Wilkinson Cowan Partnership

CHARTERED QUANTITY SURVEYORS • PROJECT MANAGERS
EMPLOYERS AGENTS • HEALTH & SAFETY CONSULTANTS

CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2015

PRE-CONSTRUCTION INFORMATION

for

DEMOLITION OF BLOCK OF 25 NO APARTMENTS

at

Walkden House
26 Priory Road
Wigan
WN4 9UG

for

WIGAN & LEIGH HOMES

Principal Designer
Wilkinson Cowan Partnership
Stanley House
15 Ladybridge Road
Cheadle Hulme, Stockport
Cheshire
SK8 5BL
Tel: 0161 486 6966

November 2016
Job No 3507

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Appendix (B)	Not applicable – the project is not a 'Notifiable project' under CDM 2015
Appendix (C1)	Asbestos Surveys
Appendix (C2)	Demolition Notices (Section 80 and 81)
Appendix (D)	Angela Graham Bat Consultancy Service Limited Preliminary Bat Survey Report Ref: SD 5688 0025 dated 07/04/2017
Appendix (E)	Existing utilities information
Appendix (F)	Floor Plans and photographs
Appendix (G)	Requirements for Principal Contractor's Construction Phase Health & Safety Plan
Appendix (H)	Health & Safety File Information Requirements and Index

Pre-construction Information Issue and revision Schedule

Version	Prepared by	Date	Checked by	Date	Comments
Original	Josh Short	23/11/16	Dave Wilkins		Issued to tenderers

1 DESCRIPTION OF PROJECT

1.1 Project Description and programming details

1.1.1 Project title

The project title is Demolition of Walkden House, Ashton-in-Makerfield.

1.1.2 Description of the site

The site is located on Priory Road, Wigan.

The site address is:-
Walkden house
26 Priory Road,
Ashton-in-Makerfield,
Wigan
WN4 9UG

'Google' site location plans and an aerial photograph of the site are included in Appendix 'A' to this Pre-construction Information.

1.1.3 Description of the scheme

The project comprises the complete demolition and removal of arisings of a former sheltered housing scheme comprising 25 No apartments, communal areas and an office of traditional construction at Priory Road, Wigan including the grubbing out of all foundations, associated external works, driveways, drainage and service connections.

The project is further described and defined in the 'Employer's Requirements'.

1.1.4 Key dates

The works are to be executed in accordance with the following programme: -

Date of possession:	(To be agreed)
Date for completion:	(To be agreed)
Construction period:	(To be agreed)

1.1.5 Site logistics and programming

Formal possession of the site will be by agreement with the Client.

Detailed site logistics and programming of the works will be discussed with the Principal Contractor prior to possession of the site as described in the Employer's Requirements.

1.1.6 HSE Notification

By virtue of Regulation 6 of the Construction (Design and Management) Regulations 2015 the project is not notifiable.

1.2 Principal Parties

Client:

Wigan & Leigh Housing
Progress House
Westwood Park Drive
Wigan
WN3 4HH

Tel: 0194 270 5040
Fax: 0194 248 6501
Web site: www.walh.co.uk
Email:

Contact 1: Peter Collins
Tel: 0194 270 5040
Email: P.Collins@wigan.gov.uk

Contact 2: Heather Cunliffe
Tel: 01942 486525 (86525)
Email: H.Cunliffe@wigan.gov.uk

Employer's Agent/ Principal Designer:

Wilkinson Cowan Partnership
Stanley House
15 Ladybridge Road
Cheadle Hulme
Stockport
Cheshire
SK8 5BL

Tel: 0161 486 6966
Web site: www.wilcowan.com
Email: stockport@wilcowan.com

Employer's Agent:

Contact: David Booton Mobile: 0796 347 2725
Email: david@wilcowan.com

Principal Designer:

Contact: Dave Wilkins Mobile: 0795 458 0688
Email: dave.wilkins@wilcowan.com

Principal Contractor: To be appointed upon completion of the tender process.

1.3 The structure's status as a workplace

As the development comprises solely demolition of an existing building the Workplace (Health, Safety and Welfare) Regulations 1992 will not apply.

1.4 Extent and Location of existing records and plans

1.4.1 Available records and plans

No information was available to the Principal Designer at the time of preparation of this Pre-construction information beyond that contained on the tender drawings and the following documents: -

- Appendix (A) Site Location Maps, Google Street Views and aerial view of site
- Appendix (C1) Asbestos Surveys
- Appendix (C2) Demolition Notices (Section 80 and 81)
- Appendix (D) Angela Graham Bat Consultancy Service Limited Preliminary Bat Survey Report Ref: SD 5688 0025 dated 07/04/2017
- Appendix (E) Existing services information
- Appendix (F) Floor Plans and photos

1.4.2 Historical information relating to the site and the surrounding area

The area around the site is occupied extensively by residential property.

Mature trees are in close proximity to the existing building to be demolished. The trees are to be retained. The Contractor shall ensure that the existing trees are adequately protected, and barriered from the demolition works.

1.4.3 Existing mains services records and plans

Copies of the following services information has been obtained by various parties including the Principal Designer, copies of which are included within the appendices.

The nature of these services on and around the site may be summarised as follows: -

1.4.3.1 National Grid Gas Enquiry Ref. NW_TW_Z1_3SWX_274633 dated 13/10/16

The record indicates Low-pressure (below 2 bar) 4" SI gas main in the northern footpath to Priory Road opposite the site to the North. A Low-pressure main from the aforementioned one

in Priory Road to the north-east of the site runs in a south-easterly direction down Columbus Street before turning in a south-westerly direction to follow a footpath to the front of houses on Bevington Street and then turning again through 90° to continue in south-easterly direction to follow a footpath to the rear of properties on Priory Road to the south-east of the site.

A Low-pressure service main is indicated entering the site from the aforementioned main to south-east of the site and running in a north-westerly direction to connect to the Walkden House at the rear.



1.4.3.2 United Utilities Property Search Ref. 16/ 1240353 Flat 18 Walkden House 26 Priory Road Ashton-in-Makerfield, Wigan, WN4 9UG dated 17/10/2016

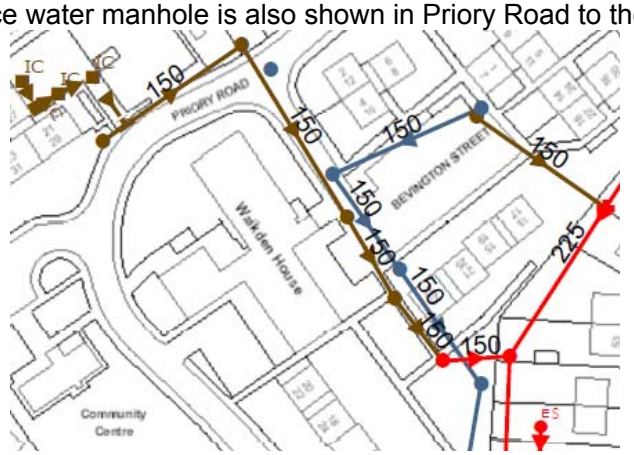
The record indicates a 6" AC 1969 distribution main becoming a 4" AC 1969 distribution main running in the footpath to Priory Road directly outside the site with a hydrant to the west of the site boundary.

There is also a hydrant at the head of a distribution main to the rear of the site in Bevington Street.



The record indicates a 150 VC foul sewer in the northern footpath to Priory Road opposite the site connecting two manholes, this then runs in a south-easterly direction down Bevington Street to the rear of the site subsequently connecting to a 150 VC combined sewer to the south-east of the site.

There is also a 150 VC surface water sewer indicated crossing Bevington Street from east to west connecting two manholes to the east of the site and then flowing in a south-easterly direction through two further manholes before continuing in a southerly direction beyond the site. An unconnected surface water manhole is also shown in Priory Road to the north of the site.



1.4.3.3 Electricity North West Record Map Grid Reference 9243491 dated 12/10/16

The record indicates Priory Road sub-station located in Priory Road the south-east of the site which supplies a number of LV mains one of which runs in the footpath to Priory Road directly outside the site boundary supplying neighbouring properties and street furniture ultimately turning into the site from the north-west to run in a south-easterly direction and across the site to serve Walkden House.

Another LV main is indicated running in the footpath which forms the south-eastern boundary to the site from which a service enters the site from the south-east to run in a north-westerly direction and across the site to also serve Walkden House.

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1.4.3.4 BT Openreach Records BT Ref QER04357J dated 12/10/2016

Records indicate distribution point 904 R and a joint box in the Priory Road footpath directly outside the west boundary to the site with underground plant continuing in both directions within the footpath around the site boundary.

The 904 R distribution point also supplies a 'Pole' at this location connected to two other 'Poles'; one being located in the northern footpath to Priory Road opposite the north-west corner of the site and the other being located on the opposite side of Priory Road to the west of the site. Numerous overhead telephone wires emanate from the 904 R 'Pole' serving neighbouring properties with a number of wires crossing the western side of the site including ones connecting to Walkden House.



1.4.3.5 'LinesearchbeforeUdig' Records ref 9243491 dated 12/10/2016

List of affected LSBUD members			
Asset Owner	Phone/Email	Emergency Only	Status
Electricity North West Limited	08001954141	08001954141	Await response

List of not affected LSBUD members		
AWE Pipeline	Esso Petroleum Company Limited	Petroineos
BOC Limited (A Member of the Linde Group)	FibreSpeed Limited	Phillips 66
BP Midstream Pipelines	Fulcrum Pipelines Limited	Premier Transmission Ltd (SNIP)
BPA	Gamma	Redundant Pipelines - LPDA
Carrington Gas Pipeline	Humbly Grove Energy	RWEnpower (Little Barford and South Haven)
CATS Pipeline c/o Wood Group PSN	IGas Energy	SABIC UK Petrochemicals
Cemex	Ineos Enterprises Limited	Scottish Power Generation
Centrica Energy	INEOS Manufacturing (Scotland and TSEP)	Seabank Power Ltd
Centrica Storage Ltd	Lark Energy	Shell (St Fergus to Mossmorran)
CLH Pipeline System Ltd	Lightsource SPV Limited	Shell Pipelines
Concept Solutions People Ltd	Mainline Pipelines Limited	Total (Finaline, Colnbrook & Colwick Pipelines)
ConocoPhillips (UK) Ltd	Manchester Jetline Limited	Transmission Capital
Coryton Energy Co Ltd (Gas Pipeline)	Manx Cable Company	Uniper UK Ltd
Dong Energy (UK) Ltd	Marchwood Power Ltd (Gas Pipeline)	Vattenfall
E.ON UK CHP Limited	National Grid Gas (Above 7 bar), National Grid Gas Distribution Limited (Above 2 bar) and National Grid Electricity Transmission	Western Power Distribution
EirGrid	Northumbrian Water Group	Wingas Storage UK Ltd
ENI & Himor c/o Penspen Ltd	NPower CHP Pipelines	Zayo Group UK Ltd c/o JSM Group Ltd
ESP Utilities Group	Oikos Storage Limited	
ESSAR	Perenco UK Limited (Purbeck Southampton Pipeline)	

Non-LSBUD members (Asset owners not registered on LSBUD)			
Asset Owner	Preferred contact method	Phone	Status
BT	https://www.swns.bt.com/pls/mbe/welcome.home	08009173993	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
Energetics Electricity	plantenquiries@energetics-uk.com	01698404646	Not Notified
ENGIE	nrswa@cofely-gdfsuez.com	01293 549944	Not Notified
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
Hibernia Networks	info@hibernianetworks.com	01704 322 300	Not Notified
Instalcom	plantenquiries@instalcom.co.uk	02087314613	Not Notified
Interoute	interoute.enquiries@plancast.co.uk	02070259000	Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquires@turntown.com	01212 621 100	Not Notified
National Grid Gas Distribution (below 2 bar)	plantprotection@nationalgrid.com	0800688588	Not Notified
Network Rail	OPBuriedServicesEnquiries@networkrail.co.uk	01904523401	Not Notified
Redcentric plc	plant-enquiries@redcentricplc.com	0845 200 2200	Not Notified
Sky UK Limited	nrswa@sky.uk	02070323234	Not Notified
Tata, KPN (c/- McNicholas)	plantenquiries@mcnicholas.co.uk	03300558469	Not Notified
Teliasonera	telenttelia.plantenquiries@telent.com	0800526015	Not Notified
United Utilities	property.searches@uuplc.co.uk	08707510101	Not Notified
Utility assets Ltd	assetrecords@utilityassets.co.uk		Not Notified
Verizon Business	osp-team@uk.verizonbusiness.com	01293611736	Not Notified
Virgin Media	http://www.digdat.co.uk	08708883116	Not Notified
Vodafone	osm.enquiries@atkinsglobal.com	01454662881	Not Notified
Vtesse Networks	https://vtplant.vtesse.com	01992532100	Not Notified
Wigan MBC (Drainage)	drainage@wigan.gov.uk	01943488006	Not Notified

1.4.3.6 Other Cable Services

No specific information has been obtained but Virgin Media and other telecommunications providers' plant and equipment may exist within the area.

N.B.

THE PRINCIPAL CONTRACTOR MUST ENSURE THAT HE OBTAINS UP TO DATE INFORMATION AND PROVE THE LOCATIONS OF ALL EXISTING SERVICES BY CAT SCAN AND SAFE DIGGING TECHNIQUES, MARK THE POSITIONS ON SITE AND DETERMINE WHETHER THEY ARE LIVE OR NOT IN ORDER TO PROTECT THE HEALTH AND SAFETY OF OPERATIVES ENGAGED UPON THE WORKS AS WELL AS ANY OTHER PERSONS THAT MIGHT BE AFFECTED BY THE WORKS PRIOR TO THE COMMENCEMENT OF WORKS ON THE SITE.

2 CLIENTS CONSIDERATIONS AND MANAGEMENT REQUIREMENTS

2.1 Arrangements for:

2.1.1 Planning and managing the projects including any health and safety goals for the project.

Contractors shall at all times comply with all relevant Acts of Parliament, regulations, guidance material and the Employer's Requirements throughout the project to complete the works as far as practically possible free from risk, injury, disease, dangerous occurrences or near misses to those engaged upon the works and who might be affected by the works.

All Contractors appointed to work on this project shall comply with and shall be deemed to have contracted to comply with any appropriate health and safety requirements or prohibitions imposed on them by or under any relevant statutory provisions applicable to this project and/or contained in this Pre Construction information, which is applicable to each contractors undertakings in respect of their work on this project.

The health & safety goals for the project are: -

- No major accidents or near misses on site during construction
- Structures that can be safely maintained

The Principal Contractor's development of the Construction Phase Health & Safety Plan shall include details of noise and dust assessments to the construction workers and occupiers of adjacent properties.

2.1.1.1 Site Rules

The Principal Contractor has overall responsibility for establishing site rules during the course of the contract. Consideration should be given to the following:-

a) Unauthorised entries on to the site – all visitors to report to the site office.

b) All site employees must wear adequate PPE, must be appropriately and sufficiently trained to undertake the task to which they are set and hold the necessary certificates to undertake their work.

c) No food or alcohol is to be consumed on the site. Food and drink shall only be consumed in designated areas set aside for the purpose.

d) Burning on site is not permitted.

e) Noise

f) Pollution

g) Nuisance

h) Asbestos Containing Materials

i) Vandalism

j) Maintaining a clean and orderly site.

k) Disposal of waste material on a regular basis.

l) Identification of, dealing with and disposal of any dangerous articles or substances.

m) Storage of flammable liquids and substances.

n) Monitoring operations that require heat sources during the work and at least at quarter hour intervals for an hour after completion. The use of a hot work permit system shall be implemented and maintained.

o) Protection of adjacent buildings.

p) Working hours not to inconvenience adjoining residents, businesses, etc. No noisy operations shall commence prior to 08.00 hours or continue after 16.00 hours or be undertaken at weekends except by prior arrangement with the Employer's Agent.

2.1.1.2 Unforeseen Circumstances

In the event that any unforeseen eventuality arises, the Principal Contractor shall carry out a suitable documented risk assessment and develop safe methods of carrying out the work before the work proceeds.

2.1.2 Communication and Liaison between Client and Others

All communications shall be via the Employer's Agent, who shall be copied in on all correspondence at all times throughout the project.

2.1.3 Security of the Site

The whole of the site will be made available to the Principal Contractor the security of which will be his responsibility throughout the course of the contract.

The Police crime figures for September 2017 (the latest month for which figures were available at the time of preparing this Pre-construction Information) record 1 crime within 200 m of the site comprising of 'anti-social behaviour'.

The Principal Contractor shall make adequate provisions at all times including providing and erecting all hoardings, fencing and barriers necessary to secure the site and prevent access by unauthorised parties (particularly children) and shall provide adequate illumination and warning against the hazards of a construction site and unauthorised access. The Principal Contractor shall erect solid timber or metal hoardings to all public boundaries and 'Heras' fencing to neighbouring properties to a minimum height of 2.4 m to prevent unauthorised access to the site as described below.

The hoardings to the site shall incorporate a pair of lockable double gates to facilitate site access and egress with a vehicle 'docking' arrangement set back from the general hoarding line to enable delivery vehicles to pull into the site and maintain clear access along the public highway.

The Principal Contractor shall ensure that they are secure and stable and do not present a health and safety hazard to any occupiers, neighbours or passers-by.

The hoardings to public roads and footpaths shall be painted in a colour approved by the Employer's Agent to present a tidy professional appearance and also incorporate 'observation windows' and/or 'Heras' panels by agreement with the Employer's Agent. All temporary hoardings and fences are to be retained and maintained throughout the course of the project until such time as they have to be removed or are no longer required due to permanent features of the completed works being put in place.

2.1.4 Welfare Provision

Adequate temporary site accommodation and welfare facilities shall be provided and sited so as not to cause obstruction, nuisance or hazard.

Welfare facilities shall as a minimum be sufficient to comply with the requirements of Schedule 2 of the CDM Regulations 2015.

Welfare provisions must be available at the commencement of works on site including toilet, washing and messing facilities and shall be maintained in good order throughout the construction period.

The Principal Contractor shall set out details of the welfare provisions to be made in his Construction Phase Health & Safety Plan, see Appendix 'G'.

