

## 11518 Land at South Heywood

### Technical Note 01 Rv2: Water - United Utilities

31<sup>ST</sup> March 2026

#### Document Status

| Rev | Issue Status | Prepared / Date | Checked / Date | Approved / Date |
|-----|--------------|-----------------|----------------|-----------------|
| 0   | Draft        | CG 19.11.25     | MC 19.11.25    | MC 19.11.25     |
| 1   | Draft        | CG 31.03.26     | MC 31.03.26    | MC 31.03.26     |
|     |              |                 |                |                 |

## 1 Introduction

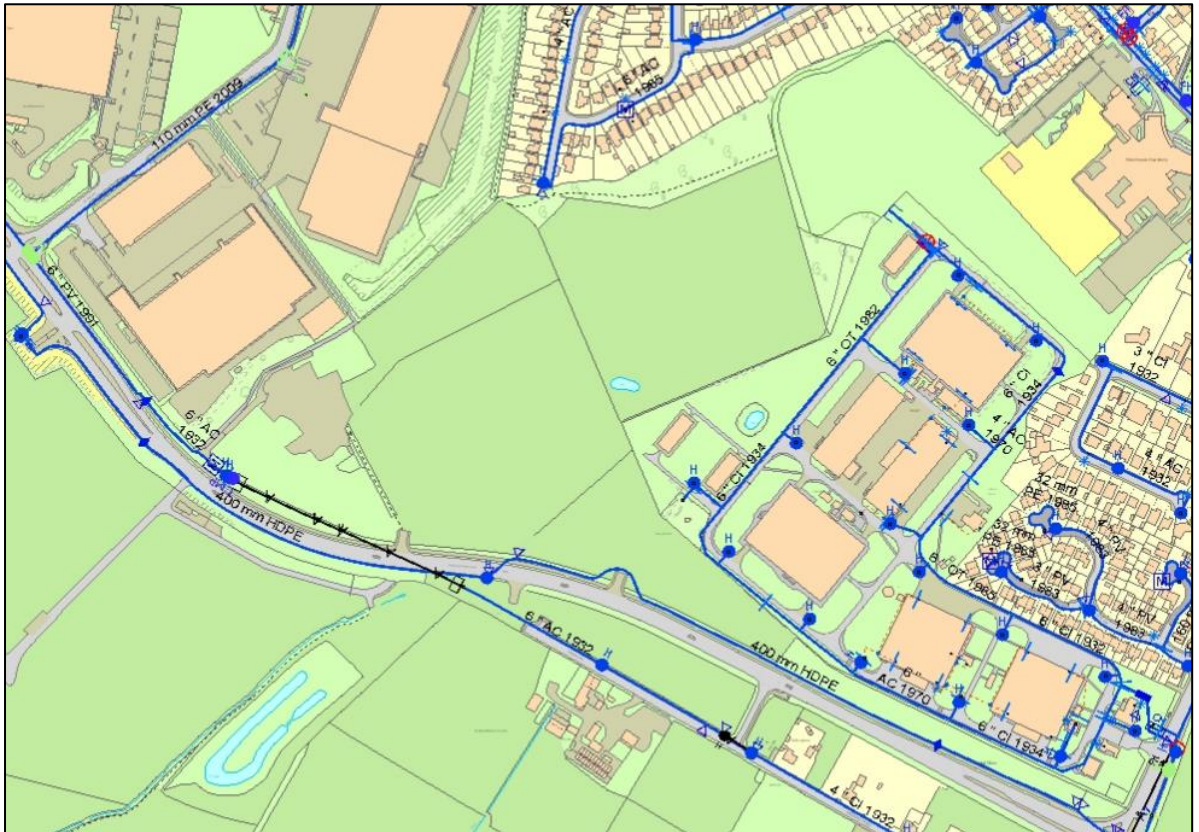
- 1.1** Brookbanks is appointed by Northstone to complete a Technical Note, outlining the strategy associated with protecting United Utilities infrastructure at the proposed development off Queen Elizabeth II Way, South Heywood.

### Figure 2-1: Site Location

## 3 Utility Infrastructure Strategy

### Potable Water Infrastructure

- 3.1** United Utilities have been consulted regarding the location of their existing network in the vicinity of the Site. Location details of their existing infrastructure has been provided and full copies can be found in **Appendix A**. An extract of the incumbent network operators maps can be seen below.



