APPENDIX 4

UNITED UTILITIES SEWER PLAN

Water for the North West

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

Integra Consulting

14-32
Hewitt Street,
Manchester,
M15 4GB

FAO:

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,

[redacted]

Karen McCormack
Property Searches Manager

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

Water for the North West

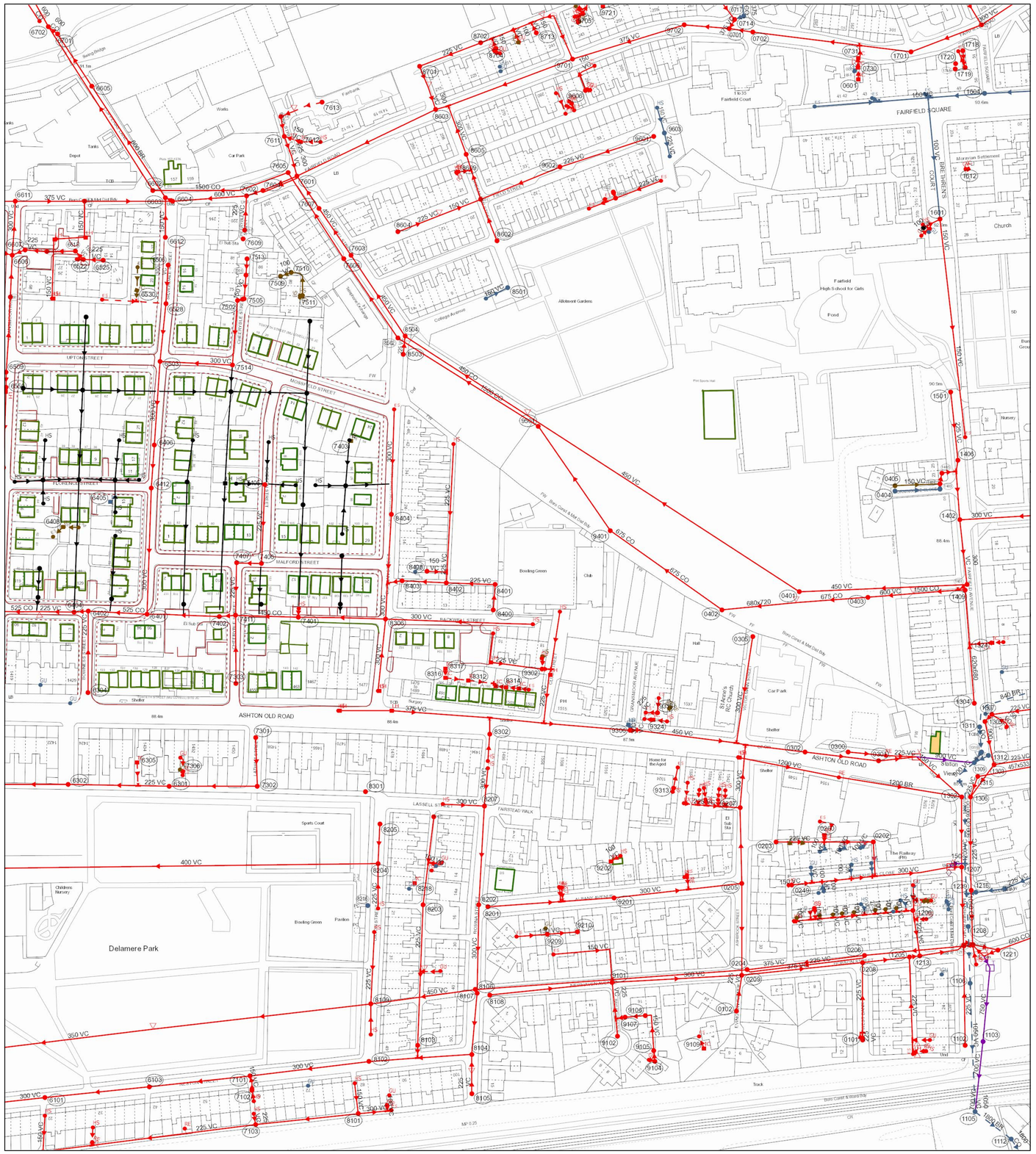
TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS

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.