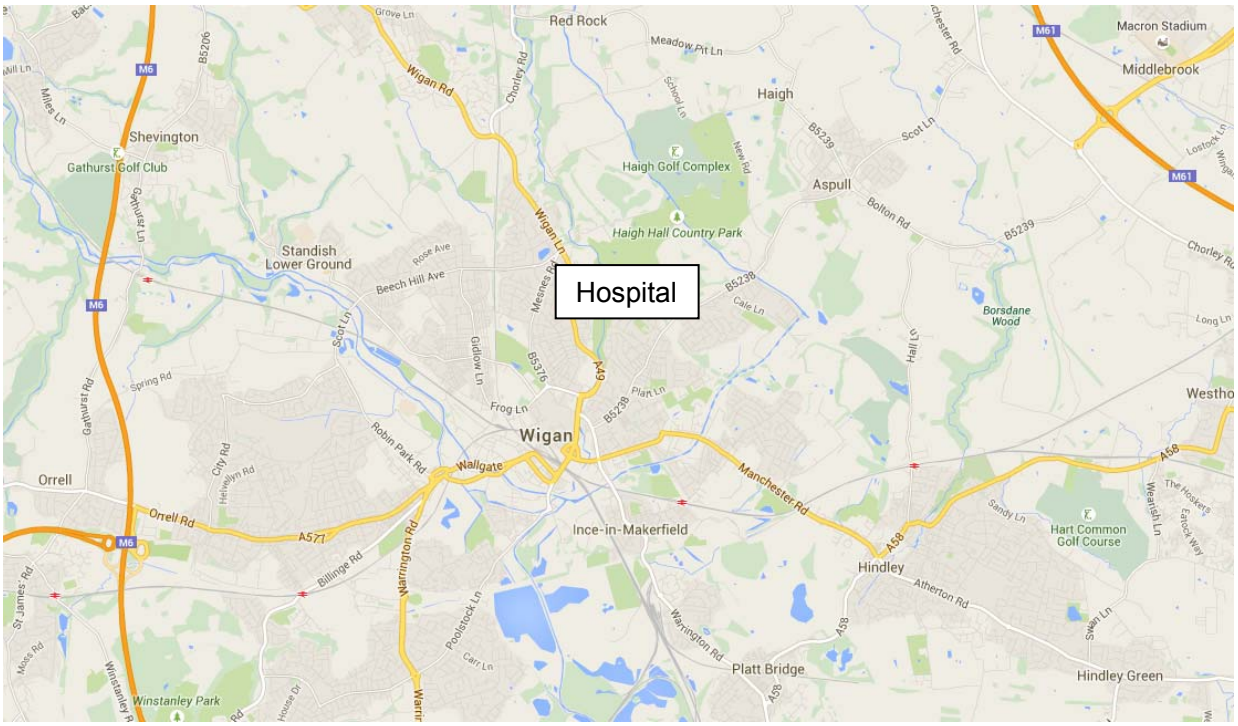
The nearest accident and emergency hospital is:-

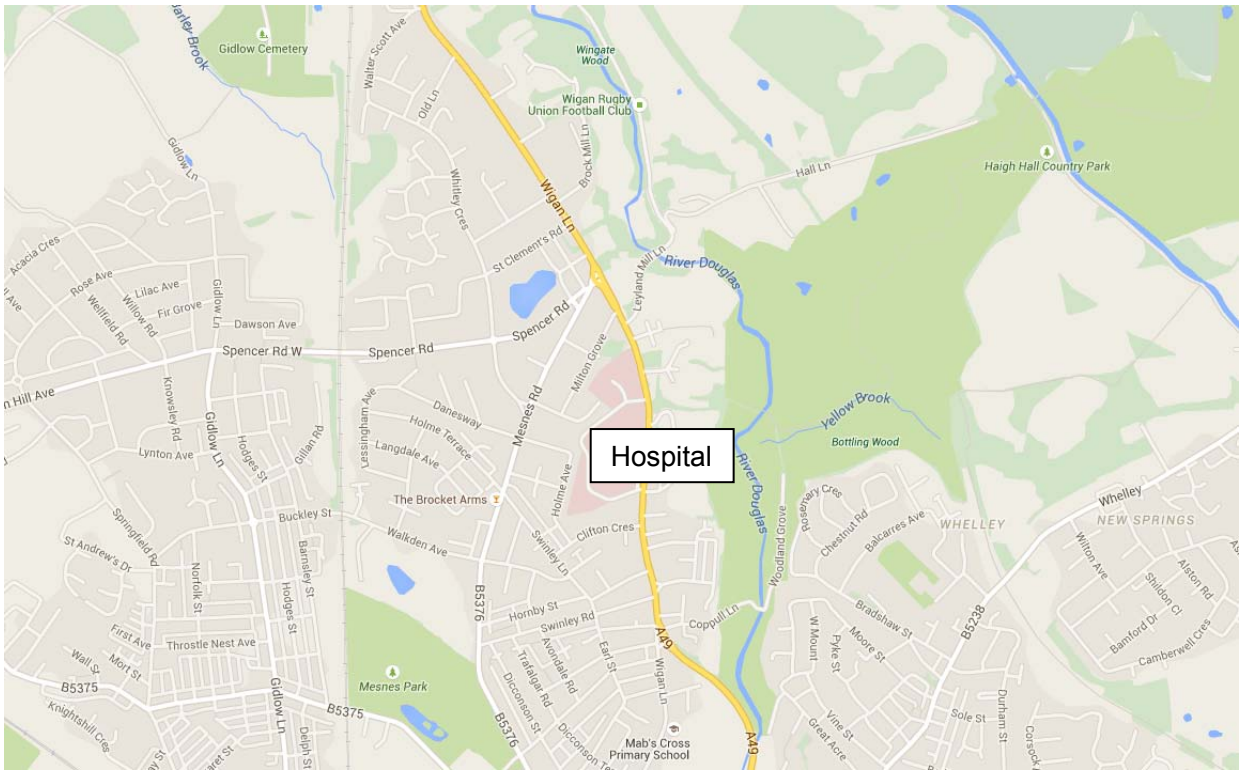
Royal Albert Edward Infirmary
Wigan Lane
Wigan
Lancashire
WN1 2NN

Tel: 01942 244000

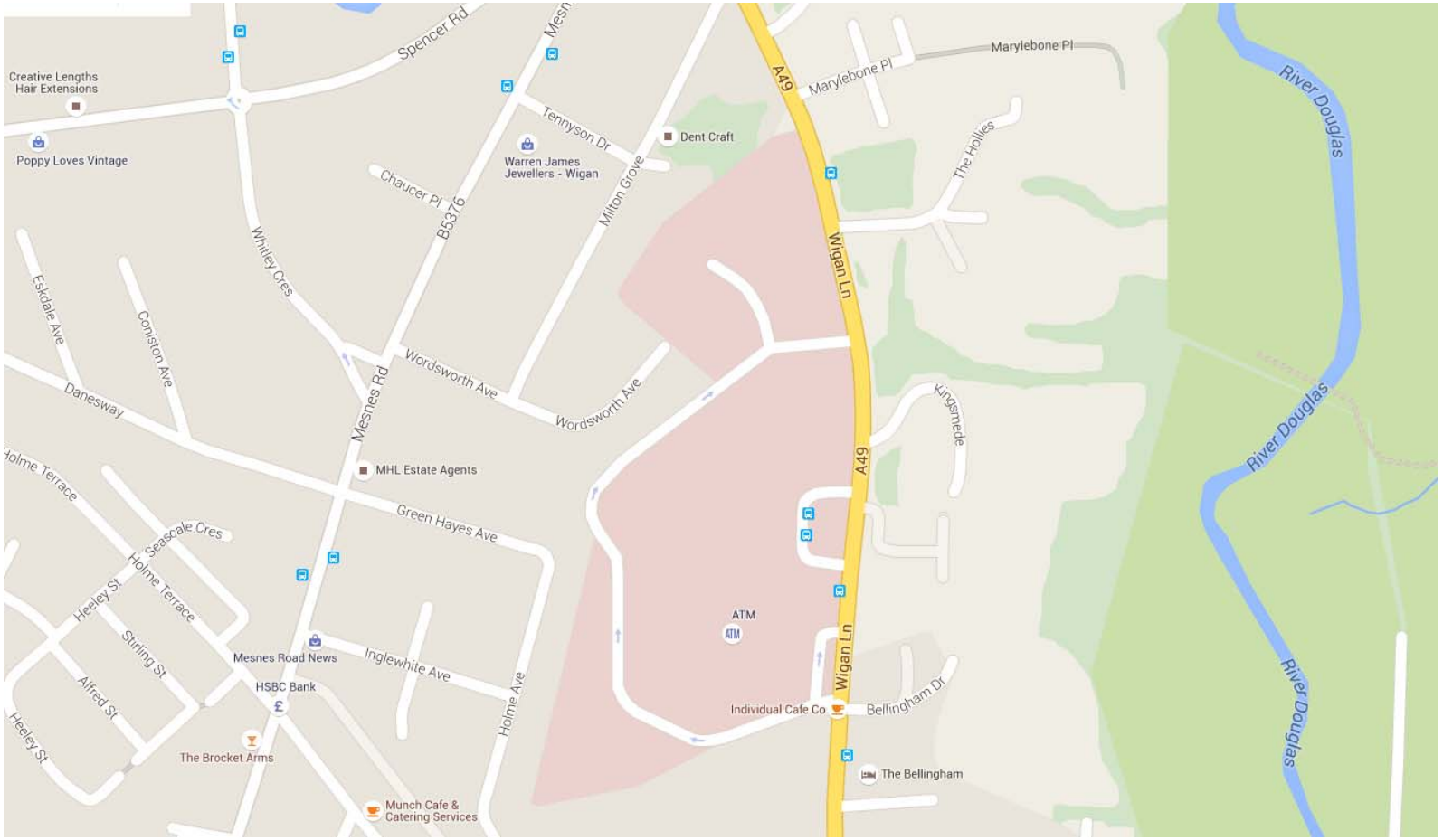
Approximate distance from site: 5 miles a journey which, according to Google Maps, should take approximately 20 minutes by car but which may take somewhat longer particularly at peak periods.

‘Google’ location maps of Royal Albert Edward Infirmary





‘Google’ site location map of Royal Albert Edward Infirmary



from Priory Road, Ashton-in-Makerfield, Wigan WN4 9...
to Royal Albert Edward Infirmary, Wigan Lane, Wigan...

20 min (5.0 miles)

via Poolstock Ln/B5238

16 min without traffic

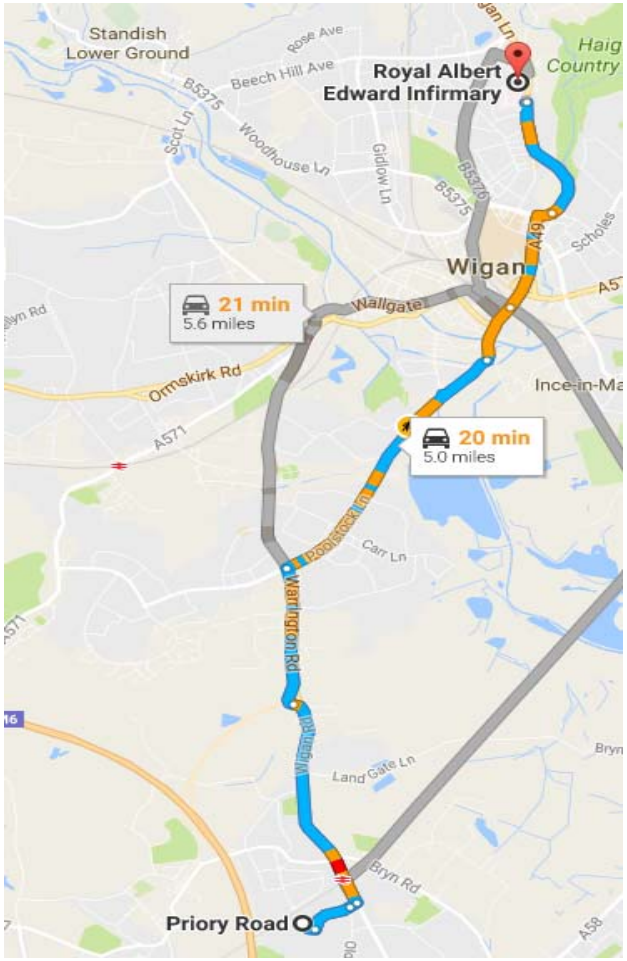
Priory Road
Ashton-in-Makerfield, Wigan WN4 9UG, UK

Take Wentworth Rd to Wigan Rd/A49
2 min (0.3 mi)

Follow A49, Poolstock Ln/B5238 and A49 to Wigan
16 min (4.7 mi)

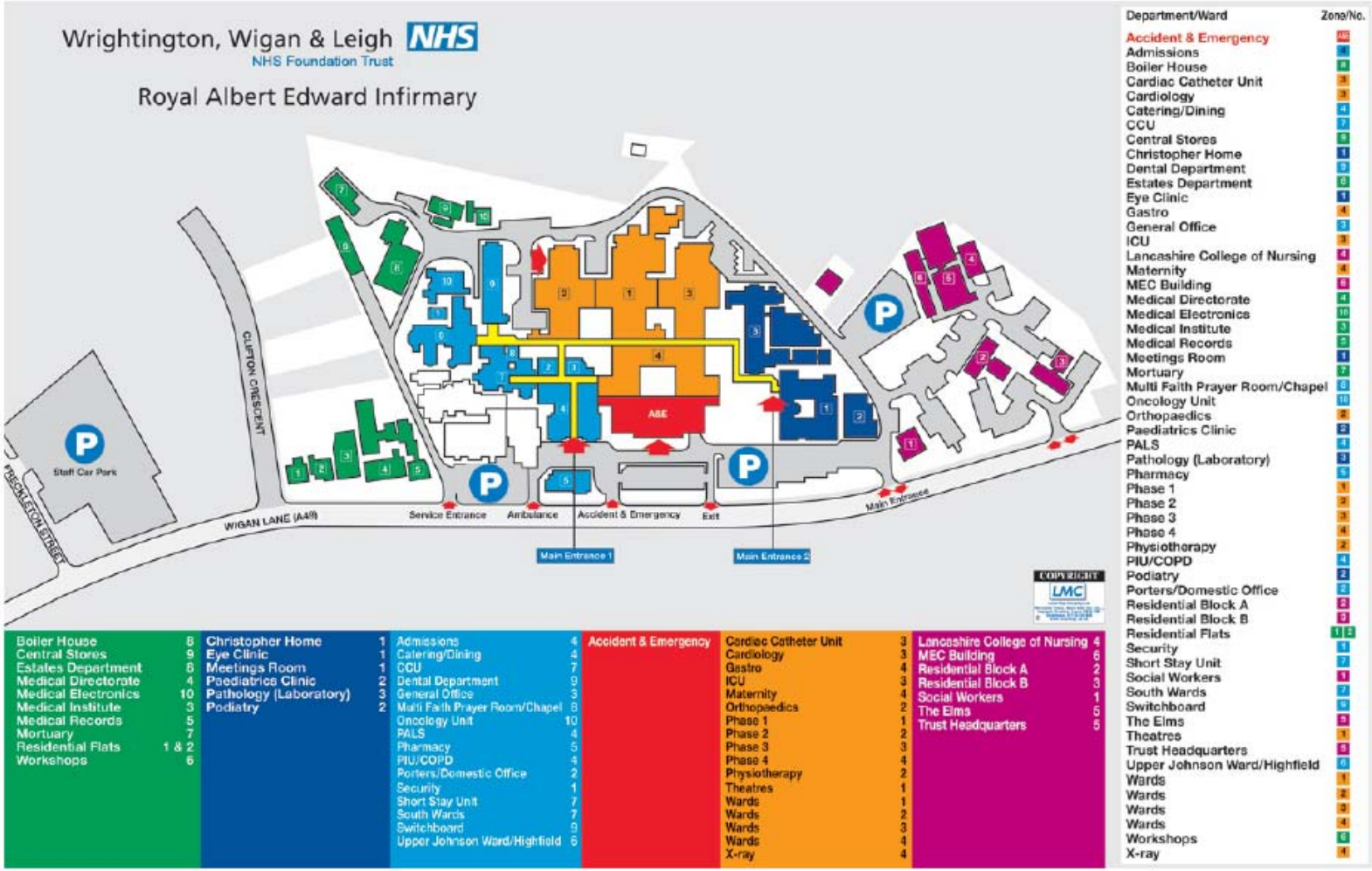
Turn left
7 s (20 ft)

Royal Albert Edward Infirmary
Wigan Lane, Wigan WN1 2NN, United Kingdom



‘Google’ Street view of entrance to Royal Albert Edward Hospital, Wigan




Wrightington, Wigan & Leigh NHS
NHS Foundation Trust
Royal Albert Edward Infirmary
CLIFTON CRESCENT
PRESCOTT STREET
WIGAN LANE (A49)
Staff Car Park
Service Entrance
Ambulance
Accident & Emergency
Exit
Main Entrance
Main Entrance 1
Main Entrance 2
A&E
COPYRIGHT
LMC
Department/Ward Zone/No.
Accident & Emergency A&E
Admissions 4
Boiler House 8
Cardiac Catheter Unit 3
Cardiology 3
Catering/Dining 4
CCU 7
Central Stores 9
Christopher Home 1
Dental Department 9
Estates Department 8
Eye Clinic 1
Gastro 4
General Office 3
ICU 3
Lancashire College of Nursing 4
Maternity 4
MEC Building 6
Medical Directorate 4
Medical Electronics 10
Medical Institute 3
Medical Records 5
Meetings Room 1
Mortuary 7
Multi Faith Prayer Room/Chapel 8
Oncology Unit 10
Orthopaedics 2
Paediatrics Clinic 2
PALS 4
Pathology (Laboratory) 3
Pharmacy 5
Phase 1 1
Phase 2 2
Phase 3 3
Phase 4 4
Physiotherapy 2
PIU/COPD 4
Podiatry 2
Porters/Domestic Office 2
Residential Block A 2
Residential Block B 3
Residential Flats 1 & 2
Security 1
Short Stay Unit 7
Social Workers 1
South Wards 7
Switchboard 9
The Elms 5
Theatres 1
Trust Headquarters 5
Upper Johnson Ward/Highfield 6
Wards 1
Wards 2
Wards 3
Wards 4
Workshops 6
X-ray 4
Boiler House 8
Central Stores 9
Estates Department 8
Medical Directorate 4
Medical Electronics 10
Medical Institute 3
Medical Records 5
Mortuary 7
Residential Flats 1 & 2
Workshops 6
Christopher Home 1
Eye Clinic 1
Meetings Room 1
Paediatrics Clinic 2
Pathology (Laboratory) 3
Podiatry 2
Admissions 4
Catering/Dining 4
CCU 7
Dental Department 9
General Office 3
Multi Faith Prayer Room/Chapel 8
Oncology Unit 10
PALS 4
Pharmacy 5
PIU/COPD 4
Porters/Domestic Office 2
Security 1
Short Stay Unit 7
South Wards 7
Switchboard 9
Upper Johnson Ward/Highfield 6
Accident & Emergency
Cardiac Catheter Unit 3
Cardiology 3
Gastro 4
ICU 3
Maternity 4
Orthopaedics 2
Phase 1 1
Phase 2 2
Phase 3 3
Phase 4 4
Physiotherapy 2
Theatres 1
Wards 1
Wards 2
Wards 3
Wards 4
X-ray 4
Lancashire College of Nursing 4
MEC Building 6
Residential Block A 2
Residential Block B 3
Social Workers 1
The Elms 5
Trust Headquarters 5

2.1.5 Site waste management plan

The Client has not advised the Principal Designer of any existing Site Waste Management Plan (SWMP). Though not now required under current legislation the Client wishes to be able to demonstrate their commitment and contribution to maintaining and upholding 'green' principles in accordance with their environmental policies. The Principal Contractor shall therefore prepare and include a SWMP in his Construction Phase Plan prior to the commencement of works on site.

