

Section 13

At this stage this pre-planning enquiry is to determine outline budget estimates to support the purchase of the site and to form part of an ultimate planning application. We will re-consult with you in due course, as more detail becomes available and the masterplan is finalised, to obtain more detailed proposal and quotations.

Section 15

A site location plan is enclosed that includes the location of the overall site. Also enclosed is a copy of the draft masterplan. Currently the proposed layout of the site is not detailed sufficiently to give information on:

- Preferred point for cable entry
- Meter point locations
- Highways and footways
- Individual property boundaries
- Dates for connections

Given the scale, complexity and timescales for the proposed development we would be pleased to meet with you to discuss the project in more detail.

I look forward to receiving information on the above issues and ask that, should you need any additional information or wish to discuss this, that you contact me.

Yours faithfully

Paul Laidler
Principal Engineer
DDI: 0113 395 6302

Encs - Completed "Application for an electricity connection" form
- Site Location Drawing SK-GA-001
- Draft masterplan layout

Electricity North West Electricity Connections

Application for an electricity connection

Please note all relevant sections of this form must be completed or your application will be on hold or returned to you.

Section 1 - Applicant *Please provide applicant details*			
Applicant:	COMMERCIAL ESTATES GROUP (PLEASE DIRECT CORRESPONDANCE TO PAUL LAIDLER		
Property name/number:	WSP DEVELOPMENT & TRANSPORTATION, THREE WHITE ROSE OFFICE PARK		
Street name:	MILLSHAW PARK LANE		
Town/Village:			
City/County:	LEEDS	Postcode:	LS11 0DL
Landline number:	0113 395 6302	Mobile number:	
Fax number:	0113 395 6201	Email address:	paul.laidler@yahoo.co.uk

Section 1.1 - Details of customer accepting the quotation				
Are you the person who will be responsible for accepting and paying for the quotation? *If **No** please complete section 13*	Yes		No	✓

Section 2 - Quotation required				
See guidance notes for description	Full		Budget	✓

Section 3 - Site contact details				
Are you the site manager/representative? *If **No** you must complete section 3.1*	Yes	N/A	No	

Section 3.1 - Site person contact details *If you are not the site manager/representative or will have a builder to manage your on-site activities, including the final connection please provide their details below:*			
Name:	N/A	Contact number:	
Fax number:		Email address:	

Section 4 - Type of supply *Please indicate the type of supply required*				
☑ New connection	☐ Additional load	☐ Service alteration to existing position	☐ Temporary supply	
☐ POC	☐ IDNO	☐ ICP	☐ Re-energise exsisting supply	

Section 5 - Site information *Please provide site address and details*			
Proposed number of dwellings/connections:	350		
Type i.e flat, detached house, industrial unit:	TERRACED (104) MEWS (90) DETACHED (56)		
Site name:	CLITHEROE ROAD		
Street name:	CLITHEROE ROAD, WHALLEY		
City/County:	RIBBLE VALLEY	Postcode:	
Site Telephone number:	N/A		
Does the site have planning permission?	Yes		No ✓
Does the site have existing connections? *If **Yes** you will **also** need to complete section 11*	Yes		No ✓

Section 6 - Heating type				
How will your property/ies be heated?	Electric *(If electric fill in section 9)*		Gas	✓
Other *(ie oil, ground source heat pump, etc)*	REFER TO COVERING LETTER			

Section 7 - Meter position				
Please indicate the preferred position of where you will be having your meter	Internal		External	✓

Section 8 - Standard housing connection				
Are you applying for a standard housing connection for one property with no generation connected?	Yes *(Go to section 13)*		No *(Go to section 9)*	✓
Please note: Maximum supply for a standard domestic property is 20 kVA (Restrictions may apply)				

Section 9 - Electrical load details *All relevant fields within this section should be completed.*

If electric heating what type? *(For descriptions of each please see Section 9 of your guidance notes)*

Off peak storage heaters		Instantaneous wet central heating		Off peak wet storage system	
Other (please specify)	N/A REFER TO COVERING LETTER				
Total electric heating per property (in kW)					
	Electric showers (in kW)		Water (in kW)		

Please provide details of any other significant electrical loads.

Please note if any of the options below are ticked you will need to fill the Motors section below.

	Swimming pool		Heat pumps		
	Welders		Cooking		
	Other (please specify)				

Motors

Total single phase motors (in kW)					
Largest single phase motor (in kW)		Type of starting			
	Frequency of starting (per hour)		Starting current (in Amps)		
Total 3 phase motors (in kW)		Type of starting			
	Frequency of starting (per hour)		Starting current (in Amps)		
Largest 3 phase motor (in kW)		Type of starting			
	Frequency of starting (per hour)		Starting current (in Amps)		

Normal domestic appliances and small motors (with an electrical input of less than 1.7 kVA) can be connected without the need for the details to be included as part of your application. Details of all other motors will be required.
The information required for these motors will be: the electrical input power; the type of motor starting (eg star/delta; direct on line; soft start; etc); frequency of starting (how many times per hour will the motor be started).

Welding equipment	Arc		Resistance		Others	
Total welding equipment (in kVA)			Maximum current drawn from mains (in Amps)			
Largest single welder (in kVA)			Maximum current drawn from mains (in Amps)			
For largest welder:	Switched primary		POW switching			

Section 9.1 - Please state maximum power required *in kVA*

Maximum kVA per metering point		**Total maximum power required in kVA**	700 kW

Section 9.2 - Generation

Will generation equipment be installed? REFER TO COVERING LETTER.	Yes		No	—

*If you ticked **Yes** please fill in generation form (which can be found on our web page)*

If you ticked **Yes** we have assumed you will be generating electricity back in to the network if not please tick this box

Section 10 - Application for street lighting connection

If you are installing street lighting that will be adopted by the relevant street lighting authority, please provide the following details:

Total no. of lighting columns to be installed	125	Power required for each column (in kW)		**Max power required (in kVA)**	

Section 11 – Existing supplies information

If your site has existing supplies please provide the MPAN (Meter Point Administration Number) of each connection

PLEASE NOTE: *Your MPAN number should begin with the number 16 if you are within our network area. If your MPAN number does not begin with 16 then your supply may not be part of our network area. If you are within our network area and your MPAN number does not begin with 16 you will need to contact your electricity supplier to confirm who can deal with your connection. Please refer to section 11 of your Application booklet for more information. (Please see map on the back of your booklet, which outlines the areas we cover for Electricity Connections)*

1	6											
1	6	N/A										
1	6											
1	6											
1	6											

If you have existing connections do these require disconnection and removal from site? Yes [ ] No [ ]

Section 12 Construction Design & Management (CDM)				
Is this project notifiable under Construction Design and Management (CDM) regulations	Yes		No	✓
*If you answered **No** to the above question please go to section 13*				
As the client I am aware of our duties under CDM regulations	Yes		No	
*If you have answered **Yes** to BOTH above questions please complete the appointed construction co-ordinator details below*				
Appointed construction co-ordinator name	N/A			
Appointed construction co-ordinator telephone no.	N/A			

Section 13 - Acceptance & payment details *If same as applicant details please go to section 14*			
Name:	REFER TO COVERING LETTER.		
Address:			
City/County:		Postcode:	
Landline number:			
Mobile number:			
Fax number:			
Email address:			