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



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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Refno	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
7510		FO		100			VC	0.287521	
8206	88.2	CO	80.68	225			VC	49.36598	1 in 99
9702	92.25	CO	87.7	375			VC	64.84597	1 in 77
1405		CO	0	150			VC	8.062258	
9610		CO		225			VC	15.82819	
9106		CO		150			VC	11.1746	
6522		CO		150			VC	6.386168	
6302	87.31	CO	85.76	225			VC	39	1 in 56
6301	88.11	CO	86.51	225			VC	56.00893	1 in 79
1106	82.64	SW	80.67	1050			VC	71.49444	
7511		FO		100			VC	17.79952	
0249		CO		300			VC	16.99882	
9701	91.14	CO	86.86	375			VC	81.01613	1 in 153
9209		CO		150			VC	16.87371	
1404		CO	0	150			VC	6.082763	
6612		CO	0	150			VC	22	
9104		CO		150			VC	5.950111	
8502	89.35	CO	80.44	1500			CO	53.25411	1 in 5325
9602	90.56	CO	89.06	225			VC	47.53946	1 in 75
9105		CO		150			VC	23.2114	
1309	85.09	SW	82.36	900			VC	14.3011	
0702	93.21	CO	88.65	375			VC	13.15295	1 in 33
1701	93.21	CO	0	375			VC	88.68484	
1315	85.16	CO	81.7	225			VC	12.00787	1 in 13
6602	88.15	CO	79.84	1500			CO	107.912	1 in 245
1604		SW		100			VC	31.50503	
1311	85.7	SW		900			CO	6.673128	
9107		CO		150			VC	5.254197	
6525		CO		225			VC	11.02398	
9705		CO		150			VC	7.762716	
8704		CO		150			VC	6.080777	
0403	88.07	CO	80.85	675			CO	40.11234	
1310	85.02	SW	82.15	870			BR	3.605551	
0405		FO	0	150			VC	25.01999	
1105		SW		1800			BR	25.08994	
0701	92.79	CO	88.25	375			VC	25.07987	1 in 46
8713		CO		150			VC	6.172541	
1105		SW		1800			CO	11.39364	
7301	88.26	CO	87.45	225			VC	27.01851	
6101	83.5	CO	79.56	300			VC	63.3877	1 in 80
8403	87.61	CO	85.01	225			VC	8.31465	
8400		CO	0	225			VC	14.03567	
8101	85.78	CO	84.45	225			VC	57.31492	1 in 96
0301	85.79	CO	82.65	450			VC	21.10126	1 in 176
7605	88.75	CO	79.88	1500			CO	76.79236	1 in 1920
6615		CO		150			VC	15.91483	
7502	88.15	CO	85.22	300			VC	35.99283	1 in 225
7401	87.86	CO	84.56	450			CO	34.80984	1 in 348
9101	86.31	CO	83.79	300			VC	72.11102	1 in 343
8401	87.67	CO	86.52	225			VC	27.01851	1 in 36
7506		CO		150			VC	13.18115	
8504	89.28	CO	80.55	450			VC	54.08327	
7505	88.17	CO	85.97	150			VC	3.872611	1 in 5
8107	86.64	CO	78.36	450			VC	58.54913	1 in 279
8102	85.79	CO	81.84	300			VC	66.46308	1 in 84
7606	89.32	CO	80.43	1500			CO	57.14018	1 in 130
1213		CO	0	375			VC	25.37391	
0208	85.3	CO	82.56	375			VC	26.1725	1 in 28
9401		CO	0	1500			CO	70.45566	
8108	86.67	CO	78.26	300			VC	68.35934	1 in 12
6406	88.12	CO	84.63	300			VC	23.99207	1 in 267
6501	88.05	CO	85.01	300			VC	23.33609	1 in 80
6503	88.09	CO	84.82	300			VC	46.49161	1 in 245
1403	89.5	SW	87.9	150			VC	3	
0206	85.29	CO	80.08	225			VC	66.93164	1 in 74
8106	86.64	CO	84.01	300			VC	34.1321	1 in 23
9102	86.32	CO	84.23	225			VC	30.14963	1 in 84
6701	90.53	CO	79.53	600			CO	6.403124	1 in 49
1216	83.36	SW	81.83	225			VC	5.344481	
6304	88.21	CO	86.04	225			VC	45.30592	1 in 24
1207	83.34	CO	81.15	225			VC	43.4562	
1212		CO	0	225			VC	55.50365	
0714	92.46	CO	88.27	375			CO	2.230068	1 in 224
6402	88.03	CO	83.95	525			CO	7.885461	1 in 16
7514	88.13	CO	85.09	300			VC	40.26419	1 in 149
7405	88.02	CO	86.73	225			VC	43.88713	1 in 34
6509	87.95	CO	85.39	300			VC	8.403617	1 in 8
8203	87.7	CO	85.59	225			VC	78.05767	1 in 29
6506	88.12	CO	85.52	300			VC	21.46534	
7302	88.55	CO	87.15	225			VC	49	1 in 78
8202	87.23	CO	84.41	300			VC	49.0102	1 in 129
8109	86.44	CO	78.15	450			VC	121.8072	1 in 198
7614	89.74	CO	87.54	225			VC	11.18034	1 in 19
7102	84.95	CO	83.79	225			VC	4	1 in 3
7513		CO	0	150			VC	9.061023	
9603	91.35	SW	89.82	225			VC	13.34166	
1209	84.61	SW	83.36	225			VC	16.12452	1 in 11
0401	87.69	CO	81.04	450			VC	180.014	
8205	88.67	CO	86.86	225			CO	22.02271	1 in 6
7103	85.31	CO	83.85	225			VC	118.9496	1 in 79
0206	85.29	CO	79.63	375			VC	65.49046	1 in 146
6601	88.2	CO	81.1	375			VC	49	
1205	83.99	CO	81.54	375			VC	5.919092	
