

UTILITIES STATEMENT AND FOUL SEWAGE ASSESSMENT

FORMER DEXTER PAINTS SITE, GANNOW LANE, BURNLEY

CONSTRUCTION OF 35 NO ELDERLY BUNAGLOWS.

OUR REF : NIX -09

DATE : DECEMBER 2023.

Directors – D. Stockburn; B. Sumner
Suite 4a; Ribble Court; 1 Mead Way; Shuttleworth Mead Business Park; Padiham. BB12 7NG
Phone : 01282 834834

1. INTRODUCTION

This development project consists of:

- 35 no elderly residential bungalows;
- Car parking;
- Access roads;
- Open space.

This report provides a brief overview on:

The existing services and plant/apparatus belonging to the various service providers and utility companies currently serving the sites and the immediate area around them.

The likely requirements of the new services and plant/apparatus to be provided by the various service providers and utility companies currently to suit the new development on the site.

For clarity, this report does not detail the extent of any works required for enabling construction and/or any phasing of the new buildings. These will be identified at detailed design

2. ELECTRICITY

There are electrical services (HV and LV) on all sides of the site within the Highway which supply the site and other services off site, including Highway furniture / street lighting.

There are no diversion requirement identified.

The incoming services locations on Gannow Lane or Harling Street are available.

The loading requirements for the site are domestic only and no upgrading of the local system is needed to manage the supply.

A map of the available electricity supply to the site is attached at document 1.

3. GAS

There is an LP main gas line along Gannow Lane which supplies existing nearby residential developments and is available to this site.

No diversion or upgrading of supply are necessary

A map of the Gas mains supply is attached at document 2.

4. **WATER**

There is existing water infrastructure in the vicinity of the site along Gannon Lane. This is owned and operated by United Utilities as a licensed water network operator.

The position of this infrastructure is within the adopted highway, Gannon Lane and there is no need for any diversion works to be carried out.

5. **TELECOMS**

Infrastructure records show that the development has infrastructure within close proximity of the site and can be registered with BT Openreach FTTP to assist them with planning the proposed infrastructure to the development and as part of BT Openreach's 'Fibre First' Initiative. It is likely the development will be served with full Fibre to the Property infrastructure benefitting from speeds up to 1.0GBPS.

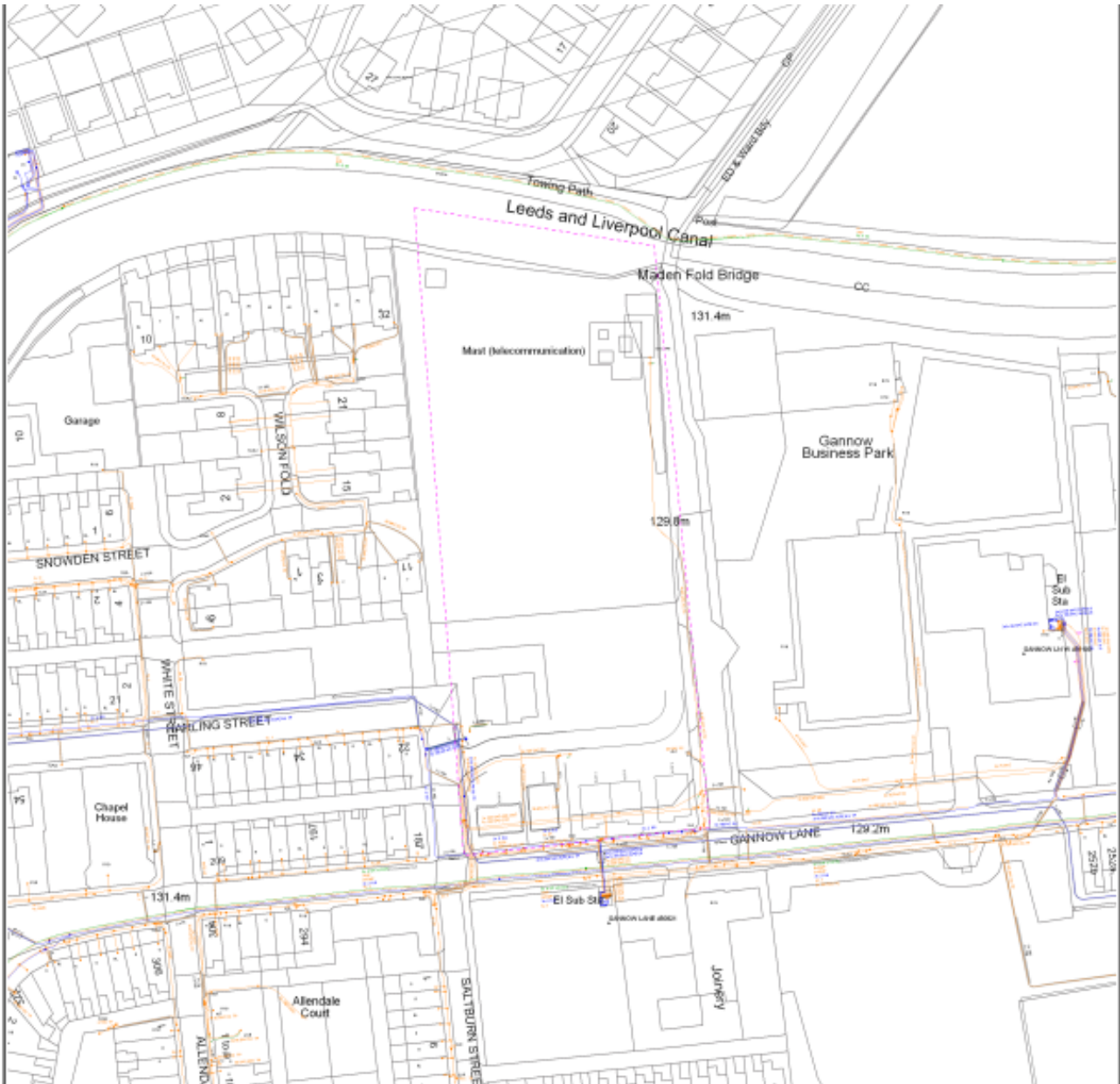
The map reproduced at document 3 shows the Openreach network in the area.

