

By Email

Kamani Property Group
15 Little Peter Street
Manchester
M15 4PS

Our ref 1993/HB/L001

Date 05/04/2023

FAO: Mr Matthew Wellfair

RE: 88 School Lane, Didsbury, Manchester, M20 6HL
Planning Application Reference Number 121011/FO/2018
Verification Report

Dear Matthew

This letter provides Verification evidence for each of the Remediation Objectives associated with the above development to document the management of potential residual contamination risks.

1.0 Background

The site is located at located at 88 School Lane in the Manchester suburb of Didsbury, centred at National Grid reference 385156, 391114.

Planning Permission (121011/FO/2018) was granted in 2018 by Manchester City Council for construction of a part2/part3 storey terrace of four dwellings and one 2 storey detached dwelling with external areas for parking and residential rear gardens.

The development is nearing completion and Probuk Construction Ltd are the Principal Contractor.

Westlakes previously produced a Phase 1 Desk Study report (ref. 1338-001-001 dated 02/08/2018) and Phase 2 Ground Investigation (GI) report (ref. 1338-002-001 dated 31/07/2019) for the site to support the planning application.

Westlakes have also completed post demolition sampling which is summarised in Post Demolition Sampling report (ref. 1338-004-002 dated 26/11/2020).

Manchester City Council advised that a Remediation Strategy Report would be required as part of completing discharge of Planning Condition 4 – Contaminated Land. The Remediation Strategy (ref. 1338-005-001 dated 26/11/2020) expanded on the Outline Remediation Strategy presented in the GI report.

The site was previously occupied by a disused two-storey commercial building in the northern part of the site, with a yard and two garage buildings in the southern part of the site.

Shallow Made Ground was found across the site from ground level to a maximum depth of 0.6m below ground level (bgl), which was underlain by superficial Glaciofluvial Deposits of sand or Glacial Till of clay to a maximum depth of 5.0m bgl. Geological mapping suggests that the site is underlain by sandstone bedrock of the Wilmslow Sandstone Formation and the Chester Pebble Beds Formation, although the bedrock was not encountered during the GI.

There were minimal potential sources of contamination identified and chemical testing was carried out during the GI to quantify potential contamination risks. The Made Ground was not found to have

any exceedances in soils when compared to General Assessment Criteria (GAC) for residential with plant uptake end use. No notable exceedances were recorded within soil leachates compared to EQS Freshwater GAC and UK Drinking Water Standard GAC. Very limited elevated PAH contaminants were identified when compared to UKWIR Generic Assessment Criteria (GAC) relating to selection of potable water pipes. As such, it was considered that barrier piping may be needed due to the PAH elevation. A capping layer was not considered to be required at the site.

The Remediation Strategy identified the below objectives which were required to discharge Planning Condition 4 – Contaminated Land. The following objectives were identified to manage potential residual contamination risks at the site:

1. Maintain a watching brief during the development process.
2. Appropriate management of Made Ground.
3. Liaison with the public water supplier regarding potable water supply piping.
4. Appropriate design of below ground concrete.
5. Validation of imported topsoil for landscaped areas.

Each of the above Objectives is discussed and verified in the following sub-sections with supporting verification evidence enclosed.

2.0 Verification of Remediation Objective 1 – Watching Brief

A watching brief was to be kept on-site during the development to look out for signs of contamination. Localized zones of contaminated material may have been found on-site in areas that were not covered by the GI. If ashy, odorous or apparently contaminated material such as Asbestos Containing Material (ACM) was found on site, then this was to be tested to check if it was contaminated. If it was found to be contaminated, after consultation with the regulatory authorities, then it was to be removed or capped as appropriate.

Probuk Construction Ltd have confirmed that unexpected contamination was not encountered during the construction works and that they carried out a watching brief during the works. This is documented in the enclosed email from Geoff Buckley at Probuk construction dated 09/03/2023.

3.0 Verification of Remediation Objective 2 – Management of Made Ground

Made Ground was encountered to a maximum depth of 0.60m bgl. Two Made Ground samples underwent WAC testing during the post demolition sampling and were classified as inert or SNRHW.

Made Ground did not need to be removed from site as part of the remediation recommendations, however Probuk Construction Ltd completed a 600mm site strip across the site, removing the Made Ground at these depths and replaced the Made Ground soils with imported crushed stone.

Probuk Construction Ltd have provided records showing for the Made Ground removed from site, including Waste Transfer Notes, which are enclosed.

4.0 Verification of Remediation Objective 3 – Potable Water Pipes

Selection of potable water pipes was to be confirmed with the local public water supplier (United Utilities) as elevated PAHs were detected in Made Ground, when compared to UKWIR assessment values, consequently PE and PVC pipes may be unsuitable as water supply pipes.

Craig Buckley, Director of Probuk Construction Ltd has provided correspondence from United Utilities as supporting evidence to confirm orders and certificate of compliance with respect to installation of potable water pipes for the site, which is enclosed.

5.0 Verification of Remediation Objective 4 – Below Ground Concrete

Selection of appropriate below ground concrete was required, for a site classification of DS-1:AC1.

