

**SITE AT
CHAPEL HILL, LONGRIDGE**

**UTILITIES
ASSESSMENT**

FINAL



Prepared for:

United Utilities Property Solutions
Coniston Buildings
Lingley Mere Business Park
Lingley Green Avenue
Warrington. WA5 3UU

By:

Leyden Kirby Associates Ltd
The Corn Exchange
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Liverpool
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Date: December 2011



LK Consult Ltd

Document Verification

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Report Title	Utilities Assessment		
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1 INTRODUCTION

1.1 The Site

The site is located immediately south of the B6243 (Chapel Hill) on the south side of Longridge, at National Grid Reference 360400, 436620. It is 3.36 ha in size, of which approximately 2.75ha comprises the largely 'greenfield' development area (see Appendix A). It is bounded to the west and north by Chapel Hill, to the east by housing on Chapel Brow, and to the south by a United Utilities drinking water reservoir (Alston Reservoir No2).

Main access is from Chapel Hill on the north side and a farm access is available from the south-east corner onto Chapel Brow, an un-surfaced lane that provides access from Chapel Hill to properties bordering the east of the site and which meets Pinfold Lane to the south. The site is currently divided east/west by a substantial hedge. The eastern side is largely pasture with a small rectangular area encroaching on the southern boundary, possibly containing reservoir-related valve-work and chambers. The western side has a rectangular area delineated in the north-east corner comprising a derelict farmhouse, outbuildings and garden, etc. The rest of this side is also pasture. With the exception of the farmhouse area it is expected that the site is currently permeable.

The River Ribble lies some 2.5km to the south-east of the site. A number of brooks and watercourses drain the area to the south of the site and adjacent Altham Reservoir complex towards the river.

1.2 Development Proposals

A proposed indicative development plan is included in Appendix A. It is understood that the proposals are to construct a low-density housing scheme with associated access and open green-space on the eastern side incorporating a pond. A buffer zone for wildlife benefit will be created along the southern boundary.

Surface water issues are assessed in a separate Flood Risk Assessment for the site.

1.3 Existing Infrastructure

The existing buildings and hardstanding area on site are served by a formal foul/combined system on Chapel Hill. There is an electric cable on Chapel Hill and on Chapel Brow surrounding the site and there is a gas main in Chapel Hill. The site is served by mains water. Extracts from service plans are included in Appendix B.

2 DEMAND ASSESSMENT

2.1 Introduction

Estimates for utility supply demands and for drainage disposal parameters have been based on the indicative development plan included in Appendix A and up to 60 dwellings being constructed. Those estimates for gas and power supply do not take into account any reduction for provision of Renewable Energy or for reduction in energy use to comply with high targets under the Code for Sustainable Homes. Council Policy is currently for a minimum of 10% renewable energy provision in new developments but is likely to increase.

2.2 Demand Parameters

The site parameters used for this assessment are as follows:

- Residential (60 properties) of a range of sizes.
- Gross floor area 3935 sq m
- Maximum site occupancy assumed to be 180 persons (ave 3 per property).

Required energy supply parameters have been calculated provisionally using typical 'specific' usage (kW/sq m) for the different end uses envisaged for instantaneous, hourly and annual demands as appropriate. Water supply and foul sewage disposal requirements have been based on typical 'per capita' daily usage with assumptions made to assess peak hourly demands. Surface water disposal is addressed in a separate flood risk assessment.

2.3 Demand Calculations

Electricity

Hourly peak use has been estimated on the basis of 2.0kW per dwelling. An instantaneous demand of approximately 120 kVA is therefore expected, before allowance is made for 'renewables' contribution. This estimate is therefore conservative and will allow for contingency and site power (highway lighting etc).

Gas

Peak gas demand has been estimated on the basis of 20kWh per dwelling. Instantaneous demand is therefore expected to be around 1200kWh. No allowance has been made for renewables contribution.

Water supply

Potable water demand has been based on 150 litres per person per day, and gives a daily consumption figure of approximately 27 cu m. Allowing for diversity this implies a peak demand of around 1.5l/s. No allowance is included in this for alternative water supply, such as rainwater harvesting, or for low use targets, and these figures are therefore expected to be conservative.

Foul Sewerage

Foul sewage disposal average flows will be equal to potable water supply figures derived above on a daily basis. Peak flows are based on a peaking factor of six times the average daily flow, or around 4.0l/s.

3 CONSULTATIONS

Consultation with suppliers is ongoing and further information on availability of supply will be forthcoming. Records of consultations to date are included in Appendix C.

3.1 Information from National Grid Gas

National Grid Gas asset records indicate that there are no gas pipes on site. There is an existing 6" DI a low Pressure (LP) gas main surrounding the site on Chapel Hill and Chapel Brow. There is also an existing 180PE medium gas main that runs along Chapel Hill and Lower Lane north of the site. Both the low pressure and medium pressure gas mains in Chapel Hill are adjacent to the site entrance. National Gas confirmed that there is a main in Chapel Hill which can supply gas to the site and as part of any application they would consider if the mains needs reinforcement.

3.2 Information from Electricity Northwest

Electricity Northwest (a United Utilities company) records indicate an electric cable on Chapel Hill and on Chapel Brow. The voltage of this cable cannot be established due to the poor quality of the mapping. Electricity Northwest stated that the indicative cost for the provision of new or modified connections is £94,615.95 and the cost for any associated diversions is £4,602.21, which gives a total potential cost of £99,218.16. No associated reinforcement is required.

3.3 Information from United Utilities Water

United Utilities Asset records show the presence of a 30" CI non-potable water main along the southern boundary of the site. There is also a 4" CI water main in Chapel Hill and a 6" CI water main in Chapel Hill/Fell Brow. United Utilities have confirmed water supply can be made available to the proposed development. United Utilities propose to take the connection from the 6" main on Preston Road near the Old Oak pub. UU have also stated that the water mains may need extending to serve any development on the site, which implies an off-site reinforcement cost.