6. **FOUL SEWAGE**

United Utilities sewer records identifies the head of a public combined sewer that lies just to the north of the existing site access and flows south into the 450mm diameter public combined sewer that lies within Gannon Lane. Foul water from the developed site is to discharge into the public combined sewer.

The plan at document 3 shows the available foul sewer network to the site.

DOCUMENT 1.



Requested by: Darrell Stockburn
 Company: Private
 Date Requested: 12/04/2022
 Job Reference: 25313916
 Your Scheme/Reference: NIXON

Dig Sites:
 Area - - - - - Line - - - - -

Operating Voltage	Colour Code	Line Colour
132kV	Black	—
33kV	Green	—
22kV-25kV	Yellow	—
11kV	Red	—
6kV-6.6kV	Blue	—
1kV-6kV	Violet	—
LV	Orange	—
Unknown Voltage	Brown	—



Data Management
 Electricity North West
 Linley House
 Dickinson Street
 Manchester, M1 4LF
 Phone: 0800 195 4141
 Email: planrequest@enwl.co.uk

Scales on A4 paper:
 1:1250 Area dig site
 1:250 Line dig site

Unless otherwise indicated the depth of Electricity North West Limited cables are in accordance with BSIC (450mm for Low Voltage & 600mm for 11kV cables) 33kV and 132kV cables are laid at depths as marked. The depth and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indications on this drawing or from any regulatory loss of income or incentive, or expense, which may be suffered by Electricity North West Limited and which is caused or contributed to by any loss of supply as a result of any damage caused to Electricity North West Limited's equipment. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited.