Probuk Construction Ltd have provided extracts and order forms for the concrete mix imported to site, which show that the concrete is C32/40 and of a specification which is considered to be appropriate for use on a DS-1:AC-1 site in accordance with BRE Special Digest 1:2005, Concrete in Aggressive Ground guidance.

6.0 Verification of Remediation Objective 5 - Topsoil and Imported Stone Validation

A capping layer was not considered to be required at the site, however Probuk Construction Ltd completed a 600mm site strip removing all the existing Made Ground at these depths (which in practice would likely remove all the Made Ground from the site based on the depth of Made Ground recorded during the GI) and used imported crushed stone to build levels back up across the site.

Topsoil needed to be imported for landscaped areas, to provide an adequate growing medium for plants as there was no existing topsoil on the site. In accordance with the Remediation Strategy, the imported topsoil required testing and validation to ensure that it did not pose significant risks to plant health, human health and controlled waters, and that it was suitable for landscaping purposes in a residential with plant uptake end use.

Topsoil needed to be validated to confirm that it was physically and chemically suitable for use in a residential setting with plant uptake. Topsoil was recommended to be placed in the landscaped areas at a minimal thickness of 150mm to aid plant growth.

As the crushed stone was placed within garden areas beneath the topsoil within 600mm of the finished surface level, then the crushed stone also required verification.

In accordance with the Remediation Strategy, the chemical suitability of the topsoil and the crushed stone needed to be confirmed. At the time of the validation visit the source of the materials had not been confirmed and therefore both materials were tested as if they had come from a brownfield source, consequently six samples of each material have been collected by Westlakes and subsequently tested and compared to the residential with plant uptake GAC, which are based on GAC provided by LQM as S4ULs and Defra's C4SLs.

Probuk Construction Ltd confirmed that topsoil and quarried stone were imported to site. They have subsequently provided import evidence for the topsoil and correspondence confirming that the quarried stone that they imported was from virgin land from Montcliffe, Brinscall or Shap quarry. However, no source testing on the topsoil or quarried stone had been undertaken prior to it being imported and as such Westlakes have undertaken testing in line with the Remediation Strategy for a full suite of tests assuming that the materials came from a brownfield source.

Westlakes personnel visited the site 01/02/2023 to carry out a topsoil and crushed stone validation visit in accordance with the procedures set out with the Remediation Strategy. Photographs taken during the visit and chemical testing results (report ref. 23-15566-1) are enclosed for reference.

Probuk Construction Ltd confirmed that two loads of roughly 19 tonnes each of topsoil were imported to the site. The wagon tickets are enclosed (Armstrongs Aggregates Ltd, Ticket Numbers 7014879 and 7014879). The topsoil was stockpiled adjacent to the landscaped area.

The topsoil was described as brown slightly clayey slightly gravelly sand. Gravel was found to be fine to medium, very rounded to sub-angular of natural stones. The topsoil included many roots and rootlets.

Six samples were collected from the stockpiled topsoil and from placed topsoil in garden plots. Six samples were collected from placed stone aggregate and samples were put in appropriate sampling containers (1 litre plastic tub, 1 litre amber glass jar and 60ml amber glass soil vial per sample), then stored in a cool box, prior to sending to the laboratory. Samples were sent to UKAS accredited i2Analytical Laboratories for accredited MCERTS testing where available for a range of potential contaminant tests in line with 'Brownfield Suite' (Metals/metalloids, SOM, Speciated PAH, Speciated TPH, Asbestos ID) in accordance with the Remediation Strategy.

There were no obvious visual or olfactory signs of contamination present within the topsoil or placed stone. The topsoil and placed stone appeared to be free from deleterious materials and physically suitable for its use.

The chemical test results (Analytical Report Number: 23-15566-1) were compared to GAC for residential with plant uptake setting. None of the results were above the GAC and some of the results were even below the limit of detection of the laboratory tests which indicates that concentrations of potential contaminants were very low. It is noted that the results for o-xylene were recorded as potentially 'deviating' by the laboratory. Westlakes queried this deviation with the laboratory and they confirmed that this was the result of a laboratory QA issue. O-xylene is part of the BTEX suite of testing and none of the other test results were deviating. Considering the lack of evidence for hydrocarbon contamination and the negligible concentrations of BTEX, then the deviation for o-xylene is not considered to be significant.

The topsoil and imported stone are therefore considered to be physically and chemically suitable for use in the landscaped areas.

The topsoil was confirmed to be placed at a depth of at least 200mm which is considered to be sufficient. Although not required for remediation purposes, the placed stone was placed at a thickness of at least 250mm and does act as a further measure to break the contact between the landscaping soils and any remaining underlying Made Ground, although given the site strip and previous recorded depths of Made Ground, it is unlikely that residual Made Ground remains.

The topsoil is to be used in the small, planted areas which are included within the development, as shown on the Intersect Architects Landscaping Layout (Drawing Ref P-95-A-90-02/F).

7.0 Conclusion

There were 5 Remediation Objectives outlined for the site to manage potential residual risks.

Supporting evidence has been received and reviewed and it is considered that the Objectives have all been satisfied. A verification visit has been completed to confirm suitability of topsoil and crushed stone within garden areas. A copy of this letter should be passed onto the Council so that related planning conditions can be discharged.



