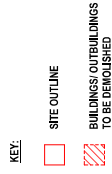


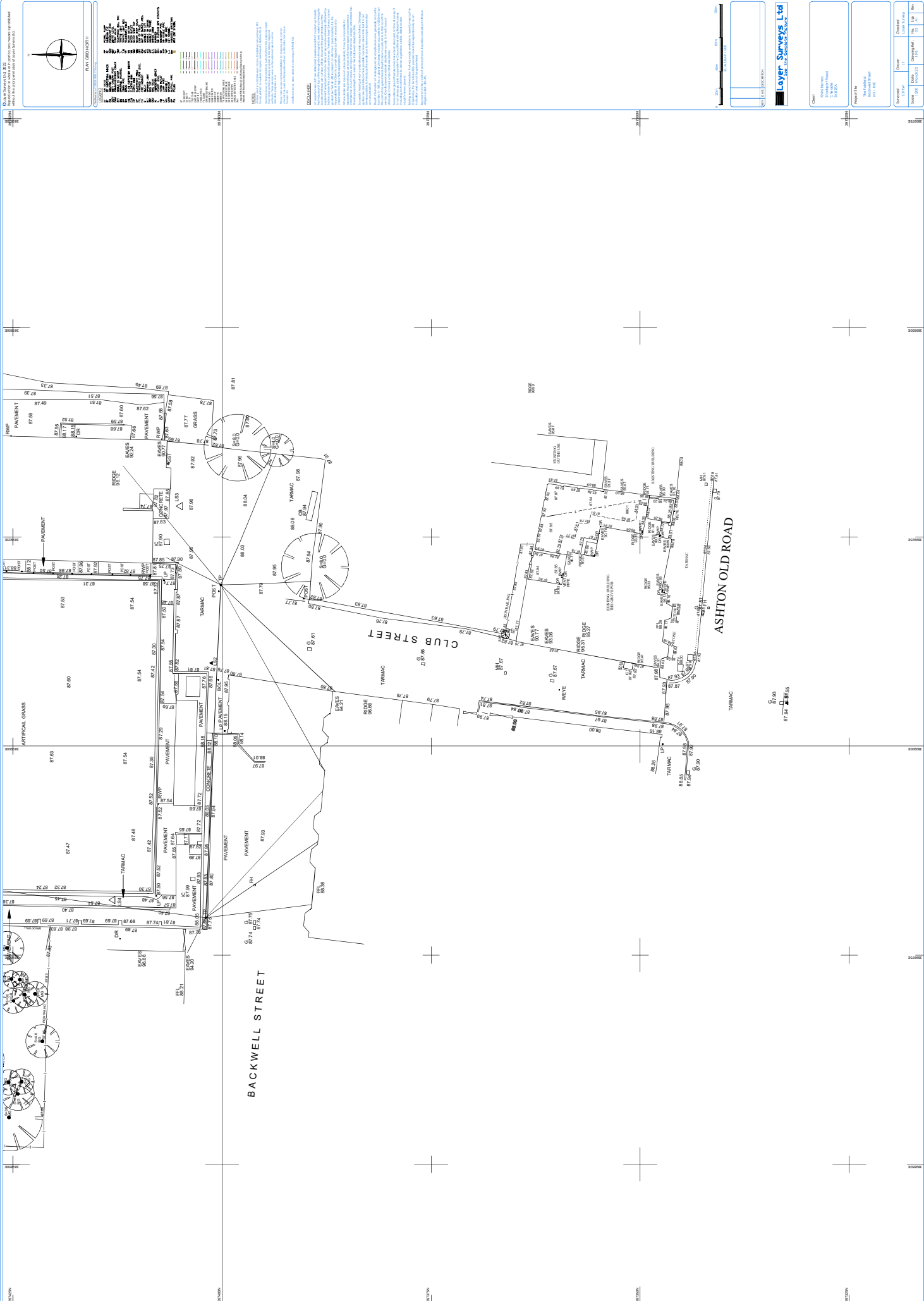
APPENDIX 1

SITE LOCATION PLAN & DEMOLITION PLAN



APPENDIX 2

TOPOGRAPHICAL SURVEY



APPENDIX 3

ENVIRONMENT AGENCY FLOOD MAPPING

Flood map for planning

Your reference
Ashton Old Rd

Location (easting/northing)
389919/397346

Created
6 Mar 2022 11:13

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

Flood map for planning

Your reference

Ashton Old Rd

Location (easting/northing)