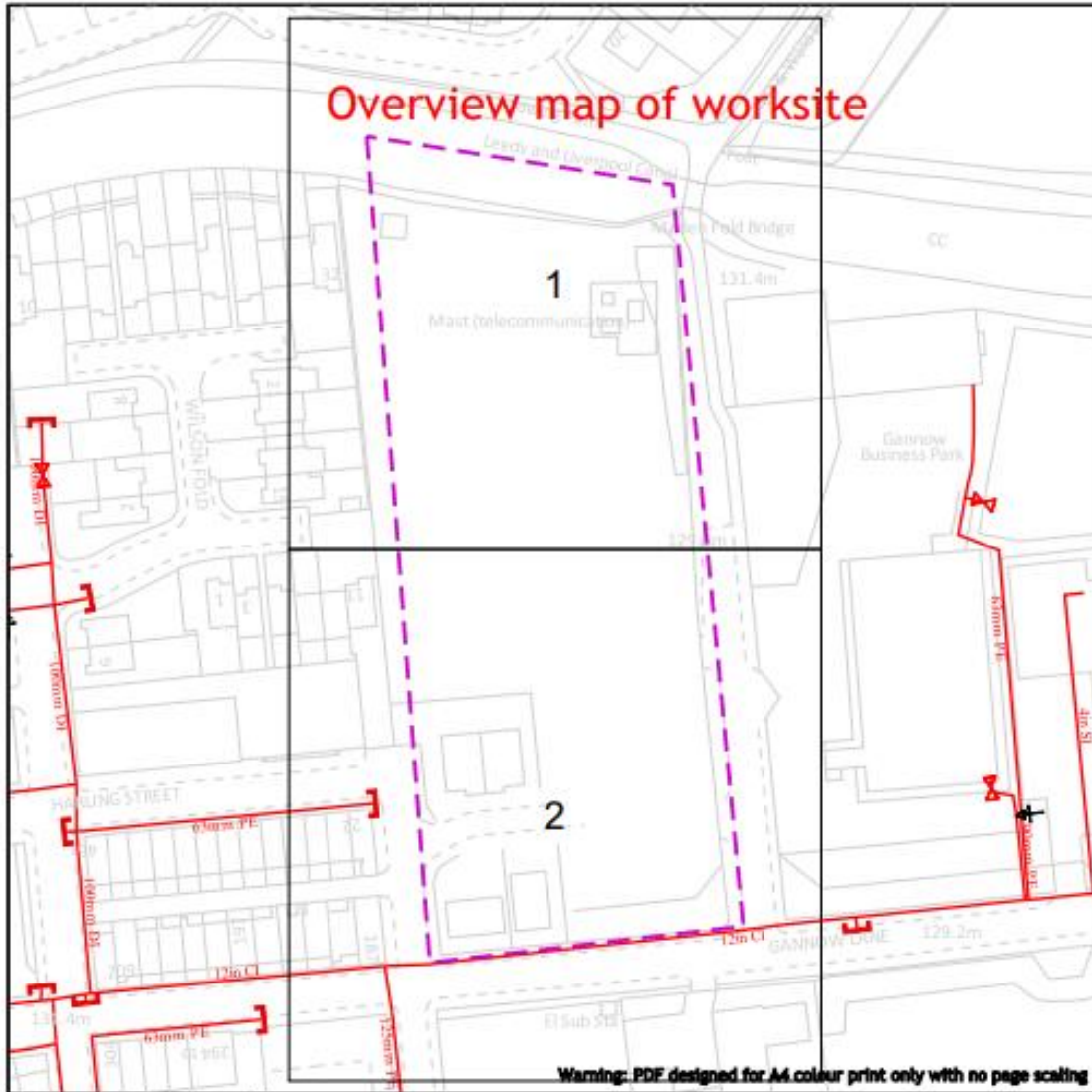
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Reference should be made to HSE Guidance, H5(G)47 "Avoiding Danger from Underground Services" and G56 "Avoidance of Danger from Overhead Power Lines".

Electricity North West Limited 304 Bridgewater Place, Birchwood Park, Warrington WA3 6RG. Registered in England and Wales. Registered No 02366949

DOCUMENT 2

Overview map of worksite



Cadent
Your Gas Network



Date Requested: 12/04/2022
Job Reference: 25313916
Site Location: 381743 432669
Requested by: Mr Derrell Stockburn
Your Scheme/Reference: NIXON
View extent: 100m, 100m

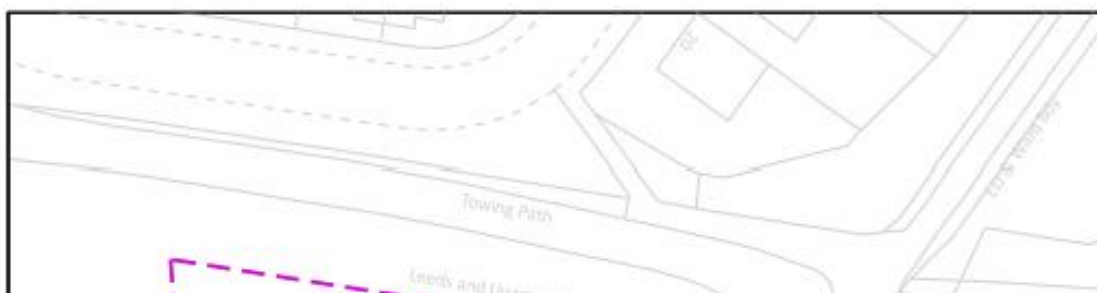
IMPORTANT NOTICES

This plan shows those pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HSG147, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of emergency call - 0800 111 999

