



**NOTICE OF APPROVAL OF FULL PLANNING PERMISSION.**

The Town and Country Planning Act 1990.

**APPLICATION NO:- 07/00446/FUL**

To:- O'Connor Properties  
c/o GL Hearn  
1 St James's Square Manchester M2 6DN

**Particulars of Development:-**

Proposed alteration and extension to rail freight park including erection of new headquarters office building, workshop building, extensions to existing gantry crane tracks, gate house and ancillary development at

**Location:-**

Widnes Intermodal Rail Depot Desoto Road Widnes Cheshire WA8 0PE

*In pursuance of their powers under the above Act, the Local Planning Authority hereby PERMITS the above development to be carried out in accordance with the application and accompanying plans submitted by you, subject to compliance with the condition(s) specified hereunder:-*

**REASON FOR THE COUNCIL'S DECISION**

(1) The decision to grant permission has been taken having regards to the relevant policies and proposals in the Halton Unitary Development Plan, which are explicitly identified within the individual justification for each condition imposed and to all other material planning considerations.

**CONDITIONS**

(2) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:- In order to comply with Section 91 of the Town and Country Planning Act 1990.

(3) This permission shall relate to the application as amended by the Revised Flood Risk Assessment dated February 2009.

Signature:-

Date:-20.04.2009

for Operational Director – Environmental & Regulatory Services

**Environment Directorate**

Rutland House, Halton Lea, Runcorn, Cheshire WA7 2GW Telephone: 0151 424 2061 Fax: 0151 471 7314



2000-2001  
Planning for Business



Reason:-To define the permission and secure compliance with Policy PR16 of the Halton Unitary Development Plan..

(4) Unless the Local planning Authority agree to any variation no further development shall take place until the applicant, or their agents or successors in title, has entered into a legal or other appropriate agreement in respect of making an agreed developer contribution towards sustainable transport provision/ improved public transport.

Reason:- To secure the satisfactory development of the site in the interests of highway safety and to comply with Policies TP15 and S25 of the Halton Unitary Development Plan.

## CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER DEVELOPMENT/USE COMMENCES

(5) No further development shall take place until samples of the materials to be used in the construction of the external surfaces (e.g roofs, walls, floors, windows) of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:- In the interests of visual amenity, and to comply with Policy BE2 of the Halton Unitary Development Plan.

(6) Prior to the commencement of further development, plans of the site showing details of the existing ground levels and proposed ground levels and finished floor levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the details so approved.

Reason:- The submitted application is deficient with respect to these details, and to comply with Policy BE1 of the Halton Unitary Development Plan.

(7) No further development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials, minor artefacts and structures (e.g furniture, play equipment, refuse or other storage units, signs, lighting etc). Proposed and existing functional services above and below ground (e.g drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc.), retained historic landscape features and proposals for restoration where relevant.

Reason:- In the interests of visual amenity and in accordance with the provisions of Section 197 of the Town and Country Planning Act 1990, and to comply with Policy BE2 of the Halton Unitary Development Plan.

Signature:-

A handwritten signature in black ink, appearing to be 'D. P. H.' or similar.

Date:-20.04.2009

for Operational Director – Environmental & Regulatory Services





(8) No further development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before occupation of any new building, or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:- In order to secure the satisfactory development of the site in the interests of visual amenity, and to comply with Policy BE2 of the Halton Unitary Development Plan.

(9) Prior to the commencement of further development hereby approved details of wheel cleansing facilities for heavy commercial and site vehicles shall be submitted for the approval of the Local Planning Authority. Such details as are approved shall be implemented, maintained and used throughout the construction period of the development.

Reason:- To ensure that satisfactory measures are in force so as to alleviate any impact dust and dirt may have on the local environment, and to comply with Policy BE1 of the Halton Unitary Development Plan..

(10) Prior to the commencement of further development an appropriate investigation and assessment of all potential pollutant linkages shall be submitted to and approved in writing by the Planning Authority. The investigation and assessment should be carried out by suitably qualified personnel and carried out in accordance with current Government, Environment Agency and British Standard guidance. Should any significant risks be identified by such an investigation a remediation plan, including suitable monitoring and verification methodologies, should also be agreed in writing by the Planning Authority and implemented in full. A completion statement shall be issued upon completion of any remediation.

Reason:- In order to secure the satisfactory development of the site, to ensure there is no significant risk to human health or the wider environment and to comply with Policy PR14 of the Halton Unitary Development Plan.

(11) No further development hereby approved shall be commenced until such time as a scheme to install oil and petrol separators, including timetable for installation, has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.

Reason:- To prevent pollution of controlled watercourses in accordance with Policy PR5 of the Halton UDP.

(12) Further development hereby permitted shall not be commenced until such time as a scheme to dispose of foul and surface waters has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.