If you have any queries, please do not hesitate to contact us.

Yours sincerely

H Brown.

Helen Brown

Principal Engineering Geologist

Enc Evidence – Objective 1 – Correspondence for Watching Brief.

Evidence – Objective 2 – Records of Removal of Made Ground.

Evidence – Objective 3 – Potable Water Supply Piping Information.

Evidence – Objective 4 – Concrete Mix.

Evidence – Objective 5 – Topsoil Import Records & Crushed Stone Correspondence, Landscaping Layout, Chemical Testing Report (ref. 23-15566-1), and Validation Photographs.



Evidence – Objective 1 – Correspondence of Watching Brief

Thursday 9th March 2023

For the attention of Westlakes Engineering

Dear Sirs,

During our site works and construction at 88 School Lane there was no reporting from any of our operatives or management team with regards to unexpected contamination found on site. All of our operatives and management were made aware of the contaminated land during and excavations.

Please take this document as a statement that we encountered no unexpected contamination during the construction of the 5 houses at 88 School Lane, Didsbury, M20 6GH.

We hope this is sufficient to satisfy your report.

Yours sincerely

Geoff Buckley
Director
07824701069





Evidence – Objective 2 - Records of Removal of Made Ground

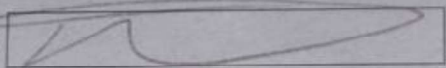
Salford Excavations Haulage Ltd The Pilkingtons Site, 346 Rake Lane, Swinton MCR M27 8LJ		Serial No. <u>SEL/031</u>																									
Duty of Care - Controlled Waste Transfer Note		SiC Code	Office use only																								
A Description of the waste	1. How is the waste contained? ☒ Loose ☐ Skips ☐ Sacks ☐ Drums ☐ Other / Specify.....																										
	2. Describe the waste being transferred <u>SOIL + STONE</u> Classification code: <u>17-05-04</u>																										
	3. Quantity <u>280</u> kg Tonnes / m ³ / bags / drums / other (specify).....																										
	4. Analysis attached / not attached (delete as necessary).																										
B Producer of the waste	1. Full Name (print): <u>PROBUK CONSTRUCTION LTD.</u>																										
	2. Company name address and postcode: <u>SUITE 12, ASTLEY PARK BUSINESS CENTRE, CHADDOCK LANE, M/CR, M29 7JY.</u>																										
	3. Which of the following are you? (Please tick one or more boxes).																										
	<table border="0"> <tr> <td>A</td> <td>☒ Waste producer</td> <td>☐ Waste importer</td> <td>☐ Waste collection/disposal authority</td> <td>☐ Broker</td> </tr> <tr> <td>B</td> <td colspan="2">☐ Holder of disposal / management licence</td> <td colspan="2">☐ Exempt from carrier</td> </tr> <tr> <td></td> <td colspan="2">Licence carrier number(s):</td> <td colspan="2">Issued by:</td> </tr> <tr> <td>C</td> <td colspan="2">☐ Exempt from licencing requirements</td> <td colspan="2">☐ Exempt from carrier registration</td> </tr> <tr> <td></td> <td colspan="4">Reason:</td> </tr> </table>			A	☒ Waste producer	☐ Waste importer	☐ Waste collection/disposal authority	☐ Broker	B	☐ Holder of disposal / management licence		☐ Exempt from carrier			Licence carrier number(s):		Issued by:		C	☐ Exempt from licencing requirements		☐ Exempt from carrier registration			Reason:		
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B	☐ Holder of disposal / management licence		☐ Exempt from carrier																								
	Licence carrier number(s):		Issued by:																								
C	☐ Exempt from licencing requirements		☐ Exempt from carrier registration																								
	Reason:																										
C Carrier of the waste	1. Full Name (print): <u>SALFORD EXCAVATIONS HAULAGE LTD</u>																										
	2. Company name address and postcode: <u>346 RAKE LANE, CLIFTON MANCHESTER, M27 8LT</u> ☒ Registered carrier (give number): <u>CBDU 278985</u> We have fulfilled our obligations with regards to the waste heirarchy regulations																										
D First Transfer (producer to carrier)	1. Place of transfer: <u>SCHOOL LANE, DIDS BURY</u>																										
	2. Date of transfer: <u>OCT - NOV 2021</u> (for multiple transfers give between dates, see notes)																										
	3. Name and address of broker arranging transfer (if applicable): <u>N/A</u>																										
	<table border="0"> <tr> <td>4. <u>Producers representative:</u></td> <td><u>Carriers representative:</u></td> </tr> <tr> <td>Name (print): <u>J HOPKINS</u></td> <td>Name (print): <u>S SAXON</u></td> </tr> <tr> <td>Signed: <u>[Signature]</u></td> <td>Signed: <u>[Signature]</u></td> </tr> </table>			4. <u>Producers representative:</u>	<u>Carriers representative:</u>	Name (print): <u>J HOPKINS</u>	Name (print): <u>S SAXON</u>	Signed: <u>[Signature]</u>	Signed: <u>[Signature]</u>																		
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Signed: <u>[Signature]</u>	Signed: <u>[Signature]</u>																										
E Disposer of the waste	1. Full Name (print): <u>SALFORD EXCAVATIONS RE-CYCLING LTD</u>																										
	2. Company name address and postcode: <u>346 RAKE LANE, CLIFTON MANCHESTER, M27 8LT</u>																										
	3. Which of the following are you? (Please tick one or more boxes). ☒ Holder of waste disposal / management licence (give number) <u>EDR/JB3501HU</u> Issued by: <u>ENVIRONMENT AGENCY.</u>																										
	☐ Exempt from licencing requirements (give reason):																										
F Second Transfer (carrier to disposer)	1. Place of transfer: <u>RAKE LANE, CLIFTON, M/CR</u>																										
	2. Date of transfer: <u>OCT - NOV 2021</u> (for multiple transfers give between dates, see notes)																										
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Name (print): <u>S. SAXON</u>	Name (print): <u>D. LAWRENCE</u>																										
Signed: <u>[Signature]</u>	Signed: <u>[Signature]</u>																										
Company name:																											