**Figure 3-1: Potable Water Overview Plan**

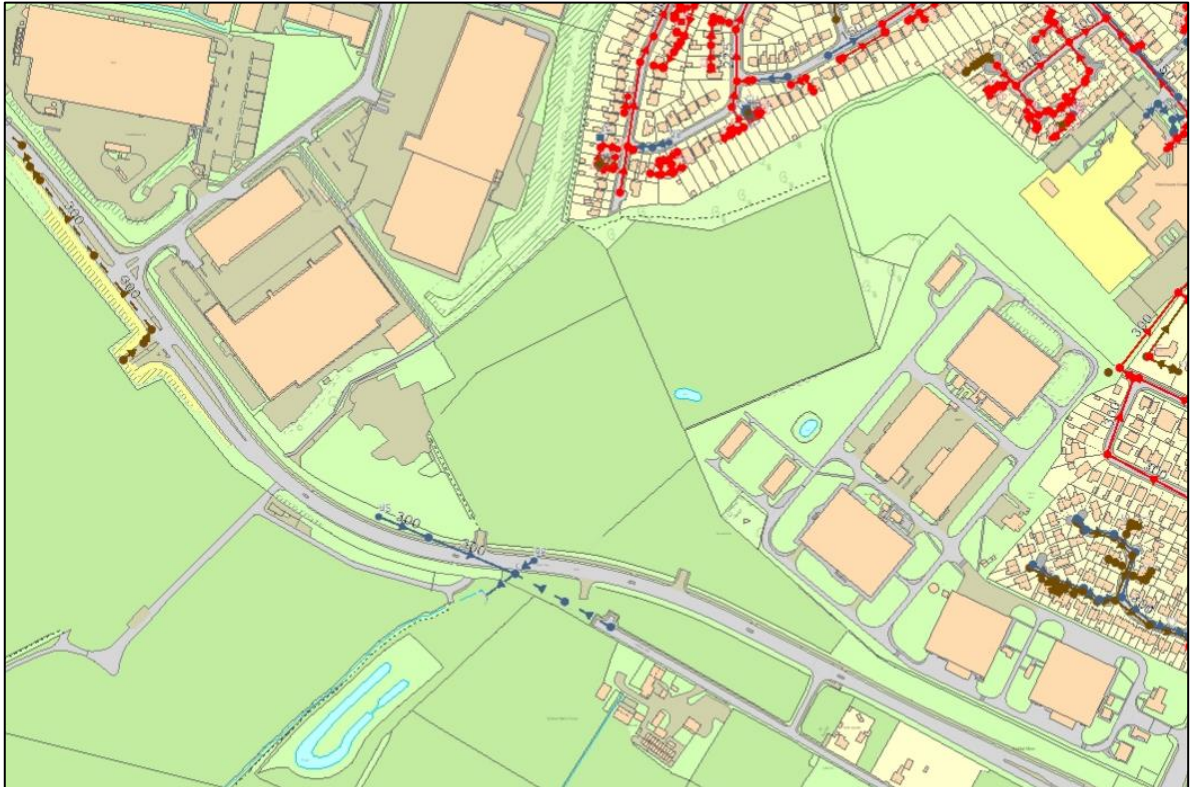
- 3.2** Within the vicinity of the site, United Utilities show distribution mains servicing the surrounding developments.
- 3.3** There are no assets indicated within the boundary of the site.
- 3.4** At the proposed site access, asset plans show a 400mm HDPE distribution main which appears to run around the formed bell mouth off Queen Elizabeth Way.



- 3.5** This main will require diverting or lowering to accommodate for the new site access. Brookbanks, on behalf of Northstone, have made a diversion application to relocate the affected main across the entrance, and a quotation is awaited from United Utilities under reference 09144251. The main will be diverted to ensure that the infrastructure is protected.

## Waste Water Infrastructure

- 3.6** **United Utilities** have been consulted regarding the location of their existing network in the vicinity of the Site. Location details of their existing infrastructure has been provided and full copies can be found in **Appendix A**. An extract of the incumbent network operators maps can be seen below.



