

FAO Rob Griffin
Planning and Regeneration
Manchester City Council
Town Hall Extension
Manchester
M60 2LA

Our Ref: 001-015
Date: 14/11/2025
Via Planning Portal (ref: PP-14484127)

Dear Rob,

Xaverian College, Lower Park Road, Manchester, M14 5RB
Discharge of conditions 7b (Preliminary Risk Assessment Completion Report)
pursuant to planning application 137030/FO/2023

We have prepared this letter on behalf of the applicant Xaverian College, which supports an application to discharge condition 7b pursuant to planning permission ref. 137030/FO/2023.

As you know, this permission granted full planning and conservation area consent for the redevelopment of the College's Sunbury Building subject to conditions. This discharge of condition application is a resubmission of our previous application (ref. CDN/25/0586) and provides additional information which has now been received from WML Consulting and United Utilities which address the Environmental Health Officer's previous comments as set out below.

Condition 7(b) – Preliminary Risk Assessment Completion Report

Condition 7(b) attached to the consent states that;

'When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development

shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy'.

The enclosed Validation Report prepared by WML Consulting is identical to that previously submitted and confirms that the work was carried out in accordance with the condition and submitted assessment.

The Environmental Health Officer commented on the previous submission and had three questions (in bold), to which we can now respond with the following information:

1. 'It is unclear what is meant by: "chemical analysis to generally conform to appropriate site-specific assessment criteria"

WML Consulting has set out that the first item is a wording issue, as they can only take account of the topsoil that has been sampled and tested and this is why they said it is 'generally' in accordance with remediation statement. Paragraph 5.1 of the Validation Report's conclusion (page 7) has been redrafted below to make this clearer;

'CONCLUSIONS

Capping Requirements for Garden / Landscaped Areas

Clean imported topsoil and subsoil were found to be emplaced to depths of at least 450mm. The Topsoil and sub-soil tested as part of the validation process have been confirmed by chemical analysis to conform to appropriate site specific assessment criteria.'

2. The 'generally' would suggest that the soil does not fully conform to standards therefore the information will need to state the chemical/s that are over the acceptable standard and justify why this is acceptable.

The attached UU Risk Assessment was carried out by WML Consulting for the incoming water supply pipework and confirms that the PE pipe is acceptable, as well as provides details of the existing ground materials.

3. Finally there are no United Utilities results from the consultation.'

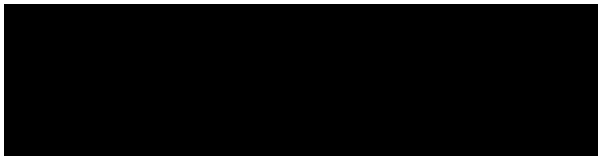
Email discussions between the contractor and United Utilities are attached which provide confirmation from UU that the potable pipes are suitable.

We trust the application can be validated at your earliest convenience and the condition now discharged.

Should you have any further queries, please do not hesitate to contact us. We additionally, would appreciate if this application is expedited given the majority of this information has already been reviewed.

Kind regards

Yours sincerely,



Alex Snow

cc: Xaverian College
Seddon Construction
enc: as above

Supplementary guidance for the selection of water pipes in land potentially affected by contamination

Introduction

In January 2011, UK Water Industry Research (UKWIR) published “Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites” (Ref 10/WM/03/21; the ‘UKWIR Guidance’). Its aim is to ensure that the correct materials are selected for water pipes and components to be used below ground in brownfield sites to protect the quality of drinking water whilst taking into account the service life of the water distribution system. It supersedes the Water Regulations Advisory Scheme (WRAS) Information and Guidance Note 9-04-03 “Laying Pipes in Contaminated Land” which has been withdrawn.

The UKWIR Guidance is for use by developers, self-lay organisations, water companies and consultants when planning, designing and constructing water mains and/or services in brownfield sites. It defines brownfield sites as “land or premises that have previously been used or developed. They may also be vacant or derelict. However, they are not necessarily contaminated.” The UKWIR Guidance states that it does not apply to greenfield sites; however, we consider this supplementary guidance and the relevant sections of the UKWIR guidance as being equally suitable for application to those greenfield sites considered to be potentially affected by contamination. Where greenfield sites are not affected by contamination a preliminary risk assessment (see below) will suffice.