Important: This page must be retained by you on a register held by you for at least two years from the date of the last transfer to which this note applies

White: SE Copy Blue: Disposers Copy Yellow: Producers Copy Pink: Spare

[illegible]

Evidence – Objective 3 - Potable Water Supply Piping Information.

OWIAPS		CERTIFICATE OF COMPLIANCE		OWIAPS	
White copy: Customer		Blue copy: Water Company		Green copy: retain for records	
NEW SUPPLY	Yes ☒ No ☐	Internal ☒	External ☒		
Water Company Application/Reference Number:					
Member's Name:	Ameh Mediny HO		Membership No:	CS476	
Company Name:	Ameh Mediny HO		Membership Expiry Date:	22/6/23	
Telephone Number:	07403672334		Email address:	Phil@amehmediny.com	
Address where work carried out (please include plot numbers where applicable):					
88 School Lane, Didsbury, M20 6GH					
Plot No:	Plot No:	Plot No:	Plot No:	Plot No:	Plot No:
1	2	3	4	5	
Name and address of the person who commissioned the work (the customer):					
Probuk Construction, Suite 12, Astley Park Estates, Kennedy Road, Chaddock Lane, M20 4JH					
Telephone Number:	07919 886544		Email address:	Craig@probuk.co.uk	
Please give a brief description of the work completed and its location within the premises:					
Installed 5 x new 25mm mDPE supplies @ 25mm b.f.f.c., rapped outside, new approved concentric meter connection installed internal.					
I confirm that the work carried out complies with the Water Supply (Water Fittings) Regulations 1999, Water Supply (Water Fittings) (Scotland) Byelaws 2014 or Water Supply (Water Fittings) Regulations (Northern Ireland) 2009.					
Signed:			Date:	23/1/23	
Print:	P. Ashwin		Certificate No:	P 323761	

Photograph provided by Craig Buckley, from Probuk Construction Ltd, showing the potable water supply pipe installation at the 88 School Lane, Didsbury.

Your fixed price Water Connection acceptance note



Acceptance note

Relating to: 88 School Lane, Didsbury, M20 6GH, 88 School Lane, Didsbury, Manchester, M20 6GH

Contestable Work

This is work that can be carried out by other providers that are Lloyds accredited also known as self-lay providers (SLPs). You can find a list of these companies on the Lloyds Register website www.lr.org

Charges Scheme Ref	Material Description	Charge Item Description	Unit Price	Quantity	Net Total	VAT %	VAT	Total
4.6.3/4.6.11	DOM 25-32MM PE S	Additional metre of PE service pipe - Surfaced (25mm-32mm)	£117.00	4	£468.00	0%	£0.00	£468.00
9.1.1	DOM 4 WAY TEMP TL	4 way temporary traffic lights - Delivery & collection, set up & dismantle installation	£441.00	1	£441.00	0%	£0.00	£441.00
9.1.1	DOM 4 WAY LIGHTS D	4 way temporary traffic lights - daily charge	£42.00	3	£126.00	0%	£0.00	£126.00
9.1.3	DOM UPFRONT SURVEY	Upfront site survey, Auto Cad drawings and submission of drawing to allow road space to be granted	£245.00	1	£245.00	0%	£0.00	£245.00
Total Contestable Work					£1,280.00		£0.00	£1,280.00

Non-Contestable Work

This is work that can only be carried out by United Utilities as it is on our water networks

Charges Scheme Ref	Material Description	Charge Item Description	Unit Price	Quantity	Net Total	VAT %	VAT	Total
4.6.2	DOM ADMIN FEE 1ST	Water connection off an existing main administration fee - single water connection	£45.00	1	£45.00	0%	£0.00	£45.00
4.6.2	DOM ADMIN FEE ADD	Water connection off an existing main administration fee - each additional premises under same application at the same location	£14.00	4	£56.00	0%	£0.00	£56.00