Section 14 – Giving your feedback regarding the service you received from us			
Within Electricty North West Limited our main focus is to deliver world class customer service. To help us achieve our goals we will be conducting a customer satisfaction survey and would appreciate your participation.			
What would be your preferred method for completing our survey?			
Telephone survey		On-line Survey (received by email)	✓

Section 15 - Declaration REFER TO COVERING LETTER	
I acknowledge that in making this application I will be liable for any charges in respect of the connection(s) to which this application relates.	
I confirm the following are included with this application where applicable (please tick):	✔
Site location plan identifying the properties requiring connection i.e. Ordnance Survey site location plan	
Site layout plan (at a scale of not less than 1:500) which should indicate:	
Preferred point for the cable to enter the property	
The external or internal meter point location marked with an X	
All highways and footpaths	
The Boundaries of your property	
Letter of authority from your client if you are acting as an agent or consultant	
Please indicate a preferred date for your connection	D D M M Y Y
I confirm I have completed all sections which are relevant to my connection. I acknowledge that if I have not supplied the required information my application form will be returned to me and will not be processed until I supply the required information.	

Print name:	PAUL LAIDLER	**Signature:**	
Company:	WSP DEVELOPMENT & TRANSPORTATION	**Date:**	19/10/2010

On completion, the application forms and plans should be sent to:

Electricity North West Limited
Electricity Connections
12th Floor
Oakland House
Talbot Road
Manchester M16 0HQ

0871 687 0501

Electricity North West
Connections
Hartington Road
Preston PR1 8UE

RECEIVED

For the attention of: Mr Paul Laidlaw
WSP Development & Transportation
Three White Rose Office Park
Millshaw Park Lane
Leeds
LS11 0DL

03 November 2010

Re: Clitheroe Road, Whalley

Dear Mr Laidlaw

I thank you for your application regarding electricity connection(s). The job number for this work is Y32106.

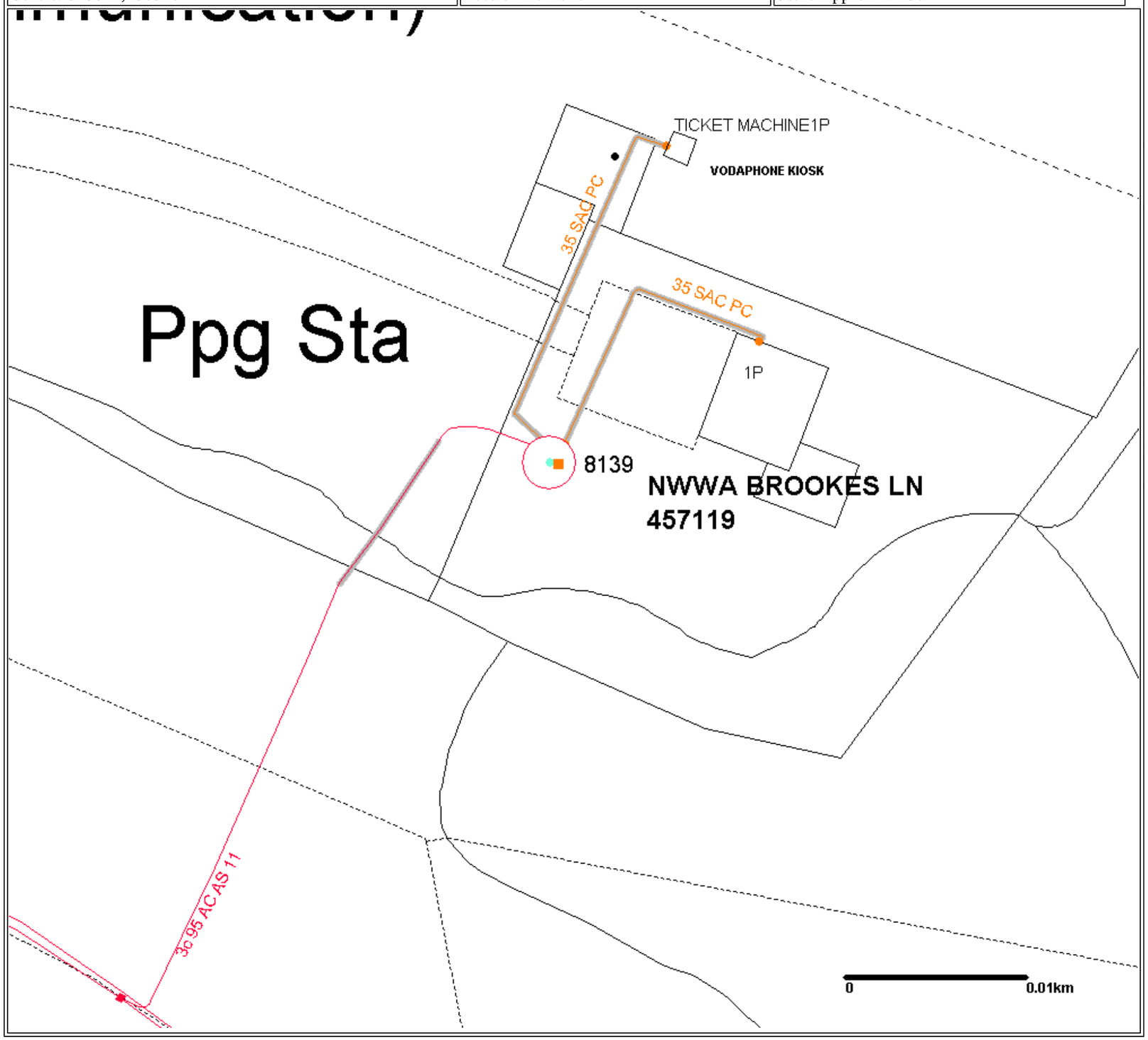
Your application will be dealt with in accordance with our published service levels, and we will contact you shortly if we require any further information.

If you have any questions or you would like to discuss your application, please contact Dave Barlow on 01772 848846.

Electricity North West Limited

This plot has been issued on 04-Oct-10

Centre: 373842,436318	Date:04-10-2010	Scale Approx 1: 250



Extract from Map of Electricity cables

This plan is issued by Electricity North West Limited. Unless otherwise indicated Electricity North West Limited cables are laid at depths in accordance with NJUG 2 (typically 450mm for Low Voltage & 600mm for 11kV cables in footpaths). 33kV/132kV cables are laid at depths as marked. The depths and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However, third parties may have altered the surface level & other reference data. Therefore Electricity North West Limited accepts no responsibility for the position of Electricity North West Limited equipment being different from that shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indications on this drawing. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated in the cable records. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited. Reproduced from or based upon Ordnance Survey's map with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright Reserved. LICENCE No 100017892. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Reference should be made to HSE guidance HS(G)47 "Avoiding Danger from Underground Services" and GS6 "Avoidance of Danger from Overhead Power Lines". Electricity North West Limited, registered number 2366949, registered in England and Wales, registered office: 304 Bridgewater Place, Birchwood Park, Warrington, WA3 6XG.

This drawing and any information or descriptive matter set out hereon are the confidential and covered by copyright and must not be disclosed, loaned, copied or used for any purpose without written permission.