The UKWIR Guidance also states that there should be no departure from its provisions “*except where formally approved by the Water Company, such departure being technically justifiable or representing advances in knowledge or product development*”.

We have adopted the UKWIR Guidance in principle and produced this company specific supplementary guidance (the ‘UUW Guidance’) which includes the Risk Assessment for Water Pipes (the ‘RA’).

This guidance does not cover operative safety, health exposure modelling or accidental pipe damage.

which the pipes are to be laid may be affected by contamination. The application of the source, pathway, receptor concept will be an integral part of any pipeline risk assessment. For each potential source (the contamination) and each potential receptor (the water pipe), consideration shall be given to whether a potential pathway between source and receptor exists, or may exist in the future, linking the two. There are normally only three pathways by which contamination may come into contact with water pipes. These are direct contact with the soil or backfill, an excessive vapour phase or a contaminated groundwater regime. If none of these conditions exist on site (adopting the source, pathway, receptor concept) then it is likely that extended and/or targeted soil testing will not be required and a simple risk assessment will suffice. For those sites where land may be affected by contamination appropriate testing shall be undertaken on the materials within which the pipes are to be laid, whether that be existing ground materials, remediated materials or imported capping materials. The testing requirements are as described in the following section.

The signatories of the Water Supply Application Form and the RA must ensure that all assessments of land condition have been carried out in accordance with applicable current standards and guidelines by or under the direction of a suitably qualified competent person.

We require the competent person to be a) a chartered member of an appropriate professional body (such as the Institution of Civil Engineers, the Geological Society of London or the Royal Institution of Chartered Surveyors) with relevant experience of investigating contaminated sites or b) a Specialist in Land Condition (SiLC) with appropriate geo-environmental experience.

Risk Assessment for Water Pipes in Land Potentially Affected by Contamination

Any application for new water supplies to a development (construction of new properties, or renovation or conversion of existing buildings) in land potentially affected by contamination shall include a completed RA.

As a minimum a desk study (preliminary risk assessment) shall be provided with the RA in accordance with the framework in Environment Agency publication “Model Procedures for the Management of Land Contamination” (ref: CLR11) that sets out whether the land through

How to contact us about the information in this leaflet



DeveloperServicesWater@uuplc.co.uk



0345 072 6067

Opening hours:
8am-5pm Mon to Thurs
8am-4.30pm Fri

Testing Requirements

The soil, rock and if appropriate groundwater tests that are required on all sites where the potential for organic contamination has been identified in the desk study and where water pipes are proposed to be laid must be accredited by United Kingdom Accreditation Service (UKAS) as a minimum and where commercially available the Environment Agency's Monitoring Certification Service (MCERTS). These accredited tests should be undertaken for:

Banded hydrocarbons EC5-EC10, EC10-EC16, EC16-EC40 (Total aliphatic and aromatic hydrocarbons for each banding may be summed). Aliphatic/aromatic fractionation and subsequent banding may be required should a more detailed site specific risk assessment be undertaken. The bandings have been amended to take into account readily available laboratory tests. The equivalent carbon number (EC) is used to assess petroleum hydrocarbon mixtures rather than the actual number of carbon atoms in the molecule in line with guidance issued by the Environment Agency (2005).

Volatile organic compounds (VOCs) (method by head space or purge & trap GCMS) with tentative identification of compounds greater than 20µg/kg. The method used should be capable of detecting a wide range of compounds listed in US EPA Method 8260C or similar. The method should include analysis of naphthalene.

BTEX (Benzene, toluene, ethyl benzene and xylenes) plus MTBE (Methyl-tertiary butyl ether) (by head space GCMS)

Semi-Volatile Organic Compounds (SVOCs) (method by GCMS) with tentative identification of compounds greater than 20µg/kg. The method used should be capable of detecting the compounds listed in US EPA Method 8270D or similar. The total concentration of SVOCs excludes polycyclic aromatic hydrocarbons, ethers, nitrobenzene, ketones, aldehydes, phenols, cresols and chlorinated phenols. Phenols, cresols and chlorinated phenols which are detected by the SVOC analysis are given their own assessment criteria.

We do not consider Table G1 and Table 3.1 of the UKWIR Guidance to be a definitive guide for assessing total concentrations. Table 1 in the RA below replaces Table 3.1 of the UKWIR Guidance.