9302	87.65	CO	85.72	225			VC	4.979076	
8601	90.18	CO	87.26	300			VC	26.24881	1 in 109
8204	88.2	CO	83.33	400			VC	245.0184	1 in 90
8604	90.08	CO	88.77	225			VC	24.69818	1 in 33
8503		CO	0	225			VC	10.04888	
0101	85.87	CO	83.93	225			VC	4	
1307	85.76	CO	82.88	225			VC	5.367733	
1239		CO		225			VC	29.98402	
6606	88.12	CO	84.72	300			VC	29.99829	1 in 750
0302	86.71	CO	82.79	450			VC	41.30375	1 in 295
8103	86.23	CO	0	225			VC	7	
6702	90.55	CO	79.4	1500			CO	118.2074	
1305	85.64	CO	0	225			VC	24.5153	
8702	90.28	CO	88.34	225			CO	36.40055	1 in 73
1303	85.03	CO	81.23	225			VC	22.2036	1 in 47
8603	89.8	CO	86.33	375			VC	85.42833	1 in 93
7612	89.53	CO	88.08	150			VC	4.031875	1 in 4
9201	86.94	CO	84.31	300			VC	71.44928	1 in 325
1719		CO		100			VC	9.800569	
1206	84.43	CO	82.88	225			VC	25.54204	
8605	90.07	CO	87	300			VC	28.79236	
0209	86.99	CO	83.56	375			VC	67.36468	1 in 66
1221	83.8	CO	79.8	600			CO	8.613837	
9622		CO		150			VC	3.682652	
0300		CO	0	225			VC	21.09502	
1718		CO		100			VC	7.181408	
6528		CO		300			VC	32.3411	
7603	89.4	CO	81.68	450			VC	31.58982	
8201	87.22	CO	84.82	300			VC	70.17991	1 in 138
8701	89.88	CO	87.81	225			VC	13	1 in 100
8404	87.64	CO	85.08	300			VC	58.33551	1 in 194
1208	83.04	SW		1050			CO	31.54191	
0402	87.47	CO	0	675			CO	76.02631	
7610		CO	0	225			VC	19.0263	
1304	86.17	CO	81.39	620			CO	63.16361	1 in 134
6604	88.24	CO	0	600			BR	4.472136	
7303	88.13	CO	86.41	225			VC	37.93578	1 in 81
7601	88.95	CO	80.85	450			VC	20.61553	
1306		CO	0	225			VC	51.94918	
1103	82.8	OV	79.6	700			VC	39.31695	
0404		SW	0	150			VC	25.01999	
8104	86.28	CO	82.5	300			VC	57.14056	1 in 87
0101	85.87	CO	83.84	225			VC	6.015475	
0305	87.7	CO	0	300			VC	59.6825	
1601	92.75	CO	89.73	150			VC	121.8072	
0205	87.18	CO	84.38	300			VC	42.0119	1 in 108
1402	88.92	CO	84.76	300			VC	36.22154	1 in 11
6103	84.85	CO	80.94	300			VC	58.30952	1 in 42
6404	87.95	CO	85.56	225			VC	19.20915	
8302	87.83	CO	84.87	450			VC	87.316	1 in 99
1401	87.94	CO	81.2	600			VC	5.830952	
9306	87.56	CO	83.99	450			VC	4	
1501	90.83	CO	88.03	225			VC	38.20995	1 in 47
0205	87.18	CO	84.07	300			VC	51	1 in 100
8306	87.84	CO	84.84	300			VC	48.48464	1 in 173
0204	86.99	CO	79.18	450			VC	151.4001	1 in 185
6550	87.34	CO	84.78	300			VC	44.58324	1 in 297
6611	88.24	CO	0	375			VC	38.42995	
1406	89.81	CO	87.21	225			VC	33.15673	1 in 53
1312		SW	0	150			VC	8.944272	
1102		CO	0	225			VC	55.63649	
9501	88.31	CO	80.4	1500			CO	92.11406	
6412	88.23	CO	84.54	300			VC	70.16953	
7601	88.95	CO	80.03	600			VC	21.90047	
1214	82.77	CO	0	225			VC	14.49575	
8101	85.78	CO		300			VC	18.65329	
1302	84.55	CO	81.61	1200			VC	38.928	1 in 88
1210		CO	0	225			VC	6.038786	
1401	87.94	CO	81.35	450			VC	93.08598	1 in 300
8602	90.23	CO	87.28	300			VC	24.69818	1 in 1235
6608	88.22	CO	86.28	225			VC	12.04159	1 in 0.14330113
7101	84.99	CO	81.05	300			VC	56.32051	1 in 512
1202		CO	0	225			VC	4.944044	
7411	88.01	CO	84.66	450			CO	9.098034	1 in 101
0207	87.23	CO	83.99	300			VC	35.12834	1 in 319
1702	93.66	CO	90.1	375			VC	41.78516	
0717	92.36	SW	89.85	375			CO	5.385165	1 in 12
8105	86.15	CO	83.96	225			VC	11	1 in 15
0202	85.02	CO	83.4	225			VC	19.0263	
9601	90.96	CO	89.57	225			VC	54.70832	1 in 107
0203	86.64	CO	85.34	225			VC	26.76558	
6401	88.07	CO	84.14	525			CO	32.71262	1 in 192
7611	89.19	CO	86.95	225			VC	11.7047	1 in 3
7602	88.36	CO	80.12	600			VC	41.10961	
7406	88.41	CO	85.43	225			VC	13.92204	1 in 39
7607	89.05	CO		450			VC	21.66429	
7407	88.48	CO	85.07	225			VC	29.12775	1 in 71
1409	87.94	CO	80.13	1500			CO	29.07987	
6607	88.13	CO	85.85	225			VC	7.728351	1 in 7
0102	86.62	CO	85.17	225			VC	20.22375	1 in 14
7402	87.96	CO	84.57	525			CO	40.15901	1 in 98
6509	87.95	CO	85.42	300			VC	41.83356	1 in 105
6603	88.23	CO	0	600			BR	74.33035	
8402	87.67	CO	85.72	225			VC	24.60422	1 in 63
8207	87.61	CO	84.81	300			VC	55.08176	1 in 149
6605	90.55	CO	0	600			BR	34.66987	
7604	88.52	CO	0	600			VC	9.486833	