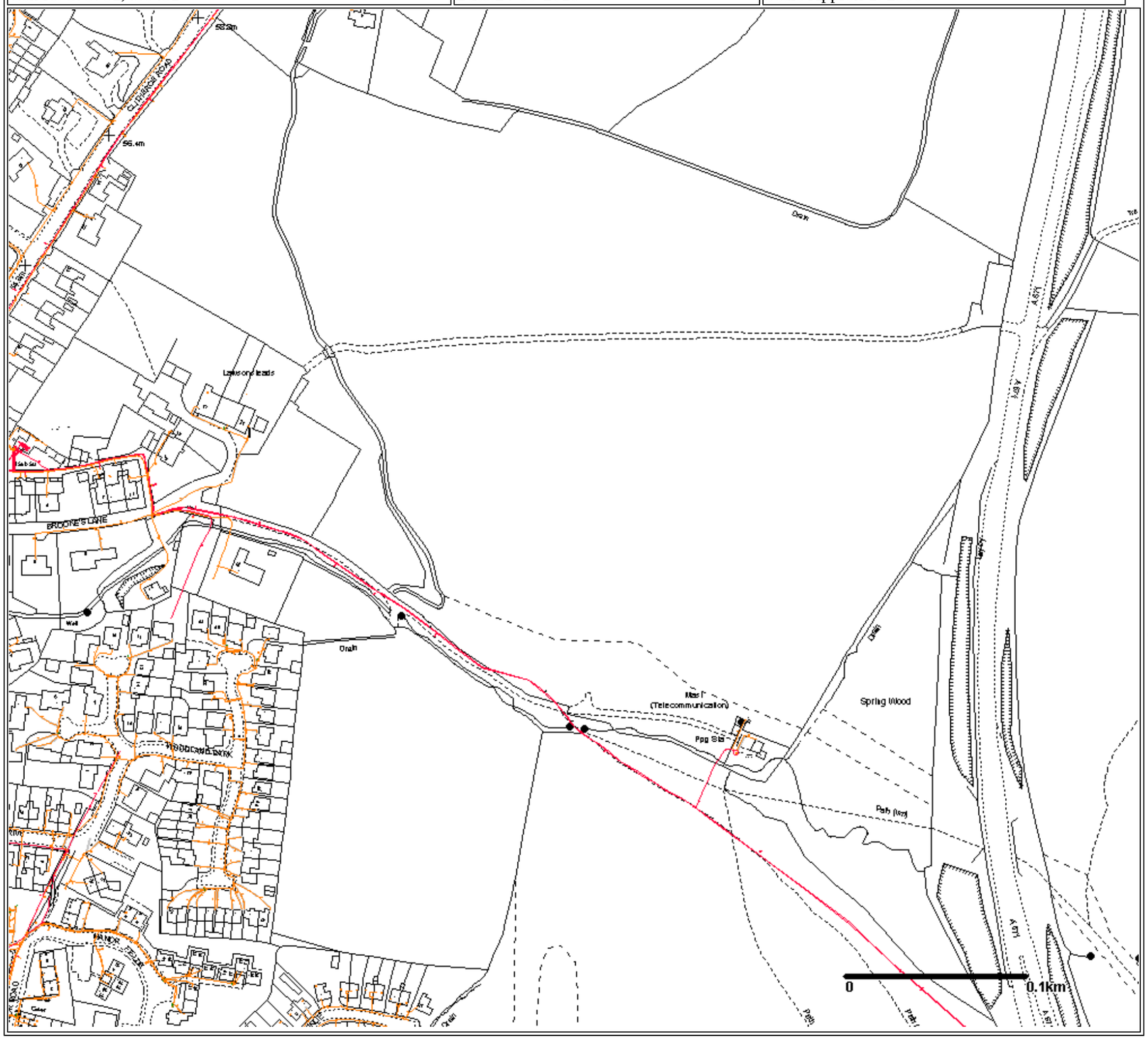
Clitheroe Road

DO NOT SCALE

Approximate Scale 1: 250

This plot has been issued on 24-Sep-10

Centre: 373751,436451	Date:24-09-2010	Scale Approx 1: 2500



Extract from Map of Electricity cables

This plan is issued by Electricity North West Limited. Unless otherwise indicated Electricity North West Limited cables are laid at depths in accordance with NJUG 2 (typically 450mm for Low Voltage & 600mm for 11kV cables in footpaths). 33kV/132kV cables are laid at depths as marked. The depths and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However, third parties may have altered the surface level & other reference data. Therefore Electricity North West Limited accepts no responsibility for the position of Electricity North West Limited equipment being different from that shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indications on this drawing. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated in the cable records. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited. Reproduced from or based upon Ordnance Survey's map with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright Reserved. LICENCE No 100017892. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Reference should be made to HSE guidance HS(G)47 "Avoiding Danger from Underground Services" and GS6 "Avoidance of Danger from Overhead Power Lines". Electricity North West Limited, registered number 2366949, registered in England and Wales, registered office: 304 Bridgewater Place, Birchwood Park, Warrington, WA3 6XG.

This drawing and any information or descriptive matter set out hereon are the confidential and covered by copyright and must not be disclosed, loaned, copied or used for any purpose without written permission.

Clitheroe Road

DO NOT SCALE

Approximate Scale 1: 2500

Electricity North West
Hartington Road,
Preston PR1 8LE

Mr Paul Laidlaw
WSP Development & Transportation
Three White Rose Office Park
Leeds
West Yorkshire
LS11 0DL

Tel: 0871 6870501
Ext: 730 81834
Fax: 01772 848841
alan.kemp@enwl.co.uk

16 November 2010

Dear Mr Laidler,

Re: Y32106/V - Indicative Cost for the development at Clitheroe Road, Whalley

Thank you for your enquiry for the above information. As requested please find details of the point of connection and an assessment of any reinforcement envisaged at this moment.

This letter is based upon the details submitted in your request dated 03.11.2010 for a power requirement of 412.40 kVA and HKR Architects' drawing referenced Land to the East of Clitheroe Road Whalley 17.09.10.

The indicative cost for the provision of the new or modified Connections is: [redacted]
The indicative cost for any associated reinforcement is: [redacted]
The indicative cost for any associated diversions is: [redacted]

All costs are exclusive of VAT which will be charged at the appropriate rate.

An assessment of the indicative contestable & non contestable charges can be obtained by referring to Electricity North West Limited's "Statement of Methodology & Charges for Connection to Electricity North West Limited's Electricity Distribution Network"

This budget letter is provided in order to give an indication to your request for indicative costs and will enable you to assess the cost of the connection and any associated infrastructure reinforcement or diversion charges that might be applicable.
At this stage a full assessment of the network has **not** been undertaken and this letter is not a formal offer and is not open for acceptance.

A firm quotation will be provided when we are in receipt of a complete application, details of the information needed to provide a firm quotation can be found in Electricity North West Limited's "Statement of Methodology & Charges for Connection to Electricity North West Limited's Electricity Distribution Network".

If you have any further questions, please do not hesitate to contact myself on the above number.

Yours sincerely

Alan Kemp
Connections Engineer
Electricity North West Limited

Telecommunications

Laidler, Paul

From: Laidler, Paul
Sent: 03 November 2010 15:58
To: 'newsite.manchester@openreach.co.uk'
Subject: For the Attention of Kay Eames
Attachments: Whalley_Masterplan Draft-17-09-10 A1.pdf

Good afternoon Kay,

Clitheroe Road, Whalley
Provision of Telecomm's Supply to a Proposed Development Site

Thanks for taking the time to speak with me this afternoon.