389919/397346

Scale

1:2500

Created

6 Mar 2022 11:13



Selected point



Flood zone 3



Flood zone 3: areas
benefitting from flood
defences



Flood zone 2



Flood zone 1



Flood defence



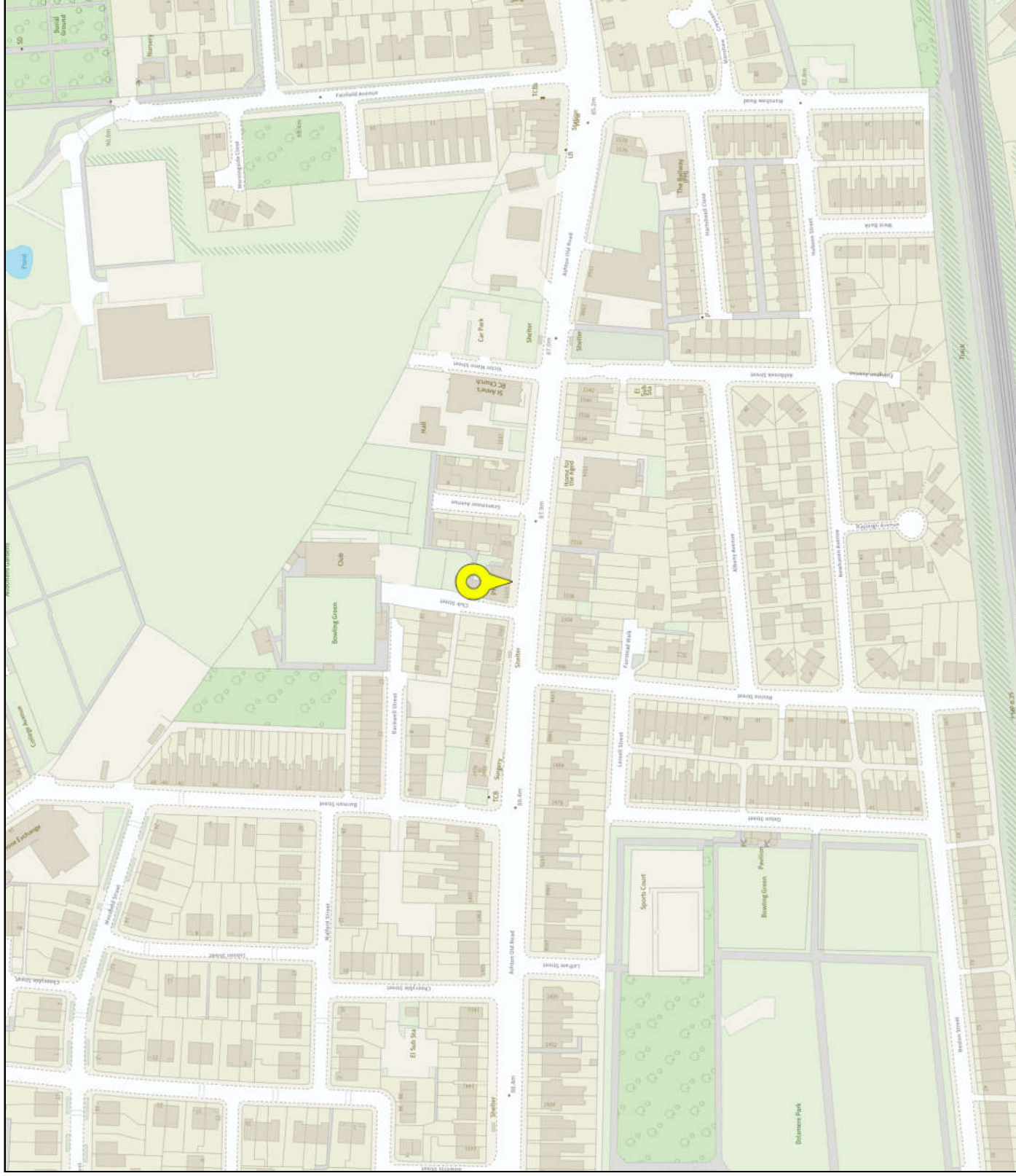
Main river



Flood storage area



Page 2 of 2



APPENDIX 4

UNITED UTILITIES SEWER PLAN

Integra Consulting

**14-32
Hewitt Street,
Manchester,
M15 4GB**

FAO:

How to contact us:

**United Utilities Water Limited
Property Searches
Haweswater House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP**

Telephone: 0370 7510101

E-mail: propertysearches@uuplc.co.uk

**Your Ref: The Fairfield
Our Ref: UUPS-ORD-310889
Date: 29/07/2021**

Dear Sirs

Location: 21 BACKWELL STREET, MANCHESTER, M11 1NE

I acknowledge with thanks your request dated 25/07/2021 for information on the location of our services.