3.4 Information from United Utilities

There is no sewerage system serving the site. United Utilities sewer plans show that there is a public foul sewer running parallel to the site on Chapel Hill. The diameter of the foul sewer in Chapel Hill is reported to be 225mm. United Utilities has confirmed that connection to sewerage in Chapel Hill is acceptable.

3.5 Information from British Telecommunications

Maps provided by British Telecommunications show that there is a 185m 7' 0.5 PE '72 underground plant in the eastern part of the site. There is a joint box alongside the northern boundary of the site. There are two distribution points in close proximity to the site – one on the western boundary of the site that reads 280R and another north of the site that reads 282. Two DP boundaries cover the site. BT have stated in a letter dated 9th November that the estimated cost to provide a quote and to ascertain whether alterations are the most cost-effective means of protecting existing BT apparatus will cost £600.

4 SUMMARY & CONCLUSIONS

4.1 Gas

National Gas confirmed that there is a main in the Chapel Hill which can supply gas to the site and as part of any application would consider if the mains needed reinforcement.

4.2 Electricity

Electricity Northwest has confirmed that an adequate supply can be made available and that no system reinforcements are necessary.

4.3 Water

United Utilities have confirmed water supply can be made available to the proposed development. They propose to take the connection from the 6" main on Preston Road near the Old Oak pub and off-site reinforcement may be required to serve the development site.

4.4 Sewage

Foul sewerage is available in Chapel Hill to accept the estimated flows. Consultation with United Utilities has confirmed that connection to sewerage in Chapel Hill is acceptable.

4.5 Surface Water

The management of surface water runoff from the site is addressed in a separate Flood Risk Assessment.

4.6 Telecommunications

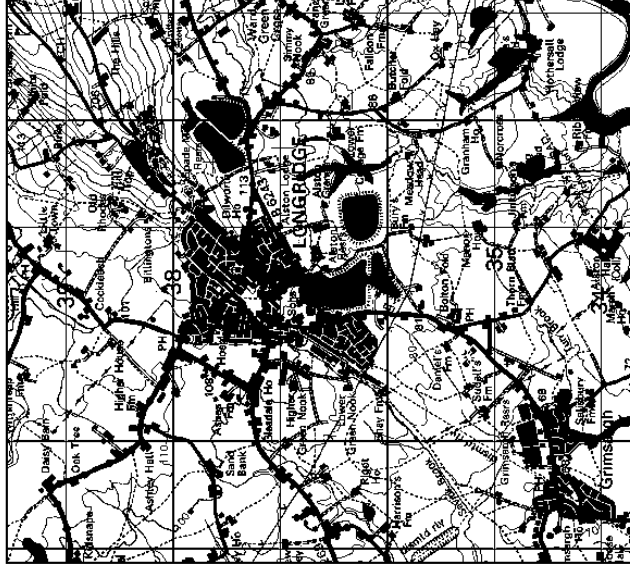
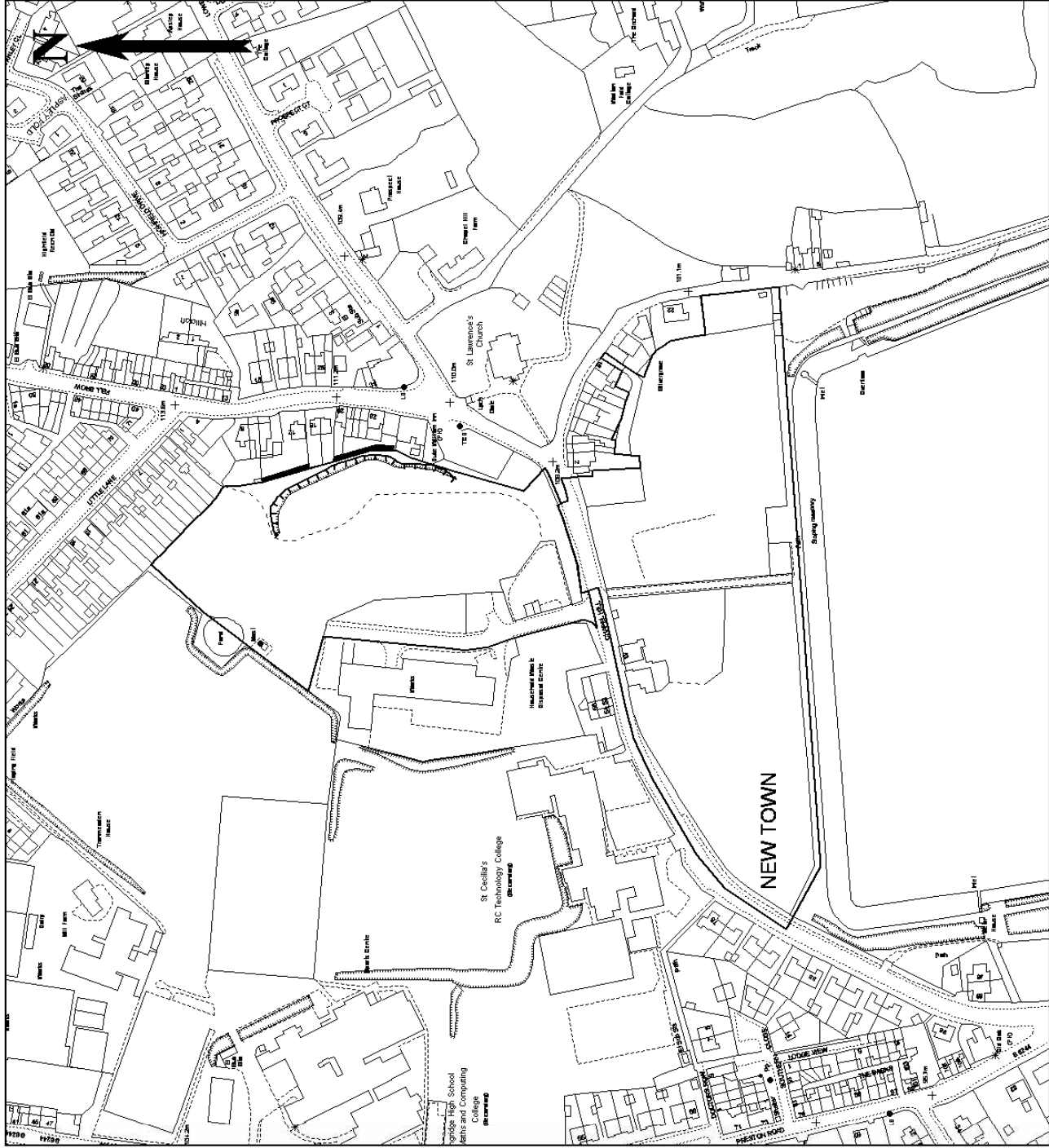
BT has stated that the provision of a detailed quote of the likely cost of the works and whether any off-site reinforcement is needed will cost £600. No further action has been taken.