We have been appointed by Commercial Estates Group to undertake a utilities infrastructure study and prepare a report to support the purchase of the site and to form part of an ultimate planning application. Although the ultimate customer will be Commercial Estates Group please direct any correspondence relating to this pre-planning enquiry direct to me.

The proposed development is for the construction of 350 residential units which will include mews, terraced and some detached dwellings. The timing and phasing of the development is based on an outline strategy provided by the Client which may change subject to market conditions. It is assumed that around 70 dwellings will be sold per year over a 5 year period with construction beginning in August 2011.

As the proposed scheme is in the early stages of development require budget estimates to support the purchase of the site and to form part of an ultimate planning application.

Outline budget estimates / information is required for the following items:-

- Confirmation of any available spare capacity within the existing network that could be used for the development without the need for upgrading the network
- Any off site network upgrading required to supply the proposed number of properties
- Provision of on site network infrastructure
- Any significant diversion works required

As requested, please find attached a copy of the indicative layout for the proposed residential estate in Whalley in the Ribble Valley.

I hope the information presented is sufficient for you to review the supply to the site and look forward to receiving information on the above issues.

Should you need any additional information or wish to discuss this please feel free to you contact me.

Regards,

Paul Laidler
Principal Engineer
WSP UK
Development & Transportation
Three White Rose Office Park, Millshaw Park Lane, Leeds LS11 0DL
Tel: +44 (0)113 395 6200
DD: +44 (0)113 395 6302
Fax: +44 (0)113 395 6201
Website: www.wspgroup.com

We are WSP. United by our difference.

Winner of the NCE/ACE Consultants of the Year 2010 Outstanding Achievement Award

Number 1 Transport Consultancy 2010 (New Civil Engineer Consultants File)

WSP is one of the world's fastest-growing design, engineering and management consultancies. Specialising in property, transport and environmental projects, we work with clients to create built and natural environments for the future.

CONFIDENTIAL
This e-mail is confidential to the named recipient. If you have received a copy in error, please destroy it. You may not use or disclose the contents of this e-mail to anyone, nor take copies of it. The only copies permitted are (1) by the named recipient and (2) for the purposes of completing successful electronic transmission to the named recipient and then only on the condition that these copies, with this notice attached, are kept confidential until destruction.

WSP UK Limited Registered Office: WSP House, 70 Chancery Lane, London, WC2A 1AF Registered Number 01383511 England

RECEIVED
- 9 MAR 2010

openreach
a BT Group business

Pp 100c
Dial House
21 Chapel Street
SALFORD
M3 7BA

MR P LAIDLER
WSP
THREE WHITE ROSE OFFICE PARK
MILSHAW PARK LANE
LEEDS
LS11 0DL

10 March 2010

Dear Sir

Re: CLITHEROE ROAD WHALLEY

Further to your recent contact with our newSite Office, I hope the following points will assist you.

Openreach has a license obligation to provide service to any customer requiring telecommunications, although this is subject to possible network reinforcement charges. This will include all network provision activities to proactively extend Openreach line plant to the site, from the nearest existing solid network.

All costs for network reinforcement that exceed a [redacted] exemption per plot/unit will be charged to the developer. Where costs fall below [redacted] per plot/unit, no charge will be raised.

In this case with a quick desktop survey it would appear that any charges will be minimal, possibly even nothing, due to the existing plant in the immediate vicinity, and the considerable amount of plots being built.

This will have to be confirmed with a comprehensive survey when detailed plans for the development are received, and will also be dependant on any co operation required from the on site contractor. In all cases when network reinforcement is required, a survey will be carried out and charges will be individually assessed based upon the Excess Construction rates found on the Openreach Service Products website at http://www.openreach.co.uk/orpg/pricing/serviceproducts.do

Where our existing plant is affected, a copy of your letter and drawings will be passed to the Openreach Repayments group who will respond separately. Any alterations required to Openreach's existing apparatus may be chargeable.

With regard to phasing, Openreach would prefer to know at the outset the full development plan, so as to be able to correctly assess the size of infrastructure required to serve the whole site.

When the Developer has obtained contract and planning permission Openreach would request a 'Clean', scaled Site Layout. Location Map and a covering letter be sent to the above address. I would particularly request you give details of your programmed site start date and likely first occupancy date where possible. If appropriate Openreach will provide a proposed on-site duct layout and, subject to agreement, provide the necessary stores items to facilitate an underground service. All materials (except and, cement, bricks and internal conduit) will be provided by Openreach at nil cost, however a charge may be made to replace any stolen, damaged or mislaid items.

Should you require any further assistance, please do not hesitate to contact us in the newSite Office, quoting the above newSite Openreach reference.