Please find enclosed plans showing the approximate position of United Utilities' apparatus known to be in the vicinity of this site.

The enclosed plans are being provided to you subject to the United Utilities terms and conditions for both the wastewater and water distribution plans which are shown attached.

If you are planning works anywhere in the North West, please read United Utilities' access statement before you start work to check how it will affect our network. <http://www.unitedutilities.com/work-near-asset.aspx>.

I trust the above meets with your requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please [contact us](#).

Yours Faithfully,



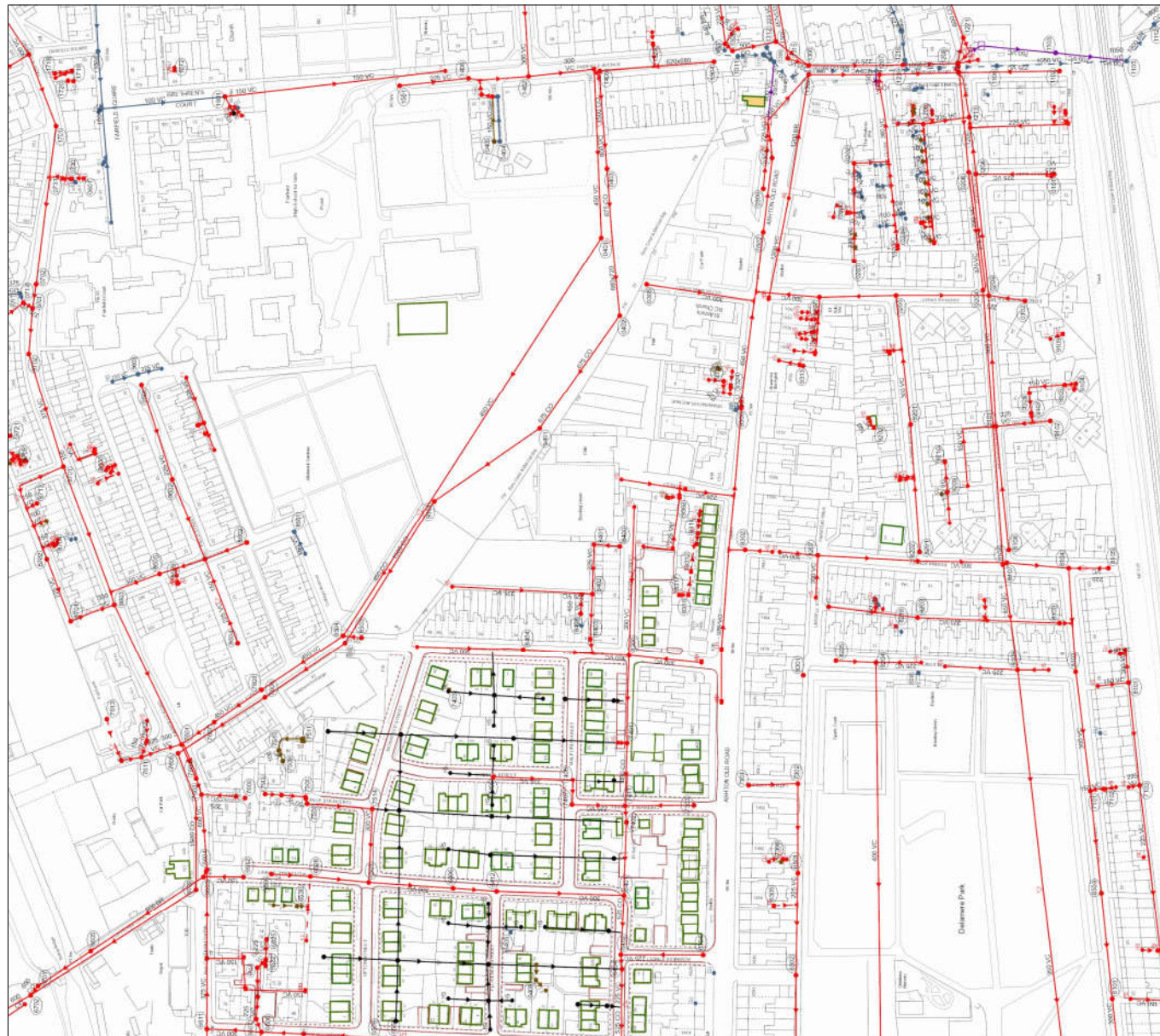
Karen McCormack
Property Searches Manager

TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS

These provisions apply to the public sewerage, water distribution and telemetry systems (including sewers which are the subject of an agreement under Section 104 of the Water Industry Act 1991 and mains installed in accordance with the agreement for the self construction of water mains) (UUWL apparatus) of United Utilities Water Limited "(UUWL)".