Acceptance note

4.6.3	DOM 25MM CONN SURF	25mm metered service connection (up to 2m) - Surfaced	£771.00	5	£3,855.00	0%	£0.00	£3,855.00
8.2	COM <63 BLDG WTR	Building water charge for premises with a connection up to and including 63mm	£27.50	5	£137.50	20%	£27.50	£165.00
6.1	STD INFRA WATER	Water infrastructure charge	£302.00	5	£1,510.00		£0.00	£1,510.00
6.1	STD INFRA SEWERAGE	Sewerage infrastructure charge	£279.00	5	£1,395.00		£0.00	£1,395.00
7.1	CONN INCOME OFFSET	Calculation of income offset	£-778.00	5	£-3,890.00		£0.00	£-3,890.00
Total Non-Contestable Work					£3,108.50		£27.50	£3,136.00
Total					£4,388.50		£27.50	£4,416.00

Notes:

If we find, once work is underway, that some of the quoted items are not required, you will not be invoiced for those items. The income offset allowance is applied against the water infrastructure charge for quotes to provide water to a property for domestic purposes, this is to recognise future income that new properties will generate for us.

If the connection is for Flats or Apartments, an invoice will be sent within 30 days of the water supply being connected. Any payments due must be paid at this time. Any income offset payments due will be paid within 30 days after receiving confirmation of the meter installation/s.

Acceptance note

Company details

Company Name Probuk Construction

Company Reg. No.

PO Number

Authorising party

Name

Mobile

Tel No.

Email

Address

Postcode

Relating to

Address 88 School Lane, Didsbury, M20 6GH, 88 School Lane, Didsbury, Manchester, M20 6GH

Payment details

Please let us know how you would like to pay – BACS, Credit/Debit Card or Cheque

Contact name of payer

Position

Company name

Full postal address (for invoicing purposes)

Daytime telephone number

Signature

In signing this form I confirm that I am authorised to complete and submit it (if working on behalf of a limited company) and I understand:

- That confirmation of the postal address from the local authority will be provided before any connections can be made.
- Work will not be carried out until I have supplied a WIAPS certificate for the pipework or it has passed a United Utilities inspection.
- For the connection to be made, the site, plot and service pipe must be accessible, with no scaffolding in the vicinity. If for any reason the connection cannot go ahead it may result in additional charges.
- All construction work will need to be carried out at the same time, as unnecessary visits may result in additional charges.
- If my connection is a temporary supply, it will be disconnected after 12 months or a permanent connection will be made which will be subject to infrastructure charges.
- If any connection is completed after the 31 March, I/we will be charged at the appropriate rate as published in the charges scheme.
- Any water efficiency discounts are subject to audit and if found to be non-compliant, I/we will be liable for full infrastructure charges.
- Payment is not required upfront, an invoice will be sent once the connection work is complete.
- I am accepting responsibility for payment of the invoiced charges following completion of the works which will be based on the actual costs of the work carried out.

Quote details

Quote number Q-05105

Our reference 02883775

Date issued 13/10/2022

Expiry date 31/03/2023

Total amount payable £4,416.00

Invoices are to be paid within a strict 30 day period from date of issue. If you default on paying the invoice we can apply a stop status to your account, ceasing all grounds work. If further non-payment persists Litigation action could be taken, which can result in a County Court Judgement being issued against you incurring costs being added to the original order value.

Date

If the Applicant is a different legal entity to the Payee, when default occurs, both parties are jointly and severally liable to pay the full charges.

Please return completed form by email to developerserviceswater@uuplc.co.uk or post to United Utilities, Developer Services and Metering, 2nd Floor, Grasmere House, Lingley Mere Business Park, Lingley Green Avenue, Warrington WA5 3LP.

Your fixed price Water Connection cost



Your fixed price Water Connection quote

Good news – we have all the information we need now for your fixed price cost which we have detailed below. This also includes your point of connection and specification.

Once you accept your quotation, we will work with you on your next steps and what you need to do to ensure we can get you connected when you need the water supply.

Your details

Name	Probuk Construction
Address	Astley Park Estate Kennedy Road Astley
Town	Manchester,
Postcode	M29 7JY
Your Reference	
Relating To	88 School Lane, Didsbury, M20 6GH
Our Reference	02883775

Quotation Q-05105

Date issued	13/10/2022
Expiry date	31/03/2023

Net Value	£8,278.50
Income Offset	£-3,890.00
Total Net Value	£4,388.50
Total VAT	£27.50
Total Amount Due	£4,416.00

If the Applicant is a different legal entity to the Payee, when default occurs, both parties are jointly and severally liable to pay the full charges.

Our Promises



Price

We will only ever charge you for costs we incur and nothing more



Keeping in touch

We appreciate that you will have a number of things going on so our priority is to ensure that we work closely with you, fully understand your requirements and keep you on track through your connection journey



Delivery

Making sure that we deliver the water connection by the date needed to ensure your project runs smoothly