Where previous site uses include the use, storage, treatment, disposal or manufacture of any of the following, appropriate testing for these substances will be required:

- Ethers, nitrobenzene, ketones, aldehydes and amines. Note that the presence of amines on any site at the proposed pipe depth +/- 1.0m precludes the use of polyethylene. The methods of analysis and method of calculation of total concentrations of these compounds will need to be agreed with UUW.

To comply with the testing requirements, the suites of tests that are required on all brownfield sites where wrapped steel, wrapped ductile iron or copper pipes are to be laid as minimum must include:

- pH, Conductivity and redox potential

Sufficiency of Testing

Water pipes are normally laid at between 0.75 and 1.35m from finished ground level to crown of pipe. Samples taken and tested must represent both a) the soil in which the water pipes are to be laid and b) the soil down to at least 500mm below the underside of the proposed pipe. Where the proposed depth of the pipes is unknown at the time of application, soil samples representative of the ground condition between surface level and 1.5m below finished ground level shall be taken as a minimum. Where appropriate (see UKWIR Guidance) groundwater sampling and groundwater monitoring will also be necessary. Photo-ionisation detection (PID) monitoring along the proposed route of the pipeline may be employed, though this does not provide a definitive guide to the suitability of water pipe materials.

Where required a sufficient number of test results should be obtained from the material in which the pipes are to be laid. CLAIRE/CIEH 2008 "Guidance on comparing soil contamination data with a critical concentration" may be used, where appropriate, to justify the number of soil samples tested; however, this statistical model should not be used on heterogeneous materials or used to average test results from different types of materials.

Further guidance on representative sampling is contained within BS10175:2011 Code of Practice for the Investigation of Potentially Contaminated Sites, the Department of the Environment's Contaminated Land Research Report "Sampling strategies for contaminated land" prepared by The Centre for Research into the Built Environment, Nottingham Trent University (Ref: CLR 4; 1994) and the Environment Agency's "Secondary Model Procedure for the Development of Appropriate Soil Sampling Strategies for Land Contamination" (ref: R&D Technical Report P5-066/TR; 2000).

Where remediation has been carried out on the site, the test results obtained from validation samples will be used in the assessment. Where a horizontal capping system has been or will be employed using materials spread across a site, sufficient samples will need to be taken to characterise the capping material used and the results presented to UUW. However, the sufficiency of sampling on the horizontal capping system, in which the pipeline will be placed, may be assessed on the basis of the source, quantity and type of materials used.

Detection Limits

Only positive concentrations, ie those above the limit of detection should be used in summation of VOC and SVOC (or other test groups of compounds ie phenols, cresols and chlorinated phenols). Laboratory methods shall provide a minimum limit of detection of 10µg/kg for each individual VOC or SVOC (or other test groups of compounds) quantitatively detected in accordance with the methods described above. For tentatively identified compounds (TICs), only those compounds with a concentration of 20µg/kg or greater shall be used in the summation of VOC and SVOC (or other test groups of compounds).

Protective Measures

Where polyethylene, ductile iron, steel or copper pipes are to be laid on a brownfield site or other land potentially affected by contamination (whether or not it has been remediated) and where the concentrations exceed the generic guideline values set out in Table 1 of the RA, the developer shall provide either:

- a) a robust risk assessment to show how any contaminants will not significantly impact on proposed water supplies or buried assets over the lifetime of the assets; or
- b) more suitable pipe materials; or
- c) an engineering solution to protect the pipe work backed up by an adequate assessment of the risk.

Liquid free phase product (e.g. oil or free solvent layers) shall not remain in the ground or groundwater in the vicinity of water pipes, whether barrier pipe or any other pipe materials are used.

When designing pipe routes on land potentially affected by contamination, new preferential contamination pathways along the route of new water pipes shall not be created. Particular measures may be required to prevent the possible migration of contamination through pipe bedding and into controlled waters.