The SWMP shall be continuously updated throughout the course of the project and monthly reports providing a breakdown of materials disposed of and amounts recycled shall be submitted to the Employer's Agent.

2.2 Requirements relating to Health and Safety of the Client, Employees or customers or those involved in the project

2.2.1 Site hoarding and/or fencing requirements

The Client will not be in occupation of any part of the site and requires no hoardings to be erected on his behalf other than those necessary for site security as described in Section 2.1.3.

2.2.2 Site transport arrangements or vehicle movement restrictions

The Client will not be in occupation of any part of the site during the construction period and the Principal Contractor shall develop his own site transport plan including posting appropriate notices on the site fencing/hoarding and in the immediate area warning of vehicle movements in the vicinity of the site and advising drivers and visitors of the location of the site and directions thereto.

2.2.3 Client permit to work schemes

The Client will not be in possession of any part of the site and will not therefore be operating any permit to work systems of his own.

All persons attending site including visiting staff, Client's representatives and consultants shall however receive a site specific safety induction from the Principal Contractor prior to being allowed on to the site.

The Principal Contractor shall maintain a site register to be completed by all staff and visitors throughout the project.

The Principal Contractor shall provide all members of the workforce, including sub-contractors, with work passes/identification badges. It is recommended that the Principal Contractor also keep detailed records of all personnel undertaking work of any nature.

2.2.4 Fire Procedures

Fire prevention procedures must be provided for all properties, staff areas, storage areas and the site generally.

A site-specific fire safety plan, including the locations of fire-fighting equipment (extinguishers) and the maintenance of suitably signed fire escape routes must be provided by the Principal Contractor with his Construction Phase Plan.

The Principal Contractor shall give careful attention to the number of property types in which work will be undertaken and particularly when these include numerous houses and/or low and medium rise apartments involving timber frame construction.

Generally, the Principal Contractor must ensure that his undertaking of the project complies with all Statutory Requirements, and the requirements of the Local Fire Office. Evidence of compliance must be provided to the Employer.

The Principal Contractor will be responsible for assessing the degree of fire risk or any other emergency evacuation and formulating and regularly updating a 'Site Fire and Evacuation Plan' with 'Orders' that can be implemented in an emergency. This includes liaising with the Fire Authority and Police.

The 'Site Fire and Emergency Evacuation Plan' should address issues such as means of escape, muster points, emergency signs and extinguishers, hydrants and other fire protection equipment etc. sufficient to comply with 'Fire Prevention on Construction Sites: Joint Code of Practice on the Protection from Fire of Construction Sites and Buildings Undergoing Renovation (CC, LPC) (7th Ed. May 2009.) and HSE Booklet HSG168 'Fire safety in construction work: Guidance for clients, designers and those managing and carrying out construction work involving significant fire risks'.

The Principal Contractor will also need to investigate the water supply capabilities for potential fire-fighting services.

2.2.5 Emergency Procedures and means of escape

The Principal Contractor must develop, implement and maintain an emergency response plan covering both health and safety and environmental issues surrounding these works.

Identify emergency procedures and contact numbers for the nearest Hospital with accident and emergency facilities, utilities and services companies and display this information clearly on site, and include location maps and directions from the site within the construction phase health and safety plan.

The Principal Contractor shall ensure that appropriate emergency procedures and means of escape are drawn and that the address and telephone number of the nearest Accident and Emergency Hospital is provided. All persons on site are to be made aware of these and the emergency information is to be clearly displayed at suitable points.

Emergency escape routes should be maintained or adequate alternative routes, as applicable, should be provided. Emergency Procedures in respect of mains services positions and isolation are to be confirmed by the statutory companies in consultation with the design team consultants.

All RIDDOR reportable accidents and dangerous occurrences/near misses must be reported to the HSE in the approved manner and the client should be informed.

2.2.6 No go areas or other authorisation requirements for those involved in the project

The site is located within a heavily populated residential area and all neighbouring properties and surrounding hardstandings are to be considered as 'out of bounds' unless access is required to carry out works on the boundary when specific permission shall be obtained from the relevant owners/occupiers.

Refer to the Employer's Requirements for guidance. No works shall take place outside the boundary of the site without prior approval by the Employer's Agent and consultation with statutory authorities, adjoining neighbours, those likely to be affected by the works and any others having power in the matter.

2.2.7 Any area the Client has designated as confined spaces

The Client has not designated any areas of the site as 'confined spaces' but excavations for foundations, drainage and existing manholes, inspection chambers and interceptors may be considered as confined spaces due to the depth of the excavations, the use of combustion engine driven plant or equipment operating on the site or proximity to busy roads.

Confined spaces might also include stores and small bathrooms or kitchens without natural ventilation, attics or cellars, roof spaces, floor spaces and services ducts within the new structures all of which should be subject to risk assessment, safety method statement and 'permit- to-work' systems.

2.2.8 Smoking and parking restrictions

A no-smoking policy shall be maintained on the site.

No private vehicles will be permitted on the site except in designated parking areas within the site compound (space permitting).

3 ENVIRONMENTAL RESTRICTIONS AND EXISTING ON-SITE RISKS

3.1 Safety hazards, including:

3.1.1 Boundaries and access, including temporary access – for example narrow streets, lack of parking, turning or storage space

Access and egress to the site of the works shall be from Priory Road. The Principal Contractor should note that Priory Road and the surrounding roads are not overly-wide, single carriageway suburban estate roads subject to on-street parking by residents and visitors. It can therefore be quite busy with traffic and pedestrians accessing and egressing throughout the day and children playing in the streets.

The site and access thereto, is to be controlled by the erection of site hoardings and fencing as previously described. The Principal Contractor shall ensure that they are secure and stable, maintained to present a tidy professional appearance and do not present a health and safety hazard to any occupiers, neighbours or passers-by.

It is unlikely that there will be space for car parking on the site and whilst there are no parking restrictions on Priory Road or Bevington Street the Principal Contractor shall ensure that all site operatives give due regard to and pay careful attention to parking adjacent to the site so as not to block private driveways or adjacent amenities to which access may be required on a regular basis or cause any inconvenience to neighbouring residents or commercial operations.

Contractors and operatives shall ensure that they are understanding and considerate with regard to the parking needs and habits of the residents and neighbouring users. These obligations shall apply both to parking in the immediate vicinity of the site and on all roads adjacent to the works.

Having regard to the location of the site the Principal Contractor shall give consideration to the operation of a formal ‘Travel Plan’ for all operatives working on the site in the interests of the environment and contributing to a low-carbon economy.

The Principal Contractor shall ensure that the works do not prejudice the safety of vehicular and pedestrian traffic. A banksman must be employed whenever vehicles are entering or leaving the site, reversing adjacent to or across pavements and roads. All existing roads, footpaths and rights of way around the site are to be kept open and clear of obstructions throughout the course of the contract. Notices must be clearly displayed showing pedestrian routes where these may be diverted or adversely affected by the works.

The Contractor shall take all steps to ensure that the roads and footpaths are maintained and cleaned on a regular basis particularly during demolition and excavation works and in inclement weather.

It is known that there are underground gas, water, electricity and other service mains on and adjacent to the site. Please see Section 1(d) with regard to obtaining details of existing services both on and around the site.

3.1.2 Any restrictions on deliveries or waste collection or storage

The site is situated on a not overly-wide suburban estate road subject to on-street car parking and playing children in what is a heavily populated residential location.

These conditions could constitute a hazard especially relating to large vehicles accessing and egressing the site. The Principal Contractor shall give careful consideration to vehicle routing and signing, the avoidance of risk to members of the public by not using vehicles too large for the road network, avoiding the beginning and end of the school day and advising and warning all drivers accessing the site.

3.1.3 Adjacent land uses – for example schooling, railway lines or busy roads.

The Principal Contractor should be aware of various 'Sure Start Children's Centres' and primary schools within close proximity to the site.

There is one 'Sure Start Children's Centre' within half-a-mile of the site, namely:

- Bryn Sure Start Children's Centre
  Bryn St Peters CE Primary School, Wigan, WN4 0DL

  Distance from site 0.28 miles
  Centre leader: Gill Collier
  Tel No: - 01942 204041/776382
  Email: - enquiries@admin.ashtonsaintpeters.wigan.sch.uk

There are 2 primary (4 - 11 years) schools within half-a-mile of the site, namely:

- Bryn St Peters CE Primary School
  Downall Green Road, Wigan, WN4 0DL

  Distance from site 0.32 miles
  Centre leader: Mrs G Collier
  Tel No: - 01942 204041

- Nicol Mere School
  Roman Road, Wigan, WN4 8DF

  Distance from site 0.34 miles
  Head Teacher: - Mr Paul Gubbins
  Tel No: - 01942 720871

and six others within one mile of the site.

There is one secondary (11 - 16 years) school within half-a-mile of the site, namely:

- Cansfield High Specialist Language College
  Old Road, Wigan, WN4 9TP

  Distance from site 0.36 miles
  Head Teacher: - Mr Michael Southworth
  Tel No: - 01942 727391

and one other within one mile of the site.

There are no tertiary (16+ years) colleges within three miles of the site though Cansfield High Specialist Language College takes students up to 19 years of age.

3.1.4 Existing storage of hazardous materials

The Principal Designer has not been advised of the storage of any hazardous materials on the site which is an empty block of apartments and though generally unsuited to the storage of any hazardous materials could contain remnants of normal domestic cleaning fluids e.g. bleach.

It should however be borne in mind that some of the apartments may have been broken into and that there could be discarded syringes, excreta and other deleterious materials discarded by drug addicts or vagrants within the building or left by domesticated or wild animals entering the site.

The Principal Contractor should carry out a preliminary risk assessment and site survey immediately upon taking possession of the site to identify any potentially hazardous materials and to gather up any potentially damaging materials such as discarded syringes or faeces to avoid needlestick injuries and/or infection.

3.1.5 Location of existing services particularly those that are concealed - water, electricity, gas etc.

The Principal Contractor shall make his own enquiries of all the service authorities for up to date information in relation to existing services on or adjacent to the site of the works and include copies of their responses in Appendix ‘E’ to this Pre-construction Health & Safety Information.

The Principal Contractor shall thoroughly survey the site and carry out CAT scans, carefully excavate by hand using safe-digging techniques to locate all buried services and determine whether they are 'live' or abandoned and mark them on site prior to the commencement of works.

Existing storage tanks, inspection chambers and manholes may be present on the site; the contents, condition and depth of which are not known. It is known that there are drains on the site and it is possible that live drains may run across the site and that unmarked water courses and/or aquifers may exist beneath the site.

It is known that existing services enter upon the site as well as others that are located adjacent to it in the roads and footpaths that serve the site and adjacent properties and may be affected

by the works. The Principal Contractor is to provide method statements for the protection and/or diversion of these services should it become apparent they will be encountered during the works or likely to be affected by the works.

It should be noted that there are lighting columns in the surrounding streets including one at the back of the footpath immediately adjacent to the site boundary as previously noted.

The Principal Contractor's attention is drawn to Section 1.4.3 and in particular any existing gas, water and electricity services that may enter the site or are adjacent thereto.

3.1.6 Ground conditions, underground structures or water courses where this might affect the safe use of plant, for example cranes, or the safety of groundworks.

The Principal Designer has not been provided with any information in respect of the existing ground conditions on the site and the Principal Contractor shall take particular care when excavating to remove old foundations, drains and the like and shall inform the EA and PD should he encounter any historic basements, cellars or the like, wells, underground tanks or storage vessels, unstable ground or geological faults, mine entries or addits or any potentially contaminated materials.

3.1.7 Information about existing structures

Floor plans are included in Appendix F and information about the structures are included in the asbestos surveys in appendix C1. The principal designer has not been provided with any further information regarding existing structures.

3.1.8 Previous structural modifications, including weakening or strengthening of the structure (particularly where demolition is involved)

The Principal Designer has not been provided with any information in respect of any previous structural modifications that may have weakened or strengthened the structure and given the nature of the buildings it is unlikely that any structural modifications have been carried out though unauthorised alterations may have been carried out within individual apartments since their original construction that may have weakened or strengthened the structure.

3.1.9 Fire damage, ground shrinkage, movement or poor maintenance which may have adversely affected the structure

The Principal Designer has not been provided with any information in respect of any fire damage, ground shrinkage, movement or poor maintenance which may have adversely affected the structure but this does not mean that no such incidents have taken place and the Principal Contractor should carefully survey the building and satisfy himself that the structure has not been so adversely affected.

3.1.10 Any difficulties relating to plant and equipment in the premises, such as overhead gantries whose height restricts access.

The building is a two-storey block of twenty-five apartments of domestic scale and design and as such would offer the expected restrictions to plant and equipment within the premises.

There are a number of overhead telephone wires crossing the western side of the site serving neighbouring properties including ones connecting to Walkden House.

3.1.11 Health and safety information contained in earlier design, construction or 'as built' drawings, such as details of pre stressed or post tensioned structures.

The Principal Designer has not been provided with any other information in respect of any structures on the site or that may have previously occupied the site beyond that referred to herein.

3.2 Health hazards, including:

3.2.1 Asbestos including results of surveys

The Principal Contractor is respectfully referred to the Asbestos Surveys (please see Appendix 'C1') for details of known asbestos or asbestos-containing materials identified within the building.

Contractors should be mindful of the possibility of encountering asbestos-containing materials when undertaking excavation and/or demolition works particularly on sites where demolition/making up levels within Made Ground has previously been undertaken or fly-tipping has taken place. Should any suspicious materials be encountered then work should stop immediately, the area vacated and cordoned off until the material has been properly investigated and identified with certainty.

Upon encountering any suspicious materials the Site Manager, Employer's Agent and the Principal Designer should be advised immediately and works not re-commenced until clear instructions have been issued on how to proceed.

3.2.2 Existing storage of hazardous materials.

The Principal Designer has not been advised of the storage of any hazardous materials on the site which is an empty block of apartments and though generally unsuited to the storage of any hazardous materials could contain remnants of normal domestic cleaning fluids e.g. bleach. In addition, the Principal Contractor is advised that the site is accessible to the public and has previously been a source of anti-social behaviour and he should be aware of the possibility of encountering discarded syringes, excreta and other deleterious materials discarded by passers-by or left by domesticated or wild animals entering the site.

The Principal Contractor should carry out a preliminary risk assessment and site survey immediately upon taking possession of the site to identify any potentially hazardous materials and to gather up any potentially damaging materials such as discarded syringes or faeces to avoid needlestick injuries and/or infection.

3.2.3 Contaminated land, including results of surveys

Contractors should be mindful of the possibility of encountering contaminated materials when undertaking any excavations or groundworks as part of the work to be undertaken on the site and careful inspection of all excavations should be undertaken. Any materials which may be

suspected to contain higher levels of or different contaminants than those reported in this Pre-construction Information should be subject to further relevant testing and appraisal.

Should any suspicious materials be encountered or any visual or olfactory evidence of any contaminated material become apparent then work should stop immediately, the area vacated and cordoned off until the material has been properly investigated and identified with certainty.

Upon encountering any suspicious materials the Site Manager, Employer's Agent and the Principal Designer should be advised immediately and works not re-commenced until clear instructions have been issued on how to proceed.

Construction personnel should be adequately protected from contact with the contaminated soils by the use of normal construction hygiene precautions (e.g. suitable protective clothing, gloves, no smoking or eating, etc.) and damping-down measures should be adopted to minimise risks to construction personnel and the public at large.

Construction workers should adopt appropriate health and safety measures on site and undertake soil gas monitoring prior to and during man entry of below ground voids or confined spaces, as detailed in HSE guidance.

Dust suppression measures should be adopted during all demolitions and earthworks.

Surface water control measures should be adopted during construction to limit runoff and infiltration through exposed made ground and to limit siltation of the surface drainage.

3.2.4 Existing structures containing hazardous materials

The site is currently vacant and the building boarded up awaiting demolition, is likely to contain asbestos or asbestos-containing materials as follows: -

Potentially hazardous materials that will be encountered are: -

- Identified asbestos or asbestos-containing materials within the existing building which are to be removed prior to or during the course of demolition thereof, and
- Previously unidentified asbestos or asbestos-containing materials within the existing building which only become apparent during the course of demolition

Other potentially hazardous materials that could be encountered are: -

- asbestos or asbestos-containing materials within 'Made Ground' or 'Fill' when carrying out excavations

3.2.5 Health risks arising from Client's activities

There will be no client presence on site and therefore no activities by the Client are likely to generate any health risks. The Principal Contractor should however be aware that normal day-

to-day maintenance works may be carried out on other properties in the neighbourhood including those bordering the site throughout the course of the contract that may involve working contemporaneously with other contractors in certain areas at various times.

4 SIGNIFICANT DESIGN AND CONSTRUCTION HAZARDS

4.1 Generally

The demolition of low-rise residential properties should not present any unusual or residual risks that would require specific identification in the Pre-construction information over and above those which would normally be encountered in a typical undertaking of this type.

The only inherent risks that we feel should be highlighted to the contractor are: -

- Working in a heavily populated residential location
- Removal of asbestos and asbestos-containing materials from the existing building prior to demolition.
- The presence of existing live services both on and immediately adjacent to the site.
- The potential for uncontrolled collapse of structures during the course of demolition
- Working on a potentially contaminated land site.
- Working adjacent to the site boundary, outside the site in and adjacent to public highways where services may have to be diverted to maintain supplies to neighbouring properties.

The Principal Contractor shall take account of all these matters together with any specific issues identified as a result of his own project risk assessment to enable them to be addressed within his Construction Phase Health & Safety Plan.

4.2 Significant design assumption and suggested work methods, sequences or other control measures

The Principal Designer is to be advised as soon as practicably possible of any unforeseen eventualities that occur during the project which may materially affect the resources being used on site.

The Principal Contractor is to define details of the arrangements for monitoring the Health and Safety on site to ensure compliance with the statutory requirements, and the Health and Safety rules developed by the Principal Contractor through regular planned checks and by carrying out investigations of incidents and complaints.

4.3 Arrangements for co-ordination of ongoing design work and handling design changes;

All Contractors carrying out construction work on this project shall identify from general health and safety legislation and from the Health and Safety Plan during the Construction Phase those hazards and risks associated with their work. Risk assessments and method statements relating to those risks which cannot be avoided by other means shall be prepared. Wherever possible the risk should be designed out but where this is impossible, unacceptable or unreasonable it should be minimised to an acceptable level.