Reason:- To ensure a satisfactory means of drainage in accordance with Policy PR5 of the Halton UDP.

## CONDITIONS TO BE COMPLIED WITH DURING THE COURSE OF THE DEVELOPMENT/USE

Signature:-

A handwritten signature in black ink, appearing to be 'A. P. ...'.

Date:- 20.04.2009

for Operational Director – Environmental & Regulatory Services



(13) Unless the Local Planning Authority agree to any variation the development hereby permitted shall be carried out in full accordance with the approved Flood Risk Assessment (FRA) February 2009 J010508 Risk Assessment and the following mitigation measures:

1. Finished ground floor levels are set no lower than 8.28 m above Ordnance Datum (AOD) including allowable freeboard.

Reason:- To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy PR16 of the Halton Unitary Development Plan.

(14) Unless the Local Planning Authority agree to any variation there shall be no construction work or deliveries within the application site outside the following hours:

07.30 - 19.00 Monday to Friday

07.30 - 13.00 Saturdays

There shall be no construction work or deliveries within the application site to be carried out on Sundays or Bank Holidays

Reason:- To minimise nuisance caused to nearby residents, and to comply with Policy BE1 of the Halton Unitary Development Plan.

(15) Prior to the occupation of any premises hereby approved the vehicle access, service and parking areas associated with that building shall be laid out and surfaced to the satisfaction of the Local Planning Authority in accordance with the approved plans, and shall be retained at all times thereafter within the curtilage of the site for use exclusively in connection with the development hereby approved.

Reason:- To ensure the satisfactory development of the site in the interests of highway safety, and to comply with Policy BE1 of the Halton Unitary Development Plan.

(16) Prior to the installation of any external fuel tanks hereby approved, additional details shall be submitted to and agreed in writing by the Local Planning Authority of a colour scheme for the external face of the tanks and any associated equipment. The development shall be carried out as agreed.

Reason:- The application is deficient with regards to these details, in the interests of visual amenity and to comply with Policy BE2 of the Halton Unitary Development Plan.

(17) Unless the Local Planning Authority agree to any variation prior to the installation of any of the following hereby approved; additional details of the external elevations and finishes shall be submitted to and agreed in writing by the Local Planning Authority:

New Pumping Station  
Transformer

Signature:-

A handwritten signature in black ink, appearing to be 'S. Platt'.

Date:- 20.04.2009

for Operational Director – Environmental & Regulatory Services



Sub Station  
Pedestrian Footbridge

The development shall be carried out as agreed.

Reason:- The application is deficient with regards to these details, in the interests of visual amenity and to comply with Policy BE2 of the Halton Unitary Development Plan.

**CONDITIONS TO BE COMPLIED WITH BEFORE THE COMPLETION OF THE DEVELOPMENT AND/OR COMMENCEMENT OF THE USE**

(18) No part of the development shall be occupied until space has been laid out within the site for the safe and secure parking of bicycles in accordance with details submitted to and agreed in writing by the Local Planning Authority.

Reason:- The application is deficient with regard to these details, to ensure the satisfactory development of the site in the interests of highway safety and to comply with Policy TP6 of the Halton Unitary Development Plan.

(19) There shall be no outdoor storage or display of equipment, plant, goods or material within the site without the prior written consent of the Local Planning Authority.

Reason:- In the interests of visual amenity, and to comply with Policy BE1 of the Halton Unitary Development Plan.

**CONDITIONS TO BE COMPLIED WITH THROUGHOUT THE LIFE OF THIS PLANNING PERMISSION**

(20) The agreed travel plan shall be implemented in full and in accordance with the submitted timescale unless the Local Planning Authority agrees in writing to any variation.

Reason:- To ensure provision for a range of transport options in the interest of sustainable development and to comply with Policy TP16 of the Halton Unitary Development Plan.

(21) All external lighting hereby approved shall be designed, installed and maintained in full accordance with the guidance of The Institution of Lighting Engineers 05/03 or any superseding guidance.

Reason:- To avoid potential nuisance caused by light pollution and to comply with Policy PR4 of the Halton Unitary Development Plan.

**NOTE :**

Signature:-

Date:- 20.04.2009

for Operational Director – Environmental & Regulatory Services

**Environment Directorate**

NOT FOR OFFICIAL USE



The applicants attention is drawn to the comments of the following :-  
The Coal Authority  
The Environment Agency  
United Utilities  
National Grid

NOT FOR OFFICIAL USE

Signature:-

A handwritten signature in black ink, appearing to be 'J. P. ...', is written over a horizontal line.