Refno	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad

LEGEND

Abandoned | Foul | Surface Water | Combined

- Public Sewer
- Private Sewer
- Section 104
- Rising Main
- Sludge Main
- Overflow
- Water Course
- Highway Drain

All point assets follow the standard colour convention:
red - combined, blue - surface water, brown - foul, purple - overflow

- Manhole
- Head of System
- Extent of Survey
- Rodding Eye
- Inlet
- Discharge Point
- Vortex
- Penstock
- Washout Chamber
- Valve
- Air Valve
- Non Return Valve
- Soakaway
- Gully
- Cascade
- Flow Meter
- Hatch Box
- Oil Interceptor
- Summit
- Drop Shaft
- Orifice Plate
- Side Entry Manhole
- Outfall
- Screen Chamber
- Inspection Chamber
- Bifurcation Chamber
- Lamp Hole
- T Junction / Saddle
- Catchpit
- Valve Chamber
- Vent Column
- Vortex Chamber
- Penstock Chamber
- Network Storage Tank
- Sewer Overflow
- Ww Treatment Works
- Ww Pumping Station
- Septic Tank
- Control Kiosk
- Change of Characteristic

MANHOLE FUNCTION

- FO Foul
- SW Surface Water
- CO Combined
- OV Overflow

SEWER SHAPE

- CI Circular
- EG Egg
- OV Oval
- FT Flat Top
- RE Rectangular
- SQ Square
- TR Trapezoidal
- AR Arch
- BA Barrel
- HO HorseShoe
- UN Unspecified

