



In partnership with:



## **LCC/2021/0002 Planning condition 7 – Application for non-material amendment to change wording of condition**

The development shall be carried out in accordance with the method statement for the protection of water and wastewater infrastructure entitled Preston and South Ribble Flood Risk Management Scheme – Method of Works Statement, to be submitted to and approved in writing by the County Planning Authority.

### **Preston & South Ribble Flood Risk Management Scheme – Method of Works Statement**

The development has been divided into sections where waste water assets do and do not exist. Previous Drawing numbers JAC-ZZ-41A-DR-PL-0001, JAC-ZZ-42A-DR-PL-001, JAC-ZZ-42B- DR-PL-0002 and JAC-ZZ-42B-DR-PL-0003 have been revised to show these locations so that development can begin. There are 3 areas where no waste water infrastructure exists and development will therefore commence there immediately upon discharge of the planning conditions. The 3 areas are entitled 1A2, 2A2 and 2B5 and are shown on drawings JAC-ZZ-41A-DR-PL-0001-P02 (1A2), JAC-ZZ-42A-DR-PL-001-P02 (2A2), JAC-ZZ-42B- DR-PL-0002-P03 (2B5) and JAC-ZZ-42B-DR-PL-0003-P02 (2B5). Planning condition 2 has been revised to include these drawings.

In all other areas of the development where waste water infrastructure exists, Schedule 22 of the Water Resources Act 1990 (the Act) will apply to manage protected undertakings. United Utilities (UU) require that their assets are either protected, diverted or realigned and that the "Standard Conditions for Works Adjacent to Pipelines" is referred to when deciding how each asset on an individual basis will be dealt with. The Environment Agency (EA) continues to discuss each asset, location and required protections with UU at regular intervals and will do so for the rest of the development to agree the relevant construction method per asset. These meetings will continue for the life of the development.

As the exact location and condition of the UU assets was unknown, the EA has surveyed the location of each asset through GPS survey and has also undertaken CCTV survey and pipe and drainage network cleaning since November 2021 to determine the condition of each asset within the development.

The EA have funded the work to locate UU assets within the development and carried out 69 condition surveys. These surveys have been compiled into a report "27414 Volker Stevin Riverside Preston 28 09 21- 08 02 22 win" and discussed with UU. There remains a small section of GPS work, and 1 section of pipework for survey outside of areas 1A2, 2A2 and 2B5 as well as 2 outfalls where our contractors were unable to gain access. These will be completed over the coming weeks and the information provided to UU. The location of each asset and condition is now known and all information has been shared with UU.

Prior to the commencement of works in areas where there are UU assets the EA will determine what protections are required directly with UU, These discussions will take several months. Once on site the EA will be providing supervision and contingency procedures will be in place to protect the assets. UU is in possession of the current development design and is agreeing tolerance levels with the EA for issues such vibration levels. Where agreement cannot be reached the EA will invoke its powers under the Act. Where required, a post construction condition survey will be provided to UU for each asset affected as requested.

#### **Information issued to UU**

Information is shared in advance during EA/UU update meetings and then issued. A asset interface tracker is kept, maintained and shared.

23/11: Area 1B (Miller Gardens apartments / BAC) CCTV & GPS survey issued

20/01: Area 1A CCTV footage & report

24/01: Area 1A GPS survey

23/02: Update Area 1B (excluding Miller Gardens & West Coast Mainline

23/02: Area 2B

3/3: NRC Sewage and drainage report issued to UU

Examples of information provided to UU have not been attached to this condition as these are of a commercially sensitive nature.

ENDS