

**OUTLINE PLANNING APPLICATION FOR
RESIDENTIAL DEVELOPMENT**

**Silver Hill Gardens on land at Connemara,
Lightfoot Green Lane,
Preston**

**UTILITIES STATEMENT AND FOUL SEWAGE
ASSESSMENT**

on behalf of

Mr M Mullarkey

prepared by

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1.0 INTRODUCTION

- 1.1 This statement is being submitted in connection with an outline planning application for residential development on land at Connemara, Lightfoot Green Lane, Preston.
- 1.2 It provides details of existing utility services including electricity and gas supplies, telecommunications and water supply including connection to foul and surface water drainage and disposal.

2.0 ELECTRICITY

- 2.1 Electricity North West, the regional Utility Provider, owns, maintains and operates the existing electrical infrastructure in Preston.
- 2.2 Information from Electricity North West requested 18 October 2011, provides an overview of the electricity infrastructure situated in the vicinity of the application site. The findings are shown in Appendix CAP1 and summarised below.
- 2.3 An electricity cable (6kV-6.6kV) runs along the eastern edge of the site, parallel to the railway line bordering the site, and connects to cables running below Lightfoot Lane.
- 2.4 Two LV cables run beneath the south west edge of the application site. These cables supply the existing farmhouse and connect to cables running below Lightfoot Lane and Lightfoot Green Lane.
- 2.5 It is evident therefore that there is an existing electricity supply to the site but that this supply may need upgrading to accommodate the development.

3.0 GAS

- 3.1 National Grid is responsible for gas delivery within Preston.
- 3.2 A National Grid search dated 12 October 2011 indicates that there are no high pressure gas mains located beneath the site.

- 3.3 Another National Grid search dated 24 October 2011 reveals there are low pressure mains along Lightfoot Lane and underneath the south east section of the site to the existing farmhouse. Low pressure mains also run along the southern part of Lightfoot Green Lane, see Appendix CAP2.

4.0 TELECOMMUNICATIONS

- 4.1 BT Openreach own and operate overhead and buried cable systems aligned within the area surrounding the application site.
- 4.2 The records from BT Openreach dated 19 October 2011 indicate that BT apparatus is located along Lightfoot Lane and Lightfoot Green Lane as shown in Appendix CAP3 and it is proposed that these could be utilised for the proposed development.

5.0 PUBLIC WATER MAINS

- 5.1 United Utilities is responsible for potable water delivery in Preston.
- 5.2 Information from United Utilities dated 18 October 2011, indicates that no public water mains cross the development site. The search indicates that a 150mm-160mm PE public water main is present beneath Lightfoot Lane. A 6 inch water main was also noted beneath the southern section of Lightfoot Green Lane. A map of the water mains in the vicinity of the application site are shown in Appendix CAP4.

6.0 FOUL SEWAGE

- 6.1 United Utilities are the sewerage undertaker for the infrastructure surrounding the application site.
- 6.2 The United Utilities search dated 18 October 2011 indicates there is currently no public sewer on site. A connection will therefore need to be developed to link to the public sewer within Wychnor Road (off Lightfoot Lane). A map of the public sewers in the vicinity of the application are shown in Appendix CAP5.

7.0 CONCLUSION

- 7.1 Prior to development taking place, there will be an investigation into the depth of the utility services and if appropriate lowering or relocation at the site entrance. Any redundant services will be disconnected and during the works the contractor will ensure that there is no disconnection of adjacent buildings.
- 7.2 Detailed proposals and agreement will be reached with the respective utility companies prior to development commencing.
- 4.0.1 Investigations have confirmed that foul sewerage can be connected to an existing sewer within Wychnor Road. All other main utilities are available within Lightfoot Lane and Lightfoot Green Lane for connection to the proposed development.

APPENDIX CAP1

ELECTRICAL INFRASTRUCTURE

APPENDIX CAP2

GAS MAINS INFRASTRUCTURE

APPENDIX CAP3

BT OPENREACH INFRASTRUCTURE

APPENDIX CAP4

PUBLIC WATER MAINS

APPENDIX CAP5

FOUL SEWAGE