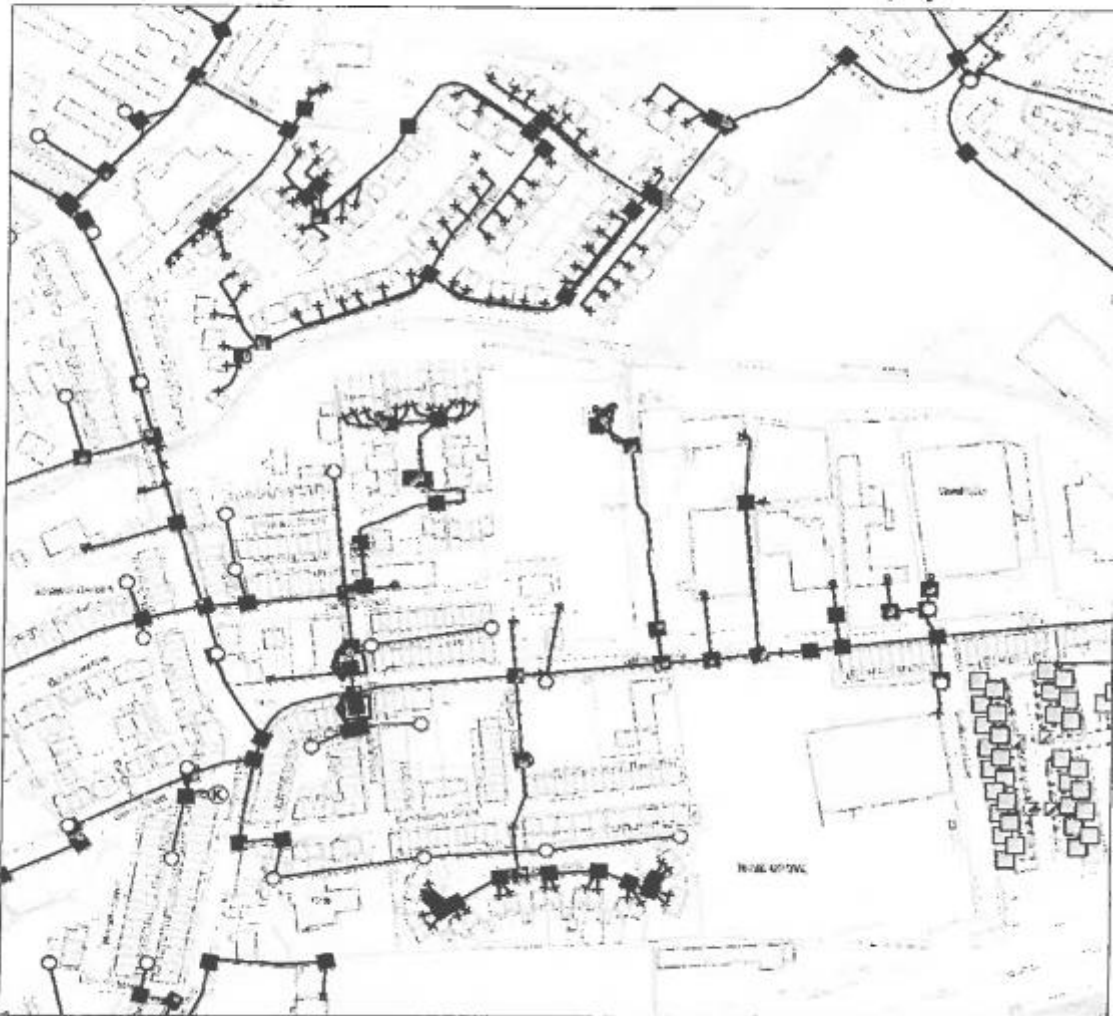
Scale: 1:1025 (When plotted at A4)

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DOCUMENT 3

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbvd@openreach.co.uk

ADVANCE NOTICE REQUIRED

(office hours: Monday - Friday 08:00 to 17:00)

www.openreach.co.uk

Accidents happen

If you do not have an Openreach report, report plan, or a BT Plan, you can call 0800 092 2929 (ext 1 + ext 1) and we can set it and ASAP.

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KEY TO BT SYMBOLS

	Planned	In Use	Change Of State	+	Interlocks
PCP			Split Coupling		
Pole			Dist. Tee		Planned
Box			Chalking		Inferred
Manhole			Blank		Duct
Cabinet					

Other: proposed plant is shown using dashed lines.
BT Symbols not listed above may be disregarded.
Existing BT Plant may not be recorded.
Information valid at date of preparation. Maps are only valid for 60 days after the date of publication.

