

By email: KeuperGSP@planninginspectorate.gov.uk

Your ref:

Our ref: DC/22/4212

Date: 06-JAN-2023

Dear Sir / Madam

Proposal: Keuper Underground Gas Storage Facility Order 2017 - Application for a Non-Material Change in relation to the nature of gas stored and layout of the site.

Thank you for allowing United Utilities (UU) the opportunity to comment on the application for a non-material change in relation to the nature of gas stored and layout of the site.

We understand planning permission has already been granted through an existing Development Consent Order (DCO) at this site to store natural gas in newly created cavities and the current scheme seeks to amend the existing DCO to give the option of storing hydrogen rather than natural gas. Key changes to the layout include the relocation of the proposed office building and an option to include an alternative location of the planned gas connection compound.

United Utilities has reviewed the documents and whilst we have assets within and adjacent to the order limits we do not wish to raise any specific comments in relation to the proposed amendments.

We are aware the site is located in close proximity to HS2 Ph2b high speed rail project. It is worth noting that at the request of HS2 Ltd, United Utilities has identified a number of water and wastewater network assets to be diverted out of the HS2 Phase 2b trace. Based on current information it is not anticipated the proposed asset diversions works will impact your proposed scheme, however, HS2 Ph2b is still progressing through Parliament and the scope of United Utilities works may change at the request of HS2 Ltd. If there is a future change of scope, affecting your development, you will be notified by HS2 Ltd.

OUR ASSETS AND PROPERTY

United Utilities will not allow building over or in close proximity to a water main.

United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances.

There are water mains within and adjacent to the order limits. We require access as detailed in our *'Standard Conditions for Works Adjacent to Pipelines'*, a copy of which is enclosed. You should note that our *'Standard Conditions'* guidance applies to any design and construction activities in close proximity to water pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently operational.

It is the applicant's responsibility to demonstrate the exact relationship between United Utilities' assets and the proposed development. You should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Where United Utilities' assets cross the proposed Order Limits, including construction traffic routes and surface construction activities, we request you contact United Utilities at least 3 months prior to commencing any works on site, including trial holes, groundworks or demolition.

If considering a diversion, you should contact United Utilities at your earliest opportunity as you may find that a diversion is not possible. In some circumstances, usually related to the size and nature of the assets impacted by proposals, you may discover that the cost of a diversion is prohibitive in the context of the development scheme. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant's/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, you may discover the cost of diversion is prohibitive in the context of the development scheme.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include earth movement and the transport and position of construction equipment and vehicles.

Our Standard Conditions document includes details of trees and shrubbery suitable for planting in the vicinity of our assets. Deep rooted shrubs and trees should not be planted near to our apparatus.

Consideration should also be applied to United Utilities' assets which may be located outside the proposed Order Limits. Any construction activities in the vicinity of our assets must comply with our *'Standard Conditions for Works Adjacent to Pipelines'* and national building standards.

You must contact United Utilities for advice if your proposal is in the vicinity of water or wastewater pipelines and apparatus. It is your responsibility to ensure that United Utilities' required access is provided within the proposed layout and that our infrastructure is appropriately protected. You would be liable for the cost of any damage to United Utilities' assets resulting from their activity. Please see *'Contacts'* section below.

WATER SUPPLY REQUIREMENTS

We request that you provide details of any water supply requirements for both construction and during operation as soon as possible. This should include details on rates of water supply

required in litres per second and anticipated points of connection to the public water supply network. The details of water supply required should include details for any fire response purposes that may be necessary. For temporary related activities, such as construction compounds and workers accommodation, early consideration of any water supply requirements will also be required. If reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for. We also encourage you to consider water efficiency and water re-use opportunities wherever possible.

GENERAL ADVICE

If you intend to receive water and/or wastewater services from United Utilities, you should visit our website or contact the Developer Services team for advice. This includes seeking confirmation of the required metering arrangements for the proposed development.

If any part of the proposed development site benefits from existing water and wastewater connections, you should not assume that the arrangements will be suitable for the new proposal.

In some circumstances we may require a compulsory meter is fitted. For detailed guidance on whether the development will require a compulsory meter please visit [REDACTED] and go to section 7.7 for compulsory metering.

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend you seeks advice regarding water and wastewater services, and metering arrangements, at the earliest opportunity. Please see 'Contacts' section below.

CONTACTS

Website

For detailed guidance on water and wastewater services, including application forms and the opportunity to talk to the Developer Services team using the '**Live Chat**' function, please visit:

[REDACTED]

Email

For advice on water and wastewater services or to discuss proposals near to pipelines, email the Developer Services team as follows:

Water mains and water supply, including metering - DeveloperServicesWater@uuplc.co.uk

Public sewers and drainage - WastewaterDeveloperServices@uuplc.co.uk

Telephone - 0345 072 6067

Property Searches (for asset maps):

A number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit

Water and sewer records can be viewed for free at our Warrington Head Office by calling 0370 751 0101. Appointments must be made in advance. Public sewer records can be viewed at local authority offices. Arrangements should be made directly with the local authority. The position of the underground apparatus shown on asset maps is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown on the map.

If you wish to discuss the detail of this letter further, please do not hesitate to contact me at planning.liaison@uuplc.co.uk.

Yours faithfully

Helen Leamey
Town Planner
Planning, Landscape and Ecology Team
United Utilities Water Limited