APPENDIX A

SITE DATA

- **Location Plan**
- **Site Plan**
- **Proposed development Plan**

LAND AT CHAPEL HILL, LONGRIDGE



- - Location of Property
- - Site Boundaries
- - Adjoining Land Ownership

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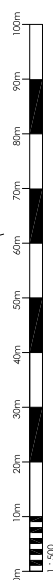
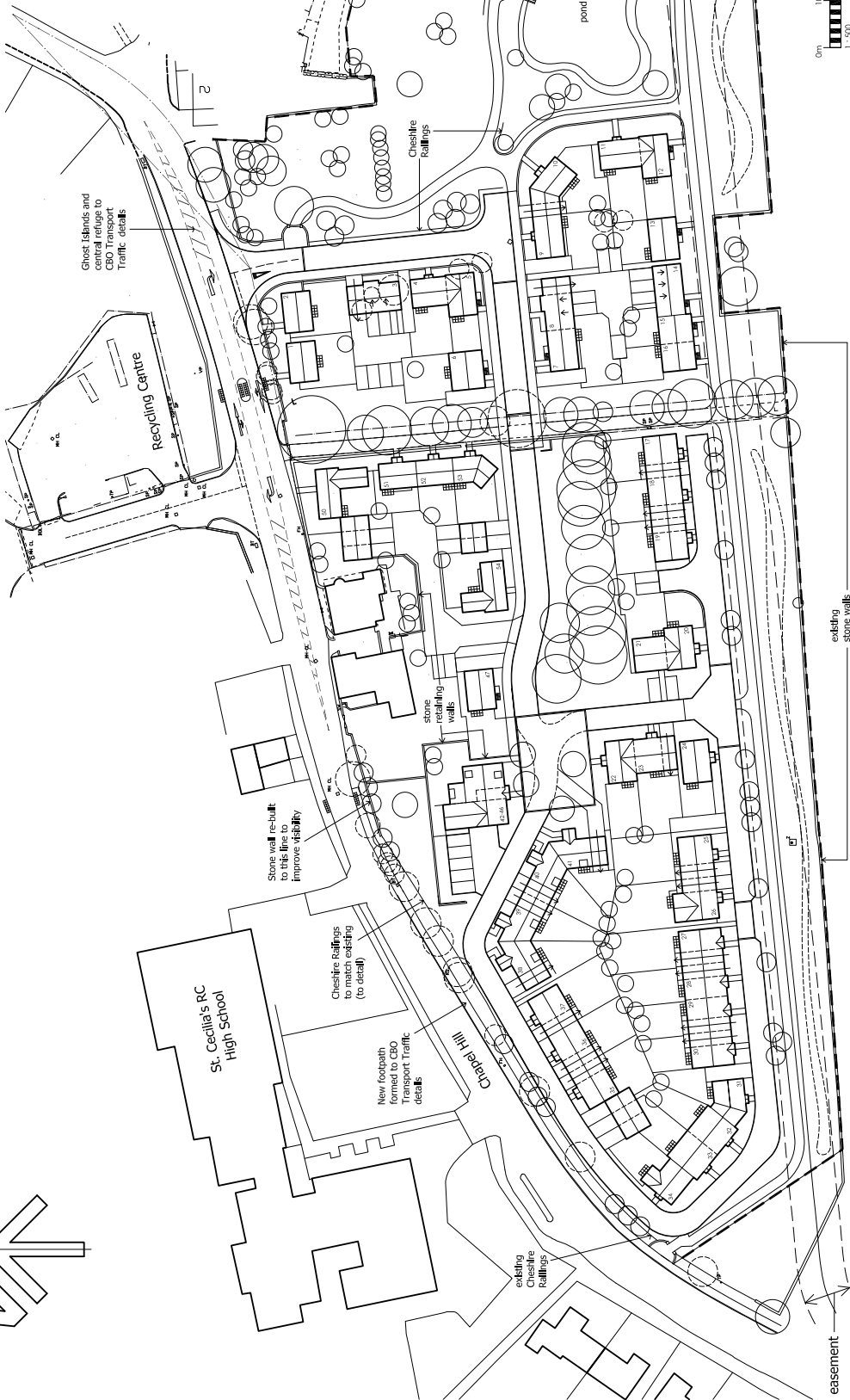


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Plot numbers to units refer to detail house type plans numbered 08/107 - HT-P01 to HT-P54
Proposed levels indicated are provisional only and subject to final site check prior to construction.

