Carr Road, Off Leek Road, Buxton

Utilities Report

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1. Introduction

1.01

This appraisal has been prepared by Copperleaf Ltd to support a reserved matters planing application for residential development.

1.02

Discussions have been held with all utility companys on the infrastructure and capacity of exising mains/sewers.

1.03 Site History

The site is the residual part of a much larger residential development built by Gleeson and Miller Homes which ws completed approximately five years ago. The main access to the site is Carr Road which the site being considered for the reserved matters planning application immediately abutts. All services and sewers were designed at the time of the Miller/ Gleeson site to cater for the residual land for which fourteen residential dwellings are proposed.

2. Utilities

2.01 Electricity Supply

Low Voltage mains are located in Carr Road with sufficient capacity to serve the fourteen units proposed.

2.02 Gas Supply

Low pressure gas mains are located within Carr Road with sufficient capacity to serve the fourteen units proposed.

2.03 Water Supply

Water mains are located in Carr Road immediately adjacent to the site with sufficient capacity to serve the fourteen units proposed.

2.04 Telecom

British Telecom has apparatus within Carr Road which serves the existing properties on the Miller/ Gleeson development and there is sufficient capacity to serve the proposed development of fourteen dwellings.

3. Drainage

3.01 Existing Foul Water Sewers

There is an existing adopted gravity foul sewer within Carr Road which has been designed to cater for the proposed development.

3.02 Existing Surface Water Sewers

There is an existing adopted surface water sewer within Carr Road which has been designed to cater for the proposed development.

4. Summary

From a utilities viewpoint there is no impediment to development.

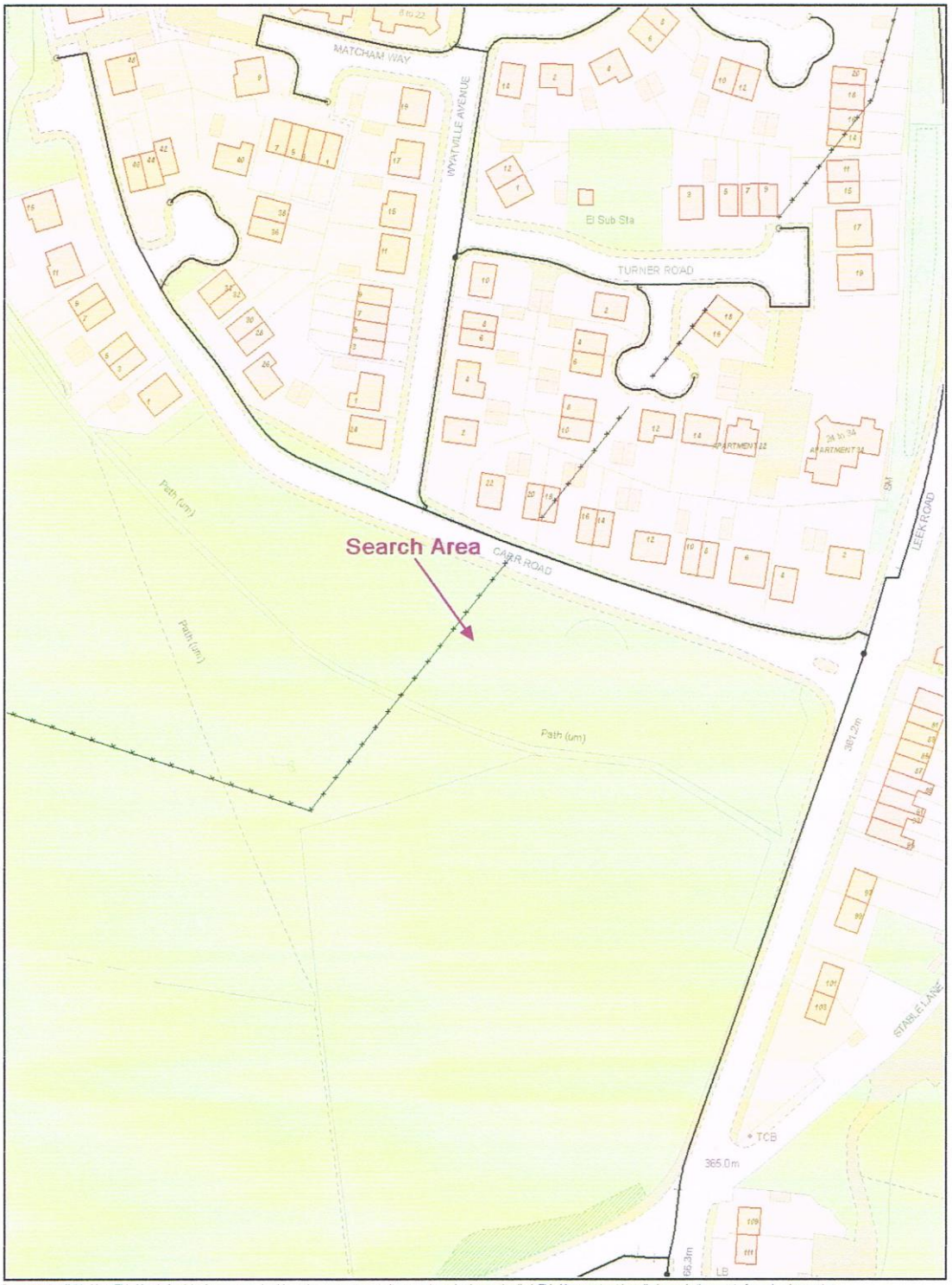
Appendix 1

SEVERN TRENT WATER

Severn Trent Water Limited, Severn Trent Centre, 2 St John's Street, Coventry, CV1 2LZ