Yours faithfully,

KD Eames

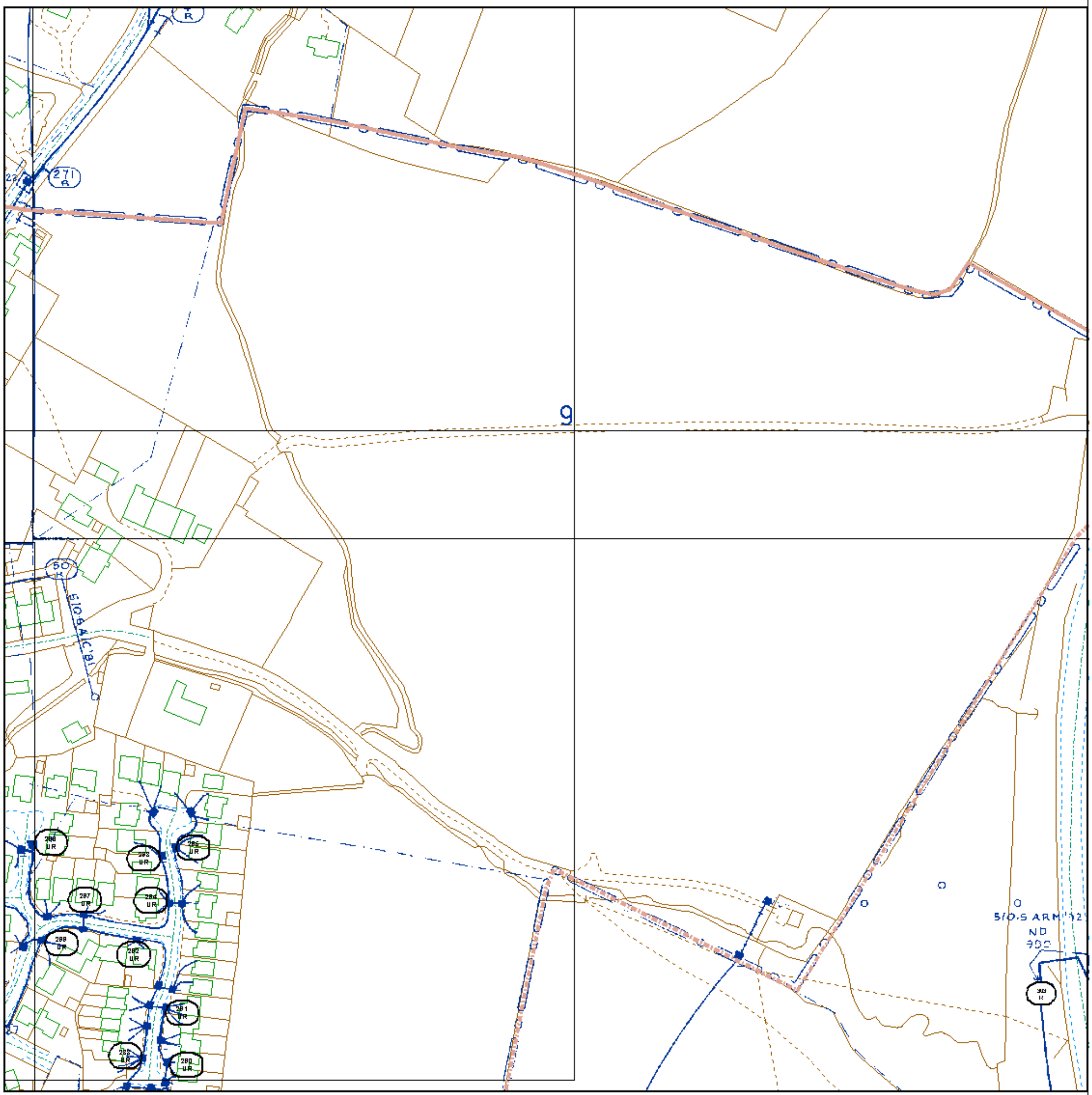
Kay Eames
Openreach newSite

Tel No: 0800 7317208
Fax No:01332 578997
e-mail:newSite.manchester@openreach.co.uk

Please visit our website at www.openreach.co.uk/newsite

British Telecommunications plc
Registered Office
81 Newgate Street, London. EC1A 7AJ
Registered in England no. 1800000
BT is an ISO 9001 Registered Company
www.openreach.co.uk

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

Reproduced from the Ordnance Survey map by BT by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office
(C) Crown Copyright British Telecommunications plc 100028040

KEY TO BT SYMBOLS

	UNDERGROUND PLANT		POLE
A/C, D/W or W	OVERHEAD PLANT		CABINET
	JOINT BOX		BURIED JOINT
456 OR 456	DISTRIBUTION POINT	J	JOINTING POST
OR 72	MANHOLE		PROPOSED U/G
	DP BOUNDARY	A/C, D/W or W	PROPOSED O/H
OR	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: PRW11279H

Map reference (centre): SD7373736495

Issued: 24/09/10 11:35:06

Other Utilities / Utilities not affected

Search Results



Thank you for your enquiry: LS-100924-BY-626-ZHM

Subject always to our standard terms and conditions, this enquiry result is valid for 28 days only from the date of enquiry and is based on the confirmed information you entered. If the location of the work changes then a further enquiry must be made. Should the work not be undertaken within 28 days of the enquiry then a further enquiry must be made.

ENQUIRER DETAILS
Name: Mr Cockerham
Company: Centara
Email: craig.cockerham@centara-ltd.com
Tel: 01924 220726

ENQUIRY DETAILS
Your reference: Clitheroe Road
Your location: 373737 436495
Confirmed location: OS grid reference (373737 436495)
Estimated start date: 24-10-2010
Type of work: Utility Works - Multiple excavations site
Distance covered: 500 metres

NOT IN THE ZONE OF INTEREST

BOC Limited (A Member of the Linde Group)
BP Exploration Purbeck Southampton Pipeline
BPA
Centrica Energy
ConocoPhillips (UK) Ltd
ConocoPhillips Ltd Humber Refinery
Coryton Energy Co Ltd (Gas Pipeline)
E-on UK Plc (Gas Pipelines Only)
Esso Petroleum Company Limited
FibreSpeed Limited
Geo Networks Limited
Government Pipelines & Storage System
INEOS Manufacturing (Scotland and TSEP)
Ineos Enterprises Limited
Mainline Pipelines Limited
Manchester Jetline Limited
Marchwood Power Ltd (Gas Pipeline)
NPower CHP Pipelines
National Grid Gas and Electricity Transmission
Oikos Storage Limited
Premier Transmission Ltd (SNIP)
Sabic UK Petrochemicals
Scottish Power Generation
Shell UK Ltd
Total UK (Finaline, Colnbrook & Colwick Pipelines)
Wingas Storage UK Ltd

Thank you for your enquiry, there is no further action necessary.

Please note
The Linesearch.org system only contains information on National Grid's Transmission assets. All other National Grid or other local high pressure (above 7 bar) gas pipelines and lower pressure gas mains are not included.

For all other energy network operators' information and contact details see
http://2010.energynetworks.org/

Please quote the Linesearch enquiry reference number in *all* correspondence

---

This service is brought to you by Fisher German ©2010
System by eShopworks


Brook House Fm
58
Lamb Roe
PH
Cemy
Cemy
62
PH
Wisw
Calderstones Hospital
Oak Hill
ethertown
Wks
Clerk Hill
Whalley
PC
CH
A59
Abbey
Billington
Weir
A671
123
Painter Wood Fm
Portfie
fort
Nab Side Fm
Easterle Fm
MS
Whalley Banks
©Crown copyright; Ordnance Survey

JSM Construction Ltd

Unit 18 Galley Hill Yard
Galley Hill
Waltham Abbey
Essex, EN9 2AG

AboveNet Plant Protection Centre,
c/o JSM Construction Ltd,
Plant Protection Department,
Unit 18, Galley Hill Yard,
Galley Hill,
Waltham Abbey,
Essex, EN9 2AG

Date: 04 October 2010

Our Ref: **JSM/PE/ANET/10/P3400**
Your Ref: **Clitheroe Road**

To whom it may concern

ABOVENET UK NOT AFFECTED C2 PRELIMINIARY PLANT ENQUIRY

Thank you for your enquiry dated 22/09/2010.

We confirm that AboveNet Communications UK do not have any apparatus in the vicinity of your proposed works.

Please note all AboveNet plant is located within the M25 except for in the following areas: Thurrock Council, Basildon District Council and the Slough Business Estate.

For a quicker response please email all plant enquires to plantenquiries@jsmconstruction.com

Please do not hesitate to contact us for further assistance.

Yours faithfully,

JSM Construction Plant Protection Department
T: 01992 788019
Email: plantenquiries@jsmconstruction.com

Craig Cockerham

From: Squance, Andrew [Andrew.Squance@atkinsglobal.com]
Sent: 28 September 2010 11:48
To: Craig Cockerham
Subject: RE: New Asset Enquiry - Site East of Clitheroe Road

Please accept this email as confirmation that C&W does not have any apparatus within the vicinity of your proposed works detailed below.

Many Thanks,

Andrew Squance
Senior OSM Coordinator - Communications
On behalf of **Cable&Wireless Worldwide**

Tel - 01752 697728

ATKINS
The official engineering design services provider
for the London 2012 Olympic and Paralympic Games

Bridge House, Forresters Business Park, Estover Close, Estover, Plymouth, Devon PL6 7PL

Email: andrew.squance@atkinsglobal.com
Web: www.atkinsglobal.com

PLEASE NOTE:

The information given is indicative only. No warranty is made as to its accuracy. This information must not be solely relied upon in the event of excavation or other works carried out in the vicinity of Cable & Wireless UK Ltd, plant. No liability of any kind whatsoever is accepted by C&W, its servants, or agents, for any error or omission in respect of information contained on this information. The actual position of underground services must be verified and established on site before any mechanical plant is used. Authorities and contractors will be held liable for the full cost of repairs to C&W's apparatus and all claims made against them by Third parties as a result of any interference or damage.