Date:- 20.04.2009

for Operational Director – Environmental & Regulatory Services

NOT FOR OFFICIAL USE



Rutland House, Halton Lea, Runcorn, Cheshire WA7 2GW Telephone: 0151 424 2061 Fax: 0151 471 7314



*The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future. These hazards include:*

- *Collapse of shallow coal mine workings.*
- *Collapse of, or risk of entry into, mine entries (shafts and adits).*
- *Gas emissions from coal mines including methane and carbon dioxide.*
- *Spontaneous combustion or ignition of coal which may lead to underground heatings and production of carbon monoxide.*
- *Transmission of gases into adjacent properties from underground sources through ground fractures.*
- *Coal mining subsidence.*
- *Water emissions from coal mine workings.*

*Applicants must take account of these hazards which could affect stability, health & safety, or cause adverse environmental impacts during the carrying out their proposals and must seek specialist advice where required. Additional hazards or stability issues may arise from development on or adjacent to restored opencast sites or quarries and former colliery spoil tips.*

*Potential hazards or impacts may not necessarily be confined to the development site, and Applicants must take advice and introduce appropriate measures to address risks both within and beyond the development site. As an example the stabilisation of shallow coal workings by grouting may affect, block or divert underground pathways for water or gas.*

*In coal mining areas there is the potential for existing property and new development to be affected by mine gases, and this must be considered by each developer. Gas prevention measures must be adopted during construction where there is such a risk. The investigation of sites through drilling alone has the potential to displace underground gases or in certain situations may create carbon monoxide where air flush drilling is adopted.*

*Any intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes.*

*Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. In the interests of public safety the Coal Authority is concerned that risks specific to the nature of coal and coal mine workings are identified and mitigated.*

*The above advice applies to the site of your proposal and the surrounding vicinity. You must obtain property specific summary information on any past, current and proposed surface and underground coal mining activity, and other ground stability information in order to make an assessment of the risks. This can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com)*

HALTON BOROUGH COUNCIL  
 ENVIRONMENTAL HEALTH & CONSUMER SERVICES  
 RECEIVED 25 MAR 2009  
 FOR ATTENTION OF: *24 GM*

creating a better place



Environment Agency

Halton Borough Council  
 Development Control  
 Rutland House Halton Lea  
 Runcorn  
 Cheshire  
 WA7 2GW

Our ref: SO/2007/101373/04-L01  
 Your ref: 07/00446/FUL  
 Date: 23 March 2009

FAO Glen Henry

Dear Sir

**PROPOSED ALTERATION AND EXTENSION TO RAIL FREIGHT PARK  
 WIDNES INTERMODAL RAIL DEPOT, DESOTO ROAD, WIDNES**

We have received an updated Flood Risk Assessment (February 2009, Revised Flood Risk Assessment, GL Hearn) (FRA) for the proposed development, direct from Emma Wilcox at GL Hearn, which was received on 20<sup>th</sup> February 2009.

Based on this updated information we can now **withdraw** our objection to the above planning application, if the following measure(s) as detailed in the updated FRA submitted in support of this application are implemented and secured by way of a planning condition on any planning permission.

**Condition**

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) February 2009 J010508\REVISED Flood Risk Assessment and the following mitigation measures detailed within the FRA:

1. Finished ground floor levels are set no lower than 8.28 m above Ordnance Datum (AOD) including allowable freeboard.

**Reason**

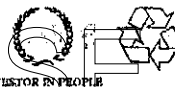
To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy PR16 'Development and Flood Risk' of the Halton Unitary Development Plan.

We would also request the following conditions:-

**Condition**

The development hereby permitted shall not be commenced until such time as a scheme to install oil and petrol separators has been submitted to, and approved in

Environment Agency  
 Appleton House (430) Birchwood Boulevard, Birchwood, Warrington, WA3 7WD.  
 Customer services line: 08708 506 506  
 Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)  
[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)



INVESTOR IN PEOPLE



writing by, the Local Planning Authority. The scheme shall be implemented as approved.

**Reason**

To prevent pollution of controlled watercourses in accordance with Policy PR5 'Water Quality' of the Halton UDP.

**Condition**

The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul and surface waters has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.

**Reason**

To ensure a satisfactory means of drainage in accordance with Policy PR5 'Water Quality' of the Halton UDP.

Please forward a copy of this letter to the applicant.

Yours faithfully



**Mr Stephen Sayce**  
**Planning Liaison Officer**

Direct dial 01925 543360  
Direct fax 01925 852260  
Direct e-mail [stephen.sayce@environment-agency.gov.uk](mailto:stephen.sayce@environment-agency.gov.uk)

NOT FOR OFFICIAL USE



United Utilities  
Lingley Mere Business Park  
Lingley Green Avenue  
Great Sankey  
Warrington WA5 3LP

Telephone 01925 234000  
www.unitedutilities.com

**HALTON BOROUGH COUNCIL**  
ENVIRONMENT AND DEVELOPMENT DEPARTMENT  
DIRECTORATE

RECEIVED 24 JUL 2007

FOR ATTENTION OF *LM*

Direct Line 01925 537254  
Direct Fax 01925 537516  
Lesley.Johnson@uuplc.co.uk

Glen Henry  
Halton Borough Council  
Rutland House Halton Lea  
Runcorn  
WA7 2GW

Your ref 07/00446/ful  
Our ref 07/3150  
Date 18-JUL-07

Dear Mr Henry,

**Location: Widnes Intermodal Rail Depot, Desoto Road, Widnes Cheshire**  
**Proposal: Alteration and extension to rail freight park**

Thank you for your planning consultation of 28 June 2007.