Contractors shall submit a documented risk assessment (in accordance with regulation 3 of the Management of Health and Safety at Work Regulations 1999) for all identified risks. Preventative and/or protective measures demonstrating methods for reducing the risk to the lowest extent reasonably practicable during the execution of their work shall also be provided.

Appropriate preventative and/or protective measures (method statements) made by contractors following their risk assessments shall be incorporated into the project Construction Phase Health and Safety Plan by the Principal Contractor.

4.4 Information on significant risks identified during design;

In addition to the above the Principal Contractor (including any contractor employed by him) is to undertake his own risk assessments with regard to any inherent hazards arising from operations within the demolition process and develop control measures ensuring these are included within the Construction Phase Plan prior to commencement of the operations.

On consideration of the information available the following hazards may pose a risk to the health and safety of demolition workers and/or occupants of or visitors/neighbouring occupants to the site. Appropriate risk assessments and method statements are to be incorporated in the Construction Phase Health and Safety Plan for the various elements of the works as appropriate. The list is not intended to be exhaustive, and does not address many common place hazards of which a contractor experienced in this type of work should be aware and which must be controlled by good site management practice.

4.4.1.1 Identification of Potential Hazards Posed by the Site

- Accessing the site via single carriageway suburban estate roads subject to on-street parking and playing children
- Working in close proximity to occupied housing within a heavily populated area
- Contact with existing buried or overhead services both crossing the site and outside the boundary including the possibility of ones not identified prior to the commencement of works.
- Working adjacent to residential properties that are likely to be affected by noise, dust and vibrations the occupants of which may have medical conditions e.g. tinnitus, asthma, whole body vibration syndrome that are intolerant of such impositions.
- Safeguarding boundaries, in particular those with neighbouring properties, roads, public open spaces, public footpaths and rights of way adjoining the site, and preventing access by unauthorised persons, particularly children.
- Working in/adjacent to public roads, public open spaces and footpaths.

4.4.1.2 Site clearance, demolition and remediation works

- Possible contact with excreta and other deleterious materials within the building and on the site left by vagrants and/or drug addicts, domesticated or wild animals etc. entering the site.
- Possibility of encountering sharps/needlesticks and other damaging materials discarded by drug addicts and passers-by on what is a disused site.
- Removal of identified asbestos or asbestos-containing materials and the possibility of encountering previously unidentified asbestos or asbestos-containing materials during stripping or demolition of the existing building.
- Uncontrolled collapse of structures during demolition due to lack, failure or removal of temporary support, bracing and the like.
- Possible discovery of existing storage tanks, sumps, interceptors, etc and previously unidentified contents requiring disposal and removal.
- Contact with previously unidentified live services.
- Materials falling from heights
- Dust arising from the works on site and permeating the local atmosphere

4.4.1.3 Excavations and Foundations

- Working on a potentially contaminated land site and/or the possibility encountering ground gas, previously unidentified contamination etc. during excavation works.
- Possibility of contact with previously unidentified asbestos or asbestos-containing materials in made-ground.
- Possibility of excavating within unstable ground, below the normal water table in the ground and possible danger of collapse.
- Possibility of encountering historic basements, cellars or the like, wells, underground tanks or storage vessels, geological faults, mine entries or addits etc. during excavation works.
- Open excavations, voids and changes in levels to be adequately supported, guarded, kept free of pooling water and backfilled to general ground level as soon as possible.
- Materials falling from heights into excavations.
- Temporary on-site tipping and spoil heaps; avoidance of contaminating watercourses, ponds, etc.
- Working in confined spaces (e.g. deep excavations on sites where combustion-engined plant is operating or adjacent to busy public highways).

4.4.1.4 Structural elements within demolitions

- Manual handling in the lifting of large dense concrete/masonry blocks, lintols and beams particularly in confined spaces e.g. deep foundation trenches, etc.
- Taking down and removal of pre-cast concrete floor beams and planks, staircases, roof trusses, lintols and beams etc. often additionally involving working at heights or in confined spaces.
- Taking down and removal of large windows, patio doors, cladding panels, balconies and the like often additionally involving working at heights or in confined spaces
- Working at heights generally including stripping roofs, working to perimeters of pitched roofs, removing fascias, soffits, barge boards etc., removing eaves gutters, rainwater pipes and the like and removing arisings from site.
- Adverse weather conditions especially high winds, very cold and freezing conditions in winter and very hot and sunny conditions in summer.

4.4.1.5 Scaffolding

- Structural limitations of the support provided by the ground (possibly having been disturbed in places by site investigation procedures or previous use as planting beds etc.).
- Unauthorised alterations by unqualified operatives.
- Preventing unauthorised access onto scaffolding particularly children.
- Accidental damage, displacement or collapse of scaffold through adverse weather conditions, accidental impact by site plant, delivery vehicles and the like.

4.4.1.6 Services installations

- Working in confined spaces e.g. services ducts, floor and roof voids, meter rooms, plant rooms and the like.
- Manual handling fittings and equipment, removing prior to demolition often additionally involving working at heights or in confined spaces
- Working at heights generally e.g. in ceiling voids, service ducts, plant rooms or motor rooms
- Working with naked flames e.g. when cutting metal pipes and fittings resulting in burns, scalds or metal splashes.
- Coming into contact with live services.
- Handling fibrous insulation materials.

4.4.1.7 Drainage and Service Main Connections

- Working on a potentially contaminated land site and/or the possibility encountering previously unidentified contamination during excavation and drainage works.

- Working outside the boundary of the site within busy public roads, footpaths and thoroughfares to facilitate disconnection of mains services, divert or re-connect drains and sewers

- Working in confined spaces (e.g. deep excavations or manholes on sites where combustion-engined plant is operating or within or adjacent to busy public highways).

- Encountering underground water courses, ground gas, previously unidentified contaminated material etc. (please refer to excavations and foundations above).

- Work to or within existing manholes and sewers, re-forming drain connections involving potential contact with raw sewage, rats' urine and the possibility of contracting Weil's disease and other bacterial infections.

5 THE HEALTH AND SAFETY FILE

5.1 Introduction

The Principal Contractor must provide all the relevant information for the Health & Safety File as required by the Construction (Design and Management) Regulations 2015 (CDM 2015) in accordance with Regulation 12 and Appendix 4 of the Health & Safety Executive's 'Guidance on Regulations - Managing health and safety in construction – Construction (Design and Management) Regulations 2015' (L153).

Acknowledging the HSE's recommendations that information relevant to the health and safety of operatives involved in future construction and maintenance work should be readily available and not lost in a morass of material that may hide crucial information about risks, we have prepared an Index and Checklist which sets out all the information for the Health & Safety File necessary to meet the requirements of CDM 2015. Please see Appendix 'H' hereto.

The 'Health & Safety File' is a legal document required by statute and the information required for it is not to be confused with that required to achieve 'Handover' or for 'O&M Manuals' by the Client or the Employer's Agent and must not be included as part of such documents. The information set out in Appendix 'H' is purely to satisfy the statutory requirements of CDM 2015 Regulation 12, though reference to information contained therein may be made in other documents/files as appropriate rather than duplicating the information in other manuals.

5.2 Layout and format

The Principal Contractor is to provide **ONE** hard copy of all information (as appropriate) to be included in the Health and Safety File in accordance with Appendix 'H' hereto.

All hard copy information must be A4 or A3 in size and filed in standard four ring presentation binders with the exception of full scale drawings and the like that should be folded and inserted in clear plastic folders to suit the size of the binders. Individual binders must be clearly labelled and provided with a contents list in accordance with the index and checklist included in Appendix 'H'

5.3 Arrangements for the collection and gathering of information

The Principal Contractor shall collate all the required information, both in hard copy and digital format, including that from designers, sub-contractors and suppliers for inclusion within the Health & Safety File throughout the course of the contract and compile it in the manner described and set out in Appendix 'H'.

The Principal Designer will liaise with the Principal Contractor throughout the construction period to collate information for the Health & Safety File and meet with the Principal Contractor's representatives one month prior to Practical Completion to review progress and assist with any queries as to content and/or presentation and agree any amendments and/or revisions required.

The Principal Contractor is advised that the Employer's Agent reserves the right to withhold the issue of the Practical Completion Certificate should all the information not be available at that time.

5.4 Storage of information

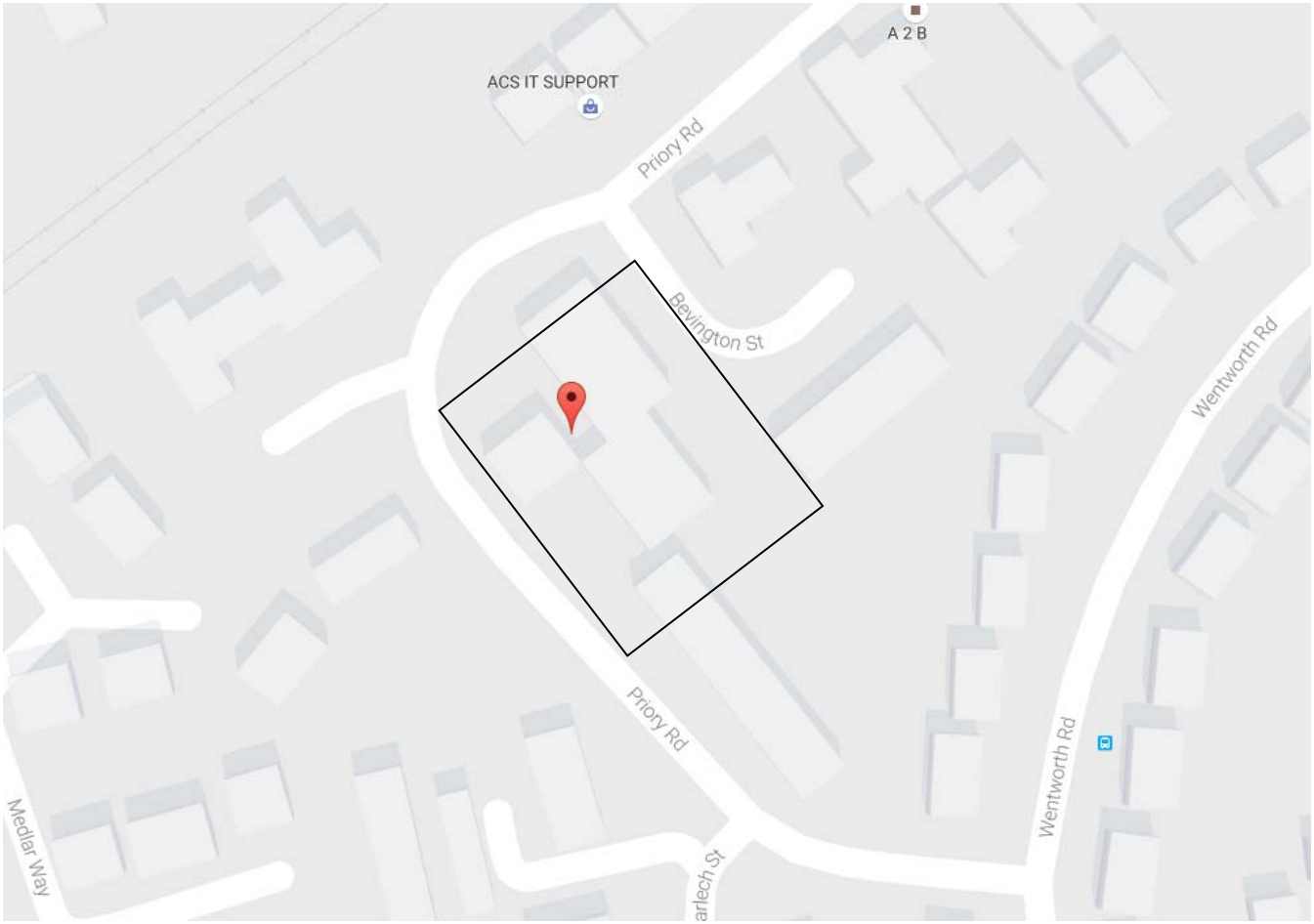
In addition to the requirements stated above for hard copy information, the Principal Contractor is also required to provide **TWO** copies of all information for the Health and Safety File in Adobe .pdf format (all drawings shall also be provided in AutoCad or similar .dwg format) on CD. The digital files shall exactly replicate the structure of the hard copy files with folders and sub-folders matching the arrangement of the hard copy version. Single scanned files containing complete volumes of information will not be acceptable and will be returned for re-formatting/indexing in accordance with the foregoing criteria.

Appendix ‘A’

‘Google’ Site Location Maps and ‘Street’ Views of the Site


25
Bryn Rd
Brow Rd
Downall Green Rd
Grange Rd
Richmond Rd
Site
M6
Wigan Rd
Nicol Rd
Old Rd
Eskdale Rd
Spindle Hillock
Low Bank Rd
Alexandra Rd
Bryn Rd
Camp Rd
M6
Edward Dr
24


M6
Grange Rd
Richmond Rd
Alder Ave
Clough Grove
Priory Rd
Site
Arnold Clark Ashton Fiat
/ Jeep / Chrysler / Abarth
Nostell Rd
A49
Nicol Rd
M6
Bispham Dr
Harlech St
Harold Ave
Old Rd
Tatton Dr
Wolmer St
Ellesmere Rd
M6


A 2 B
ACS IT SUPPORT
Priory Rd
Bevington St
Wentworth Rd
Priory Rd
Wentworth Rd
Medlar Way

’Google’ aerial view of the site




WALKDEN HOUSE






Priory Rd

Appendix ‘B’

Notification of a Project Form (F10)

(This project is not a ‘Notifiable’ project under the terms of CDM 2015)

Appendix ‘C1’

Asbestos Surveys

Appendix ‘C2’

Demolition Notices (Section 80 and 81)

Appendix ‘D’

Angela Graham Bat Consultancy Service Limited Preliminary Bat Survey Report Ref: SD 5688 0025 dated 07/04/2017

Appendix 'E'

Existing utilities information

1. National Grid Gas Enquiry Ref. NW_TW_Z1_3SWX_274633 dated 13/10/16
2. United Utilities Property Search Ref. 16/ 1240353 FLAT 18 WALKDEN HOUSE 26 PRIORY ROAD ASHTON-IN-MAKERFIELD WIGAN WN4 9UG dated 17/10/2016
3. Electricity North West Record Map Grid Reference 9243491 dated 12/10/16
4. BT Openreach Records BT Ref QER04357J dated 12/10/2016
5. 'LinesearchbeforeUdig' Records ref 9243491 dated 12/10/2016

nationalgrid

Plant Protection
National Grid
Block 1; Floor 1
Brick Kiln Street
Hinckley
LE10 0NA
E-mail: plantprotection@nationalgrid.com
Telephone: +44 (0)800 688588

National Grid Electricity Emergency Number:
0800 40 40 90*

National Gas Emergency Number:
0800 111 999*
* Available 24 hours, 7 days/week.
Calls may be recorded and monitored.

www.nationalgrid.com

josh short
Wilkinson Cowan Partnership
29 Greek Street
Stockport
Cheshire
SK3 8AX

Date: 12/10/2016
Our Ref: NW_TW_Z1_3SWX_274633
Your Ref: 3507 - Demoliton of Walkden house
RE: Proposed Works, 3507 - Demoliton of Walkden house

Thank you for your enquiry which was received on 12/10/2016.
Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to National Grid Electricity Transmission plc's, National Grid Gas plc's and National Grid Gas Distribution Ltd's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.
For details of National Grid's network areas please see the National Grid website (http://www.nationalgrid.com/uk/Gas/Safety/work/) or the enclosed documentation.

As your works are at a "proposed" stage, any maps and guidance provided are for information purposes only. This is not approval to commence work. You must submit a "Scheduled Works" enquiry at the earliest opportunity and failure to do this may lead to disruption to your plans and works. National Grid will endeavour to provide an initial assessment within 14 days of receipt of a Scheduled Works enquiry and dependent on the outcome of this, further consultation may be required.

In any event, for safety and legal reasons, works must not be carried out until a Scheduled Works enquiry has been completed and final response received.

National Grid is a trading name for:
National Grid Electricity Transmission plc
Registered Office: 1-3 Strand, London WC2N 5EH
Registered in England and Wales, No 2366977

National Grid is a trading name for:
National Grid Gas plc
Registered Office: 1-3 Strand, London WC2N 5EH
Registered in England and Wales, No 2006000

National Grid is a trading name for:
National Grid Gas Distribution Limited
Registered Office: 1-3 Strand, London WC2N 5EH
Registered in England and Wales, No 10080864

The details contained within this enquiry are valid for 28 days. If the scheduled work is not completed within this time, or should the location, date or nature of your activities change, you must submit another enquiry.

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to National Grid Electricity Transmission plc (NGET) and National Grid Gas plc (NGG) apparatus. This assessment does **NOT** include:

- National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact National Grid.
- Gas service pipes and related apparatus
- Recently installed apparatus
- Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on the National Grid Website (http://www.nationalgrid.com/NR/rdonlyres/6D6525F9-59EB-4825-BA89-DBD7E68882C7/51319/EssentialGuidance.pdf).

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to National Grid's easements or wayleaves nor any planning or building regulations applications.

NGG and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the National Grid Plant Protection team via e-mail (click here) or via the contact details at the top of this response.

Yours faithfully

National Grid Plant Protection Team

ASSESSMENT

Affected Apparatus
The National Grid apparatus that has been identified as being in the vicinity of your proposed works is:

- High or Intermediate pressure (above 2 bar) Gas Pipelines and associated equipment
- Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)

Requirements

BEFORE carrying out any work you must:
(N.B. Works only to be undertaken when contact has been made as per the Contact Requirements section)

- **Ensure that no works are undertaken in the vicinity of our gas pipelines and that no heavy plant, machinery or vehicles cross the route of the pipeline until detailed consultation has taken place.**
- Carefully read these requirements including the attached guidance documents and maps showing the location of National Grid apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at http://www.hse.gov.uk
- In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.
- Ensure that you have been in contact with all of the teams listed in the **Contact Requirements** section and complied with any additional guidance provided.