As of Monday 26th October 2009, Atkins will reply to Plant Enquiries for the ex-Thus network now owned by Cable and Wireless.
Only one enquiry request is necessary per location, all responses and plans received will include both networks.
The process to request this information is unchanged.

From: Craig Cockerham [mailto:craig.cockerham@centara-ltd.com]
Sent: 24 September 2010 10:40
To: plantenquiries@mcnicholas.co.uk; nrswa@uk.easynet.net; nrswa@envoyonline.co.uk; plant@espipelines.com; plantenquiries@instalcom.co.uk; streetworks@gammatelecom.com; nrswa@gtc-uk.co.uk; highwaysadmin@kcom.com; plantenquiries@spectruminteractive.co.uk; osp-team@uk.verizonbusiness.com; telenttelia.plantenquiries@telent.com; plantprotection@uk.ngrid.com; plantenquiries@jsmconstruction.com; info@energetics-uk.com; plantsearch@maygurney.co.uk; opburiedservicesenquiries@networkrail.co.uk; National Plant Enquiry's; nrswa@vtesse.com; jj.kaur@serco.com; property.searches@uuplc.co.uk
Subject: New Asset Enquiry - Site East of Clitheroe Road

Dear Sir / Madam,

Please could you provide copies of your All your Owned Network Assets at the location as shown in the attached plan.

The area is:

Site East Of Clitheroe Road, Whalley, Lancashire
Grid Reference – 373737, 436495

Wherever possible please could you forward any responses via email to craig.cockerham@centara-ltd.com or to the address below.

Regards

Craig Cockerham
Bureau Team Leader

Centara Ltd
Office 1, Normanton Business Park,
Ripley Drive,
Normanton,
WF6 1QT

Tel: (01924) 220726 | Fax: 05603 445828 | Mobile: 07795 958723 | Email: craig.cockerham@centara-ltd.com

www.centara-ltd.com

Please consider the environment before printing this e-mail

This message is intended for the use of only the person(s) ('Intended Recipient') to whom it is addressed. It may contain information that is privileged and confidential. Accordingly any dissemination, distribution, copying or other use of this message or any of its content by any person other than the Intended Recipient may constitute a breach of civil or criminal law and is strictly prohibited. If you are not the Intended Recipient, please contact the sender as soon as possible.

This message has been checked for all known viruses by MessageLabs.

This email and any attached files are confidential and copyright protected. If you are not the addressee, any dissemination of this communication is strictly prohibited. Unless otherwise expressly agreed in writing, nothing stated in this communication shall be legally binding.

The ultimate parent company of the Atkins Group is WS Atkins plc. Registered in England No. 1885586. Registered Office Woodcote Grove, Ashley Road, Epsom, Surrey KT18 5BW. A list of wholly owned Atkins Group companies registered in the United Kingdom and locations around the world can be found at http://www.atkinsglobal.com/terms_and_conditions/index.aspx.

Consider the environment. Please don't print this e-mail unless you really need to.

Craig Cockerham

From: Russell Fleck [russell.fleck@energetics-uk.com]
Sent: 29 September 2010 13:43
To: craig.cockerham@centara-ltd.com
Subject: Site East of clitheroe Road

Dear Sir/ Madam

I would like to take the opportunity to personally thank you for submitting your recent enquiry. This email is to acknowledge receipt of your enquiry and provide you with the relevant information to progress your plant enquire.

Energetics **does not** have any plant within the area that you have sent in to us.

If you require another further assistants with this enquire or future enquires please do not hesitate to contact myself or alternatively at Info@energetices-uk.com.

Once again I would like to thank you submitting your enquiry to Energetics Networked Energy.

Yours sincerely,

Russell **Fleck**
CAD Operator

Energetics Design & Build
International House
Stanley Boulevard
Hamilton International Technology Park
Glasgow
G72 0BN

t: 01698 404970
f: 01698 404940

e: russell.fleck@energetics-uk.com
w: www.energetics-uk.com

Please consider the environment before printing this email

Ocean Park House
East Tyndall Street
Cardiff
CF24 5GT

www.envoyonline.co.uk

Tel 0845 055 6199

Craig Cockerham
Centara Ltd
Office 1, Normanton Business Park
Ripley Drive
Normanton
WF6 1QT

Our Ref : 1052927

Your Ref : East of Clitheroe Road

30 September 2010

APPARATUS UNAFFECTED

RE: Site Location : Site East of Clitheroe Road Whalley Lancashire

Grid Reference: 373737,436495

Dear Craig Cockerham

With regard to your enquiry, I can confirm that Independent Pipelines,Independent Power Networks or Quadrant Pipelines DO NOT have any apparatus within the immediate proximity of your proposed works.

If you have any queries or require any further information, please do not hesitate to contact me on 08450 556 199 Ext. 2046 quoting Our Reference number.

Yours sincerely,

Tomas Ali
Asset Operations Maintenance
Tel: 0845 055 6199

Envoy Asset Management Limited is a wholly owned subsidiary of INEXUS Group (Holdings) Limited. Registered No: 5311626 Registered Office: Ocean Prk House, East Tyndall Stree, Cardiff CF24 5GT

Craig Cockerham

From: ES Pipelines [email@espipelines.com]
Sent: 28 September 2010 15:50
To: craig.cockerham@centara-ltd.com
Subject: Reference: PE034676. Plant Not Affected Notice from ES Pipelines

Craig Cockerham
Centara Ltd
Office 1
Normanton Business Park
Normanton
WF6 1QT

28 September 2010

Reference:

Dear Sir/Madam,

Thank you for your recent plant enquiry at: East Of Clitheroe Road, Whalley, Lancashire

I can confirm that ESP Gas Group Ltd has no gas or electricity apparatus in the vicinity of this site address and will not be affected by your proposed works.

ESP are continually laying new gas and electricity networks and this notification is valid for 90 days from the date of this letter. If your proposed works start after this period of time, please re-submit your enquiry.

Important Notice

Please be advised that any enquiries for ESP Connections Ltd, formerly known as British Gas Connections Ltd, should be sent directly to us at the address shown above or alternatively you can email us at: plant@espipelines.com

Yours faithfully,

Alan Slee
Operations Manager

Craig Cockerham

From: Streetworks [streetworks@gammatelecom.com]
Sent: 24 September 2010 20:03
To: Craig Cockerham
Subject: RE: New Asset Enquiry - Site East of Clitheroe Road

Dear Plant Enquirer,

Having examined my records, I can confirm that Gamma Telecom has no owned apparatus within the search area of your enquiry below:-

Regards

Ray

Gamma Telecom
Plant Records
Tel: 0333 240 3139
Fax: 0161 8775704

From: Craig Cockerham [mailto:craig.cockerham@centara-ltd.com]
Sent: Friday, September 24, 2010 10:40 AM
To: plantenquiries@mcnicholas.co.uk; nrswa@uk.easynet.net; nrswa@envoyonline.co.uk; plant@espipelines.com; plantenquiries@instalcom.co.uk; Streetworks; nrswa@gtc-uk.co.uk; highwaysadmin@kcom.com; plantenquiries@spectruminteractive.co.uk; osp-team@uk.verizonbusiness.com; telenttelia.plantenquiries@telent.com; plantprotection@uk.ngrid.com; plantenquiries@jsmconstruction.com; info@energetics-uk.com; plantsearch@maygurney.co.uk; opburiedservicesenquiries@networkrail.co.uk; osm.enquiries@atkinsglobal.com; nrswa@vtesse.com; jj.kaur@serco.com; property.searches@uuplc.co.uk
Subject: New Asset Enquiry - Site East of Clitheroe Road

Dear Sir / Madam,

Please could you provide copies of your All your Owned Network Assets at the location as shown in the attached plan.