Images of your site

Your development



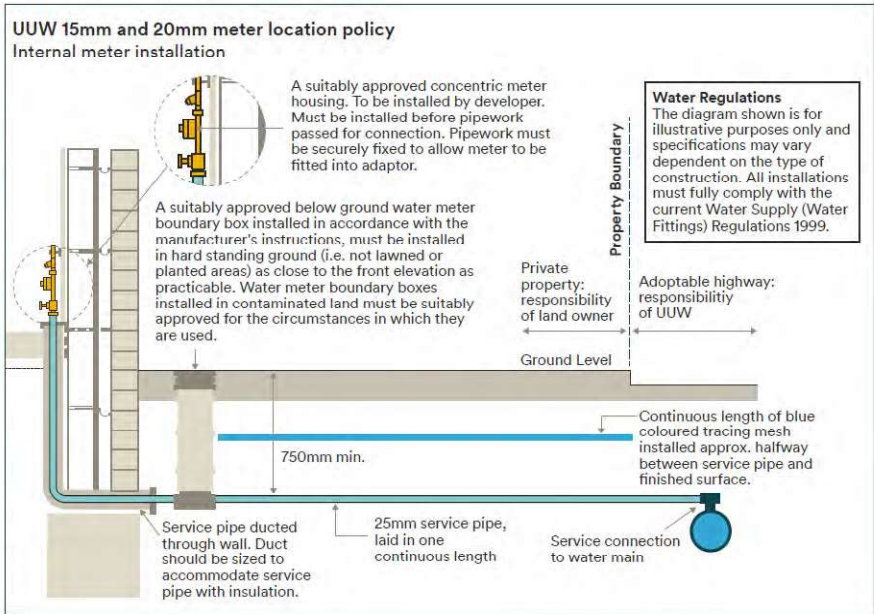
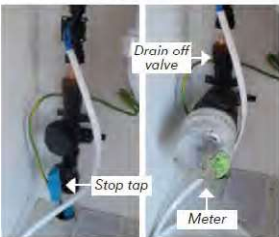
Meter installation specification

Internal meter installation

The water meter should be located within the property at the point of entry.

You must install a suitably approved concentric meter housing on the supply pipe at the point of entry, directly above the stop tap. The meter housing must be able to accommodate the installation of a class D meter. Please note: some housings may require a conversion insert. Check with your supplier.

The pipework must be securely fixed to allow the meter to be screwed into the meter housing. A gap of 160mm x 110mm must be left clear directly around the adaptor to accommodate the Meter housing.

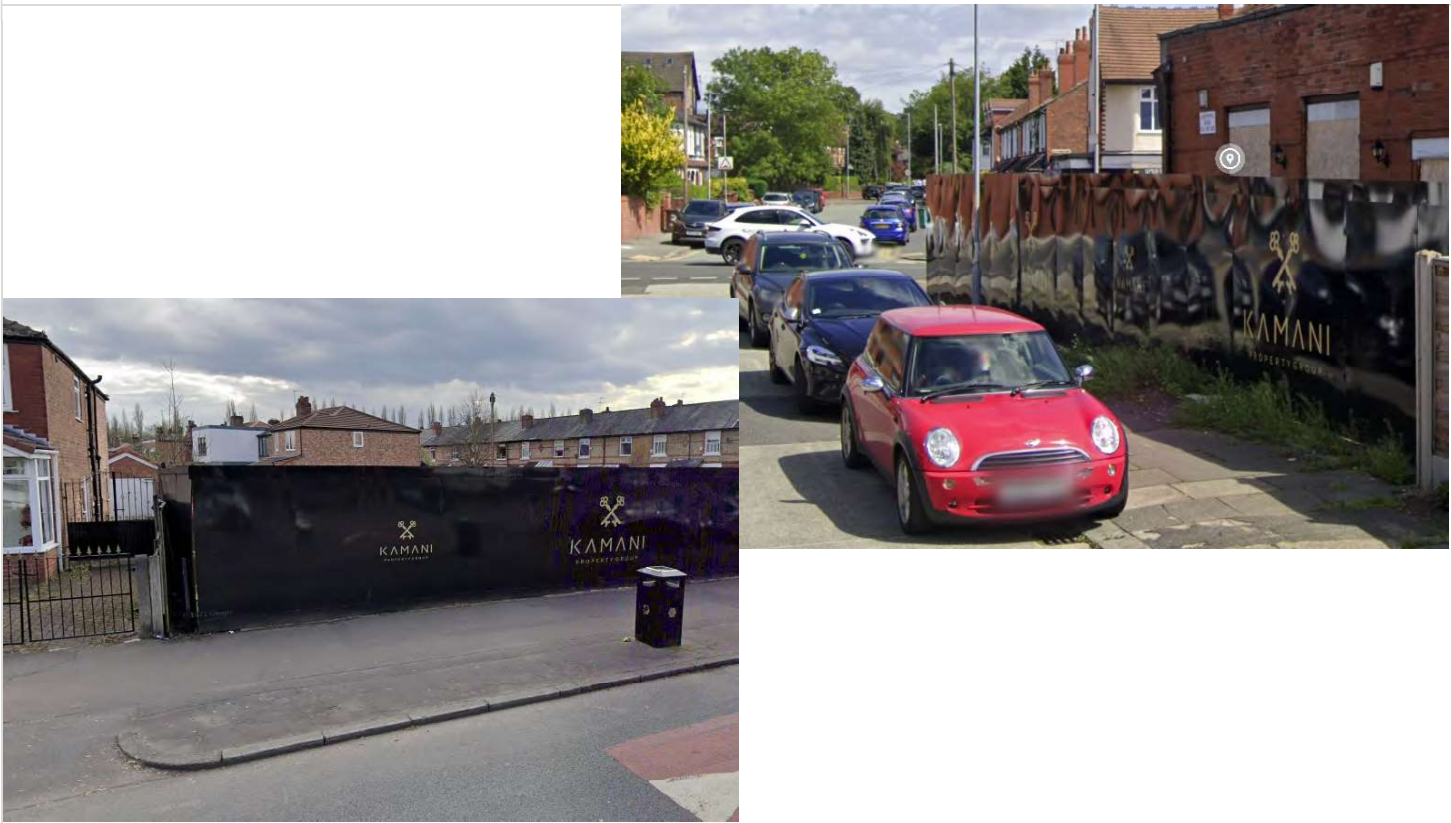


Images of your site

Your point of connection (digital)