I have no objection to the proposal in principle providing this site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the watercourse/soakaway/surface water sewer and may require the consent of the Environment Agency. If surface water is allowed to be discharged to the public sewerage system we may require the flow to be attenuated to a maximum discharge rate determined by United Utilities. Foul drains must have adequate grease traps. All surface water drains must have adequate oil interceptors.

All fuel and chemical storage tanks must have adequate bund walls without outlets. The bund must be capable of holding more than the largest tank within it.

Discharges from yard storage areas, vehicle washing areas, loading and unloading areas and any other areas likely to be contaminated by spillage should be connected to the foul sewer. They may be regarded as trade effluents and may require the formal consent of this Company.

Two public sewers cross this site and we will not permit building over them. We will require an access strip of no less than 6 metres wide, measuring at least 3 metres either side of the centre line of the sewer, for maintenance or replacement. Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems.

A water main crosses the site. As we need access for operating and maintaining it, we will not permit development in close proximity to the main. Any necessary disconnection or diversion required as a result of any development will be carried out at the developer's expense. Under the Water Industry Act 1991, Sections 158 & 159, we have the right to inspect, maintain, adjust, repair or alter our mains. This includes carrying out any works incidental to any of those purposes. Service pipes are not our property and we have no

NOT FOR OFFICIAL USE

record of them. If a diversion is required the applicant must discuss this at an early stage with the Regional Mains Diversion Team (01925 465980).

A 14" trunk main clips the Eastern boundary of this site. The applicant must comply with our standard conditions, a copy of which is enclosed, for work carried out on, or when crossing, aqueducts and easements.

We can readily supply water for domestic purposes, but for larger quantities we will need further information.

The applicant has not stated whether provision of an extra water supply is required, therefore, use of the existing metered service must be considered as a means of supply. If not, a separate metered supply will be required at the applicant's expense. Should this application be approved the applicant must contact our water fittings section at Warrington North WwTW, Gatewarth Industrial Estate, off Liverpool Road, Sankey Bridges, Warrington, WA5 2DS.

United Utilities offers a fully supported mapping service at a modest cost for our electricity, water mains and sewerage assets. This is a service, which is constantly updated by our Map Services Team (Tel No: 0870 7510101) and I recommend that the applicant give early consideration in project design as it is better value than traditional methods of data gathering. It is, however, the applicant's responsibility to demonstrate the exact relationship on site between any assets that may cross the site and any proposed development.

Please note that a copy of these comments has been forwarded to the agent.

Yours Sincerely



Jillian Walker  
Asset Protection

NOT FOR OFFICIAL USE

NOT FOR OFFICIAL USE



**Service Delivery**

**Guideline Reference No 90048**

**Issue 1**

**July 2003**

**Standard Conditions for Works  
Adjacent to Pipelines**

**Contents**

- 1 Scope
- 2 Definitions
- 3 Guidelines
- 4 Drawings

**Authorised for issue by the Head of  
Asset Performance**

© United Utilities Water plc

All Rights Reserved

The copyright of this document, which contains information of a proprietary nature, is vested in United Utilities Water-plc. The contents of this document may not be used for purposes other than that for which it has been supplied and may not be reproduced, either wholly or in part, in any way whatsoever. It may not be used by, or its contents divulged to, any other person whatsoever without the prior written permission United Utilities Water plc



Amendment Summary

Amendment No. Date	Brief Description and Amending Action	Prepared by:	Authorised by:
1 29/7/03	First issue in standard format	Phil Hayden / Ian Skilling	Peter Womersley

CONTENTS

1 Scope ..... 2

2 Definitions ..... 2

3 Guidelines ..... 3

4 Drawings ..... 6

FIGURES

Figure 1: Easement Widths for Single Pipes ..... 6

Figure 2: Required depth of footing/foundation adjacent to pipeline casements ..... 7

1 SCOPE

Standard Conditions for work carried out over or adjacent to a Pipeline.