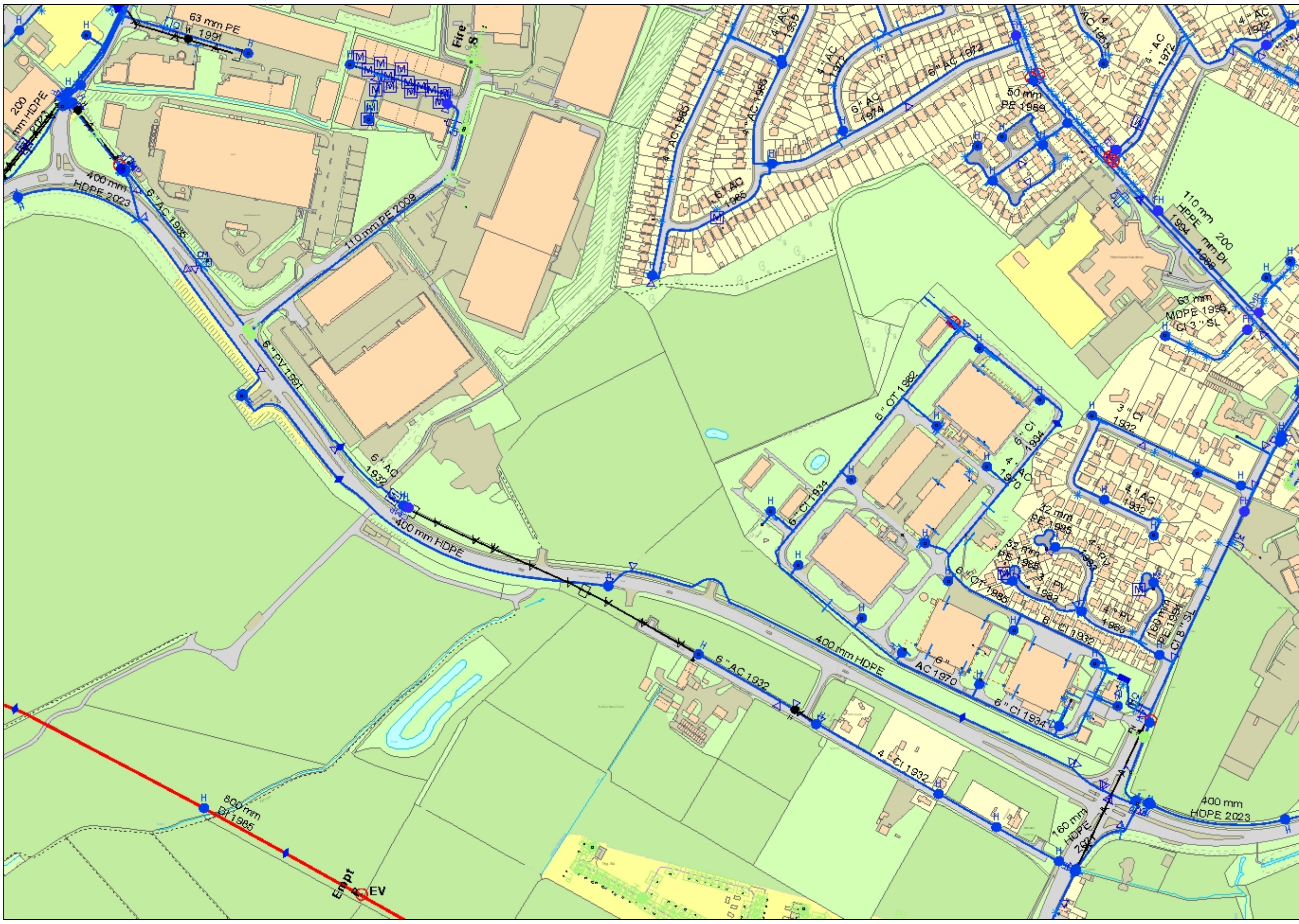
**Figure 3-3: Waste Water Overview Plan**

- 3.7** Within the vicinity of the site surface water sewers (shown in blue), foul sewer (shown in brown), combined sewers (shown in red) are present.
- 3.8** There are no assets within the boundary of the site. Therefore, no diversions are anticipated to be required.

## 4 Summary

- 4.1** Based on the review of the existing United Utilities infrastructure records, the 400mm HDPE main across the proposed site access is likely to require diverting, which will be progressed by Northstone once the quotation from United Utilities is returned. When working at the site entrance, United Utilities Standard Conditions for Works Adjacent to Pipelines Document Ref. 90048 will be adhered to.