Date of Issue: **7 August 2012**

WATER RECORD LAND ADJACENT TO 1 CARR ROAD, BUXTON, SK17 6WF



1. Do not scale off this Map. This Map is furnished as a general guide and no warranty as to its correctness is given or implied. This Map must not be relied upon in the event of any development or works in the vicinity of Severn Trent Water's assets. 2. On 1 October 2011 most private sewers and private lateral drains transferred to the ownership of Water Companies. Severn Trent Water does not possess complete records of these assets. These assets may not be displayed on this map. 3. Reproduction by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database right 2004. All rights reserved. Ordnance Survey licence number 100018202. Document users other than Severn Trent Water business users are advised that this document is provided for reference purpose only and is subject to copyright, therefore, no further copies should be made from it.

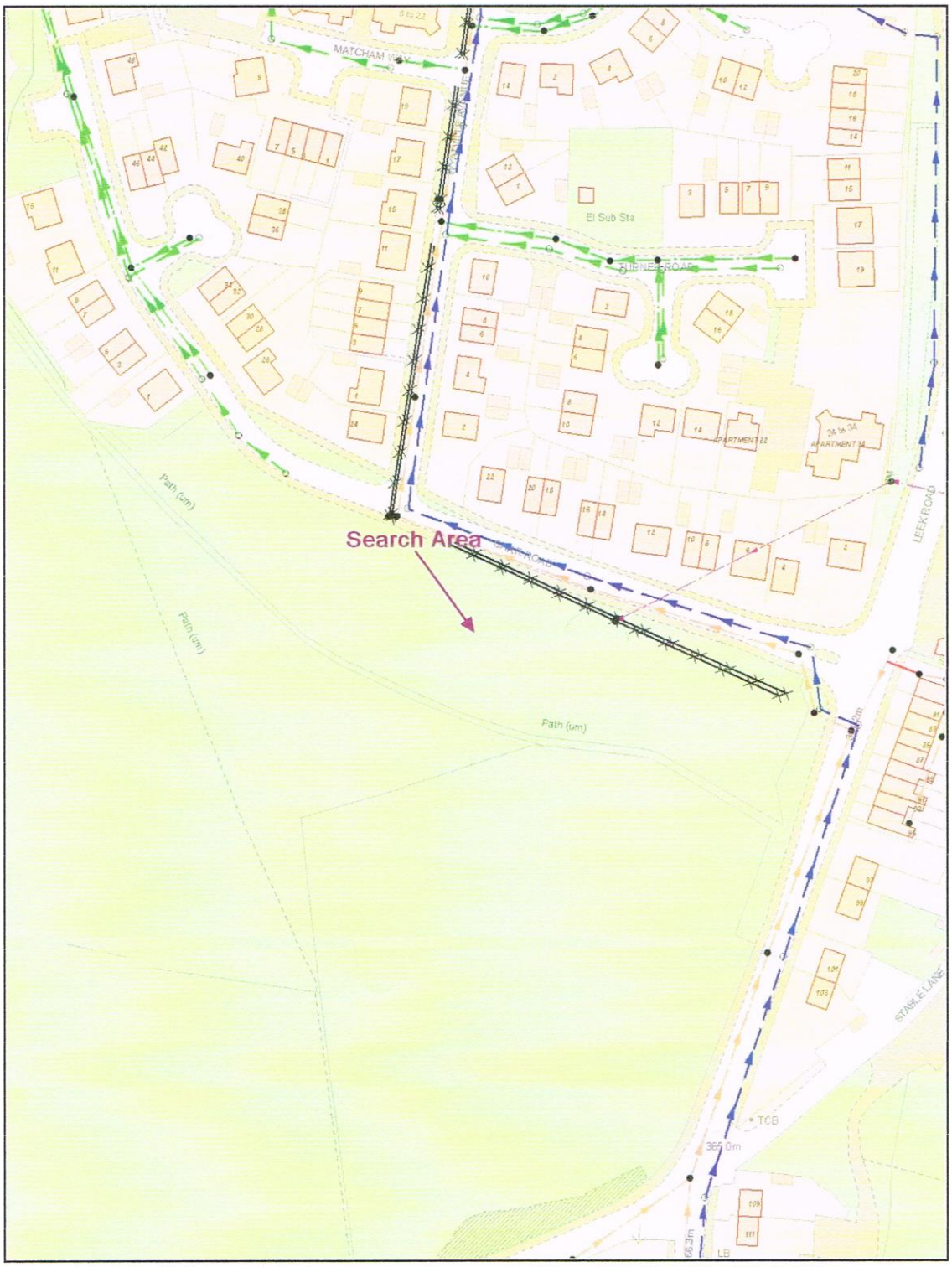
Appendix 2

SEVERN TRENT WATER

Severn Trent Water Limited, Severn Trent Centre, 2 St John's Street, Coventry, CV1 2LZ

