

Christie Burns

From: Lockhart leisure [REDACTED]
Sent: 02 August 2024 09:23
To: Christie Burns
Subject: Fwd: DC/24/1695 The Old Captains House, 1 Springfield Road, Bigrigg, CA22 2TN - Building over 225mm combined public sewer
Attachments: Information required for the preparation of a BOA 2024- 2025.pdf

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Hi Christie

Please see email from Chris Bell united Utilities confirming we can build over the sewer providing we meet his requirements which has now been put into action. Is it possible now to get the permission to build so we can start immediately after we meet UU conditions

Kind regards

Peter

Begin forwarded message:

From: "Bell, Chris" [REDACTED]
Subject: DC/24/1695 The Old Captains House, 1 Springfield Road, Bigrigg, CA22 2TN - Building over 225mm combined public sewer
Date: 2 August 2024 at 08:15:35 BST
To: Peter Lockhart [REDACTED]
[REDACTED]

Good morning Peter, David,

Thanks for meeting this week to discuss building over the 225mm combined public sewer running through the above property.

To confirm our conversation, owing to the site constraints, United Utilities would in principle permit building over the sewer subject to:

- The sewer being in a suitable condition and position
- No manholes, inspection chambers or junctions to the sewer being present below the footprint of the extension
- The construction of suitable sewer protection measures in accordance with Part H4 of the Building Regulations 2010
- Pre and post-works CCTV surveys showing the sewer to be suitable to be built over and remaining so following the work
- The completion of a Formal Building Over Agreement which rests with the deeds of the property

Please see the link to United Utilities' website below for a guide to building over public sewers:

<https://www.unitedutilities.com/globalassets/documents/builders--developers-docs/10305-wwq-build-over-a-public-sewer-a4-may2024-web-acc.pdf>

As per our discussion, at this stage, to establish the position, depth, condition of the sewer and any connections to it, a CCTV survey should be firstly undertaken and the details including a report, footage and dimensioned plan provided to United Utilities for assessment.

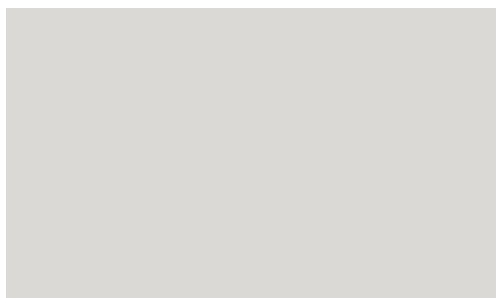
For permission for the chosen drainage contractor to CCTV survey the public sewer network, please see the following link:

<https://www.unitedutilities.com/builders-developers/your-development/planning/building-over-or-working-near-our-assets/working-near-our-pipes/>

For further information, please see the attached Information required for the preparation of a Building Over Agreement.

Please note, United Utilities provides the approximate location 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 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 position and/or depths being different from those indicated. Applicants should carry out a site survey to determine the exact position of any underground assets that may be affected by the works. Should the site survey identify discrepancies, applicants should contact United Utilities Developer Services for further assistance as soon as possible. Please do not hesitate to contact me should additional information be required.

Many thanks,



Water for the North West

Chris Bell
Developer Services Inspector
Developer Services & Metering
Mobile: 07717 3222 40

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