Your point of connection



Important information about your survey

Break tank and pumped system/storage

If your development is above 2 storeys high we suggest that, in order to provide a suitable water supply to this development, you should include a break tank and pumped system. You are also recommended to install storage facilities equivalent to half day's normal usage.



Full breakdown of your charges

Contestable Work

This is work that can be carried out by other providers that are Lloyds accredited also known as self-lay providers (SLPs). You can find a list of these companies on the Lloyds Register website www.lr.org

Charges Scheme Ref	Material Description	Charge Item Description	Unit Price	Quantity	Net Total	VAT %	VAT	Total
4.6.3/4.6.11	DOM 25-32MM PE S	Additional metre of PE service pipe - Surfaced (25mm-32mm)	£117.00	4	£468.00	0%	£0.00	£468.00
9.1.1	DOM 4 WAY TEMP TL	4 way temporary traffic lights - Delivery & collection, set up & dismantle installation	£441.00	1	£441.00	0%	£0.00	£441.00
9.1.1	DOM 4 WAY LIGHTS D	4 way temporary traffic lights - daily charge	£42.00	3	£126.00	0%	£0.00	£126.00
9.1.3	DOM UPFRONT SURVEY	Upfront site survey, Auto Cad drawings and submission of drawing to allow road space to be granted	£245.00	1	£245.00	0%	£0.00	£245.00
Total Contestable Work					£1,280.00		£0.00	£1,280.00

Non-Contestable Work

This is work that can only be carried out by United Utilities as it is on our water networks

Charges Scheme Ref	Material Description	Charge Item Description	Unit Price	Quantity	Net Total	VAT %	VAT	Total
4.6.2	DOM ADMIN FEE 1ST	Water connection off an existing main administration fee - single water connection	£45.00	1	£45.00	0%	£0.00	£45.00
4.6.2	DOM ADMIN FEE ADD	Water connection off an existing main administration fee - each additional premises under same application at the same location	£14.00	4	£56.00	0%	£0.00	£56.00

Full breakdown of your charges

4.6.3	DOM 25MM CONN SURF	25mm metered service connection (up to 2m) - Surfaced	£771.00	5	£3,855.00	0%	£0.00	£3,855.00
8.2	COM <63 BLDG WTR	Building water charge for premises with a connection up to and including 63mm	£27.50	5	£137.50	20%	£27.50	£165.00
6.1	STD INFRA WATER	Water infrastructure charge	£302.00	5	£1,510.00		£0.00	£1,510.00
6.1	STD INFRA SEWERAGE	Sewerage infrastructure charge	£279.00	5	£1,395.00		£0.00	£1,395.00
7.1	CONN INCOME OFFSET	Calculation of income offset	£-778.00	5	£-3,890.00		£0.00	£-3,890.00
Total Non-Contestable Work					£3,108.50		£27.50	£3,136.00
Total					£4,388.50		£27.50	£4,416.00

What happens next?

- 1: If you would like to proceed please **accept and return both pages of the acceptance note included in this digital quote pack.**



- 2: Our developer services inspector will give you a call to arrange a visit to go through your project and offer some on site expert advice.



- 3: Send us confirmation of your postal address as soon as possible!

This is so we can set up the new billing accounts accurately, ready for your new water connection and meter fit.

(Please note we only require a billing address for troughs, irrigation supplies and allotments).

CU	House No	Street Name	Postcode	Area	Ward	Electoral
1	1	1st Street	101 101	101	101	101
2	2	2nd Street	102 102	102	102	102
3	3	3rd Street	103 103	103	103	103
4	4	4th Street	104 104	104	104	104
5	5	5th Street	105 105	105	105	105
6	6	6th Street	106 106	106	106	106
7	7	7th Street	107 107	107	107	107
8	8	8th Street	108 108	108	108	108
9	9	9th Street	109 109	109	109	109
10	10	10th Street	110 110	110	110	110
11	11	11th Street	111 111	111	111	111
12	12	12th Street	112 112	112	112	112
13	13	13th Street	113 113	113	113	113
14	14	14th Street	114 114	114	114	114
15	15	15th Street	115 115	115	115	115
16	16	16th Street	116 116	116	116	116
17	17	17th Street	117 117	117	117	117
18	18	18th Street	118 118	118	118	118
19	19	19th Street	119 119	119	119	119
20	20	20th Street	120 120	120	120	120

- 4: Let us know the date you need your water connection and your case manager can plan this in for you.