References

BS10175: 2011

“Investigation of Potentially Contaminated Sites Code of Practice”

CLAIRE/CIEH

“Guidance on comparing soil contamination data with a critical concentration” 2008

Department of the Environment Contaminated Land Research Report

“Sampling strategies for contaminated land”
prepared by The Centre for Research into the Built Environment, Nottingham Trent University (Ref: CLR 4) 1994

Environment Agency

“Secondary Model Procedure for the Development of Appropriate Soil Sampling Strategies for Land Contamination”
(ref: R&D Technical Report P5-066/TR) 2000

Environment Agency

“Model Procedures for the Management of Land Contamination” (ref: CLR11), 2004

Environment Agency P5-080/TR3

“The UK Approach for Evaluating Human Health Risks from Petroleum Hydrocarbons in Soils”, 2005

UK Water Industry Research (UKWIR)

“Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites” (Ref 10/WM/03/21) January 2011

Water Regulations Advisory Scheme (WRAS)

Information and Guidance Note 9-04-03

“Laying Pipes in Contaminated Land” 2002

Frequently asked questions

Why has UUW published supplementary guidance to the 'UKWIR Guidance for the Selection of Water Pipes to be used in Brownfield Sites'?

UUW agrees with the UKWIR Guidance in principle; we have published supplementary guidance to clarify some of the areas in which it will operate.

Does the UKWIR Guidance only apply to 'brownfield sites'?

Yes, the UKWIR Guidance does apply to brownfield sites; in addition United Utilities Water will apply this guidance and the UUW supplementary guidance to any greenfield sites which are potentially affected by contamination.

Who is responsible for completing/ signing the Risk Assessment for Water Pipes (RA)?

This may be the Developer, the Developers representative, or the competent person directing the land assessment. The signatory of the Risk Assessment for Water Pipes (RA) must ensure that all land assessments have been carried out in accordance with current standards and guidelines by or under the direction of a suitably qualified competent person. For water supply applications on land potentially affected by contamination, UUW requires the competent person to be either a chartered member of an appropriate professional body (such as the Institution of Civil Engineers, the Geological Society of London or the Royal Institution of Chartered Surveyors) with relevant experience of investigating contaminated sites or a Specialist in Land Condition (SiLC). This level of competency is intended to promote good practice and high professional standards and is no greater than that required for planning purposes by Local Authorities.

Do we need to agree the number and location of soil samples with the Water Company as indicated by the UKWIR guidance following the Preliminary Risk Assessment (PRA)?

Where a preliminary risk assessment (PRA) highlights the need for a site investigation UUW considers it is a responsibility of the qualified competent person directing the land assessment to determine the location and frequency of sampling. UUW's role would be to confirm that the appropriate

choice of pipe material has been made on the basis of the information provided.

What do we do if the pipe route is not known when the Site Investigation report is commissioned?

Where the route of the pipe is not known at the site investigation stage, then any resultant pipe selection needs to take account of any contamination found on the site. Consideration should be given to identifying the route and depth of the pipeline at the site investigation stage to avoid unnecessary testing.

Is it acceptable not to undertake a site investigation and specify the use of barrier pipe which seems to be suitable for all conditions?

Not all brownfield land is contaminated, and because of that a default to barrier pipe is not an acceptable approach to UUW, due to the possibility of higher installation and future maintenance costs. The approach as to whether a site investigation is needed should be risk based. For those sites where land may be affected by contamination appropriate testing shall be undertaken on the ground materials within which the pipes are to be laid, whether that be existing ground materials, remediated materials or imported capping materials.

Examples where defaulting to barrier pipe would not be acceptable:

- Where a capping layer (non-contaminated) is introduced within which the pipes will be installed.
- Sites with a potential low risk for contamination.
- Where liquid free phase product (e.g. oil or free solvent layers) is in the ground or groundwater in the vicinity of water pipes.
- Where the route of the pipe could be diverted to another suitable location free from contamination.

Are UUW employees who will assess the Design Proposals for contaminated sites suitably qualified?

It is the role of the Developer's suitably qualified competent person to deal with or direct the assessment of land. UUW's role is to assess the Risk Assessment for Water

Pipes and supporting Site Assessment Report (SAR) which is provided with any new water supply application (ie. it has been provided in the correct format, proposals for pipe selection are included, the methodology is in line with the UKWIR Guidance and UUW Supplementary Guidance, it has been directed by a suitably qualified competent person etc.). If UUW do need to provide assistance or information in deciding pipe materials then the assessment would be carried out under the direction of a suitably qualified competent person.

What happens to existing PE that is in the ground under the "old" guidelines?

The latest UKWIR guidance and UUW's supplementary guidance are intended to be used to decide what pipe materials will be used for new water mains and services. It will have no effect for developers with regard to any parts of UUW's existing network.