	Feeding Add	In Place	Feeding Remove	Not in Use
Power Cable				
Power Duct				N/A

BT Ref : VDG105550

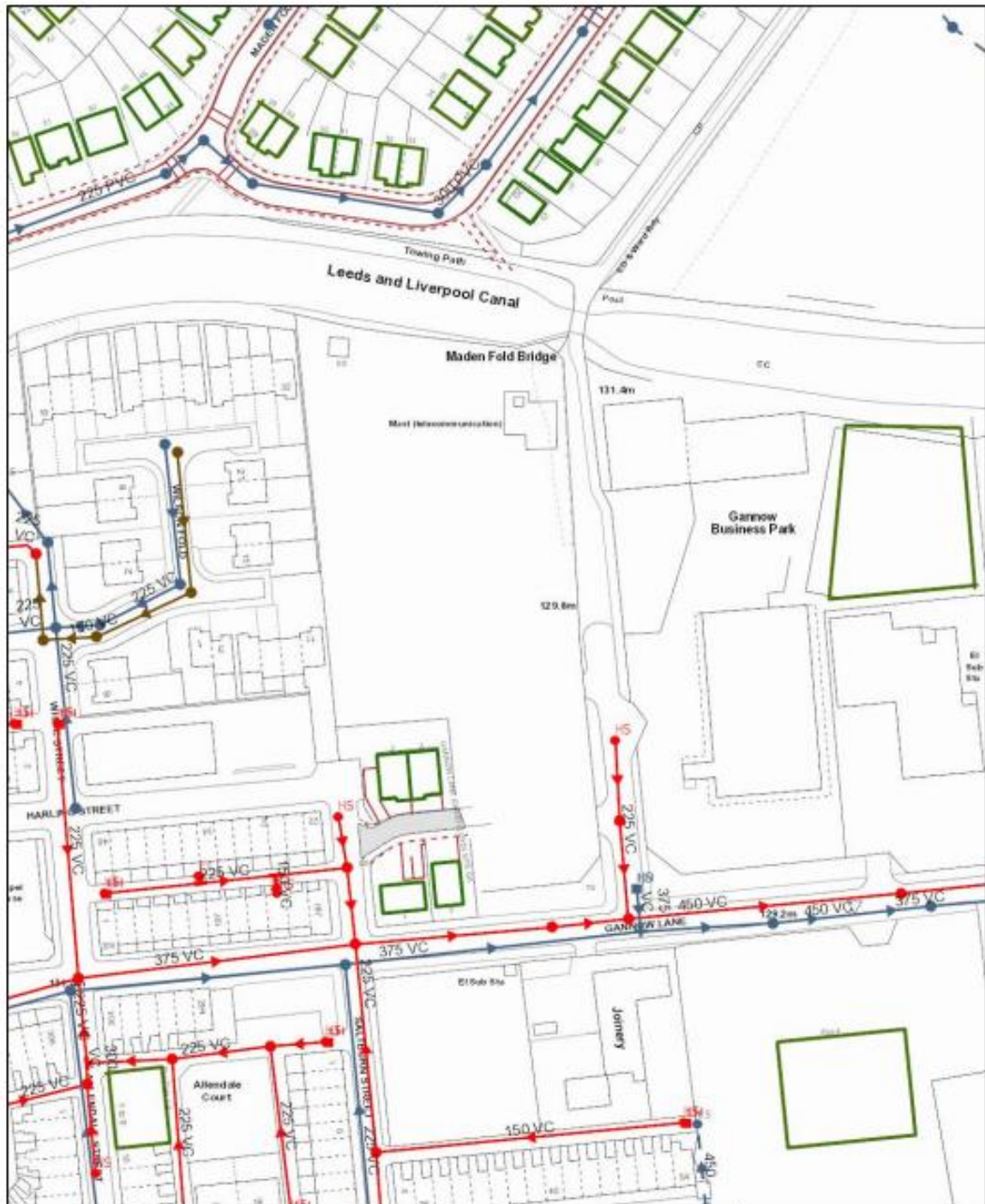
Map Reference : (centre) SD8174032666

Easting/Northing : (centre) 301740,432666

Issued : 12/04/2021 10:55:34

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

DOCUMENT 4



<p>Scale: 1:1250 Date: 05/06/2020</p>	<h2>SEWER RECORDS</h2>	
<p>Address or Site Reference: dexter paints Printed by: Property Searches</p>		
<p>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. <small>Crown copyright and database rights 2017 Ordnance Survey 100022432. Unauthorised reproduction will infringe these copyrights.</small></p>		