- 5: **Inspecting your pipework.** If you use a WIAPS plumber for 32mm connections or below please send us a copy of the WIAPS certificate you will be provided with.

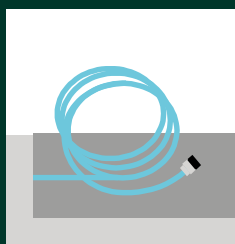
If you use a non-WIAPS plumber or have a connection 63mm and above one of our inspectors will need to inspect the pipework before your water connection.

CU	House No	Street Name	Postcode	Area	Ward	Electoral
1	1	1st Street	101 101	101	101	101
2	2	2nd Street	102 102	102	102	102
3	3	3rd Street	103 103	103	103	103
4	4	4th Street	104 104	104	104	104
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6	6	6th Street	106 106	106	106	106
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9	9	9th Street	109 109	109	109	109
10	10	10th Street	110 110	110	110	110
11	11	11th Street	111 111	111	111	111
12	12	12th Street	112 112	112	112	112
13	13	13th Street	113 113	113	113	113
14	14	14th Street	114 114	114	114	114
15	15	15th Street	115 115	115	115	115
16	16	16th Street	116 116	116	116	116
17	17	17th Street	117 117	117	117	117
18	18	18th Street	118 118	118	118	118
19	19	19th Street	119 119	119	119	119
20	20	20th Street	120 120	120	120	120

- 6: **When are you ready for connection?** Once you have laid your pipework, sent us the required paperwork and your site is free from skips and scaffolding let your case manager know or send us the 'request for work' form to confirm that you are ready for your water connection.

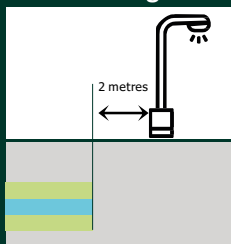
Here are some important things to consider when laying your pipework

Laying your pipework



Using blue polyethylene (mdpe/pe) or barrier pipe - lay a continuous unjointed length of pipework to the boundary with the public highway ensuring there is a sufficient length of pipe to allow for an unjointed connection to the host main unless instructed otherwise.

Surrounding areas

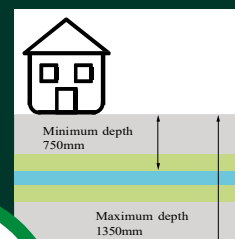


Please make sure you refer to your quote to ensure you are bringing the pipework out to the correct point of connection. You also need to make sure that the pipework is at least 2 metres from lampposts, utility poles, etc.

Quick tip!

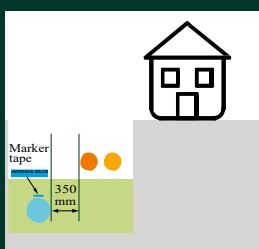
Please make sure you refer to your spec drawings and quote before laying your pipework.

Trenches



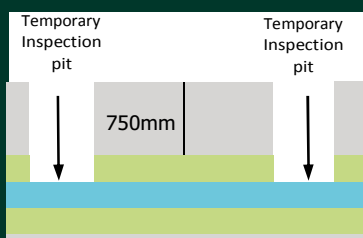
Minimum depth from top of pipe to finished ground level 750mm / 2ft 6in. Maximum depth 1350mm / 4ft 6in.

Trenches



Trench should be free from debris and wide enough (350mm) to accommodate the pipework it is hosting together with any other utility services sharing the same trench. Please see G4.15 R4.15 in Schedule 2 of the Water Regulations for more information.

Backfilling your trench



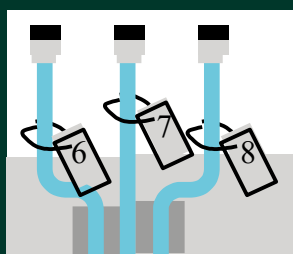
The trench should be lined and filled with fine granular backfill or selected soft earth free from rubble and waste. The trench should remain open until it has been inspected.

Tracing mesh



The mesh must be visible on site at inspection, and is to be installed approximately 350mm below finished ground level.

Labelling your pipework



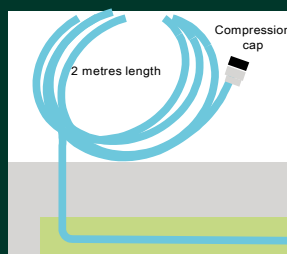
The service pipe must be clearly labelled at the boundary with the correct plot number / property number.

This is necessary in order to ensure correct billing information.

Quick tip!

All service pipe installations must be flushed and free from debris before the meter is installed.

Endofpipework

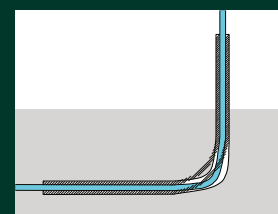


The supply pipe must be sealed with a mechanical watertight stop end

To prevent the ingress of debris.

Important: Tape, bungs or plastic bags are not an acceptable seal due to risk of contamination.

Ducting and insulating



Pipework must be ducted and suitably insulated as it enters the property.

Pipes entering buildings at the approved depth should be passed through a duct and the ends of the duct sealed, to prevent the ingress of gas, fluids, insects or vermin into the building. There is more information about this on the next page.