2 DEFINITIONS

Term	Definition
Pipeline	Means any Aqueduct, Trunk Main, Distribution Main or Non-potable Main vested in the Company as water undertaker.
The Company	Means United Utilities Water plc.
Easement Width	Means the easement width specified in any document referred to in section 3 hereof, or where no such width is specified a width of 10 metres being measured 5 metres each side of the Pipeline from the centreline of the Pipeline. <span style="float: right;">(&gt; 12") 300mm</span>
	For small single Pipelines of up to and including 300mm diameter a width of 5 metres being measured 2.5 metres each side from the centreline of the Pipeline may be adopted (see Figure 1). <span style="float: right;">&lt;(12")</span>
	In the case of Aqueducts and Trunk Mains the easement may be offset to accommodate access due to local conditions.



3 GUIDELINES

1. These conditions are issued for the guidance of contractors and others in order to reduce the risk of damage to the Pipeline and the consequent liability for such damage. They do not replace or alter any powers or rights exercisable by, or protection afforded to the Company by virtue of: -
  - a) Its ownership of the Pipeline or any rights or privileges in relation thereto;
  - b) Any Conveyance, Lease, Deed or Grant, Easement, Licence, Wayleave or other legal document relating to the Pipeline;
  - c) Any statutory provision (including any provision in subordinate legislation) including but not limited to: -
    - (i) Water Industry Act 1991 as amended or re-enacted from time to time
    - (ii) Any local statutory provision relating to a Pipeline and to any work of any other body or person which regulate, either generally or in relation to any specific crossing or work, the relations between the Company and such other body or person, including any Agreement or other document referred to in or incorporated with any such statutory provision.

In the event of any inconsistency between the provisions of these conditions and those of any document or statutory provision mentioned above, the latter shall prevail unless capable of variation by agreement and the substitution of the relevant provisions of these Standard Conditions is expressly agreed.

2. The Standard Conditions apply to all Pipelines except those in streets in which case the provisions of the New Roads and Street Works Act 1991 as amended or re-enacted from time to time apply.
3. No work of any description shall take place on or within the Easement Width before full agreement has been reached with the Company regarding the manner in which the work shall be carried out. At least 28 days notice shall be given of any intention to carry out works. In an emergency, contact shall be made immediately with:  
UU Operations Response Centre, North Desk Tel: 01925 714810  
East Desk Tel: 01925 714807  
West Desk Tel: 01925 714812
4. No buildings of any description shall be erected within the Easement unless with the Company's written consent. No service should cross the Pipeline at less than 1 metre in front of a socket face or at less than 300mm behind it.
5. No materials including spoil shall be stored within the Easement Width.
6. Access to and along the Easement Width shall be kept clear and unrestricted at all times.
7. Where construction is adjacent to the Easement Width, foundations shall be designed to ensure the Company has full access to the lowest point of the bedding of existing/proposed Pipeline(s) for maintenance or construction purposes. (The depth of these footings/foundations shall be in accordance with Figure 2: Required depth of footing/foundation adjacent to pipeline easements).
8. Before any tree or shrub planting is carried out written approval must be obtained from the Company. Any approval granted is subject to the Company retaining the right to remove, at any time, all trees or shrubs that in its opinion become a danger to the Pipeline. The following restrictions apply to all easement widths.



- a) The only plants which can be planted directly across the Pipeline are shallow rooting varieties of hedge plants, such as Blackthorn, Broom, Cotoneaster, Elder, Hazel, Laurel Privet, Quickthorn, Snowberry and most ornamental flowering shrubs. These should only be planted for the purpose of screening or to indicate field boundaries. Hedges should be managed and not allowed to develop into sub-trees. Maximum height 1.5 metres.
  - b) Raspberries, Gooseberries and Blackcurrants may be planted within the Easement Width but a 4 metre strip (2 metres each side of the Pipeline) must be left clear at all times.
  - c) Dwarf Apple stocks, shallow rooted shrubs and Christmas trees (subject to Restrictions) may be planted within 3 metres of the Pipeline and maintained as dwarf species (not being allowed to revert to tree size).
  - d) Ash, Beech, Birch, Elm, Horse Chestnut, Lime, Maple, Oak, Sycamore, Apple and Pear trees and those of a similar mature size whether deciduous or evergreen can only be planted as individual specimens or a single row, but not within 6 metres of the Pipeline. Dense mass planting may only be carried out at a distance greater than 10 metres from the Pipeline.
  - e) Poplar and Willow trees are only to be planted further than 20 metres from the Pipeline.
9. Any pipes, drains, electricity cable or sewers crossing over the Pipeline shall be laid in steel conduit or ductile iron pipe and adequately supported so as to be self-supporting over any subsequent excavation which may have to be carried out i.e. they should extend well into the undisturbed ground at each side of the Pipeline trench and shall cross as near as possible to 90 degrees to the Pipeline. In no case shall any crossing be made at an angle of less than 50 degrees. Provided that ground conditions are suitable, pipes crossing below the Pipeline shall be constructed by an approved tunnelling method. A minimum of 300mm of clearance must be given to any crossing above or below the Pipeline. Care should be taken when selecting backfill material for the Pipeline as they may affect or damage it.
10. Prior to general excavation, trial holes shall be dug by hand to determine the precise location of the Pipeline. The Company reserves the right to carry out such excavations. The cost of all such excavations shall be borne by the Promoter.
11. All excavations within the easement shall be by hand or by mechanical excavator under supervision of United Utilities personnel. Excavation within 1 metre of the Pipeline(s) must be carried out by hand and great care exercised to ensure that any protective wrapping is not damaged. Excavations shall be fully supported and shall be backfilled to the satisfaction of the Company. All work shall be carried out during working hours, which shall have been previously agreed. The Company reserves the right to stop all work on or within the Easement Width, which in the opinion of its officers, places the Pipeline at risk. As a consequence of such action, the company will not accept any claims for financial loss.
12. No blasting or piling shall be carried out within 300 metres of the Pipeline without written approval of the company.
13. Fences or other boundaries crossing the Easement Width shall be as near as possible to 90 degrees to the line of Pipeline and in no case shall be made at an angle of less than 50 degrees. Proposals for new fence or other boundaries crossings shall be submitted for approval. Where necessary a lockable gate will be provided for the Company for their sole use.
14. No alteration to the existing ground levels or surface use of the Easement Width shall be made without prior permission. Notice shall also be given of any proposal to alter ground levels or the surface of land adjoining the Easement Width.