GUIDANCE

High Pressure Gas Pipelines Guidance:
If working in the vicinity of a high pressure gas pipeline the following document must be followed:
'Specification for Safe Working in the Vicinity of National Grid High Pressure Gas Pipelines and Associated Installations - Requirements for Third Parties' (SSW22). This can be obtained from:
http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33968

Dial Before You Dig Pipelines Guidance:
http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33969

Excavating Safely - Avoiding injury when working near gas pipes:
http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe_leaflet3e2finalamends061207.pdf

Standard Guidance

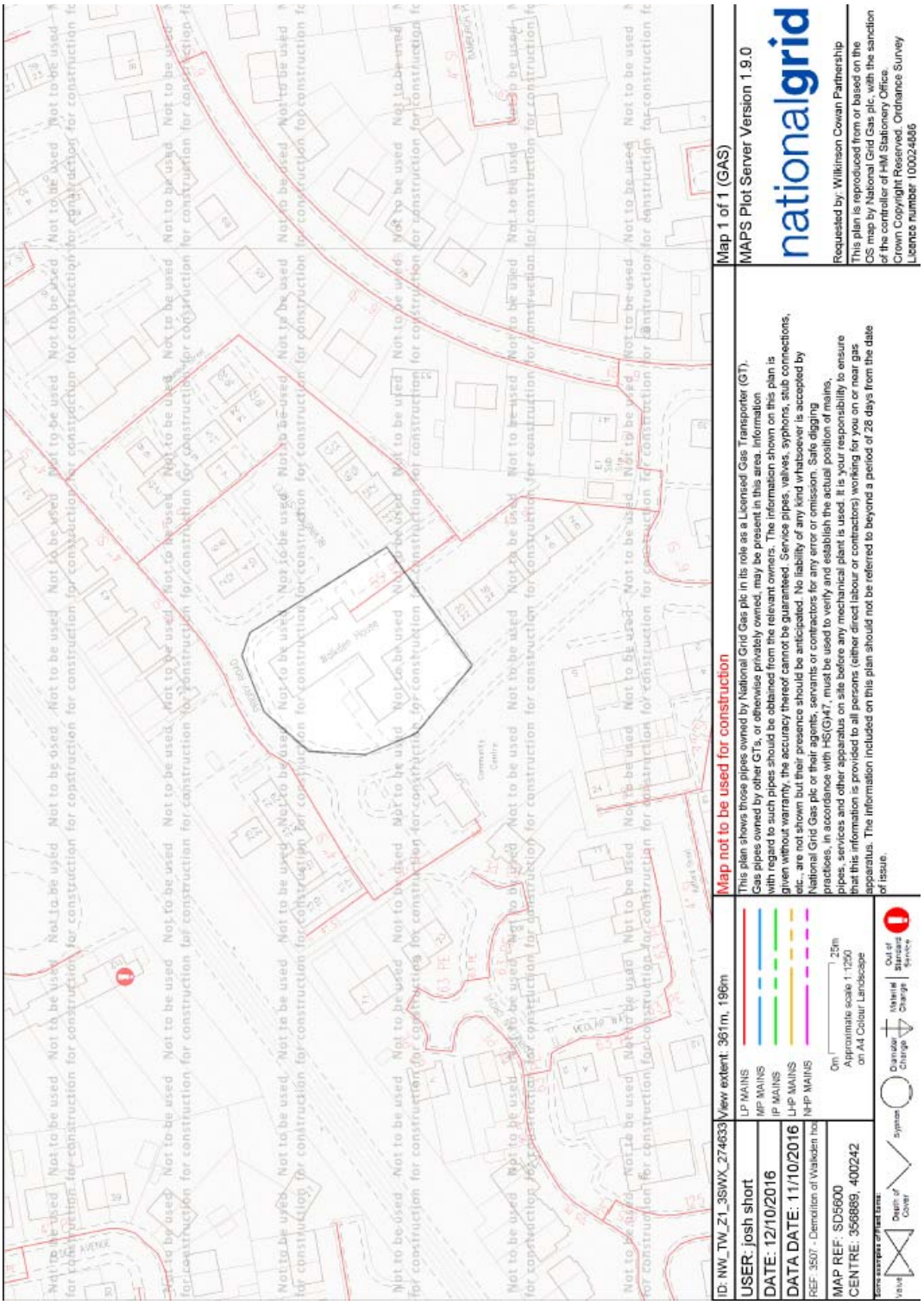
Essential Guidance document:
http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982

General Guidance document:
http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=35103

Excavating Safely in the vicinity of gas pipes guidance (Credit card):
http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf

Excavating Safely in the vicinity of electricity cables guidance (Credit card):
http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf

Copies of all the Guidance Documents can also be downloaded from the National Grid Website:
http://www.nationalgrid.com/uk/Gas/Safety/work/downloads/


Map not to be used for construction
This plan shows those pipes owned by National Grid Gas plc in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard 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 National Grid Gas plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, 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.
Map 1 of 1 (GAS)
MAPS Plot Server Version 1.9.0
nationalgrid
Requested by: Wilkinson Cowan Partnership
This plan is reproduced from or based on the OS map by National Grid Gas plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886
ID: NW_TW_Z1_3SWX_274633
USER: josh short
DATE: 12/10/2016
DATA DATE: 11/10/2016
REF: 3507 - Demolition of Walkden hou
MAP REF: SD5600
CENTRE: 356889, 400242
View extent: 361m, 196m
LP MAINS
MP MAINS
IP MAINS
I/HP MAINS
N/HP MAINS
0m
25m
Approximate scale 1:1250 on A4 Colour Landscape
Some examples of Plot Data:
Depth of Cover
Syphon
Diameter Change
Material Change
Out of Standard Service

ENQUIRY SUMMARY

Received Date
12/10/2016

Your Reference
3507 - Demoliton of Walkden house

Location
Centre Point: 356889, 400242
X Extent: 58
Y Extent: 64
Postcode: WN4 9UG
Location Description: 3507 - Demoliton of Walkden house

Map Options
Paper Size: A4
Orientation: LANDSCAPE
Requested Scale: 500
Actual Scale: 1:1250 (GAS)
Real World Extents: 361m x 196m (GAS)

Recipients
josh@wilcowan.com

Enquirer Details
Organisation Name: Wilkinson Cowan Partnership
Contact Name: josh short
Email Address: josh@wilcowan.com
Telephone: 0161 486 6966 (0161 486 6966)
Address: 29 Greek Street, Stockport, Cheshire, SK3 8AX

Description of Works
3507 - Demoliton of Walkden house

Enquiry Type
Proposed Works

Activity Type
Demolition

Work Types
Work Type: Plans Only


Excavating Safely
Avoiding injury when working near gas pipes
Measures to stay safe and avoid damage when working near gas distribution pipes
nationalgrid

The following protective measures must be taken when excavating in the vicinity of National Grid gas apparatus at up to 7 bar pressure.

Reference should be made to the HSE Guidance Note HSG 47 *'Avoiding Danger from Underground Services'* and to *'Utilities Guidelines on Positioning and Colour Coding of Apparatus'*. (The latter document can be downloaded free of charge at www.njug.org.uk).

To avoid injury to workers you must verify the details given on plans by; use of plant location equipment to trace all underground plant; hand dig trial holes to confirm the precise location of plant; and use suitable paint or markers on the surface to clearly indicate the position of buried apparatus.

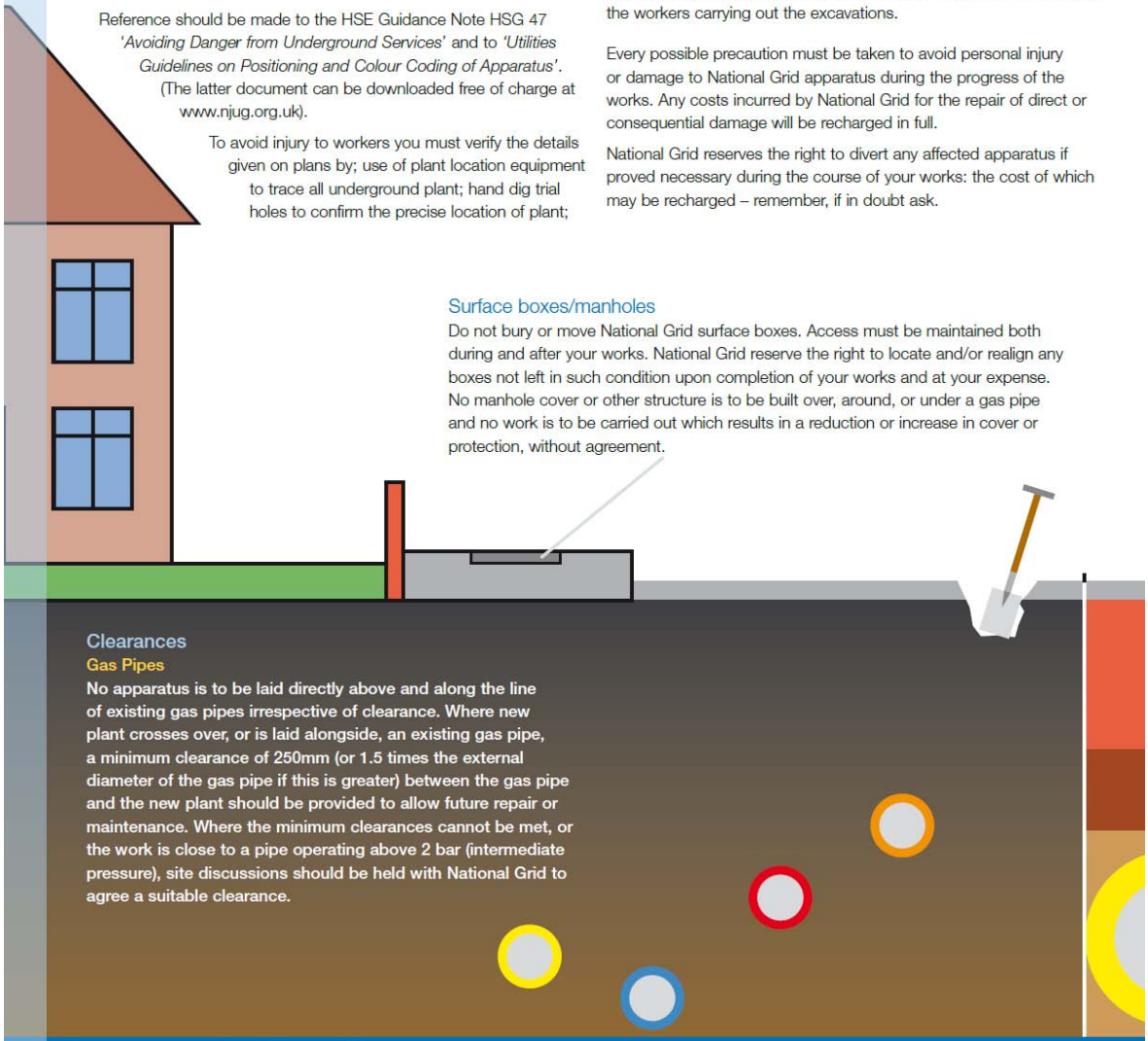
You must ensure full colour copies of National Grid plans are issued to the workers carrying out the excavations.

Every possible precaution must be taken to avoid personal injury or damage to National Grid apparatus during the progress of the works. Any costs incurred by National Grid for the repair of direct or consequential damage will be recharged in full.

National Grid reserves the right to divert any affected apparatus if proved necessary during the course of your works: the cost of which may be recharged – remember, if in doubt ask.

Surface boxes/manholes

Do not bury or move National Grid surface boxes. Access must be maintained both during and after your works. National Grid reserve the right to locate and/or realign any boxes not left in such condition upon completion of your works and at your expense. No manhole cover or other structure is to be built over, around, or under a gas pipe and no work is to be carried out which results in a reduction or increase in cover or protection, without agreement.



Clearances

Gas Pipes

No apparatus is to be laid directly above and along the line of existing gas pipes irrespective of clearance. Where new plant crosses over, or is laid alongside, an existing gas pipe, a minimum clearance of 250mm (or 1.5 times the external diameter of the gas pipe if this is greater) between the gas pipe and the new plant should be provided to allow future repair or maintenance. Where the minimum clearances cannot be met, or the work is close to a pipe operating above 2 bar (intermediate pressure), site discussions should be held with National Grid to agree a suitable clearance.

In case of a Gas Emergency

If you cause a gas leak, or suspect that gas pipe or equipment is leaking, you must take the following actions immediately:

- **Inform the National Gas Emergency service immediately on 0800 111 999*.**
- Stop work and get everyone away from the immediate vicinity of the escape.
- Do not attempt to stop the escape by filling the hole as gas may enter buildings.
- Do not attempt to operate any valves (unless directed by call centre staff to close emergency control valves at domestic properties).
- If escaping gas is entering properties, advise the occupants to leave until it is deemed safe to return by National Grid staff.

2

Minimum Safe Working Distances

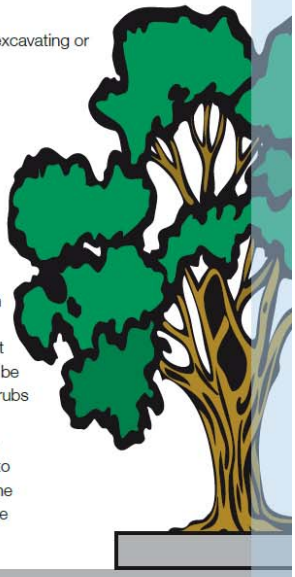
Always contact National Grid for gas plans before carrying out any works. Furthermore, you must contact National Grid for specific guidance and safe working distances when undertaking the following activities in the vicinity of National Grid gas pipes:

use of explosives/blasting operations, piling, boring, construction works, demolition, deep excavations, road planing, levelling. Contact the plant protection team on 0800 688 588 for the minimum safe working distances.

Trial holes must be dug by hand to determine the exact location of mains and services in advance of mechanical excavating or thrust boring.

Intermediate Pressure Mains and Services

If you are planning to carry out any excavation works within 3.0 metres of an intermediate pressure gas pipe (operating between 2 and 7bar) you MUST contact the plant protection team on 0800 688 588 before you start work. In some circumstances National Grid apply the requirements of SSW22 for intermediate pressure mains.



Mechanical excavations

Mechanical excavators (including breaker attachments) MUST NOT be used within the following distances from gas mains.

Low Pressure	0.5 metres
Medium Pressure	0.5 metres
Intermediate Pressure	3.0 metres

Tree planting

If trees or shrubs are to be planted adjacent to our equipment, the selection of the type of tree or shrub and its planting must be considered so that root damage to buried mains or services will be avoided and that damage to trees or shrubs will not be caused by any subsequent excavations for repair and maintenance. Planting schemes should be submitted to National Grid for approval. We reserve the right to remove any tree/bush at any time in the future.

Backfilling

Concrete backfill should not be placed closer than 300mm to apparatus. No concrete or hard material should be placed under or adjacent to any apparatus.

Material used for the surround backfill of National Grid gas plant must conform to the following requirements:

- **If sand, it must be well-graded in accordance with BS EN 12620: 2002.**
- **It must not contain any sharp particles.**
- **Foamed concrete should not be used.**
- **It must be laid to a minimum depth of 150mm above the crown of the apparatus. Power ramming should not take place until a 250mm hand rammed layer has been completed over the crown of the pipe.**

Deep Excavations

If a sewer trench or any other water authority apparatus is to be constructed at greater than 1.5 metres deep near to a buried cast iron main, the model consultative procedure for pipeline construction involving deep excavations applies. National Grid is to be provided with detailed drawings showing the line and width of the proposed sewer or other apparatus trench, together with the soil group classifications of the area concerned.

- Damage to a service supplying a building may result in gas entering the building.
- Prevent any approach to the immediate vicinity of the escape.
- Prohibit smoking and extinguish all naked flames or other ignition sources for at least 15m from the leakage.
- Assist National Grid, Police or Fire Services as requested.

Smell gas? Call 0800 111 999*

* All calls are recorded and may be monitored.

For National Grid gas plans, information on safe digging and advice on minimum safe working distances or any other gas plant enquiries, please contact the National Grid Gas Plant Protection Team on 0800 688 588.

3

Access

Access to sites and to National Grid apparatus must be provided at all times. Please ensure that any temporary structures (portakabins, welfare facilities, silos etc.) or spoil heaps are not placed over National Grid gas pipes as this may block access and cause excess loading on the pipes. For further advice contact the National Grid Gas Plant Protection Team on 0800 688 588.

Crossing National Grid plant

The placing of heavy construction plant, equipment, materials or the passage of heavy vehicles over National Grid gas apparatus is prohibited unless specially agreed protective measures (i.e. the construction of reinforced crossing points) have been carried out. This is particularly important where reductions in side support or ground cover are planned.

Working in wayleaves or easements

Work should not be undertaken within a National Grid wayleave/easement without the formal written consent of National Grid.

Exposed plant

Where excavations adjacent to apparatus affect its support, the apparatus must be adequately supported and protected in consultation with and to the satisfaction of National Grid. All exposed plant must be protected from impact. Thrust blocks and supports must not be disturbed.

Welding, or other hot works involving naked flames, must not be carried out in the vicinity of exposed gas pipes without consent from National Grid and a prior agreement of precautions that will ensure the integrity of plastic pipes and protective coatings.

Shuttering must be constructed so as to prevent fresh concrete encasing National Grid gas apparatus and to maintain the stated clearances.

If you damage National Grid gas pipes or apparatus, including damage to wrapping or sleeving you must call 0800 111 999* immediately.

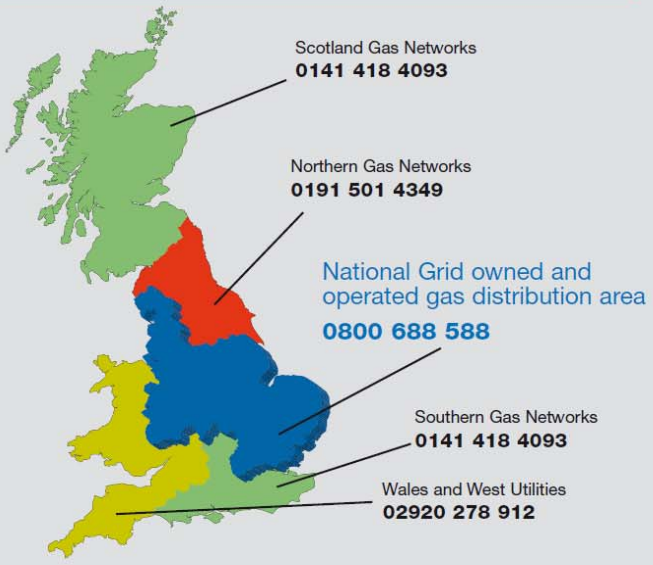
If you are working in the vicinity of gas pipes above 7 bar in pressure please contact us on 0800 731 2961 if you have not already got a copy of *'SSW22 Safe working in the vicinity of National Grid high pressure pipelines and associated installations'*.

GAS DISTRIBUTION pipelines may be directly affected by work you are considering or intending to undertake.

Depending on where you are in England, Wales or Scotland you will need to contact the relevant gas distribution network company.

The adjacent map gives the contact numbers which you must call for plans and advice before working near any gas apparatus.

However, all gas emergency calls, irrespective of your location must be directed to the National Gas Emergency Service on 0800 111 999*.



Further Information

For free downloads of our 'Safe Excavation' films, this leaflet and other safety publications, please visit http://www.nationalgrid.com/dialbeforeyoudig

National Grid is a leading international energy infrastructure business – the largest utility in the UK.