Existing levels and boundaries are based on Topographical Survey information prepared by Survey Operations Limited, and dated May 2008

For details of proposed Landscaping scheme refer to TEP Landscape Strategy Plan



United Utilities

mck
mck construction ltd
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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PRELIMINARY

mck
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Proposed Residential Development
Chapel Hill, Longridge

Site Layout Plan as Proposed

08/107 1010

APPENDIX B

SERVICES INFORMATION

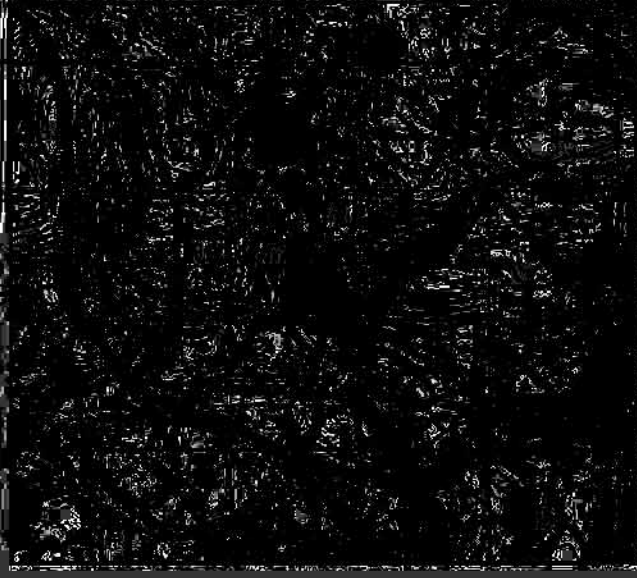


CHAPEL HILL LONGBRIDGE (WATER)



NGR SD 003 166

Scale: 1" = 250'



Location Plan Scale: 1" = 500'

Legend

Location of Property

Site Boundaries

CONFORM AGENCY REQUIREMENTS

THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

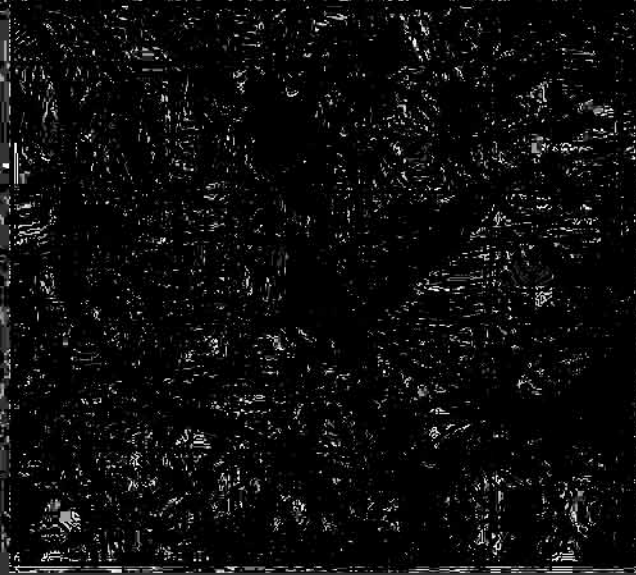
United Counties

CHapel Hill Longridge (Wastewater)



NCR SD 603-306

Scale: 1:1,250



Location Plan Scale: 1:50,000

Legend

Location of Property

Site Boundaries

CONTRACT / ENVIRONMENTAL

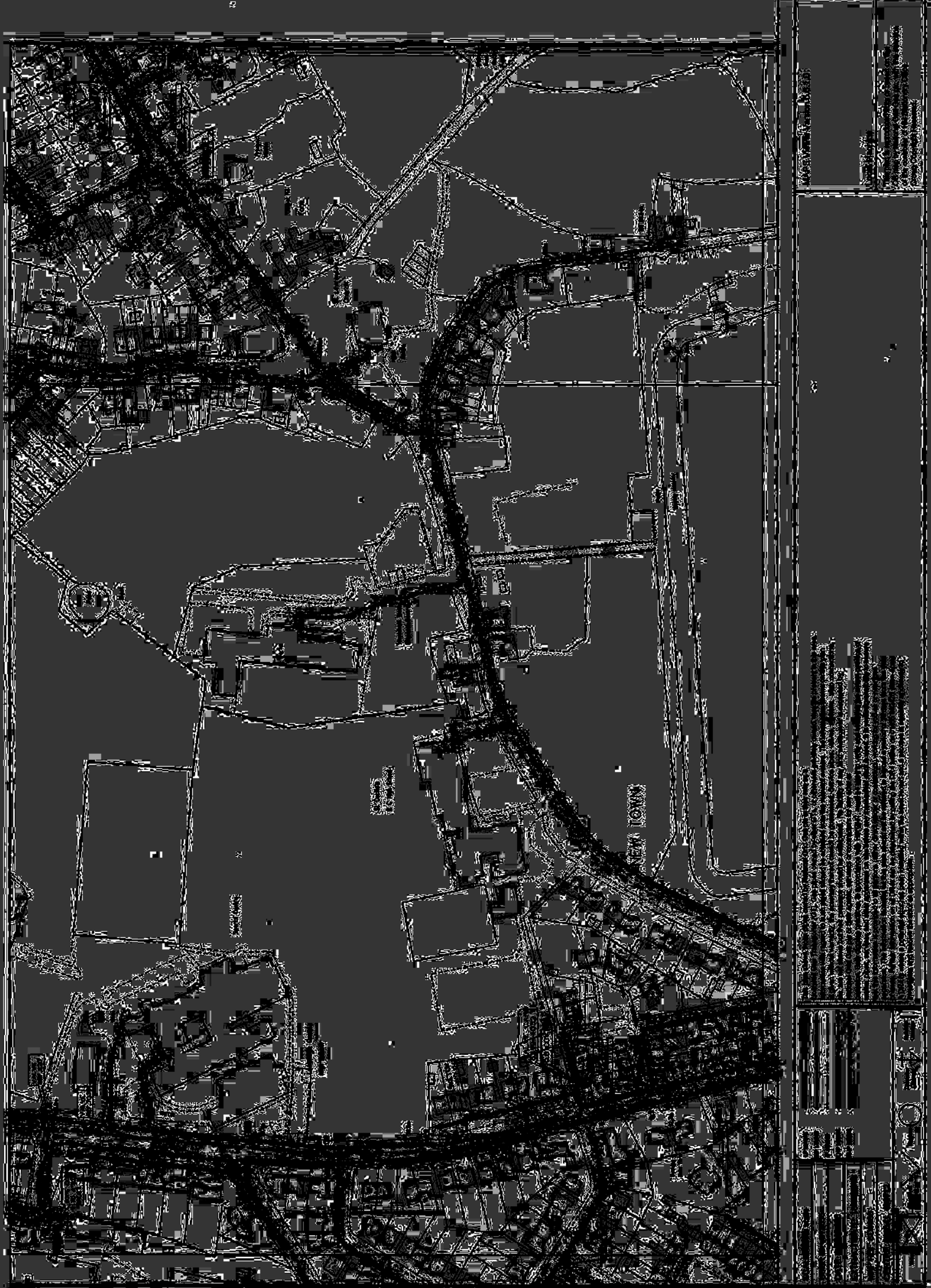
THE FIRM HAS BEEN SELECTED BY THE CITY OF CHAPEL HILL TO PROVIDE ENVIRONMENTAL SERVICES FOR THE CHAPEL HILL LONGRIDGE WASTEWATER TREATMENT FACILITY.