Will the Developer be required to submit a fully completed Risk Assessment for Water Pipes (RA) and supporting Site Assessment Report (SAR), including pipe material recommendation, for both the option of a mains requisition application and the option of a self-lay application?

Yes, UUW expect the 'Developer', as defined in UUW Supplementary Guidance, to submit a Risk Assessment for Water Pipes (RA) and supporting Site Assessment Report (SAR), including pipe material recommendation, in respect of any water pipes being installed on the development irrespective of who is to install them.

Does Table 1 in UUW's Risk Assessment for Water Pipes (RA) replace any of the tables to be completed in the Site Assessment Report (SAR) as required in the UKWIR Guidance?

UUW does not consider Table G1 and Table 3.1 of the UKWIR Guidance to be a definitive guide for assessing total concentrations. Table 1 in UUW's RA replaces Table 3.1 of the UKWIR Guidance.

Have any other Water Companies adopted the UKWIR Guidance yet?

You will need to contact the water company concerned if you are intending to install water pipes outside UUW's licensed area.

About us

United Utilities is the North West's water company. We keep the taps flowing and toilets flushing for seven million customers every day. From Crewe to Carlisle, we work hard behind the scenes to help your life flow smoothly.

Risk assessment for water pipes (RA)

The risk assessment for water pipes will help you choose appropriate materials for your development. We are happy to deal with a risk assessment for water pipes in advance of any formal application for a new water supply.

If you need any help completing the form please call us on **0345 072 6067**.

Section 1: Development details	
Development name (<i>if it has one</i>)	Xaverian College, New Science Block
Development address	Xaverian College, Lower Park Road, Manchester, M14 5RB
OS Grid reference (<i>mid point</i>)	385313E, 395378N
Developer's name	Seddon Construction Ltd
UUW reference number (<i>for UU use only</i>)	
Please provide details below of the current and historical use of the site and adjacent sites. <i>If your supporting information has details of the current and historical site use, please reference below the relevant sections of your report.</i> The earliest map dated 1849 indicates the site to comprise undeveloped land within Rusholme Park. By 1891 the site had been developed as 'Sunbury', with a centrally located detached residential structure surrounded by gardens and glasshouses to the north-east. By 1934 the structure had become part of Xaverian College and has remained roughly unchanged to present day with the exception of a small extension to the northern elevation sometime in the late 1990's or early 2000's. The area surrounding the site has historically comprised undeveloped land within Rusholme Park until extensive residential development occurred in the late 19th century. By 1930 the land to the north-east of the site had been developed as Xaverian College, where additional structures were constructed between the 1960's and 2000's. Localised clearance of residential terrace structures around 50m west of the site occurred between 1961 and 1979. This was followed by commercial / industrial redevelopment of the area. WML Consulting Phase 1 Desk Study and Preliminary Geoenvironmental Assessment, Reference 10961G-WML-00-XX RP-G-0001, dated March 2023.	
Section 2: Preliminary risk assessment	
Has your desk study and site walkover identified any land potentially affected by contamination?	☒ Yes ☐ No
If the site is potentially affected by contamination but you have not completed any intrusive site investigation please provide details below of the rationale behind the intended pipe selection. <i>If your supporting information has details of the rationale behind the intended pipe selection, please reference below the relevant sections of your report.</i> Not Applicable, please refer to the Phase 2 report by WML. Phase 2 Geo-environmental Investigation and Assessment, referenced 10961G-WML-XX-ZZ-RP-G-0002A, dated June 2023.	