TERMS AND CONDITIONS:

- This Map and any information supplied with it is issued subject to the provisions contained below, to the exclusion of all others and no party relies upon any representation, warranty, collateral contract or other assurance of any person (whether party to this agreement or not) that is not set out in this agreement or the documents referred to in it.
- This Map and any information supplied with it is provided for general guidance only and no representation, undertaking or warranty as to its accuracy, completeness or being up to date is given or implied.
- In particular, the position and depth of any UUWL apparatus shown on the Map are approximate only. UUWL strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UUWL apparatus. The exact location, positions and depths should be obtained by excavation trial holes.
- The location and position of private drains, private sewers and service pipes to properties are not normally shown on this Map but their presence must be anticipated and accounted for and you are strongly advised to carry out your own further enquiries and investigations in order to locate the same.
- The position and depth of UUWL apparatus is subject to change and therefore this Map is issued subject to any removal or change in location of the same. The onus is entirely upon you to confirm whether any changes to the Map have been made subsequent to issue and prior to any works being carried out.
- This Map and any information shown on it or provided with it must not be relied upon in the event of any development, construction or other works (including but not limited to any excavations) in the vicinity of UUWL apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.
- No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising for any damage caused to UUWL apparatus by reason of the actual position and/or depths of UUWL apparatus being different from those shown on the Map and any information supplied with it.
- If any provision contained herein is or becomes legally invalid or unenforceable, it will be taken to be severed from the remaining provisions which shall be unaffected and continue in full force and affect.
- This agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts, save that nothing will prevent UUWL from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.

[illegible][illegible]

MANIPULATOR FUNCTION	
FD	Fold
BM	Surface Meter
CO	Combined
OV	Overhaul

SEWER SHAPE	
C	Circular
T	Triangular
A	Arch
E	Egg
O	Oval
F	Flat Top
H	Horizontal
U	Underground
S	Slurry

BINDER MATERIAL	
AC	Acrylic Cement
BB	Black
PE	Polystyrene
PP	Nonacid Plastic Matrix
CP	Cement
CSB	Cement Support Sheet
ESU	Cement Support Unbleached
CC	Concrete Block Collected
PMC	Paste: 1 Sheet Composite
CHC	Clay Nonacid Plastic
PI	Double Iron
PC	Concrete Composite
PEC	Concrete Composite
C	Coal Iron
S	Stone Iron
ST	Steel
VC	Unbleached Clay
PP	Polystyrene
PP	Polystyrene
MC	Marble Concrete
MM	Marble Marble
U	Unapplied

Address or Site Reference:
21 BACKWELL STREET,
MANCHESTER,
M11 1NE

Scale: 1:1250 Date: 29/07/2021
Sheet: 1 of 1
Printed by: Property Searches



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

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APPENDIX 5

PROPOSED INDICATIVE MASTERPLAN

NOTES

Copyright All Rights Reserved.
This is a preliminary drawing and is not to be used for construction purposes without the written approval of the author.

MASTERPLAN
1:100

NO.	DATE	REVISION/NOTE	BY	CHECKED
01	2024-01-01	ISSUED FOR PERMIT APPLICATION	MM	SS
02	2024-01-01	REVISED PER SITE VISIT AND COMMENTS	MM	SS
03	2024-01-01	REVISED PER COMMENTS	MM	SS
04	2024-01-01	REVISED PER COMMENTS	MM	SS
05	2024-01-01	REVISED PER COMMENTS	MM	SS
06	2024-01-01	REVISED PER COMMENTS	MM	SS
07	2024-01-01	REVISED PER COMMENTS	MM	SS
08	2024-01-01	REVISED PER COMMENTS	MM	SS
09	2024-01-01	REVISED PER COMMENTS	MM	SS
10	2024-01-01	REVISED PER COMMENTS	MM	SS



KEY:



SITE BOUNDARY LINE

HARDWORKS

100% ACOUSTIC FENCING
To reduce noise & vibration
from the site & adjacent roads

SOFTWORKS

LANDSCAPE
To improve
the appearance

PROPOSED LAND WITH PLANNING
PERMISSIONS

PROPOSED LAND WITH PLANNING
PERMISSIONS

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APPENDIX 6

EXISTING DRAINAGE SURVEY