CONTRACT / ENVIRONMENTAL

CHAPEL HILL LONGRIDGE WASTEWATER TREATMENT FACILITY

CHapel Hill

Longridge



APPENDIX C
CORRESPONDENCE WITH CONSULTEES

CONFIRMATION OF GAS SUPPLY

From: Haren, Gerrard [mailto:gerrard.haren@uk.ngrid.com]
Sent: 11 November 2011 12:08
To: Michael Hartley
Subject: RE: Gas supply for Chapel Hill, Longridge

Hi Mr Hartley

Further to our telephone conversation I can confirm that there is a mains in the road which can supply gas to the site and as part of any application we would consider if the mains needs reinforcement

A competitive quote may be obtained from the following sites

web site www.lloydsregister.co.uk/girs

other site is www.sbgi.org.uk

or OFGEM web site www.ofgem.gov.uk

or you can contact Consumer Direct on 08454040506 who can supply a list of companies who are licensed to provide a quote

Kind Regards
Gerard Haren
Sales Quotes and Acceptance Team
National Grid
PO Box 5516
Wolverhampton
WV1 9NZ
0870 903 9999
E Mail Cos.enquiries@uk.ngrid.com

For the attention of: Mr. Michael Hartley
LK Consult
Bury Business Centre,
Kay Street,
Bury
BL9 6BU.

03 November 2011

Re: Chapel Hill, Longridge.

Dear Mr Hartley

I thank you for your application regarding electricity connection(s). The job number for this works is 41353.

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 Barrow on 01772 848846

Yours sincerely,

Caroline Norris
Clerical Assistant
Electricity Northwest Ltd
Ground Floor Harrington Road
Preston
PR1 3NE
Direct Line 01772 828813
Fax 01772 828824



Mr Michael Hartley
LKS Consult
Bury Business Centre
Kay Street
Bury

Our Reference: 124353/A
Telephone: 0800 043 1320
Extension: 9
Fax: 01772 846 826
Email: dave.barlow@enwl.co.uk

BL0/6BU

11 November 2011

Dear Mr Hartley,

Re: Indicative Cost for the development at Chapel Hill Landridge.

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 required at this connection.

This letter is based upon the details submitted in your request dated 02/11/2011 for a maximum power of 120KVA.

The indicative cost for the provision of the new overhead line is £2461.19.

The indicative cost for any associated reinforcement is £90.00

The indicative cost for any associated diversions is £24302.71

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

An assessment of the indicative material & non-material 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 may 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,

Dave Barlow
Connections Engineer
Electricity North West Limited

EMAIL CORRESPONDENCE WITH UNITED UTILITIES -WATER SUPPLY

From: Lee, Wing Shum [mailto:Wing-Shum.Lee@uuplc.co.uk]
Sent: 03 November 2011 08:29
To: Phil Hunter
Cc: Leyssens, Andrew; Michael Hartley; Fulford, Helen
Subject: RE: Longridge proposed development - pre-application re-enquiry.

Dear Phil,

The level of reinforcement if any will be confirmed by a full network modelling exercise on application of a connection for the proposed site.

The 6" main to the east of the site is in a different pressure area/DMA, my proposal would be to take the connection from the 6" main on Preston Road near the Old Oak PH.

Please note that we have a 30" water main running along the southern boundary of the site, we would not permit any construction within 10m of the pipe line as we would require access to it for maintenance.

Kind Regards,

Wing Shum

From: Phil Hunter [mailto:P.Hunter@thelkgroup.com]
Sent: 31 October 2011 08:37
To: Lee, Wing Shum
Cc: Leyssens, Andrew; Michael Hartley
Subject: RE: Longridge proposed development - pre-application re-enquiry.

Wing-Shum

Thanks for that info. I wasn't in the office on Friday.
Can you give us any idea of the likely level of reinforcement required? Are we considering the extension of the 6" main on the east side to serve the site?