Section 3: Intrusive site investigation																																	
Have you completed any intrusive site investigation?						☒ Yes ☐ No																											
Have you completed any none intrusive site investigation?						☐ Yes ☒ No																											
Date(s) when the site investigation(s) undertaken						<table border="1"> <tr> <td>1</td><td>1</td><td>0</td><td>5</td><td>2</td><td>0</td><td>2</td><td>3</td> </tr> <tr> <td>2</td><td>4</td><td>0</td><td>6</td><td>2</td><td>0</td><td>2</td><td>4</td> </tr> <tr> <td>D</td><td>D</td><td>M</td><td>M</td><td>Y</td><td>Y</td><td>Y</td><td>Y</td> </tr> </table>				1	1	0	5	2	0	2	3	2	4	0	6	2	0	2	4	D	D	M	M	Y	Y	Y	Y
1	1	0	5	2	0	2	3																										
2	4	0	6	2	0	2	4																										
D	D	M	M	Y	Y	Y	Y																										
At what level has groundwater been encountered?						metres below ground level or ☒ Not encountered																											
Table 1 (Pipeline Selection Risk Assessment Summary (PSRAS)) below classifies testing required where the preliminary risk assessment has identified land potentially affected by contamination. Please provide details below of any test groups which have not been tested and the rationale for not testing. <i>If your supporting information has details of the rationale behind not testing any particular test groups, please reference below the relevant sections of your report.</i>																																	
The Desk Study report has concluded that, due to the absence of historic contaminative land use, the potential for a significant pollution linkage to be present at the site is low, with uncertainties in the main relating to the potential for ACM and asbestos fibres to be present within shallow soils resulting from unrecorded historical demolition. No significant visual / olfactory evidence of contamination was noted during the site investigations. Therefore, as a credible source was not identified within the PRA and no overriding evidence of their presence was observed during the site investigations it was not considered necessary to undertake testing for VOCs, SVOCs (excluding PAH's), with chemical analysis limited to metals, organics, asbestos, speciated hydrocarbon (PAH's) and Total Petroleum Hydrocarbons.																																	
If the intrusive site investigation has identified concentrations above the PE threshold (see PSRAS) and your intended pipe selection is PE. Please provide details below of the rationale behind the intended pipe selection. <i>If your supporting information has details of the rationale behind the intended pipe selection, please reference below the relevant sections of your report.</i>																																	
Localised samples of shallow made ground across parts of the site have recorded concentrations above the PE threshold for EC10-EC16 and EC16-EC40 aliphatic and aromatic hydrocarbons. However ground conditions at pipe installation depths comprise unimpacted natural cohesive glacial till, with granular made ground only extending to 0.35mbgl at this location (WS04).																																	
Section 4: Site remediation																																	
Please provide details below of any site remediation (which may include a change in site levels) already completed. <i>If your supporting information has details of the site remediation already completed, please reference below the relevant sections of your report.</i>																																	
N/A																																	
Has the PSRAS (Table 1) been completed using appropriate data after remediation?								☐ Yes ☐ No ☒ N/A																									
Please provide details below of any proposed site remediation and an analysis of whether this will affect your intended pipe selection. <i>If your supporting information has details of any proposed site remediation and whether this will affect your intended pipe selection, please reference below the relevant sections of your report.</i>																																	
N/A																																	

Section 5: Final use of site

Please provide details below of any chemicals (including fuel) to be stored on site and any other future contamination risks which may affect your intended pipe selection.

If your supporting information has details of potential contamination risks which may affect your intended pipe selection, please reference below the relevant sections of your report.

The site is to be developed with a new building located on the south western corner of the existing College Campus.

The new build 3-storeys structure is to provide student science labs and associated accommodation. The building is to be located on the existing Sunbury Building footprint which is to be demolished as part of these works.

No bulk chemical / fuel storage is proposed.

What water pipe materials are intended to be used on site?

☒ PE ☐ PE Barrier Pipe Type A ☐ PE Barrier Pipe Type B
Other (please specify): x

Section 6: Additional information

Please use the section below to provide any additional details to support your intended pipe selection.

N/A

Section 7: Risk assessor

Name and relevant qualifications of person directing the risk assessment for water pipes

Samantha Seddon BSc (Hons), MSc, EurGeol, CGeol, FGS

Name and address of risk assessor's company

WML Consulting Ltd, Third Floor South, Metropolitan House, Station Road, Cheadle Hulme, Cheshire, SK8 7AZ

Date risk assessment performed

1 0 1 0 2 0 2 5

Section 8: Declaration

I confirm I have completed this form and provided supporting information in accordance with 'UKWIR Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites' and UUW's Supplementary Guidance. I also confirm that if any further site investigation is needed and carried out, I will be required to submit an additional Risk Assessment for Water Pipes with the relevant supporting information. I understand that failure to supply any of the required information may delay my application being processed.

Name	Samantha Seddon	Company	WML Consulting
Telephone	01614820600	Date	1 0 1 0 2 0 2 5

Please email the completed form and supporting information to **DeveloperServicesWater@uuplc.co.uk** or post to us at United Utilities Water, Developer Services, Second floor Grasmere House, Lingley Mere, Warrington WA5 3LP.