Through National Grid Gas plc (formerly Transco), it owns and operates over 6,800 kilometres of high-pressure transmission pipeline across Great Britain, and 132,000 kilometres of lower-pressure distribution gas mains in the North West, the Midlands, East Anglia and North London – more than half of Britain's gas transportation network, delivering gas to around 11 million homes, offices and factories. National Grid sold the four gas distribution networks covering the rest of Britain to other companies in June 2005.

Through National Grid Electricity Transmission plc, the company operates the high-voltage electricity transmission network across Great Britain, and owns the network in England and Wales.

National Grid will continue to manage the National Gas Emergency Service freephone line 0800 111 999*.

* All calls are recorded and may be monitored.

nationalgrid

T/PR/DP1 Part 2. SPN219. 11/07. π.

United Utilites Water Limited
Property Searches
Ground Floor Grasmere House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP
DX 715568 Warrington
Telephone 0370 751 0101

Property.searches@uuplc.co.uk

Your Ref: 3507 - WALKDEN HOUSE
Our Ref: 16/ 1240353
Date: 17/10/2016

Wilkinson Cowan Partnership

Stanley House
15 Ladybridge Road
Cheadle Hulme
SK8 5BL

FAO:

Dear Sirs

Location: **FLAT 18 WALKDEN HOUSE 26 PRIORY ROAD ASHTON-IN-MAKERFIELD WIGAN WN4 9UG**

I acknowledge with thanks your request dated 12/10/16 for information on the location of our services.

Please find enclosed plans showing the approximate position of our 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 our 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 you requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please telephone us on 0370 7510101.

Yours Faithfully,

Amanda Simmonds
Property Searches Manager

UUWaterLimited 2014

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

TERMS AND CONDITIONS - WASTERWATER & 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:

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

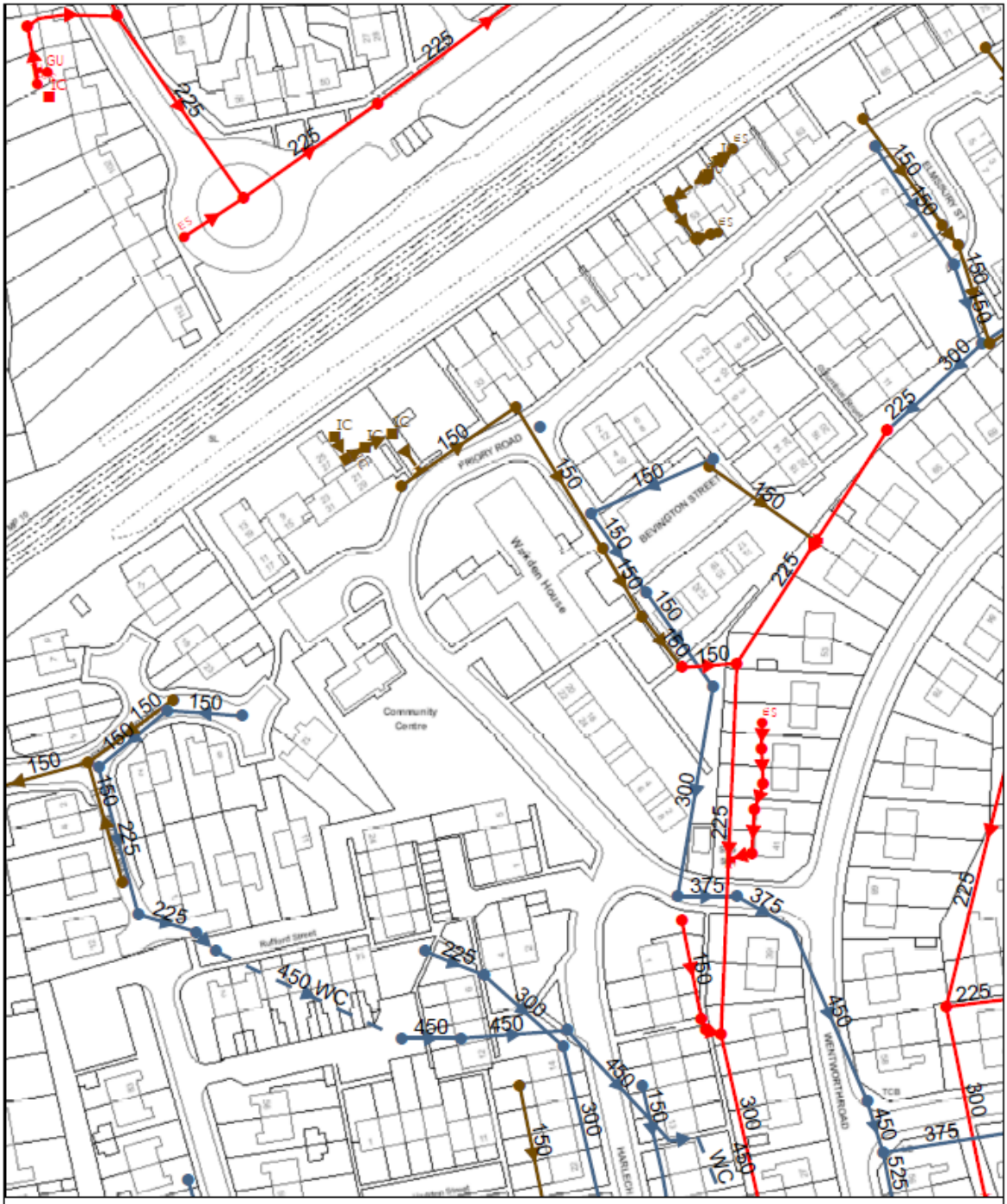
6. This Map and any information shown on it or provided with it must not be relied upon in the event of any development, construction or other works (including but not limited to any excavations) in the vicinity of UUWL apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.

7. 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.

8. 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.

9. 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.

Copyright © United Utilities Water Limited 2014



Date: 17/10/2016

Extract from Map of Public Sewers

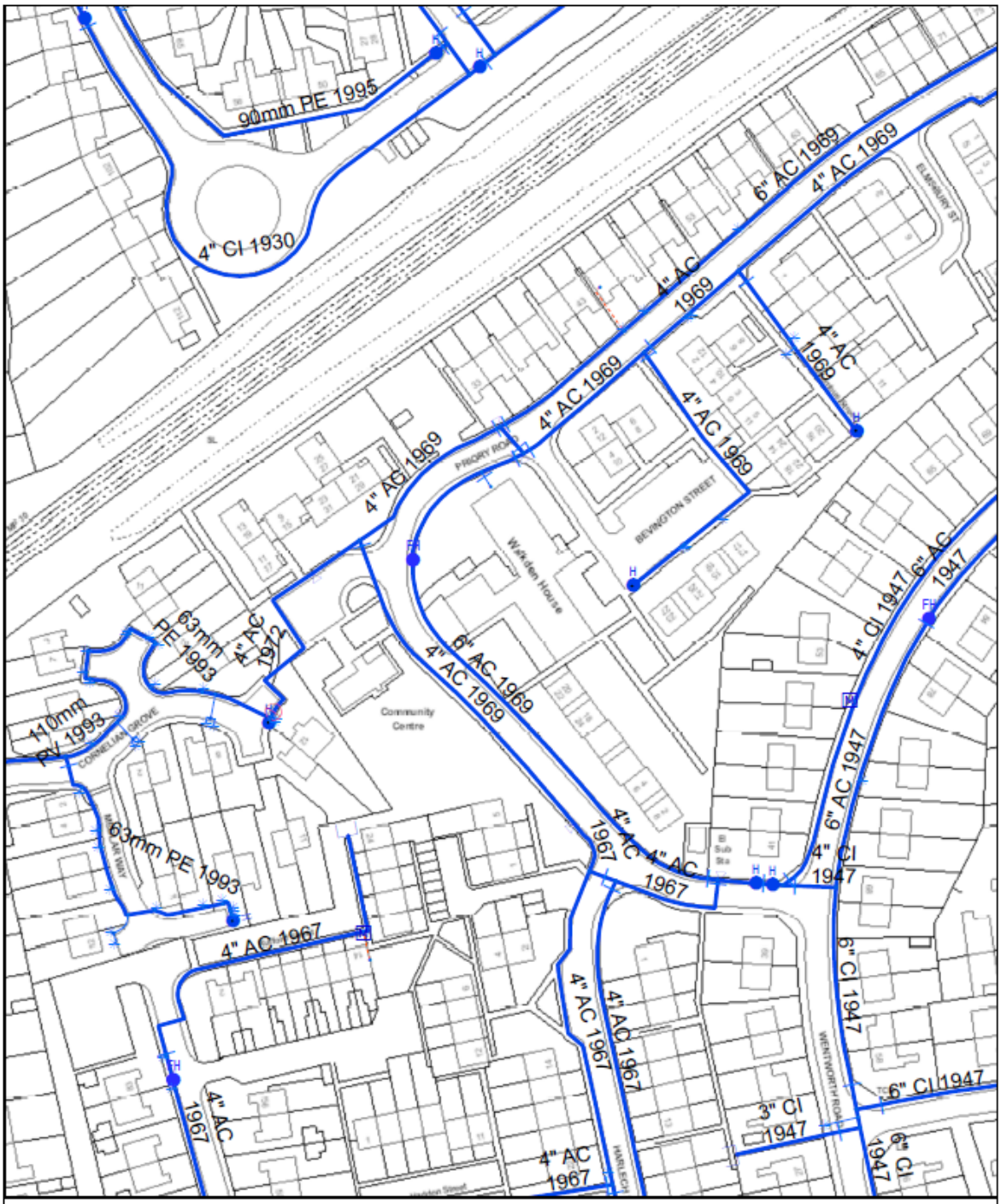
Printed By:
Property Search

Flat 18 Walkden House 26 Priory Road Ashton-In-Makerfield Wigan W

United Utilities
helping life flow smoothly

The position of this underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available.The actual positions may be different from those shown on the plan private service pipes may be shown by a broken blue line. United Utilities will not accept any liability for any damage caused by the actual positions being different from those shown

United Utilities Water Limited 2014 The plan is based on the Ordnance Survey Map with the sanction of Controller of H.M.Stationery Office. Crown and Utilities copyrights are reserved. Unauthorised reproduction will infringe these copyrights.



Date: 17/10/2016

Extract from Map Of Water Mains

Printed By:
Property Searches

Flat 18 Walkden House 26 Priory Road Ashton-In-Makerfield Wigan W

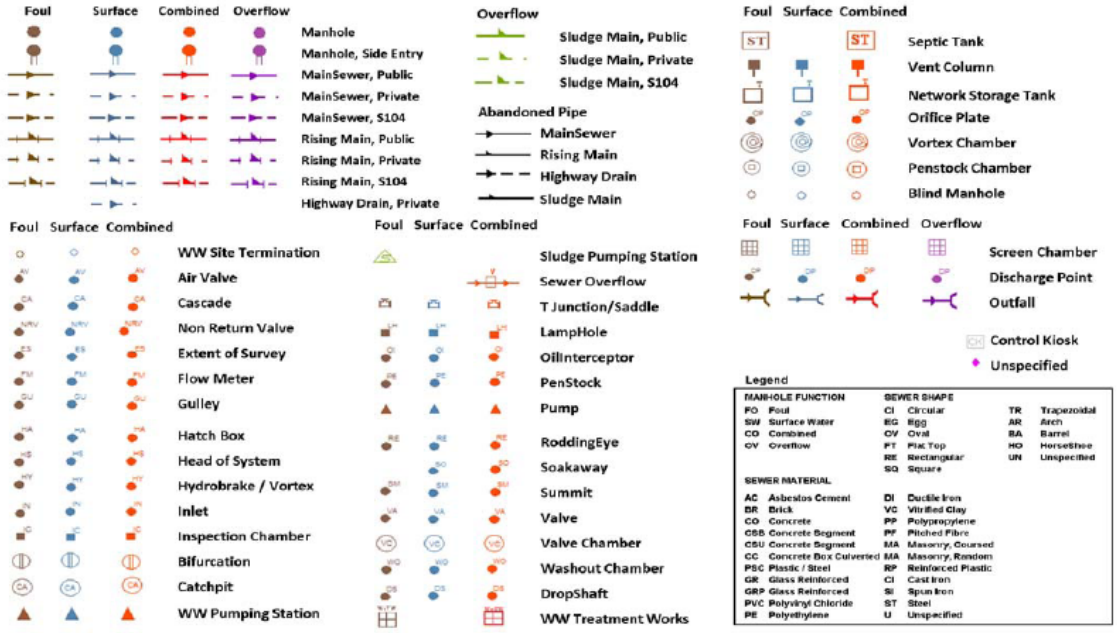
United Utilities
helping life flow smoothly

The position of this underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available.The actual positions may be different from those shown on the plan private service pipes may be shown by a broken blue line. United Utilities will not accept any liability for any damage caused by the actual positions being different from those shown

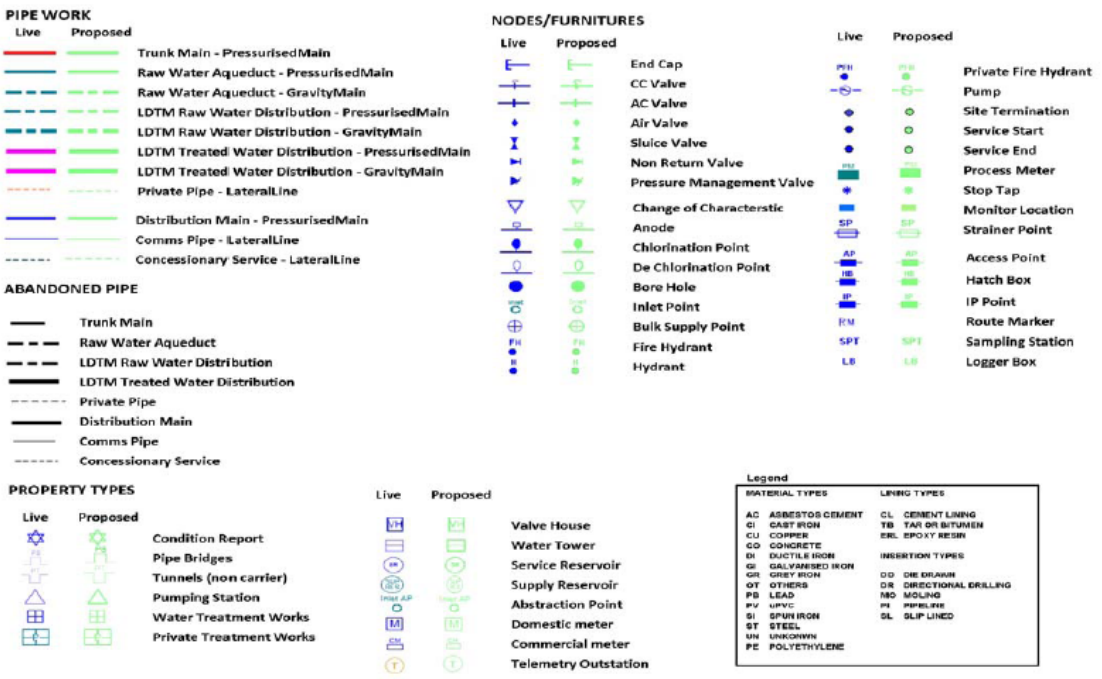
United Utilities Water Limited 2014 The plan is based on the Ordnance Survey Map with the sanction of Controller of H.M.Stationery Office. Crown and Utilities copyrights are reserved. Unauthorised reproduction will infringe these copyrights.

United Utilities

WASTE WATER SYMBOLOGY



CLEAN WATER SYMBOLOGY



Conditions and Information regarding wastewater network

These general conditions and precautions apply to the wastewater network of United Utilities

Please ensure that a copy of these conditions is passed to your representative and contractor on site.

1 United Utilities provides the approximate locations of its sewers according to its records. These records are not necessarily accurate or complete nor do they normally show the positions of every sewer culvert or drain, private connections from properties to the public sewers or the particulars of any private system. No person or company shall be relieved from liability for any damage caused by reason of the actual positions and/or depths being different from those indicated. The records do indicate the position of the nearest known public sewer from which the likely length of private connections can be estimated together with the need for any off site drainage rights or easements.

2 Special requirements relative to our sewers may be indicated. United Utilities employees or its contractors will visit any site at reasonable notice to assist in the location of its underground sewers and advise any precautions that may be required to obviate any damage. To arrange a visit or for further information regarding new supplies, connections, diversions, costing, or any notification required under these General Conditions, please call us on **0845 746 2200**.

3 Where public sewers are within a site which is to be developed and do not take any drainage from outside the area, they are from an operational viewpoint redundant. The developer must identify all redundant sewers affected by the development and apply to United Utilities in writing for these sewers to be formally closed. The developer shall bear all related costs of the physical abandonment work.

4 Public sewers within the site that are still live outside the area will be subject to a "Restricted Building zone". This would normally be a surface area equivalent to the depth of the sewer measured from the centre line of the sewer on either side. No construction will be permitted within that zone. The developer should also note that deep and wide rooted trees must not be planted in close proximity to live sewers. Access to public sewers must be maintained at all times and no interference to manholes will be permitted during construction work.

5. Where there is a public sewer along the line of a proposed development/building, arrangements shall be made by the developer at his cost to divert the sewer around the development. Where this is not possible and as a last resort, a "Building Over Agreement" will need to be completed under section 18 of the Building Act 1984. The developer shall design building foundations to ensure that no additional loading is transferred to the sewer and submit such details both to the Local Authority's Building Control Officer and to United Utilities for approval/acceptance. United Utilities on a rechargeable basis would normally undertake all aspects of design work associated with the diversion of any part of the operational wastewater network. For further advice please email wastewaterdeveloperservices@uuplc.co.uk

6. Where there is a non-main river watercourse/culvert passing through the site, the landowner has the responsibility of a riparian owner for the watercourse/culvert and is responsible for the maintenance of the fabric of the culvert and for all works involved in maintaining the unrestricted flow through it. Building over the watercourse/culvert is not recommended. The developer must contact the local authority before any works are carried out on the watercourse/culvert. Where it is necessary to discharge surface water from the site into the watercourse/culvert the developer shall make an assessment of the available capacity of the watercourse/culvert (based on a 1 in 50 year event) and ensure that the additional flow to be discharged into the watercourse/culvert will not cause any flooding. In appropriate cases, flooding may be prevented by on-site storage. The developer shall submit the relevant details required to substantiate his development proposals. Details of any outfall proposed shall also be submitted to the Environment Agency, PO Box 12, Richard Fairclough House, Knutsford Road, Warrington, Cheshire, WA4 1HT for their approval.

7. Where there is a main river watercourse/culvert passing through the site, the developer shall submit all proposals affecting the river to the Environment Agency at the address stated in paragraph 6 for approval/acceptance.