15. Movement of vehicles and plant of a total weight exceeding 6 tonnes across the unprotected Pipeline is forbidden. The repetitive movement of vehicles or plant of any weight over the unprotected Pipeline in the same position is forbidden. Where temporary access is required at agreed positions, the following protection shall be provided: -

16. Temporary Access.

Each crossing of the Pipeline shall be considered on an individual basis. All crossings shall be made in consultation with United Utilities and work shall not commence without express written approval. The following are provided as guidance:

a) Use of gross weight vehicles of 6 to 10 tonnes:

Vehicle crossing of the Pipeline shall consist of substantial timber baulks to spread the vehicle weight.

b) Use of gross weight vehicles of 10 to 15 tonnes:

Vehicle crossing of the Pipeline shall consist of a reinforced concrete raft.

c) Use of gross weight vehicles over 15 tonnes:

Vehicle crossing of the Pipeline shall consist of a suspended crossing to bridge the Pipeline.

17. Permanent Access.

Each crossing of the Pipeline shall be considered on an individual basis. Any permanent access crossing the Easement Width shall be designed and constructed to prevent any damage to the Pipeline. All crossings shall be made in consultation with United Utilities and work shall not commence without express written approval.

18. Where cathodic protection is proposed for the Promoter's works or where it exists in connection with the Company's Pipeline, the Promoter shall take all necessary steps to ensure that the integrity of the system is maintained during the construction of the works. Where cathodic protection exists on the Company's Pipeline or is to be installed by the Promoter on his apparatus, then interference tests shall be carried out on completion of the works at the Promoter's expense. Where such tests indicate that the Company's Pipeline may be at risk, then the Promoter, at his own expense, must install suitable remedial measures, to be agreed by the Company. The Company must be consulted in the case of installation of electric tramways over pipelines.

19. Adequate sanitary arrangements to the approval of the Company shall be provided for persons working on or within the Easement Width. Precautions will be taken to avoid spillage of fuels, oils, paints, solvents or any other substance, which may damage the Pipeline or its protection.

20. The Company reserves the right to supervise any work carried out on or within the Easement Width and to recover the costs incurred.