Date of Issue: **7 August 2012**

SEWER RECORD LAND ADJACENT TO 1 CARR ROAD, BUXTON, SK17 6WF



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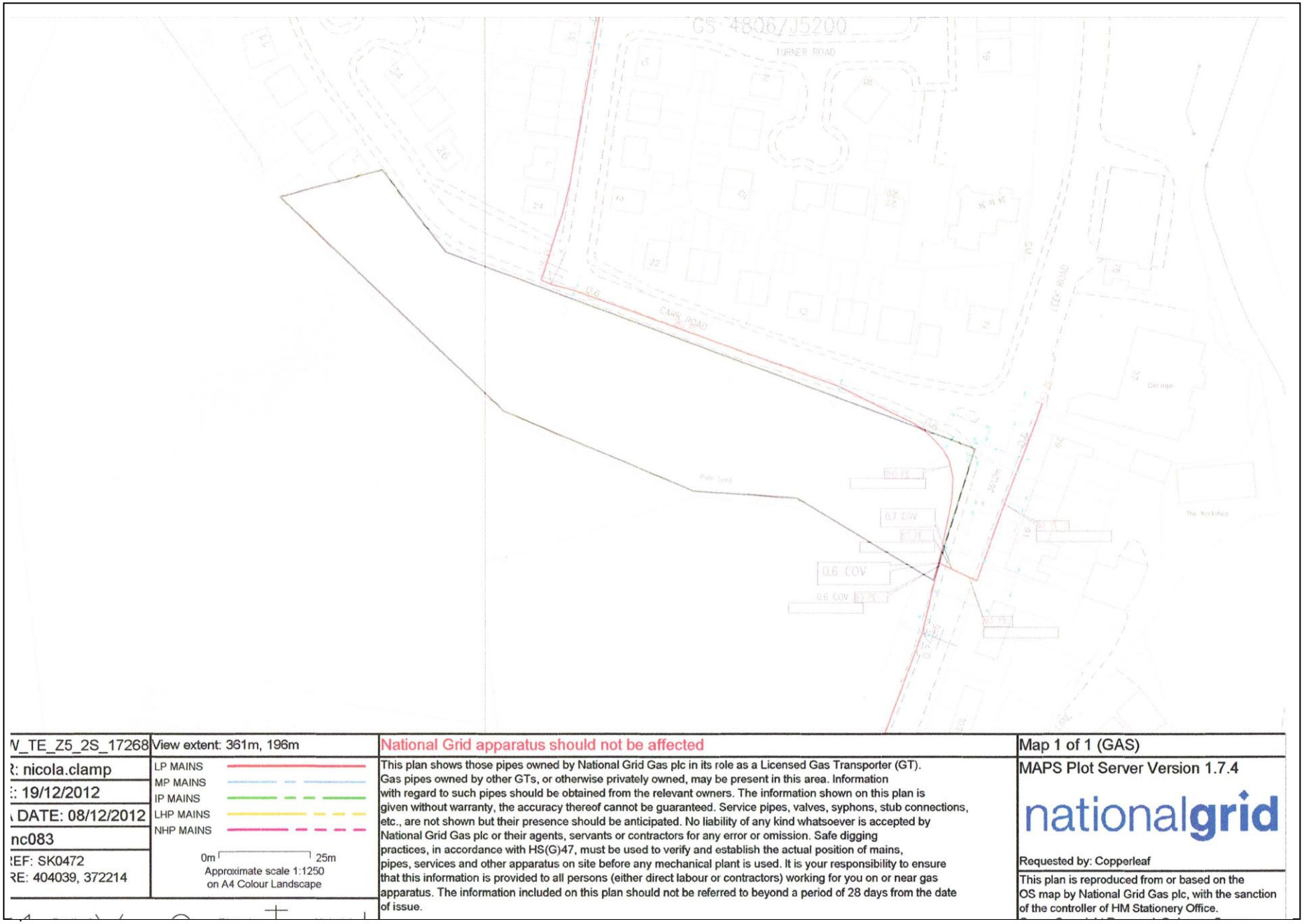
Appendix 3



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R: nicola.clamp	LP MAINS MP MAINS IP MAINS LHP MAINS NHP MAINS	This plan shows those pipes owned by National Grid Gas plc in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid Gas plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.	MAPS Plot Server Version 1.7.4
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DATE: 08/12/2012			
nc083			
REF: SK0472	0m 25m Approximate scale 1:1250 on A4 Colour Landscape		Requested by: Copperleaf
RE: 404039, 372214			This plan is reproduced from or based on the OS map by National Grid Gas plc, with the sanction of the controller of HM Stationery Office.

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