SEWER MATERIAL

- AC Asbestos Cement
- BR Brick
- PE Polyethylene
- RP Reinforced Plastic Matrix
- CO Concrete
- CSB Concrete Segment Bolted
- CSU Concrete Segment Unbolted
- CC Concrete Box Culverted
- PSC Plastic / Steel Composite
- GRC Glass Reinforecd Plastic
- DI Ductile Iron
- PVC Polyvinyl Chloride
- CI Cast Iron
- SI Spun Iron
- ST Steel
- VC Vitrified Clay
- PP Polypropylene
- PF Pitch Fibre
- MAC Masonry, Coursed
- MAR Masonry, Random
- U Unspecified

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

SEWER RECORDS

United Utilities
Water for the North West

APPENDIX 5

PROPOSED SITE PLANS

Scale

0 5 10 15 20m

1:500 @ A2

N

Notes

Figured dimensions are to be used in all case.

Dimensions should not be scaled from drawing unless for planning application purposes.

Land Registry and ownership boundaries are produced by Studio KMA using all reasonable endeavors. Studio KMA cannot be held responsible for scale discrepancies in plans supplied by others.

Any discrepancies in dimensions should be clarified with the Architect at the address below prior to commencement of the works.

No deviation from this drawing will be permitted without the prior written consent of the Architect.

This drawing is to be read in conjunction with all the relevant Mechanical and Electrical drawings.

This drawing is to be read in conjunction with the relevant Structural Engineer's drawings, structural calculations and recommendations.

This drawing is to be read in conjunction with the relevant Fire Safety Strategy drawings.

Please note that the use of any quantification data is done so at the users own risk.

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Revision Notes

Rev	Date	Revision Description	Drawn	Checked
P6	05.02.24	Site boundary amendment	CTW	AT
P5	22.01.24	Plot 1 amendment	CTW	AT
P4	07.12.23	Site boundary amendment	CTW	AT
P3	28.11.23	Amendments to shared driveway/site boundary interfaces	CTW	AT
P2	02.11.23	Parking to Plots 22-25 amended	CTW	AT
P1	20.10.23	Initial Issue	CTW	AT

Project Name
Openshaw Club Street

Drawing Title
Proposed Site Plan

Drawing Number
OCS-KMA-XX-XX-DR-A-7002

Project Number	Status	Revision
T1180	A3 Planning	P6

Drawn by	Authorised by	Date
CTW	AT	05.02.24

Studio KMA
Clarence Arcade | Stamford Street | Ashton-under-Lyne | OL6 7PT
T: 01457 873163
E: info@studiokma.co.uk www.studiokma.co.uk

HARD LANDSCAPING KEY

- **1. Asphalt**
  (to proposed adoptable highway roads and private driveways)
- **2. Asphalt**
  (to proposed adoptable highway pavements)
- **3. Coloured asphalt**
  (to proposed shared driveways/roads/pavements)
- **4. Pavers**
  (to proposed pedestrian paths)
- **5. Coloured pavers**
  (to proposed apartments/cottage flats car parking bays)

SOFT LANDSCAPING KEY

- **Proposed heavy standard (12-14cm girth) tree**
  (to proposed informal street spaces and front gardens)
- **Proposed selected standard (10-12cm girth) tree**
  (to proposed private gardens and amenity space)
- **Proposed evergreen flowering/berry-rich hedge**
  (to proposed informal street spaces)
- **Proposed mixed native shrub planting (min. 4no. species)**
  (to proposed informal street spaces)
- **Proposed turf**
  (to proposed informal street spaces, gardens and amenity space)

N

Scale
0 5 10 15 20m
1:500 @ A2

Notes

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Revision Notes

Rev	Date	Revision Description	Drawn	Checked
P7	05.02.24	Site boundary amendment	CTW	AT
P6	22.01.24	Plot 1 amendment	CTW	AT
P5	07.12.23	Site boundary amendment	CTW	AT
P4	28.11.23	Amendments to shared driveway/site boundary interfaces	CTW	AT
P3	07.11.23	Hard and soft landscaping key added	CTW	AT
P2	02.11.23	Parking to Plots 22-25 amended	CTW	AT
P1	20.10.23	Initial Issue	CTW	AT

Project Name
Openshaw
Club Street

Drawing Title
Proposed
Structured Landscape Plan

Drawing Number
OCS-KMA-XX-XX-DR-A-7004

Project Number	Status	Revision
T1180	A3 Planning	P7

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