United Utilities Water Limited 2014
Haweswater House, Lingley Mere Business Park,
Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP
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8. Your attention is drawn also to the following:

- **Private drains or sewers which may be within the site.**

On 1 October 2011 all privately owned sewers and lateral drains which communicate with (that is drain to) an existing public sewer as at 1 July 2011 will become the responsibility of the sewerage undertaker. This includes private sewers upstream of pumping stations that have yet to transfer, but excludes lengths of sewer or drain that are the subject of an on-going appeal or which have been excluded from transfer as a result of an appeal or which are on or under land opted-out by a Crown body. The transfer specifically excludes sewers and lateral drains owned by a railway undertaker. Sewers upstream of such assets, however, are transferred. Such assets may not be recorded on the public sewer record currently as it was not a requirement to keep records of previously private sewers and drains.

- **Applications to make connections to the public sewer.**

The developer must write to United Utilities requesting an application form that must be duly completed and returned. No works on the public sewer shall be carried out until a letter of consent is received from United Utilities.

- **Sewers for adoption.** If an agreement for the adoption of sewers under Section 104 of the Water Industry Act 1991 is being contemplated, a submission in accordance with "Sewers for Adoption", Seventh Edition, published by the Water Research Centre (2001) Plc, Henley Road, Medmenham, PO Box 16, Marlow, Buckinghamshire, SL7 2HD will be required, taking into consideration any departures from the general guide stipulated by United Utilities.
-

Further consultation with United Utilities.

Developers wishing to seek advice or clarification regarding sewer record information provided should contact United Utilities to arrange an appointment. A consultation fee may be charged, details of which will be made available at the time of making an appointment.

9. Combined sewers, foul sewers, surface water sewers, and pumped mains. These are shown separately in a range of colours or markings to distinguish them on our drawings, which are extracts from the statutory regional sewer map. A legend and key is provided on each extract for general use, although not all types of sewer will be shown on every extract.

Combined sewers shown coloured red carries both surface water and foul sewage, especially in areas where there is no separate surface water sewerage system.

Foul sewers coloured brown may also carry surface water and there may be no separate surface water system indicated in the immediate area. Both combined and foul sewers carry wastewater to our treatment works before it can safely be returned to the environment.

Surface water sewers coloured blue on our drawings are intended only to carry uncontaminated surface water (e.g. rainfall from roofs, etc) and they usually discharge into local watercourses. It is important for the protection of the environment and water quality that only uncontaminated surface water is connected to the surface water sewers. Improper connections to surface water sewers from sink wastes, washing machines and other domestic use of water can cause significant pollution of watercourses.

Pumped mains, rising mains and sludge mains will all be subject to pumping pressures and are neither suitable nor available for making new connections.

Highway drains, when included, show as blue and black dashed lines. Highway drains are not assets belonging to United Utilities and are the responsibility of local authorities.

1. For information regarding future proposals for construction of company apparatus please write to United Utilities, PO Box 453, Warrington, WA5 3QN.
2. For information regarding easements, deeds, grants or wayleaves please write to United Utilities Property Solutions, Coniston Buildings, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3UU **(Tel: 01925 731 365**

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Conditions and Information regarding water distribution apparatus

These general conditions and precautions apply to the water distribution system of United Utilities

Please ensure that a copy of these conditions is passed to your representative and contractor on site.

1. United Utilities provides approximate locations of its water mains or apparatus according to its records. These records are not necessarily accurate or complete nor do they normally show the positions of private service pipes from the mains to properties. Where service pipes are shown, a blue broken line indicates their approximate position. No person or company shall be relieved from liability for any damage caused by reason of the actual positions and/or depths being different from those indicated.
2. Special requirements relative to our apparatus may be indicated. United Utilities employees will visit any site at reasonable notice to assist in the location of its underground water apparatus and advise any precautions that may be required to obviate any damage. To arrange a visit or for further information regarding new supplies, connections, diversions, costing, future proposals for construction of company apparatus or any notification required under these General Conditions, please telephone us on **0845 746 2200** or write to United Utilities, PO Box 453, Warrington, WA5 3QN.
3. In order to achieve safe working conditions adjacent to any water apparatus the following should be observed;
   (a) All water apparatus should be located by hand digging prior to the use of mechanical excavation.
   (b) During construction work where heavy plant may have to cross the line of a water main, and the main is not under a carriageway of adequate standard of construction, crossing points should be suitably reinforced with sleepers, steel plates or a specially constructed reinforced concrete raft as necessary. These crossing points should be clearly indicated and crossing the line of the water main at other places should be prevented. United Utilities employees will advise on the type of reinforcement necessary. This is particularly important on agricultural or open land, where tilling or erosion may have significantly reduced the original cover.
   (c) No explosive should be used within 32 metres of any United Utilities apparatus without prior consultation with United Utilities.
   (d) Where it is proposed to carry out piling within 15 metres of any water main United Utilities should be consulted so that the affected main may be surveyed.
4. During any excavation, it is important that measures should be taken to ensure continued support for any water main:
   (a) Where excavation of trenches adjacent to any water main is likely to affect its support, the main must be supported to the satisfaction of United Utilities.
   (b) Where a trench is excavated crossing or parallel to the line of a water main, the backfill should be adequately compacted to prevent any settlement which could subsequently cause damage to the main. In special cases it may be necessary to provide permanent support to a main which has been exposed over the length of the excavation before back-filling and reinstatement is carried out. No back-filled concrete should contact the main.
5. No other apparatus should be laid over and along the line of a water main irrespective of clearance. A minimum clearance of 450 millimetres should be allowed between any plant being installed and an existing main, to facilitate maintenance and repair, whether the adjacent plant is parallel to or crossing the main. No manhole, chamber, or other obstruction should be built over or around a water main.
6. Where a water main is coated with special wrapping and the wrapping is damaged, even to a minor extent, United Utilities must be notified, and the excavation must be left open for ready access so that repairs can be made. In case of any material damage to the main itself causing leakage, or weakening of the mechanical strength of the pipe, the person or body responsible should immediately notify United Utilities in order that the necessary remedial work can be carried out. The full cost of the necessary remedial work will be charged to the person or body responsible for the damage.

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1. If you propose to change existing levels over water mains you will need to inform us. We will need specific locations to be identified together with precise details as to the scale of the proposed changes to existing ground levels. Changes to existing levels may require the diversion of our apparatus at your cost. However, in certain circumstances we may wish to leave our apparatus where it is. On these occasions you will usually be required to protect our apparatus by means of a concrete raft and either raise or lower any surface boxes affected.
2. Under no circumstances should our surface boxes be either buried or left in a situation where they are raised above finished ground levels. You should reuse and re-set any surface boxes affected by your works into the new surface so that they align over the water apparatus below. You will be responsible for the cost of repairing any damage to our apparatus as a result of your works.
3. Where proposals involve resurfacing, you must notify United Utilities if your excavation will be greater than 750mm in the highway and 300mm in a footpath, verge or other location.
4. For information regarding easements, deeds, grants, licences or wayleaves, please write to United Utilities Property Solutions, Coniston Buildings, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington WA5 3UU (**Tel 01925 731 365**).

Tree planting restrictions over water mains

a) Poplar and willow trees have extensive root systems and should not be planted within 10 metres of any water main.

b) The following trees and those of a similar size, whether they are deciduous or evergreen, should not be be planted within six metres of any water main:

- Ash, beech, birch, elm, horse chestnut, lime, oak, sycamore;
- Apple trees and pear trees;
- Most conifers.

c) United Utilities requires access to the route of its mains at all times to inspect for leaks and carry out surveys. We recommend that no shrubs or bushes which might obstruct or interfere with our access should be planted within one metre of the centre line of any water main.

d) There may be instances when both United Utilities and the landowner will wish to plant shrubs or bushes close to the water main for screening or other purposes. The following shallow rooting shrubs would be suitable for this purpose:

- Blackthorn, broom, cotoneaster, elder;
- Hazel, laurel, privet, quickthorn, snowberry;
- Most ornamental flowering shrubs.

e) In areas where soft fruit is grown, blackcurrant, raspberries and gooseberries may be planted close to the main, provided that a path is left clear for inspection access and surveys. United Utilities can give additional advice where required in particular circumstances.

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

Mr Josh Short
Wilkinson Cowan Partnership
Stanley House 15 Ladybridge Road
Cheadle Hulme Cheshire
SK8 5BL

Our Reference: 9243491

Your Reference: 3507 - Demolition of Walden House

Dear Mr Josh Short

Electricity Network Plans

I acknowledge with thanks your request dated 12/10/2016 02:42:23 PM for information on the location of our services.

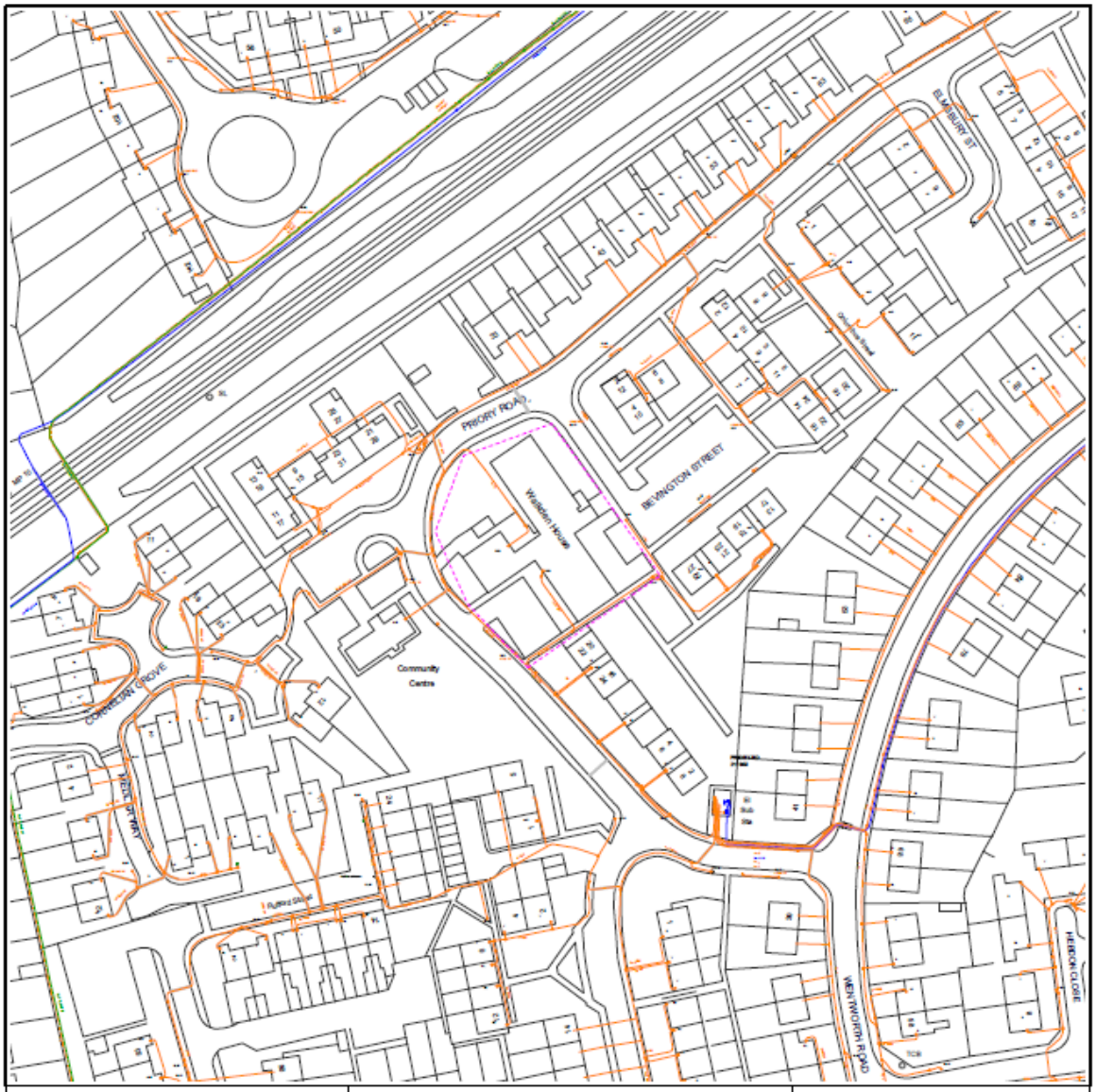
Please find enclosed plan(s) showing the approximate position of our apparatus known to be in the vicinity of this site.

I attach Conditions and information regarding electricity mains, which details contact numbers for additional services (i.e. new supplies, connections, diversion). In addition you should ensure they are made available to anyone carrying out any works which may affect our apparatus.

Yours sincerely,

Data Management

Electricity North West Limited | Registered in England & Wales No: 2366949 | Registered Office: 304 Bridgewater Place | Birchwood Park | Warrington | WA3 6XG



Requested by: Josh Short
Company: Wilkinson Cowan Partnership
Date Requested: 12/10/2016
Job Reference: 9243491
Your Scheme/Reference: 3507 - Demolition c

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	

Unless otherwise indicated the depth of Electricity North West Limited cables are in accordance with NJUG (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. 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, HS(G)47 "Avoiding Danger from Underground Services" and GS6 "Avoidance of Danger from Overhead Power Lines".

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

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

Plans generated by DigSAFE Pro (tm) software provided by PelicanCorp

electricity north west

Conditions and information regarding electricity mains

These general conditions and precautions apply to the electricity distribution system of Electricity North West Limited.

Please ensure that a copy of these conditions is passed to your representative and contractor on site.

1. 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 a third party owns other than Electricity North West Limited

2. Before any machines are used all of Electricity North West's underground apparatus should be located by manual excavation taking the appropriate safety precautions in accordance with the **Health and Safety Executive Guidance note HS(G)47 "Avoiding danger from underground services"**. This contains advice to site personnel when working near underground services.

   Underground services, particularly electricity and gas, can be dangerous. Damage to electricity cables can cause a dangerous flash, leading to severe burns or even death. Gas leaks can cause fire or explosion.

   Damage can result from excavation or penetration of the ground, e.g. by a road pin.

   Underground services may be found in roads, footpaths and on sites. Always assume that they are present. Treat any services found anywhere as live.

   Accidents have happened because people have mistaken one service for another, e.g. black plastic covered electricity cables look like black plastic water pipes and cast iron gas and water mains look alike. Check before you act.

3. Before starting work you must:

   - Make sure you have plans of the underground services in the area. This may not always be possible for emergency or unforeseen works. **Remember that service connection cables and pipes from the main to building or streetlight may not be shown.**
   - Use a cable and pipe locator to trace electricity cables and metal pipes.
   - Look for signs of service connection cables or pipes, e.g. a gas meter or service connection entry into a house or a streetlight.
   - Hand dig trial holes (as many as necessary) to confirm the position of services in close proximity to the area of work.

4. When you start work:

   - Hand dig near buried services whenever possible. Spades and shovels are safer than picks, pins or forks.
   - Remember that cables may be embedded in concrete. Electricity cables embedded in concrete must either be made dead before the concrete is broken out or another safe way of working agreed with the cable owner.
   - Watch out for signs of services as work continues.
   - Report damage to a cable, pipe or pipe coating however slight.
   - Do not use hand held power tools within 0.5m of he marked position of an electricity cable, unless this is impracticable and the line of the cable has been identified by plans and positively confirmed by a locator.
   - Do not use hand held power tools directly over the marked line of cable unless:
     a) You have already found the cable at that position by careful hand digging beneath the surface and it is at a safe depth (at least 300mm) below the bottom of the surface to be broken, or
     b) Physical means have been used to prevent the tool striking it.
   - If an excavator is used near an electricity cable keep everyone clear of the bucket while it is digging. Buckets should not be used near cable – hand dig.
   - Do not use exposed services as a convenient step or handhold.
   - Do not handle or attempt to alter the position of an exposed service.
   - Do not install plant close to an existing service.
   - Do not build existing services into a manhole or other structure or encase them in concrete.

Would you also ensure that all site operators have this information and if any electrical apparatus is damaged, they/you should contact Electricity North West Limited fault desk on **0800 195 4141 (option 1)**

5. Overhead lines are not necessarily shown on the Electricity North West Limited cable records but may be present. In the event of work being carried out adjacent to overhead lines (including access, storage etc.) please always ensure strict adherence to the requirements of the **Health and Safety Executive's Document GS6 "Avoidance of Danger from Overhead Electric Lines"**.

   Extreme personal danger can result from contact, or near contact, with live conductors or overhead lines.

   Treat all overhead lines and other electrical apparatus as live. If in doubt, get advice.

6. Electricity North West Limited must be consulted if work is to take place within 15 metres of overhead lines on steel towers or 9 metres of overhead lines on wood, concrete or steel pylons. (All distances should be measure at ground level from a position estimated by eye to be vertically under the outermost conductor at a tower or pole position) Any person involved in work in the vicinity of overhead lines should:

   - Understand and follow the instructions given on safe working areas and methods of work.
   - Make sure that warning notices are in the cabs of machines working in the vicinity of an overhead line.
   - Make sure that barriers and warning notices are erected as required.
   - Not tip soil or stack material underneath overhead lines as this may reduce the clearance to an unsafe distance.
   - Make sure when handling or using platforms, scaffold, poles, piping, ladders, hand tools etc., that they are kept at a safe distance from overhead lines.
   - Not steady a suspended load, skip, hoist wire, slings etc., unless satisfied that there isn't any danger from overhead lines.
   - Remember that when mobile plant, such as a crane or excavator, is operating near overhead lines , the raising or slewing of the jib may introduce danger.
   - Always keep overhead lines in view when manoeuvring mobile plant.
   - Never operate a machine unless carefully guided by an experienced banksman.
   - Not approach or touch any broken or fallen conductors or any plant in contact with an overhead line before Electricity North West Limited confirms that conditions are safe. Warn others to keep well clear.

   Machine operators should note that: if a machine comes into contact with an overhead line and cannot be disentangled by backing off, remain seated in the cab and warn others to keep clear of the machine until Electricity North West Limited confirms that conditions are safe. If it is essential to leave the machine while it is in contact with the overhead line, for example if it catches fire, jump well clear – and **do not** attempt to climb down in the normal way nor touch any part of the machine when on the ground.

7. Electricity North West Limited provides approximate locations of its electricity mains or apparatus according to its records but these records are not necessarily accurate or complete and do not always show the position of private cables from mains to properties. No person or company shall be relieved from liability for any damage caused by reason of the actual positions and/or depths being different from those indicated.

8. Care should be taken when excavating near cables. Known road crossings are highlighted on the enclosed plans. Should any cable, or Electricity North West Limited apparatus indicated on the attached plans, be affected by your proposals please contact us as follows:

   Data Management
   Linley House
   Dickinson St
   Manchester
   M1 4LF

   Telephone: **0800 195 4141 (option 2)**

   Details of diversion costs, if any, will be provided on request once your firm proposals have been submitted.

9. Please note that service cables may be affected by some of the works being carried out on site.

   If any services do require temporary disconnection please phone **0800 195 4141 (option 2)** for domestic and commercial disconnection, so that arrangement can be made to disconnect before work commences on site.

