

Annex 1: Precautions to protect Scottish Water Assets during development activities

General requirements

1. If you are aware the activity is taking place within a drinking water catchment the proposed timing of the works, including planned start and completion dates, should be submitted to Scottish Water 3 months in advance of any activities taking place on-site. This information should be submitted to **protectdwsources@scottishwater.co.uk**.
2. If a connection to the water or waste water network is required, a separate application must be made via the Scottish Water Development Operations Team Portal for permission to connect, this can be found at **[Scottishwater/portal](#)**. It is important to note that the granting of planning consent does not guarantee a connection to Scottish Water assets. The Development Operations Team can be contacted by telephone on **0800 389 0379** or via email at **developmentoperations@scottishwater.co.uk**
3. In the event of an incident occurring that could affect Scottish Water we should be notified without delay using the Customer Helpline number **0800 0778 778** and the local contact if known.

Protecting Scottish Water assets

4. If an activity associated with any third party works is located within the vicinity of an existing Scottish Water asset, it is essential that these assets are protected from damage. To this end, the developer will be required to comply with Scottish Water's current process, guidance, standards and policies in relation to such matters.
5. Copies of Scottish Water's relevant record drawings can be obtained from the undernoted Asset Plan Providers. This is distinct from the right to seek access to and inspect apparatus plans at Scottish Waters area offices, for which no charge is applied.

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Cornerstone Projects Ltd

Tel: 0151 632 5142
Email: enquiries@cornerstoneprojects.co.uk
<http://www.cornerstoneprojects.co.uk/index.php/scottishwaterplans>

6. It should be noted that the site plans obtained via the Asset Plan providers are indicative and their accuracy cannot be relied upon.
7. It is recommended for EIA's, housing and mixed developments that the developer contacts the **Scottish Water Development Enablement Team via the Development Services portal at <https://swastroprodweb.azurewebsites.net/home/default>** for further advice if assets are shown to be located in the vicinity of the proposed development, and where the exact location and the nature of the infrastructure shown could be a key consideration for the proposed development. An appropriate site investigation may be required to confirm the actual position of assets in the ground. Scottish Water will not be liable for any loss, damage or costs caused by relying upon plans or from carrying out any such site investigation.
8. Proposals for Forestry, Hydro Projects, Mining/Quarries, Peatland Restoration and Utility Projects should be sent to the HAUC Diversions Team via **the Development Services portal at <https://swastroprodweb.azurewebsites.net/home/default>** for further advice if assets are shown to be located in the vicinity of the proposed development, and where the exact location and the nature of the infrastructure shown could be a key consideration for the proposed development. An appropriate site investigation may be required to confirm the actual position of assets in the ground. Prior to any activity commencing, all known Scottish Water assets should be identified, located and marked-out. Please note that Scottish Water records are indicative only and it is your responsibility to accurately locate the position and depth of these pipes on site before preparing and submitting your plans. No intrusive site investigation works (e.g. trial holes) should be undertaken without written permission from Scottish Water.

9. Scottish Water requires Risk Assessment Method Statements (RAMS) and Safe Systems of Work (SSoW) to be prepared and submitted in advance to Scottish Water for formal review and acceptance. These documents shall consider and outline in detail how existing Scottish Water assets are to be protected and/or managed for the duration of any construction works and during operation of the development if relevant. These documents must be submitted to Scottish Water for formal prior written acceptance.
10. The developer shall obtain written acceptance from Scottish Water where any site activities are intended to take place in the vicinity of Scottish Water's assets. The relevant team can advise on any potential risk mitigation measures that may be required.
11. Scottish Water and its representatives shall be allowed access to Scottish Water assets at all times for inspection, maintenance and repair. This will also ensure that the Scottish Water assets are protected and that any Scottish Water requirements are being observed.
12. Any obstruction or hindrance of access to Scottish Water assets should be avoided. The prompt and efficient use and manipulation of valves, hydrants, meters or other apparatus is required at all times. There should also be no interference with the free discharge from water main scours or sewer overflows.
13. In the event of an incident occurring that could affect Scottish Water, including any damage to assets, Scottish Water should be notified without delay, using the Customer Helpline number **0800 0778 778**, and the local contact if known. Scottish Water apparatus should not be interfered with or operated by anyone other than Scottish Water personnel.
14. Minimum Distances of Sewers/Water Mains from Buildings/Structures/other Obstructions – There are two critical issues relating to how close you can build to water mains and sewers.
 1. Scottish Water has a legal right of access in order to maintain and repair assets and there are minimum distances required in order to facilitate future SW access to water mains and sewers. No buildings, structures or any other obstructions that will restrict our access or put at risk the integrity of the assets is permitted within this distance.
 2. For pressurised pipes there is a recommended distance to be used in order to protect adjacent buildings and structures should the asset burst. This is the recommended distance to minimise the risk of damage to adjacent properties and structures in the event of a water main failure. It is suggested that this distance may include garden areas but should not include inhabited structures.

The details of these requirements should be confirmed with Scottish Water as an early part of the design process.

15. Stationary plant, equipment, scaffolding, construction or excavated material, etc. should not be placed over, or close to, any Scottish Water assets without the prior written consent of Scottish Water which may be withheld depending on circumstances on-site.
16. Special care should be taken to avoid the burying of Scottish Water assets or the obstruction of sewers or manholes with fill or other material. Arrangements for altering the level of any chambers should be agreed in advance with Scottish Water and these should be constructed in accordance with Scottish Water requirements. The cost of any work to Scottish Water assets will be met by the project developer.
17. Excavation works (e.g. of wind turbine foundations) should not be carried out in the proximity of a water or waste water main without due notice having been given to Scottish Water and prior written acceptance obtained. The developer will comply fully with any Scottish Water specific site requirements.
18. Any tree planting associated with the development (e.g. compensatory planting or screening etc.) should be undertaken in line with Water for Scotland 4th Edition 2018 and Sewers for Scotland 4th Edition 2018 to ensure that Scottish Water's assets are not put at risk by future growth of tree roots.
19. Vibration in close proximity to Scottish Water pipelines or ancillary apparatus should be managed in accordance with British Standard 5228-1:2009 (Code of practice for noise and vibration control on construction and open sites). The predicted levels of vibration should be agreed in advance with Scottish Water as part of the risk assessment and method statement and agreed vibration monitoring arrangements will be required.
20. The developer will consider the possibility of increased loading on Scottish Water apparatus and measures will be taken to eliminate or mitigate increased loading on assets. Care should be taken to identify the exact location (line and level) of any assets, which may be crossed by vehicles on the access route to the site and crossing points will be engineered to the requirements of Scottish Water. Any pipe crossing proposals are subject to prior written acceptance by Scottish Water.
21. Scottish Water will not accept liability for any costs incurred in fulfilling any of the above requirements during the development planning, construction or operational phases, either by the developer, the developer's associates, contractors or any other person or organisation involved in the project.
22. If the developer damages any Scottish Water asset they will be held liable for any costs resulting from this.

SW List of Precautions for Assets EdC

23. Scottish Water may require costs associated with the development to be reimbursed by the developer or the developer's agents.