Kind Regards

Phil Hunter
Associate

Office: 0151 931 1454. Mobile 07767 408765



CONTACT NUMBERS:
BURY 0161 763 7200 | LIVERPOOL 0151 235 8716 | GLASGOW 0141 773 6269

GROUP WEBSITES:

LK GROUP - COMPANY ACCREDITATIONS:



REGISTERED OFFICE:

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Liverpool Office: The Corn Exchange, Fenwick Street, Liverpool. L2 7QL

Glasgow Office: The Wright Business Centre, Lonmay Road, Glasgow. G33 4EL

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From: Lee, Wing Shum [mailto:Wing-Shum.Lee@uuplc.co.uk]

Sent: 28 October 2011 10:06

To: Wilkinson, Ian; Phil Hunter; Leyssens, Andrew

Cc: Samways, Tony; Jordison, Graham; Porter, Paul

Subject: RE: Longridge proposed development - pre-application re-enquiry.

Gentlemen,

My apologies, can you please ignore the paragraph in the email below sent at 9.30am regarding low water pressure please?

Amended version should read:

A water supply can be made available to the proposed development.

A separate metered supply to each unit will be required at the applicant's expense and all internal pipework must comply with current water supply (water fittings) regulations 1999.

Should this planning application be approved, the applicant should contact our Service Enquiries on 0845 7462200 regarding connection to the water mains/public sewers.

Our water mains may need extending to serve any development on this site. The applicant, who may be required to pay a capital contribution, will need to sign an Agreement under Sections 41, 42 & 43 of the Water Industry Act 1991.

Kind Regards,

Wing-Shum Lee

From: Lee, Wing Shum

Sent: 28 October 2011 09:30

To: Wilkinson, Ian; 'P.Hunter@thelkgroup.com'; Leyssens, Andrew

Cc: Samways, Tony; Jordison, Graham; Porter, Paul

Subject: RE: Longridge proposed development - pre-application re-enquiry.

Dear Ian,

I have had a look at the above Pre application enquiry and my comments are below.

Wingy

Dear Andrew/Phil,

A water supply can be made available to the proposed development.

A separate metered supply to each unit will be required at the applicant's expense and all internal pipework must comply with current water supply (water fittings) regulations 1999. Should this planning application be approved, the applicant should contact our Service Enquiries on 0845 7462200 regarding connection to the water mains/public sewers.

Water pressures in the area are known to be generally low but above standard of service and I recommend that the applicant provides water storage of 24 hours capacity to guarantee an adequate and constant supply.

Our water mains may need extending to serve any development on this site. The applicant, who may be required to pay a capital contribution, will need to sign an Agreement under Sections 41, 42 & 43 of the Water Industry Act 1991.

Kind Regards,

Wing-Shum Lee
Water Network Engineer

EMAIL CORRESPONDENCE WITH UNITED UTILITIES

From: Lunt, John [mailto:John.Lunt@uuplc.co.uk]
Sent: 28 April 2011 09:39
To: Phil Hunter
Subject: RE: Longridge proposed development - pre-application re-enquiry.

Hi Phil,

In reply to the wastewater aspect of your enquiry below, I can confirm that a proposed development serving approximately 60 dwellings and discharging foul water only in to the public sewerage system would be acceptable in principle to UU.

Further to the comment above please note, I have also passed your "Water" enquiry on to UU's Ian Wilkinson as requested.

If I can be of any further assistance in the meantime then please don't hesitate to get in touch.

Regards,

John Lunt
Business Analyst
DDI – 01925 678311

From: Phil Hunter [mailto:P.Hunter@thelkgroup.com]
Sent: 26 April 2011 08:11
To: Lunt, John
Subject: Longridge proposed development - pre-application re-enquiry.

John

Andrew Lessens of UUPS has asked me to revisit the preliminary consultation that took place in 2008 for the southern of the two UU proposed development sites at Longridge, and has given me your name as a place to start. Previous correspondence is below. Location and site plans are attached.

It is now confirmed that surface water flows can be separated for disposal via existing surface water sewer/culvert to east and west of the site and the necessary attenuation is being incorporated into the masterplan. So we are happy that that aspect is dealt with.

However, you can see that David Hardman noted that foul discharge was not going to be an issue at the time he was consulted. We would now like to re-confirm that that is still the case. Also to check on the availability of the necessary potable supply. The scheme has reduced in size since the previous consultation and now stands at approximately 60 units. If we said 3 persons/property average and 180l/h/d then I make that 180 population and 32.4 cu m per day.

I understand that you are only responsible for the foul drainage system and would therefore be grateful if you could refer me to the relevant person for the potable supply consultation.

Many thanks.

Kind Regards

Phil Hunter
Associate

From: Donaghy, Mark [mailto:Mark.Donaghy@uuplc.co.uk]
Sent: 09 October 2008 14:19
To: Leyssens, Andrew
Cc: Fillingham, Mark; Phil Hunter; Ajaz, Sabaa; Steer, Paula M; Hardman, David
Subject: RE: Longridge - Sewer Flooding

Andrew

I am not aware of these flooding issues in Longridge and have not been involved in any discussions with councillors/council officials/MPs about the problem.

Let me know if you need any help regarding communications with the MP.

Many thanks

Mark Donaghy
Public Affairs Manager
United Utilities
Telephone no: 01925 237016
Mobex no: 55159
Fax: 01925 537514
Email: mark.donaghy@uuplc.co.uk

From: Leyssens, Andrew
Sent: 09 October 2008 11:41
To: Hardman, David; Donaghy, Mark
Cc: Fillingham, Mark; Phil Hunter; Ajaz, Sabaa; Steer, Paula M
Subject: Longridge - Sewer Flooding

Thanks David.