The area is:

Site East Of Clitheroe Road, Whalley, Lancashire
Grid Reference – 373737, 436495

Wherever possible please could you forward any responses via email to craig.cockerham@centara-ltd.com or to the address below.

Regards

Craig Cockerham
Bureau Team Leader

Centara Ltd
Office 1, Normanton Business Park,

Ripley Drive,
Normanton,
WF6 1QT

Tel: (01924) 220726 | Fax: 05603 445828 | Mobile: 07795 958723 | Email: craig.cockerham@centara-ltd.com

www.centara-ltd.com

Please consider the environment before printing this e-mail

This message is intended for the use of only the person(s) ('Intended Recipient') to whom it is addressed. It may contain information that is privileged and confidential. Accordingly any dissemination, distribution, copying or other use of this message or any of its content by any person other than the Intended Recipient may constitute a breach of civil or criminal law and is strictly prohibited. If you are not the Intended Recipient, please contact the sender as soon as possible.

This email has been scanned by the MessageLabs Email Security System.
For more information please visit http://www.messagelabs.com/email

---

This is an email from Gamma Telecom Ltd. The contents of this email are confidential to the ordinary user of the email address to which it was addressed. No-one else may place any reliance upon it, or copy or forward all or any of it in any form (unless otherwise notified). If you receive this email in error, please accept our apology. We should be obliged if you would telephone our postmaster on +44 (0) 808 178 9652 or email itsupport@gammatelecom.com

Gamma Telecom Limited, a company incorporated in England and Wales, with limited liability, with registered number 4340834, and whose registered office is at 5 Fleet Place London EC4M 7RD and whose principal place of business is at 1, The Pentangle, Park Street, Newbury Berkshire RG14 1EA.

Main telephone number: +44 (0) 333 240 3000
Website: http://www.gammatelecom.com

This email has been scanned by the MessageLabs Email Security System.
For more information please visit http://www.messagelabs.com/email

---

INSTALCOM LTD

CIVILS AND CABLING INSTALLATION SPECIALIST

Instalcom House, Manor Way, Herts, WD6 1QH

Telephone: 0208 731 4600 Fax: 0208 731 4601 Email: plantenquiries@instalcom.co.uk

Date 27/09/2010

Dear Craig

Your Ref: Site East of Clitheroe Road
Our Ref: E09-10-1807

With reference to your enquiry regarding the above noted location, I can confirm that GLOBAL CROSSING (UK) LTD, GLOBAL CROSSING PEC and FIBERNET UK LTD networks **DO NOT** have any apparatus within the immediate proximity of your proposed works.

Instalcom responds to plant enquiries for GLOBAL CROSSING (UK) LTD, GLOBAL CROSSING PEC and FIBERNET UK LTD simultaneously and therefore you only need send one copy of a plant enquiry to cover all of these companies. If you would like to query the location further, please email us accordingly and we can arrange an in depth survey, which will be charged at a cost. As we are moving towards a fully electronic database we urge our customers to request plant enquiries by email which will result in a higher level of service, please forward future plant enquiries to **plantenquiries@instalcom.co.uk**

If you require any further information, please do not hesitate to contact me.

Plant Protection Administrator

Instalcom Limited
Instalcom House,
Manor Way,
Borehamwood,
WD6 1QH
E mail: - plantenquiries@instalcom.co.uk
Phone: - 020 8731 4600
Fax: - 020 8731 4601
www.instalcom.co.uk

Craig Cockerham

From: nrswa@gtc-uk.co.uk
Sent: 05 October 2010 12:58
To: craig.cockerham@centara-ltd.com
Subject: gtcstdlt NRSWA Not Affected Email Rev 03 Site East of Clitheroe Road

Site Ref: Site East of Clitheroe Road

Date: 05 October 2010

Dear Craig

Re: East Of Clitheroe Road, Whalley, Lancashire

Thank you for your enquiry concerning apparatus in the vicinity of your proposed work.

GTC/ENC can confirm that we have **no** apparatus in the vicinity but please note that other Gas Transporters/Electricity Distributors may have and that you should ensure that all transporters/ distributors have been consulted.

All future plant enquiries must contain accurate Easting and Northing references to enable us to process your enquiry efficiently.

Yours sincerely

Maggie Jackson

Engineering Support Officer.

GTC

NOTE:
This E-Mail originates from GTC, Energy House, Unit 23, Woolpit Business Park, Woolpit, Bury St Edmunds, Suffolk, IP30 9UP
(GTC) The Gas Transportation Company Limited is a company registered in Guernsey, Channel Islands, registered number 29431. VAT registered number 688 8971 40

DISCLAIMER

The information in this E-Mail and in any attachments is confidential and may be privileged. If you are not the intended recipient, please destroy this message, delete any copies held on your system and notify the sender immediately. You should not retain, copy or use this E-Mail for any purpose, nor disclose all or any part of its content to any other person.
Whilst we run antivirus software on Internet E-Mails, we are not liable for any loss or damage. The recipient is advised to run their own up to date antivirus software.
Thank you

Please be environmentally aware. Do you really need to print this e-mail?

NON AFFECTED PLANT ENQUIRY

KCOM Group Plc
Network Engineering Centre
Vulcan Street
Hull
HU6 7PS

Tel: 01482 603479

Kingston Communications network is not affected by the proposed works at the location specified below. This is valid for 3 months from date of receipt. For further info please call 01482 603479.

Please send all future enquiries to the postal address above or alternatively they can be e-mailed to highwaysadmin@kcom.com

Kingston Notice Number - 105989 Kingston Planner: DB

Undertaker Name - Centara

Your Reference No : none

Location : Site East Of Clitheroe Road, Whalley, Lancashire

Square One
4 Travis Street
Manchester M1 2NY
Tel: +44 (0) 161 8803711

Craig Cockerham
Centara Ltd

Your Ref: Site East Of Clitheroe Road, Whalley, Lancashire
Our Ref: 2010_6702

Date: 28-Sep-10

Dear Craig Cockerham,

Site East Of Clitheroe Road, Whalley, Lancashire

With regards to your enquiry received 24/09/2010, Network Rail does not believe there is any Network Rail owned apparatus or buried services within the area you have defined. As there is always the possibility new works could be planned and undertaken in this area by Network Rail, this information is valid as at todays date and is supplied for general guidance only.

