

Water pre-development enquiry

Budget costs and guidance for your development



United Utilities Water Ltd
Developer Services Water
Windermere House
Lingley Mere Business Park
Lingley Green Avenue
Warrington
WA5 3LP

Mr Adam Hartnell
Utility Connections
Clifton House
Ashville Point
Clifton Lane
Sutton Weaver
Cheshire
WA7 3FW

Telephone: 0345 072 6067
Direct Dial: 01925 628331
Facsimile: 01925 677973
Email: DeveloperServicesWater@uuplc.co.uk

Your ref:
Our ref: **4100194163/CM**
Date: **29.07.2015**

Dear Mr Hartnell,

Pre-Development Enquiry for a new development site at 72 Pall Mall Liverpool

Thank you for your pre-development enquiry dated, 23rd July 2015, which we received on 23rd July 2015.

I am pleased to tell you that based on current and anticipated demands our clean water network is able to supply the likely requirements for your development.

Point of connection

The point of connection for the water supply to your development is along a section of the existing 12" CI water main, located on Pall Mall, as shown on the attached drawing.

Existing United Utilities water assets

To help plan your development I have enclosed a copy of our asset records. This shows that we have no operational assets within the boundaries of your proposed development.

Important note

This copy of our asset records is only provided to help you assess the likely risks when planning your development at a desk top stage. It is not intended to be used for planning any actual excavation or construction work. You are reminded that a Health and Safety plan should include an up to date record of all underground equipment.

Infrastructure Charges

Based on the information you have provided we would advise you to allow a budget of £259'047.48 for water and wastewater infrastructure charges for the planned 366 flats. At present this charge is outside the scope of VAT. To calculate the infrastructure for the commercial units we need a list of the fixtures and fittings.

Infrastructure Credits

We have no record of any chargeable water or sewerage connections to previous premises on this site within the last 5 years. This means that we are unable to offer any infrastructure credits against new connections on your proposed development.

What to do next

If you decide to proceed with your development, you can choose between requisitioning your new clean water directly from us, or you can employ a contractor directly to self lay the new mains. A list of approved installers is available at Lloyds Register www.lr.org. If your development will be using water for domestic purposes we will often provide an allowance in respect of future water use toward the cost of your new main, this allowance is the same no matter who you choose to lay your development main.

We have a booklet "Obtaining water supplies for new developments - Guidance notes for developers" which is available on request or can be downloaded from our website unitedutilities.com, which has lots of useful information to help you make the right choice for your new water main or water connection.

The information given is valid for up to 6 months, if you need any further information or assistance, please do not hesitate to contact me at this office.

Yours sincerely,



Carol Marshall
Connections Project Designer

Enc. General Conditions
Mains Records

Important information: Please read carefully



General conditions and precautions to be taken when carrying out work adjacent to United Utilities water distribution apparatus.

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

1. On request United Utilities will give approximate locations of mains according to our records. These records do not normally show the positions of service pipes from the mains to properties nor are they necessarily accurate or complete. No person or company shall be relieved from liability for damage caused by reason of the actual positions and/or depths being different from those shown on the plan. Any special requirements relative to our plant will be indicated. United Utilities employees will visit any site at reasonable notice to assist in the location of water plant and advise any precautions that may be required to obviate any damage.
2. In order to achieve safe working conditions adjacent to any 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 R.C. 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 tiling or erosion may have reduced significantly the original cover.
 - (c) No explosive to be used within 32 meters of any United Utilities water pipe without prior consultation with United Utilities.
 - (d) Where it is proposed to carry out piling within 15 metres of any pipe United Utilities should be consulted so that affected pipes may be surveyed.
3. (a) Where excavation of trenches adjacent to any pipe affects its support, the pipe must be supported to the satisfaction of United Utilities.
(b) Where a trench is excavated crossing or parallel to the line of the pipe, 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 pipe which has been exposed over the length of the excavation before backfilling and reinstatement is carried out. There should be no concrete backfilling contact with the pipe.
4. No apparatus should be laid over and along the line of a water pipe irrespective of clearance. A minimum clearance of 450 millimetres should be allowed between any plant being installed and an existing pipe, to facilitate repair, whether the adjacent plant be parallel to or crossing the water pipe. No manhole or chambers shall be built over or round a pipe.
5. Where a United Utilities pipe is coated with special wrapping and is damaged, even to a minor extent, United Utilities must be notified, leaving the trench open for ready access so that repairs can be made. In case of any material damage to the pipe itself causing leakage, or weakening of the mechanical strength of the pipe, the necessary remedial work will be charged.
6. If leakage is caused by a contractor or subcontractor, inform the relevant United Utilities office.
7. Where proposals involve changing existing levels over our mains you will need to inform us. We will need specific locations to be identified together with precise details as to the magnitude of the proposed changes to existing ground levels. Changes to existing levels may require the diversion of our apparatus for which you will be charged. 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 ensure that any surface boxes affected are either raised or lowered by yourselves. Under no circumstances should our surface boxes be either buried or left in a situation where they are raised above finished ground levels.
If any damage to our apparatus occurs as a result of your works, repairs will be fully rechargeable to yourselves.
8. Where proposals involve resurfacing United Utilities must be notified if your excavation will be greater than 750mm in the highway and 300mm in a footpath, verge or other location.