I've forwarded your email to Phil Hunter who is our flood risk assessment consultant. Through the master planning process and the usual requirements on the EA on drainage I liked to think we are able to ensure the surface water is separated and held back.

In addition it would be useful to obtain some background information on the extent and nature of the current problem as it is likely to be an issue which will be raised during the public consultation process and in our consultation with local councillors. It would be useful to know:

- 1) approximate number of properties affected;
- 2) approximate location of properties affected;
- 3) approximate frequency of flooding;
- 4) does UU have any plans to address the sewer flooding problem. If yes what are the timescales for this; and
- 5) have any discussions taken place between UU and any local representatives (councillors, the local MP, Chief Exec. at the Council)? Do you know if we still have key customer managers for local authorities?

Mark D – I've copied you in on the above to see if you have any knowledge of the sewer flooding problem in Longridge. We're in the process of preparing an application for planning permission and any information which you may be able to provide in response to the above queries would be useful.

Thanks again.

Andrew
Andrew Leyssens

From: Hardman, David
Sent: 09 October 2008 09:46

To: Leyssens, Andrew
Subject: RE: Ribble Valley Sites: Chapel Hill & Altham PS 2

This is all about the separation of surface water and discharge elsewhere than the public combined sewer as per 'Future Water' and our previous discussions.

If you can achieve this with these proposed developments there is no issue in accepting foul sewage into the combined sewer.

Regards, David Hardman

From: Leyssens, Andrew
Sent: 08 October 2008 20:15
To: Hardman, David
Cc: Ajaz, Sabaa; Fillingham, Mark; Steer, Paula M; Phil Hunter
Subject: RE: Ribble Valley Sites: Chapel Hill & Altham PS 2

David

Do you have any more detailed information on the sewer flooding in Longridge. For a settlement like Longridge, the nature of our development proposal is large (I would expect at least 100 units) and therefore we need to ensure that we have a full understanding of the issues. Especially given the emotive nature of sewer flooding. Would you also be able to provide an operational contact for our flood risk assessment consultant to liaise with?

I appreciate there are confidentiality / property blight issues associated with sewer flooding and therefore we'll ensure that any information that you are able to provide is carefully dealt with in the flood risk assessment and any of the associated planning application supporting documents.

Grateful for your advice.

Thanks for your assistance on this.

Kind regards - Andrew

Andrew Leyssens | Senior Planner | United Utilities | Property Solutions | Coniston Buildings, Lingley Mere Business Park, Lingley Green Avenue, Warrington, WA5 3UU
Tel: 01925 463 683 | Mobile: 07919 334 758 | Mobex: 55283 | Fax: 01925 463 606 | www.unitedutilities.com

From: Hardman, David
Sent: 08 October 2008 10:45
To: Ajaz, Sabaa
Subject: RE: Ribble Valley Sites: Chapel Hill & Altham PS

Further to my previous email, I attach extracts of my response in respect of these sites:

“Longridge - Sites 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 62, 173, 174, 187, 235, 236, 237, 238, 240

Sewer Flooding

Further to your enquiry, I can advise that we have many records of internal public sewer flooding of a property in this vicinity as a result of overloaded sewers. It is particularly important that surface water is separated and does not pass to foul combined public sewer. This is to preserve wastewater network capacity, reduce the risk of flooding, reduce risk of pollution caused by overflows of foul sewage at combined sewer overflows and this is particularly significant for Longridge as the Wastewater Treatment Works serving the town is at Clifton Marsh on the Fylde coast.

Reservoir Inundation

Sites 235 & 236 are at theoretical risk of reservoir inundation in the event of dam failure but this risk is very remote”

Please note that sites 235 & 236 were at the South West of Alton No 2 reservoir whereas your sites are to the North of Alton No 2 (Ribble Valley Sites, 47, 62 and 240).

“Simonstone – Site 104

Sewer Flooding

Further to your enquiry, I can advise that we have no record of internal 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.

Reservoir Inundation

The site is at theoretical risk of reservoir inundation in the event of dam failure but this risk is very remote”

Site 104 is Altham Water Pumping Station

Regards, David Hardman
United Utilities
Asset Protection
Tel No 01925 537258

From: Hardman, David
Sent: 06 October 2008 14:06
To: Ajaz, Sabaa
Subject: RE: Ribble Valley Sites: Chapel Hill & Altham PS

Thanks Sabaa.

I will be responding to Ribble Valley tomorrow and will send you a copy my response for these three sites,

Regards, David Hardman
United Utilities
Asset Protection
Tel No 01925 537258

From: Ajaz, Sabaa
Sent: 06 October 2008 13:19
To: Hardman, David
Cc: Leyssens, Andrew; Bostock, Lesley A
Subject: Ribble Valley Sites: Chapel Hill & Altham PS

Dave,

Further to our meeting today, please find attached the plans for:

- Chapel Hill (Sites 1 & 2); and
- Altham PS.

The outfall discussed by Andrew has been identified with a green circle on the Altham PS plan. This outfall does not appear to be in UU ownership.

Please do not hesitate to contact me if you require further information.

Kind regards,

Sabaa

preston.repayments@openreach.co.uk

After receipt of payment, we will contact you where necessary and if there is no alternative to the alterations work, we will provide a single detailed estimate of the costs and a specification. However, if your proposals are not suitably clarified, then we may agree to provide a budget costing in advance of this. We would normally expect to complete this within 25 working days when we will also inform you of the next steps. If our expense is likely to exceed the advance payment you have made, particularly if additional or alternative costings are required, then further payments will be requested from you.

After provision of the final detailed estimate and your agreement to the associated specification, we will review our estimate and provide a final invoice to settle the costs for this work before moving on to the next stage of the project.