About us

United Utilities is the North West's water company. We keep the taps flowing and toilets flushing for seven million customers every day. From Crewe to Carlisle, we work hard behind the scenes to help your life flow smoothly.

United Utilities Water Limited, Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Warrington WA5 3LP.
Registered in England and Wales. Registered Number 2366678.

Table 1 - Pipe selection risk assessment summary (PSRAS)

1. Testing must be undertaken on the materials within which the pipes are to be laid, whether that be existing ground materials, remediated materials or imported capping materials. Please use the appropriate testing data to complete Table 1 below.

2. If more than one pipe selection is being made, for example, for pipes in different areas of a large site, a completed PSRAS is required for each selection.

What materials have been tested to populate Table 1 below? ☒ Existing ground materials ☐ Remediated materials ☐ Imported capping materials

All concentrations in mg/kg								
Test Group	Testing Required?	PE threshold	Metal Pipes/ Barrier Pipe	Laboratory Detection Limit	Testing UKAS accredited Y/N	Maximum concentration at proposed pipeline depth See Note [2]	Maximum site concentration See Note [3]	Locations and depths where concentrations exceed proposed pipeline threshold
Total VOCs	Where Preliminary Risk Assessment (PRA) has identified land potentially affected by contamination	0.5	Pass	NA	NA	NA	NA	NA
Total BTEX & MTBE		0.1	Pass	<0.006	Y	<0.006	<0.006	NA
Total SVOCs (excluding PAHs and those substances marked with an *)		2	Pass	NA	NA	NA	NA	NA
EC5-EC10 aliphatic and aromatic hydrocarbons		2	Pass	0.5	Y	<0.5	<0.5	NA
EC10-EC16 aliphatic and aromatic hydrocarbons		10	Pass	5.0	Y	NA	90.8	WS01 - 0.20m, WS02 - 0.20m,
EC16-EC40 aliphatic and aromatic hydrocarbons		500	Pass	10.0	N	NA	3700	WS01 - 0.20m, WS02 - 0.20m,
Phenols* (from SVOC analysis)		2	Pass	0.1	Y	<0.1	<0.1	NA
Cresols and chlorinated phenols* (from SVOC analysis)		2	Pass	NA	NA	NA	NA	NA
Ethers*	Only where identified	0.5	Pass	NA	NA	NA	NA	NA
Nitrobenzene*		0.5	Pass	NA	NA	NA	NA	NA
Ketones*		0.5	Pass	NA	NA	NA	NA	NA
Aldehydes*		0.5	Pass	NA	NA	NA	NA	NA
Amines		Fail	Pass	NA	NA	NA	NA	NA
Corrosive	Conductivity, Redox and pH	Pass	See Note [1]	NA	NA	NA	NA	NA

Note [1] Threshold: For wrapped steel, corrosive if pH<7 and conductivity > 400µS/cm. For wrapped ductile iron corrosive if pH<5, Eh not neutral and conductivity > 400µS/cm. For copper, corrosive if pH<5 or >8 and Eh positive.

Note [2] Water pipes are normally laid at 0.75-1.35m below finished ground level.

Note [3] Also state if liquid free product is present in soil or groundwater.

Alex Snow

From: Barrow, David [REDACTED]
Sent: 31 October 2025 16:07
To: Steve Johnson
Cc: Bower, Michele; S1992Ladybridge; Neil Critchley
Subject: [External] RE: Xaverian College, New Science Block: Feedback from MCC - 10961

This Message originated outside your organization.

Hi Steve,

Our Geo-team have reviewed the information provided and responded with the following.

We have reviewed the following information:

- WML Consulting Phase 1 Desk Study and Preliminary Geoenvironmental Assessment (Ref: 10961G-WML-XX-ZZ-RP-G-0001), dated 09 March 2023
- WML Consulting Geo-Environmental Investigation & Assessment (Ref: 10961G-WML-XX-ZZ RP-G-0002) dated 07 June 2023
- Bardows Proposed External Service Layout (Ref: BRL-XX-XX-DR-ME-9003 Rev C01) dated 17 October 2024
- Risk Assessment for Water Pipes (RA) dated 10 October 2025

The site is located within a former park which was developed with the existing building to the north and covered in hardstanding. Granular made ground, likely associated with the hardstanding, is present to a maximum depth of 0.40m below ground level (m bgl) in WS01 in the vicinity of the proposed water supply pipe and a depth of 0.35m bgl in WS04 in the location of the proposed water supply pipe. Soil samples taken from WS01 0.20m exceeded the TPH threshold for polyethylene (PE) pipe in TPH ranges EC10-EC16 and EC16-EC40.