## | Appendix A – United Utilities Asset Plans



United Utilities Maps  
for SafeDig

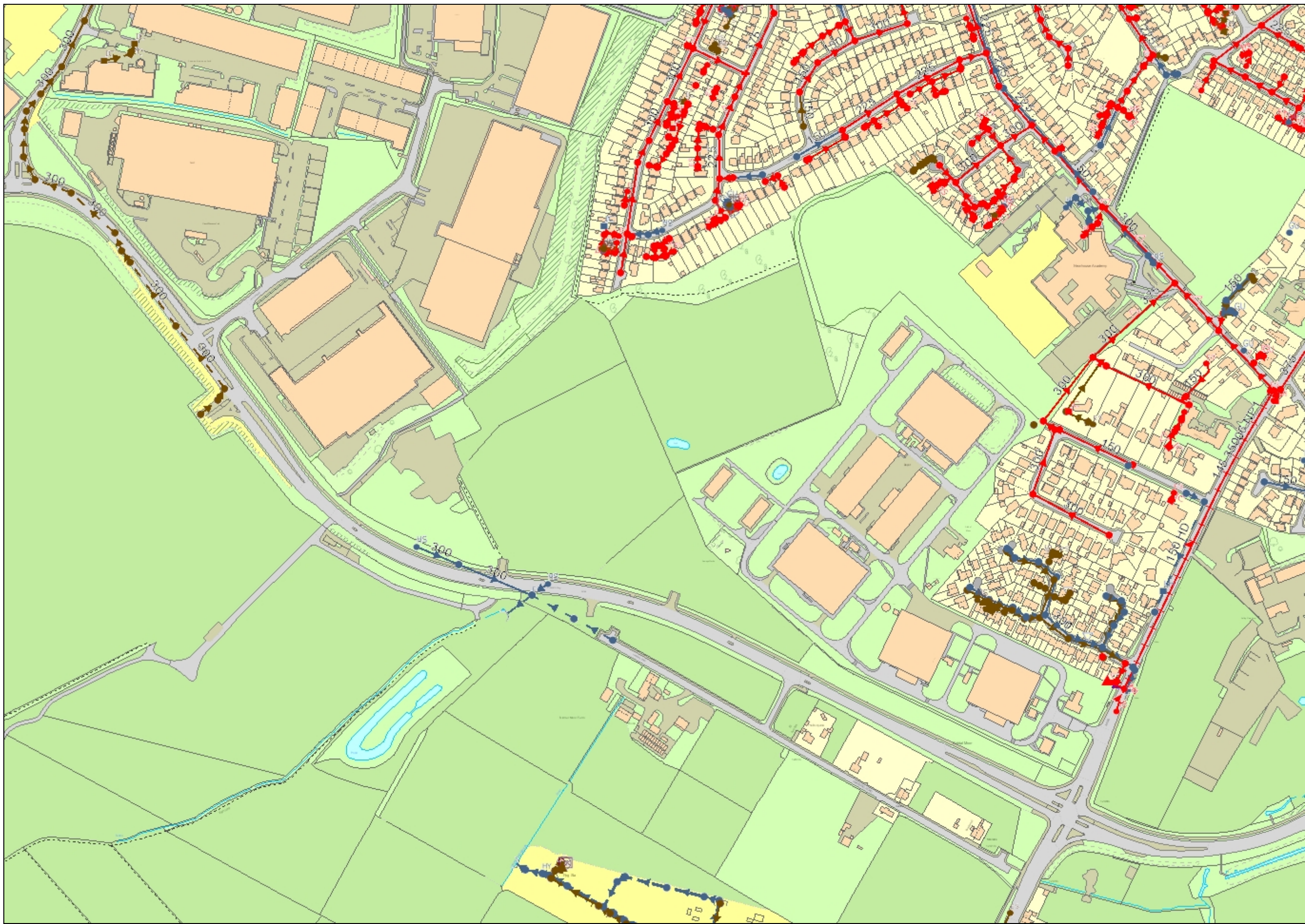
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Extract from maps of United Utilities'  
Underground Assets

The position of the 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 and private service pipes may be shown by a blue broken line. United Utilities Water will not accept liability for any damage caused by the actual position being different from those shown.

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**United Utilities Maps  
for SafeDig**

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**Extract from maps of United Utilities'  
Underground Assets**

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