Please be aware that this response is based on Network Rail's records (many of which have been inherited from predecessor Organisations) and knowledge and no guarantee can be given regarding accuracy or completeness. CAT scans, safe digging practices (as contained in HSE publications) and other appropriate investigative techniques should always be carried out. There may be other apparatus or buried services owned or operated by Utility Companies and accordingly you should contact individual utilities for information.

If, in connection with your investigations and/or work, you become aware of Network Rail apparatus or buried services within your area of work, please ensure these are notified to me as a matter of urgency so that appropriate measures for avoidance of risk and damage can be put in place.

Yours faithfully

Andy Hughes
Asset Protection Project Manager

Craig Cockerham

From: plantsearch@maygurney.co.uk
Sent: 24 September 2010 11:15
To: craig.cockerham@centara-ltd.com
Subject: AUTOMAIL: Orange Plant Search - Not Affected by sites

Dear Sir/Madam,

Your reference: Clitheroe RoadFAO: Craig CockerhamLocation: X = 373737 Y = 436495

With reference to your enquiry regarding the above noted location, please be advised that you have confirmed our records show that we do not currently hold any ORANGE PCS assets within your stated area of interest.

Please note, whilst we endeavour to provide accurate information, the information is intended as a general guide only and must not be relied upon in the event of any excavations or other work in the vicinity.

Also, the responsibility is on you, the client, to determine the area of works is clear. May Gurney will accept no liability for claims arising from any inaccuracy, omissions or errors contained herein.

If you require any further information then please do not hesitate to contact us.

Kind Regards

Plant Protection Administrator



ops.maygurney.co.uk

Email: plantsearch@maygurney.co.uk

********** This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify May Gurney Ltd via one of the methods listed below Tel: +44 (0) 1603 727272 mailto:postmaster@maygurney.co.uk May Gurney Limited Registered Office: Trowse, Norwich, Norfolk, NR14 8SZ Registration Number: 873179 England **********

telent
Crompton Close
Basildon
Essex
SS14 3BA
United Kingdom

Telephone: +44 (0)800 526 015
Facsimile: +44 (0)1268 507 569

www.**telent**.com

Date 27/09/2010
Our Ref LPENQ0000012441

Dear Sir/Madam

Teliasonera Line Plant Enquiry.

Thank you for your correspondence enclosing details of your proposals as per your reference below:

Site East of Clitheroe Road, Whalley, Lancashire

Our client's apparatus, Teliasonera, is not located within the vicinity of the above reference and we therefore have no further interest in this current location.

Please note that all enquiries relating to the Teliasonera line plant should be forwarded to:

By post – to, telent,

Teliasonera line plant enquiries,

Crompton Close,

Basildon,

Essex

SS14 3BA

By email - to, telenttelia.plantenquiries@telent.com

By phone – to, 0800 526 015

Yours faithfully

Telent CCO

Basildon

Craig Cockerham

From: UK OSP-Team [osp-team@uk.verizonbusiness.com]
Sent: 24 September 2010 12:16
To: Craig Cockerham
Subject: RE: New Asset Enquiry - Site East of Clitheroe Road

Dear Sirs

Verizon Business is a licensed Statutory Undertaker.

We have reviewed your plans and have determined that Verizon Business (Formally known as MCI WorldCom, MFS) has no apparatus in the areas concerned.

If you have any further queries please do not hesitate to call.

Yours faithfully

Chris Pile

Plant Protection Officer E.mail osp-team@uk.verizonbusiness.com

Chris Pile

Verizon Business

Plant Protection Officier

Office 01293 611736
Mobile 07990 774438

From: Craig Cockerham [mailto:craig.cockerham@centara-ltd.com]
Sent: 24 September 2010 10:40
To: plantenquiries@mcnicholas.co.uk; nrswa@uk.easynet.net; nrswa@envoyonline.co.uk; plant@espipelines.com; plantenquiries@instalcom.co.uk; streetworks@gammatelecom.com; nrswa@gtc-uk.co.uk; highwaysadmin@kcom.com; plantenquiries@spectruminteractive.co.uk; UK OSP-Team; telenttelia.plantenquiries@telent.com; plantprotection@uk.ngrid.com; plantenquiries@jsmconstruction.com; info@energetics-uk.com; plantsearch@maygurney.co.uk; opburiedservicesenquiries@networkrail.co.uk; osm.enquiries@atkinsglobal.com; nrswa@vtesse.com; jj.kaur@serco.com; property.searches@uuplc.co.uk
Subject: New Asset Enquiry - Site East of Clitheroe Road

Dear Sir / Madam,

Please could you provide copies of your All your Owned Network Assets at the location as shown in the attached plan.

The area is:

Site East Of Clitheroe Road, Whalley, Lancashire

Grid Reference – 373737, 436495

Wherever possible please could you forward any responses via email to craig.cockerham@centara-ltd.com or to the address below.

Regards

Craig Cockerham

Bureau Team Leader

Centara Ltd
Office 1, Normanton Business Park,
Ripley Drive,
Normanton,
WF6 1QT

Tel: (01924) 220726 | Fax: 05603 445828 | Mobile: 07795 958723 | Email: craig.cockerham@centara-ltd.com

www.centara-ltd.com

Please consider the environment before printing this e-mail

This message is intended for the use of only the person(s) ('Intended Recipient') to whom it is addressed. It may contain information that is privileged and confidential. Accordingly any dissemination, distribution, copying or other use of this message or any of its content by any person other than the Intended Recipient may constitute a breach of civil or criminal law and is strictly prohibited. If you are not the Intended Recipient, please contact the sender as soon as possible.

Verizon UK Limited - registered in England & Wales - registered number 2776038 - registered office at Reading International Business Park, Basingstoke Road, Reading, Berkshire, UK RG2 6DA - VAT number 823 8170 33



Title:

Site East Of Clitheroe

Legend:

Duct, Trench

Chamber

Cabinet

Important Information - please read

The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the 'Affected Postcodes.pdf', which can be downloaded from this website.

Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan.

This plan is produced by Virgin Media Limited from Ordnance Survey © Crown Copyright 100019209

Map Centre:

373737, 436495

Date:

11 Oct 2010

Scale:

1 :2454

Craig Cockerham

From: Julie Hill [julie.hill@vtesse.com]
Sent: 28 September 2010 11:25
To: craig.cockerham@centara-ltd.com
Subject: PLANT RESPONSE ENQUIRY

Your Ref Clitheroe Rd
Our Ref 0910/840
I confirm that Vtesse Networks do not have any plant in the area of your enquiry.

Regards

Julie Hill

Vtesse Networks
Administration Department
John Tate Road
Foxholes Business Park
Hertford
Hertfordshire. SG13 7DT

Telephone : +44 (0)1992 532151
Email : *julie.hill@vtesse.com*

Vtesse Networks Limited is a company registered in England, company number: 3900836
Registered office: John Tate Road, Foxholes Business Park, Hertford, Hertfordshire. SG13 7DT
This message (and any associated files) is intended only for the use of addressee and may contain information that is confidential, subject to copyright or constitutes a trade secret. If you are not the addressee you are hereby notified that any dissemination, copying or distribution of this message, or files associated with this message, is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and deleting it from your computer. Any views or opinions presented are solely those of the author and do not necessarily represent those of the company.

All recipients should check this e-mail for the presence of viruses as Vtesse Networks Limited accepts no liability for any damage caused by any virus transmitted by this e-mail.