The Risk Assessment for Water Pipes (RA) states that “ground conditions at pipe installation depths comprise unimpacted natural cohesive glacial till, with granular made ground only extending to 0.35mbgl at this location (WS04)”. As per UU guidance, water pipes are normally laid at between 0.75 and 1.35m from finished ground level to crown of pipe.

Given the former and current use of the site, and that the water supply pipe will be placed in cohesive made ground / natural ground, UUW have no further comments on the use of polyethylene (PE) pipe.

Should visual and/or olfactory evidence of contamination (e.g. liquid free phase product such as oil or free solvent layers) be identified on soil and/or groundwater during laying of the PE pipe, then work should cease immediately, and an updated Risk Assessment of Water Pipes (RA) be provided to United Utilities.

Kind regards
David



David Barrow
CW connections
Developer Services
[redacted]
unitedutilities.com

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From: Barrow, David
Sent: Tuesday, October 28, 2025 3:11 PM
To: 'Steve Johnson' [redacted]
Cc: Bower, Michele [redacted]; S1992Ladybridge [redacted]; Neil Critchley [redacted]
Subject: RE: Xaverian College, New Science Block: Feedback from MCC - 10961

Hi Steve,

Thanks – I've forwarded this on to the Geo-Team to review.

Kind regards
David



David Barrow
CW connections
Developer Services
[redacted]
unitedutilities.com

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Visit: <http://unitedutilities.thewowawards.co.uk/nominate>

From: Steve Johnson [redacted]
Sent: Tuesday, October 28, 2025 1:20 PM
To: Barrow, David [redacted]
Cc: Bower, Michele [redacted]; S1992Ladybridge [redacted]; Neil Critchley <[redacted]>
Subject: RE: Xaverian College, New Science Block: Feedback from MCC - 10961

Hi David

Please see the attached report as requested.

Regards

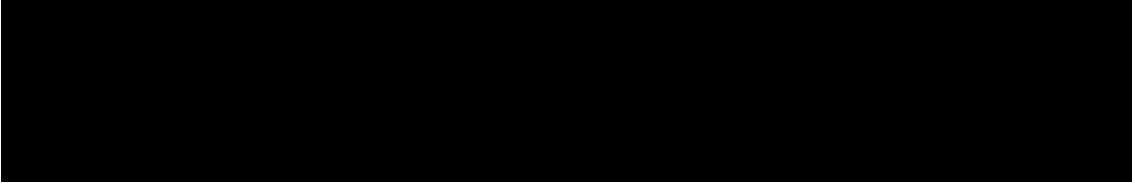
Steve

Steve Johnson

Project Manager

Seddon Construction Ltd

Plodder Lane, Bolton, BL4 0NN



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From: Barrow, David [REDACTED]
Sent: 27 October 2025 11:23
To: Steve Johnson [REDACTED] >
Cc: Bower, Michele [REDACTED]; S1992Ladybridge [REDACTED]
Subject: [External] RE: Xaverian College, New Science Block: Feedback from MCC - 10961
Importance: High

This Message originated outside your organization.

Hi Steve,

Our Geo-tech team has requested the following document. Could you please provide it at your earliest convenience so they can proceed with their assessment?

- WML Phase 1 Desk Study and Preliminary Geoenvironmental Assessment, Reference 10961G-WML-00-XX RP-G-0001, dated March 2023.

Kind regards
David

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From: Steve Johnson [REDACTED]
Sent: 13 October 2025 14:29
To: Bower, Michele [REDACTED]
Cc: S1992Ladybridge [REDACTED] Selflay [REDACTED]
Subject: RE: Xaverian College, New Science Block: Feedback from MCC - 10961

Hi Michele

As discussed our SE has done the UU risk Assessment for Xaverian College (see attached).

The RA concludes PE pipe is acceptable due to the ground conditions in the area the pipe was laid.

Please can you confirm this covers the use of PE pipe for the incoming supply so I can issue to planning for sign off, of the final planning condition.

Thanks

Steve

Steve Johnson
Project Manager

Seddon Construction Ltd

[REDACTED]