Please note that this letter constitutes a change to Openreach's policy that was in use prior to November 2003 and an explanation is provided overleaf.

If you have not already done so, please ensure you include preferred contact details, detailed plans and any supporting information for your proposals along with the advance payment.

Please note that we offer a site visit service to locate and mark the position of Openreach apparatus within your work area. To arrange a site visit from a Plant Protection Officer call 0800 917 1898, Fax 01324 573030, Email: ppof@openreach.co.uk

Openreach also provides a 'Maps-by-Email' service to enable you to receive a copy of our plan records. If you haven't used this service before and would like to, please send an e-mail requesting details to maps@openreach.co.uk and an information pack will be sent to you.

Yours sincerely

Plant Protection Officer

Change to Openreach Policy – an explanation.

Openreach policy for dealing with the above registered works prior to November 2008 consisted of the following stages...

- 1) Carrying out an initial investigation and informing the originator when network apparatus was unlikely to be affected.
- 2) Where apparatus was likely to be affected, providing an initial budget costing for any alterations (target response within 20 working days).
- 3) Estimating the time for, and requesting a bespoke payment in advance to...
- 4) Carry out a site investigation and provide a detailed cost estimate with a specification (target response within 25 working days).
- 5) Obtain payment in advance for the alterations project before planning and scheduling the work.

In selected cases such as yours, we will now provide a single costing and bypass stage 2 as it is considered to be unnecessary. Additionally, the cost of this stage was recovered via our overheads and originators who progressed to stage 4 and beyond, indirectly paid for all the budget costings. We are confident this simplified policy has reduced the overall response time and process costs for originators.

In summary, the letter we have sent to you represents a change in Openreach policy as from November 2008, where selected originators pay an estimated charge for a detailed investigation, including where necessary at no extra cost, a Detailed Client Estimate and specification within a target time scale of 25 working days. However, it may be agreed that a budget costing would be more appropriate where originators works are in the early stages of development, but this is likely to increase the final cost of the overall investigation.

End of Appendix B

Michael Hartley
The LK Group
Bury Business Centre
Kay Street
Bury
BL9 6BU

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

Your Ref:
Openreach newSite Ref: LMT/059

08 November
2011

Dear Sir/Madam,

Re: CHAPEL HILL

Thank you for your enquiry regarding the above development. Openreach will no longer issue a proposed layout until the **attached form has been returned**, either by post to the address above, fax or e-mailed to the number or e-mail address below. Please note the 'Wayleave name & address' and 'Intended site start date' fields on the form must be completed and the form should not be returned unless this information can be provided. If you have not already done so please also send a scaled Site Layout and Location Map (at least one copy of your site layout should be free from landscaping and other services).

Our aim is to issue proposals prior to the intended site start date. If, however you require a proposed layout more than 4 weeks before the intended site start date, or for costing purposes only, or if the site has already started and proposals are required immediately, a charge will be made. If you require this premium service please reply, in writing, to the above address quoting our Openreach newSite reference and a time related charge, based on £55 excluding VAT per hour, will be applied.

If alterations are made to the site layout after the proposals have been agreed, then amended infrastructure plans will be re-designed and issued at a charge of £55 per hour excluding VAT. If the alterations are of a complexity that a site survey by an Openreach engineer is required then the first hour will be increased by an additional £85. If you require a site line please place an order with your chosen Communications Provider.

Please Note: If you intend carrying out any ground works in advance (*either within the site or on the adjoining ground*), Openreach provides a **FREE** service to assist you locating its underground services and **minimise the potential for costly damage**. To utilise this service, contact 'Dial Before You Dig', Tel: 0800 917 3993, Fax: 020 8326 4050, E-Mail: dbyd@openreach.co.uk whereby an Openreach representative will then visit the site and discuss and/or mark existing Openreach apparatus. Any BT plant shifts on sites that are essential for improvements, may be chargeable under Paragraph 20 of the Communications Code.

Openreach will carry out all network reinforcement works outside the site boundary and in the public highway, for which charges will be raised, minus an allowance of £3400 excluding VAT, per plot.

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

Yours faithfully,

KD Eames

Kay Eames
Openreach newSite

Tel No: 0800 7317208
Fax No: 01332 822119
e-mail: newSite.manchester@openreach.co.uk

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

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PLEASE RETURN THIS FORM



Pp 100c
Dial House
21 Chapel Street
Manchester

M3 7BA

Michael Hartley
The Lk Group
Bury Business Centre
Kay Street
Bury
BL9 6BU

Openreach Newsite Ref: LMT/059

Your Ref:

Re: CHAPEL HILL

The following information is required to enable us to progress the site to meet your requirement. Please complete and return by fax or post to the address above.

Total number of	Flats:	Houses:	Business Units:
-----------------	--------	---------	-----------------

The **wayleave** should be made out to:

Company Name:

Company Address:

Post Code:

Contact Name:

Telephone
Number:

E-mail Address:

If your development is 11 plots or above a contract for the onsite infrastructure will be required. Who would this be made out to?

Full Registered
Name:

Registered Address:

Post Code:

Contact Name:

Telephone
Number:

E-mail Address:

Unique Taxpayer
Ref:

Tax Registration
No.:

Business
Type:

Company/Partnership/Sole-trader

Company Registration No./Partner Name/National Insurance
No.:

Site and Planning information

Your site manager:

Telephone Number:

Your site start date:

Date telephone service required:

Planning application number:

Granted? Yes/No

Which Local Authority has your planning application been
made to?

The anticipated number of lines
required:

Name:

Signature:

Date:

Tel No: 0800 7317208

Fax No: 01332 822119

e-mail: newSite.manchester@openreach.co.uk

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

British Telecommunications plc

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