10. For information regarding supplies please contact us on **0800 195 4141 (option 2)**.

11. Please note that cable records supplied may not be up to date, or may be incomplete, if the area concerned is a new site.

12. For information regarding wayleave or easement agreements contact:

Manchester	**0161 604 1341**
Preston	**01772 848639**
Kendal	**01539 796082**

13. The latest cable records are always available for inspection during normal working hours and you should satisfy yourself that the information you have is up to date at the time you commence work. This service is consistent with the requirement of Regulation 36 of the Electricity Supply Regulations and paragraph 79 of the New Road and Street Works Act.

    Please contact Data Management on **0800 195 4141 (option 2)** to arrange an appointment to view the records.

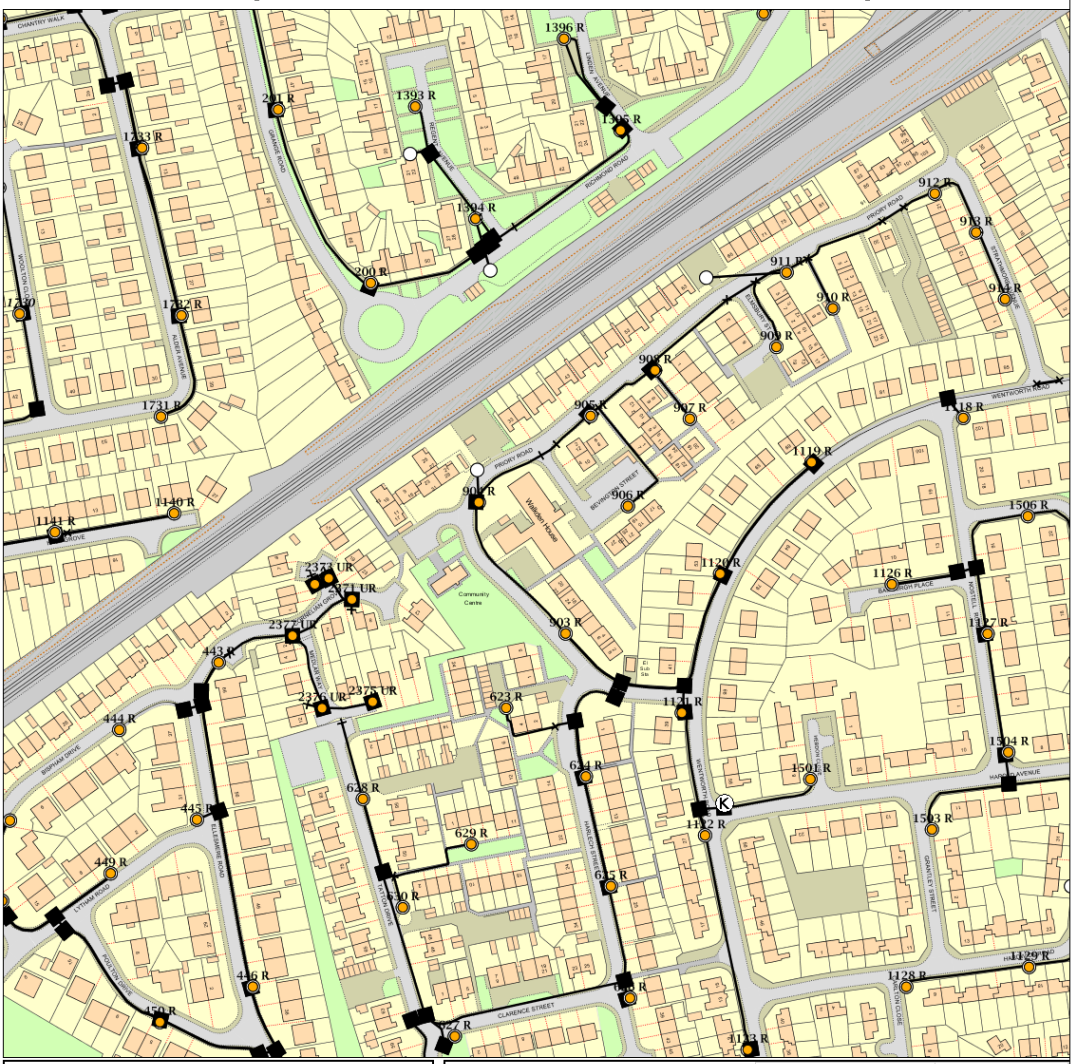
electricity northwest

304 Bridgewater Place
Birchwood Park
Warrington
WA3 6XG

www.enwl.co.uk

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Registered Number 2366949

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 cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

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KEY TO BT SYMBOLS

DP		Pole	
Planned DP		Planned Pole	
PCP		Joint Box	
Planned PCP		Change Of State	+
Built		Split Coupling	×
Planned		Duct Tee	▲
Inferred		Planned Box	
Building		Manhole	
Kiosk	Ⓚ	Planned Manhole	
Hatchings		Cabinet	
		Planned Cabinet	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above maybe disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation

openreach
a BT Group business

BT Ref : QER04357J
Map Reference : (centre) SD5688900237
Easting/Northing : (centre) 356889,400
Issued : 12/10/2016 16:35:14

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

Linesearch before dig

Enquiry Confirmation

LSBUD Ref: 9243491

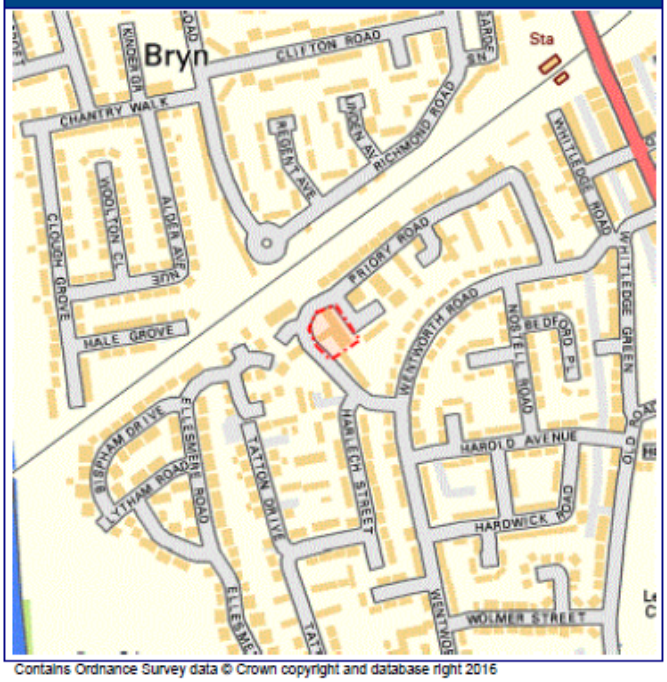
Date of enquiry: 12/10/2016
Time of enquiry: 15:41

Enquirer			
Name	Mr Josh Short	Phone	0161 486 6966
Company	Wilkinson Cowan Partnership	Mobile	Not Supplied
		Fax	Not Supplied
Address	Stanley House 15 Ladybridge Road Cheadle Hulme Cheshire SK8 5BL		
Email	josh@wilcowan.com		
Notes	Please ensure your contact details are correct and up to date on the system in case the LSBUD Members need to contact you.		

Enquiry Details			
Scheme/Reference	3507 - Demolition of Walden House		
Enquiry type	Initial Enquiry	Work category	Development Projects
Start date	13/10/2016	Work type	Housing
End date	13/10/2017	Site size	1990 metres square
Searched location	wn4 9ug	Work type buffer*	25 metres
Confirmed location	356889 400237		

* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.

Site Map



V3.3.2

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Linesearch before dig

Enquiry Confirmation

LSBUD Ref: 9243491

Date of enquiry: 12/10/2016
Time of enquiry: 15:41

Asset Owners

Terms and Conditions. Please note that this enquiry is subject always to our standard terms and conditions available at www.linesearchbeforeudig.co.uk ("Terms of Use") and the disclaimer at the end of this document. Please note that in the event of any conflict or ambiguity between the terms of this Enquiry Confirmation and the Terms of Use, the Terms of Use shall take precedence.

Validity and search criteria. The results of this enquiry are based on the confirmed information you entered and are valid only as at the date of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LinesearchbeforeUdig accepts no responsibility for any errors or omissions in the Enquiry Details or any consequences thereof. LSBUD Members update their asset information on a regular basis so you are advised to consider this when undertaking any works. It is your responsibility to choose the period of time after which you need to resubmit any enquiry but the maximum time (after which your enquiry will no longer be dealt with by the LSBUD Helpdesk and LSBUD Members) is 28 days. If any details of the enquiry change, particularly including, but not limited to, the location of the work, then a further enquiry must be made.

Asset Owners & Responses. Please note the enquiry results include the following:

1. "LSBUD Members" who are asset owners who have registered their assets on the LSBUD service.
2. "Non LSBUD Members" are asset owners who have not registered their assets on the LSBUD service but LSBUD is aware of their existence. Please note that there could be other asset owners within your search area.

Below are three lists of asset owners:

1. LSBUD Members who have assets registered within your search area. ("Affected")
   a. These LSBUD Members will either:
      i. Ask for further information ("Email Additional Info" noted in status). The additional information includes: Site contact name and number, Location plan, Detailed plan (minimum scale 1:2500), Cross sectional drawings (if available), Work Specification.

      ii. Respond directly to you ("Await Response"). In this response they may either send plans directly to you or ask for further information before being able to do so, particularly if any payments or authorisations are required.

2. LSBUD Members who do not have assets registered within your search area. ("Not Affected")

3. Non LSBUD Members who may have assets within your search area. Please note that this list is not exhaustive and all details are provided as a guide only. It is your responsibility to identify and consult with all asset owners before proceeding.

National Grid. Please note that the LSBUD service only contains information on National Grid's Gas above 7 bar asset, all National Grid Electricity Transmission assets and National Grid's Gas Distribution Limited above 2 bar asset.

For National Grid Gas Distribution Ltd below 2 bar asset information please go to www.beforeyoudig.nationalgrid.com

Linesearch before U dig

Enquiry Confirmation

LSBUD Ref: 9243491

Date of enquiry: 12/10/2016
Time of enquiry: 15:41

LSBUD Members who have assets registered on the LSBUD service within the vicinity of your search area.

List of affected LSBUD members			
Asset Owner	Phone/Email	Emergency Only	Status
Electricity North West Limited	08001954141	08001954141	Await response

LSBUD members who do not have assets registered on the LSBUD service within the vicinity of your search area. Please be aware that LSBUD members make regular changes to their assets.

List of not affected LSBUD members		
AWE Pipeline	Esso Petroleum Company Limited	Petroineos
BOC Limited (A Member of the Linde Group)	FibreSpeed Limited	Phillips 66
BP Midstream Pipelines	Fulcrum Pipelines Limited	Premier Transmission Ltd (SNIP)
BPA	Gamma	Redundant Pipelines - LPDA
Carrington Gas Pipeline	Humbly Grove Energy	RWEnpower (Little Barford and South Haven)
CATS Pipeline c/o Wood Group PSN	IGas Energy	SABIC UK Petrochemicals
Cemex	Ineos Enterprises Limited	Scottish Power Generation
Centrica Energy	INEOS Manufacturing (Scotland and TSEP)	Seabank Power Ltd
Centrica Storage Ltd	Lark Energy	Shell (St Fergus to Mossmorran)
CLH Pipeline System Ltd	Lightsource SPV Limited	Shell Pipelines
Concept Solutions People Ltd	Mainline Pipelines Limited	Total (Finaline, Colnbrook & Colwick Pipelines)
ConocoPhillips (UK) Ltd	Manchester Jetline Limited	Transmission Capital
Coryton Energy Co Ltd (Gas Pipeline)	Manx Cable Company	Uniper UK Ltd
Dong Energy (UK) Ltd	Marchwood Power Ltd (Gas Pipeline)	Vattenfall
E.ON UK CHP Limited	National Grid Gas (Above 7 bar), National Grid Gas Distribution Limited (Above 2 bar) and National Grid Electricity Transmission	Western Power Distribution
EirGrid	Northumbrian Water Group	Wingas Storage UK Ltd
ENI & Himor c/o Penspen Ltd	NPower CHP Pipelines	Zayo Group UK Ltd c/o JSM Group Ltd
ESP Utilities Group	Oikos Storage Limited	
ESSAR	Perenco UK Limited (Purbeck Southampton Pipeline)	

Enquiry Confirmation

LSBUD Ref: 9243491

Date of enquiry: 12/10/2016
Time of enquiry: 15:41

The following non-LSBUD members may have assets in your search area. It is YOUR RESPONSIBILITY to contact them before proceeding. Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners within your search area.

Non-LSBUD members (Asset owners not registered on LSBUD)			
Asset Owner	Preferred contact method	Phone	Status
BT	https://www.swns.bt.com/pls/mbe/welcome.home	08009173993	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
Energetics Electricity	plantenquiries@energetics-uk.com	01698404646	Not Notified
ENGIE	nrswa@cofely-gdfsuez.com	01293 549944	Not Notified
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
Hibernia Networks	info@hibernianetworks.com	01704 322 300	Not Notified
Instalcom	plantenquiries@instalcom.co.uk	02087314613	Not Notified
Interoute	interoute.enquiries@plancast.co.uk	02070259000	Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquires@turntown.com	01212 621 100	Not Notified
National Grid Gas Distribution (below 2 bar)	plantprotection@nationalgrid.com	0800688588	Not Notified
Network Rail	OPBuriedServicesEnquiries@networkrail.co.uk	01904523401	Not Notified
Redcentric plc	plant-enquiries@redcentricplc.com	0845 200 2200	Not Notified
Sky UK Limited	nrswa@sky.uk	02070323234	Not Notified
Tata, KPN (c/- McNicholas)	plantenquiries@mcnicholas.co.uk	03300558469	Not Notified
Teliasonera	telenttelia.plantenquiries@telent.com	0800526015	Not Notified
United Utilities	property.searches@uuplc.co.uk	08707510101	Not Notified
Utility assets Ltd	assetrecords@utilityassets.co.uk		Not Notified
Verizon Business	osp-team@uk.verizonbusiness.com	01293611736	Not Notified
Virgin Media	http://www.digdat.co.uk	08708883116	Not Notified
Vodafone	osm.enquiries@atkinsglobal.com	01454662881	Not Notified
Vtesse Networks	https://vtplant.vtesse.com	01992532100	Not Notified
Wigan MBC (Drainage)	drainage@wigan.gov.uk	01943488006	Not Notified

Disclaimer
The results of this Enquiry have been provided for the sole use of the Enquirer and no other party. The asset information on which the Enquiry results are based has been provided by LinesearchbeforeUdig members, LinesearchbeforeUdig will provide no guarantee that such information is accurate or reliable nor does it monitor such asset information for accuracy and reliability going forward. There are also asset owners which do not participate in the enquiry service operated by LinesearchbeforeUdig, including but not exclusively those set out above. Therefore, LinesearchbeforeUdig cannot make any representation or give any guarantee or warranty as to the completeness of the information contained in the enquiry results. LinesearchbeforeUdig and its employees, agents and consultants accept no liability (except insofar as liability under any statute that cannot be excluded) arising in respect thereof or in any other way for errors or omissions including responsibility to any person by reason of negligence. Please refer to LinesearchbeforeUdig's Terms of Use for full terms of use available at www.linesearchbeforeudig.co.uk

Appendix ‘F’

Floor Plans & Photographs

Appendix ‘G’

Requirements for Principal Contractor’s Construction Phase Health & Safety Plan

Requirements for Principal Contractors Construction Phase Health & Safety Plan

(1) Description of the project

a. Project description and programme details
b. Details of client, Principal Designer / Adviser, designers, principal contractor, other consultants etc.
c. Extent and location of existing records and plans

(2) Management of the work

a. Management structure and responsibilities
b. Health and safety goals for the project and arrangements for monitoring and review of health and safety performance
c. Arrangements for:
   i. Regular liaison between parties on site
   ii. Consultation of the workforce
   iii. The exchange of design information between the client, designers, Principal Designer / Adviser and contractors on site.
   iv. Handling design changes during the project
   v. The selection and control of contractors
   vi. The exchange of health and safety information between contractors
   vii. Security
   viii. Site induction
   ix. On site training
   x. Welfare facilities and first aid
   xi. The reporting and investigation of accidents, incidents including near misses
   xii. The production and approval of risk assessments and method statements
   xiii. Site rules (including drug and alcohol policy)
   xiv. Fire and emergency evacuation procedures

(3) Arrangements for controlling significant risks on site

A. Safety risks:
   i. Delivery and removal of materials (including waste) and work equipment
   ii. Dealing with services (water, gas etc.)
   iii. Accommodating adjacent land use
   iv. Stability of structures including temporary structures and unstable structures
   v. Preventing falls
   vi. Work with or near fragile materials
   vii. Control of lifting operations
   viii. Maintenance of plant and equipment
   ix. Work on excavations and work where there are poor ground conditions
   x. Work on wells, underground earthworks and tunnels
   xi. Work on or near water where there is a risk of drowning
   xii. Work involving diving
   xiii. Work in a caisson or compressed air working
   xiv. Work involving explosives
   xv. Traffic routes and segregation of vehicles and pedestrians
   xvi. Storage of materials (particularly hazardous materials) and work equipment
   xvii. Other significant safety risks

B. Health risks:
   i. Removal of asbestos
   ii. Dealing with contaminated land
   iii. Manual handling
   iv. Use of hazardous substances
   v. Reducing noise and vibration
   vi. Work with ionising radiation
   vii. Exposure to UV radiation (from the sun)
   viii. Other significant health risks

(4) The health and safety file arrangements

a. Layout and format
b. Arrangements for collection and gathering information
c. Storage of information

Appendix ‘H’

Health & Safety File Information Requirements & Index

HEALTH AND SAFETY FILE
INFORMATION REQUIREMENTS & INDEX

Introduction

i Description of the CDM Regulations and importance of the Health & Safety File to the Client and the Client's responsibilities in respect of the Health & Safety File and future works
ii Names of Client, Principal Contractor and Principal Designer
iii Contents of the Health & Safety File

a. General project information

i Brief description of the scheme and the works carried out
ii Site location plan(s) and scheme layout(s)

b. Residual hazards

i Principal Contractor's Statement any residual hazards following dismantling or demolition of the structure(s)
ii Asbestos surveys including details of asbestos removed/remaining, consignment and disposal certificates, asbestos register and management procedures

c. Key structural principles – not applicable

d. Hazardous materials – not applicable

e. Removal and dismantling of installed plant and equipment – not applicable

f. Equipment provided for cleaning and/or maintaining the structure – not applicable

g. Nature, location & markings of significant mains, underground services & disconnections

i Gas
ii Water
iii Electricity
iv Drains and sewers
v Telecommunications and data
vi Energy supplier

h. Information and as-built drawings of the structure, plant and equipment & fire safety

i Architectural drawings of demolished structure(s)
ii Structural drawings of demolished structure(s)