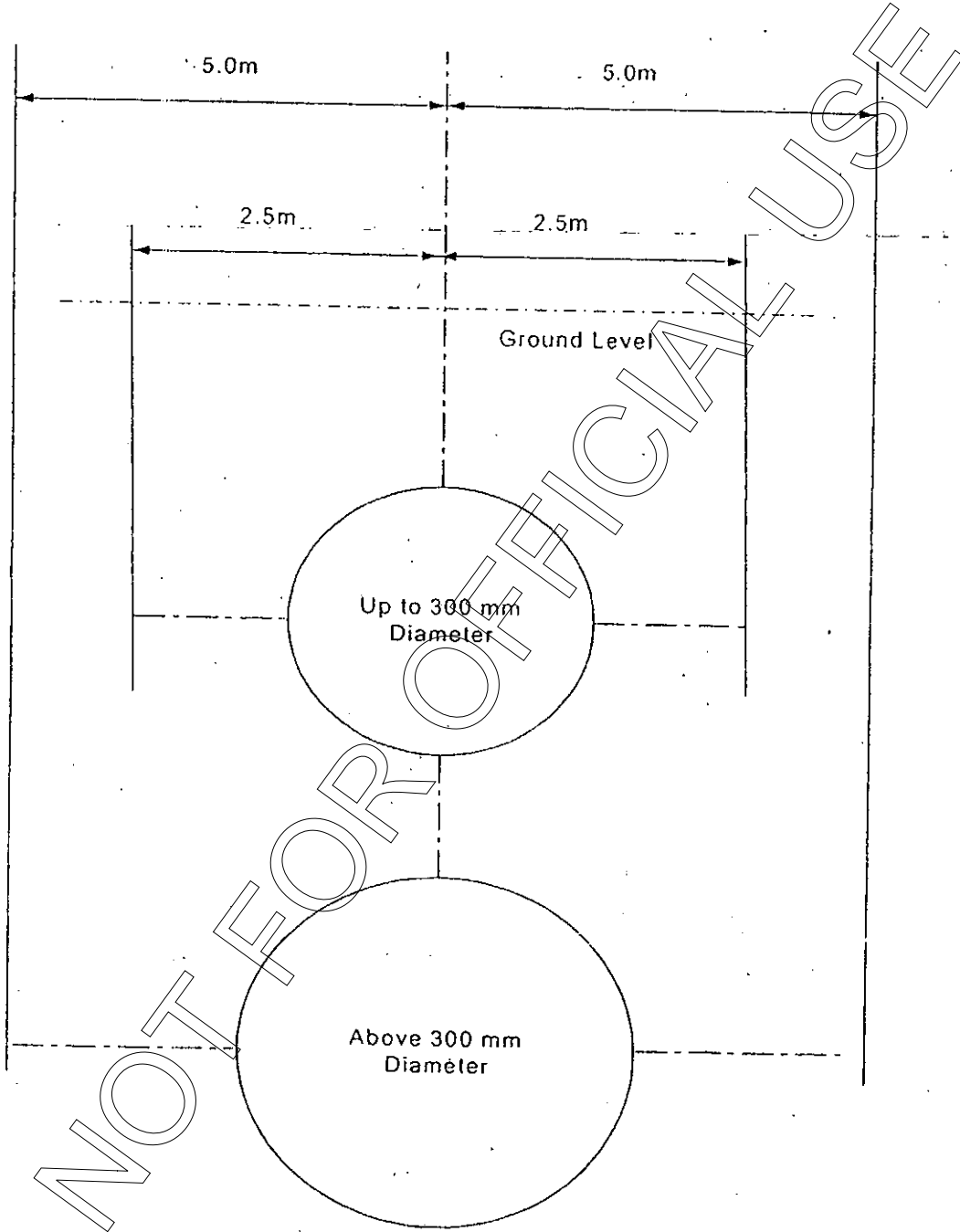
21. Persons or their contractors working on or within the Easement Width will be required to indemnify the Company for the full cost of any damage caused to its Pipelines and for any costs, charges and expenses resulting from these operations.





4 DRAWINGS

Figure 1: Easement widths for single pipes

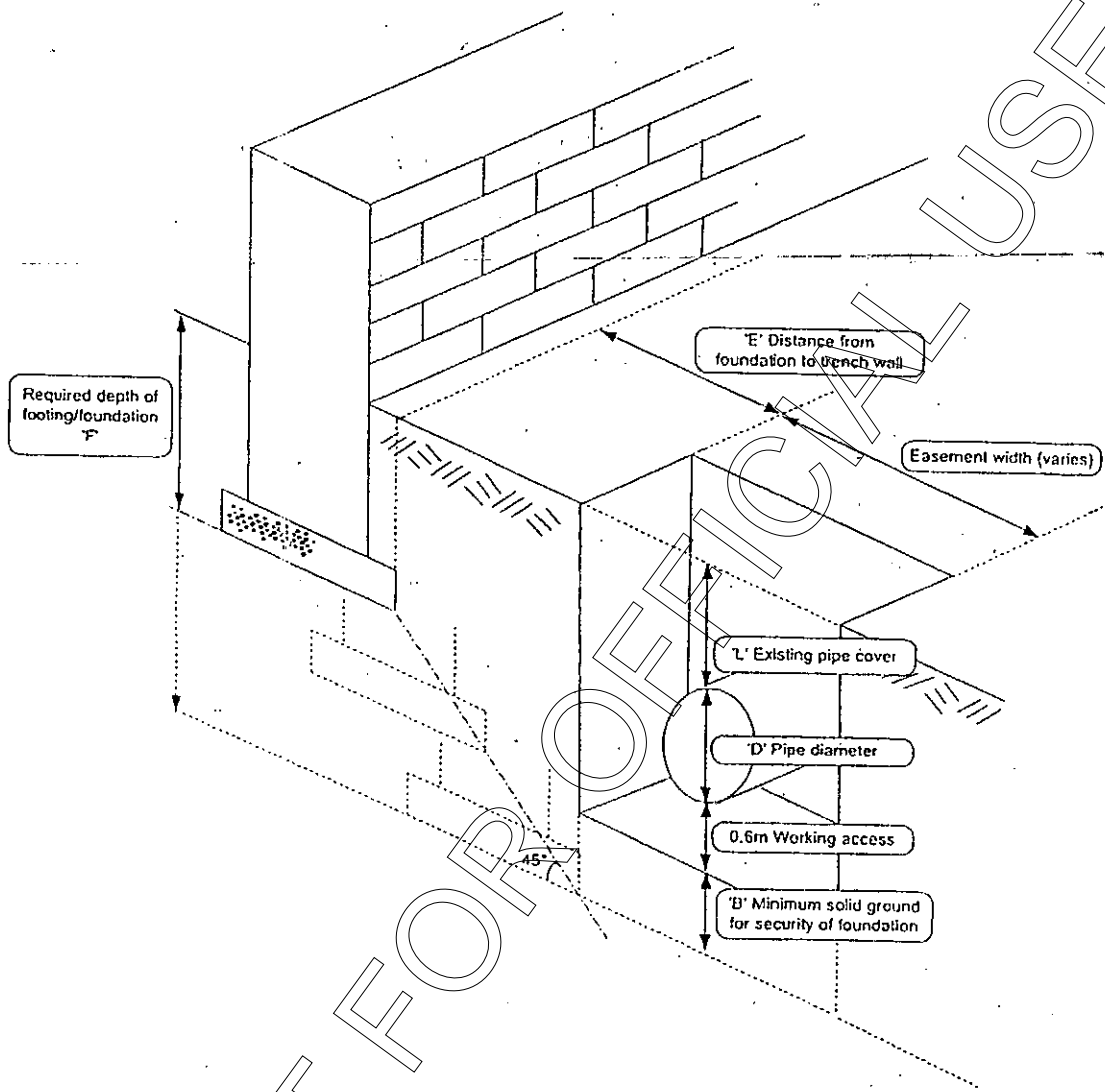


Note: This sketch is issued for guidance only.

In the case of Aqueducts and Trunk Mains the easement may be offset to accommodate access due to local conditions e.g. 7.0m one side and 3.0m on the other side.



Figure 2: Required depth of footing/foundation adjacent to pipeline easements



'E' is the distance from the edge of easement to the foundation edge of proposed construction.

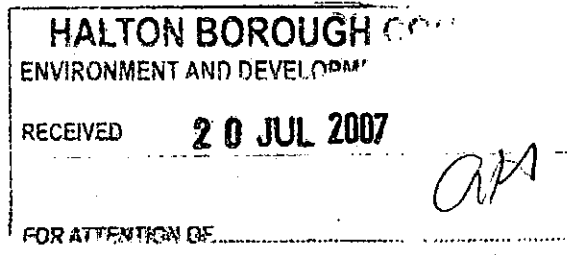
The required depth below normal working access 'B' equals  $(L + D + 0.6)/3$  or 1.0 m, whichever is the greatest.

The minimum required depth of footing/foundation 'F' equals  $L + D + 0.6 + B - E$ .

Halton M.B.C.  
Environmental & Regulatory Services Dept.  
Rutland House  
Halton Lea  
Runcorn  
Cheshire

WA7 2GW

F.A.O. P.Watts



Phil Janes  
Design Officer

philip.j.janes@uktransco.com  
Direct tel +44 (0)0151 728 1974  
Direct fax +44 (0)0151 494 2260

www.nationalgrid.com

Date : 17<sup>th</sup> July 2007  
Your Ref: 07/00446/FUL  
Our Ref: PJ/12854

Dear Sir,

Re: 07/00446/FUL - Widnes Intermodal Rail Depot, Desoto Rd, Widnes. WA8 0PE

I thank you for your letter dated 28<sup>th</sup> June 2007 regarding the Planning Application at the above location the contents of which I have noted.

Please find enclosed one copy of a National Grid mains record plan for the area in question upon which the approximate positions of all known gas mains and plant are shown. Service pipes, valves, syphons, stub connections etc. are not necessarily shown but their presence should be anticipated. Dimensions and covers shown are for guidance only, it is therefore imperative that the Developer proves the exact location of all mains in close proximity to the proposed works, by hand excavated trial holes prior to commencement.

I would ask that you note the following comments.

- There are a number of low-pressure gas services / mains (red lines) within the proposed development area. These pipes may require **disconnection / diversion** as a result of the proposed works.
- There is a 16" High Pressure gas main (orange line) present within the development area. This main is subject to **Building Proximity** restrictions. For further local advice the Applicant should contact Mr. Paul Roberts, National Grid, Pipeline Inspector – 07785 320233 prior to commencement on site.