making the right connections

# Engedi Chapel & Methodist Church, Brymbo

## Utility Study

Level 1

| Document Status | | | | |
|---|---|---|---|---|
| Issue/Revision | Comments | Date | Prepared By | Checked By |
| 1 | First Issue | 27/11/2023 | Joanne Blackburn | Ryan Elliman |
| 2 | | | | |
| 3 | | | | |

UCML Utility Study – Level 1

Engedi Chapel & Methodist Church,

High Street,

Brymbo,

Wrexham

Produced for: Wales & West Housing

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## 1.0 Introduction

UCML has been instructed by Wales & West Housing (hereafter referred to as 'the Client') to provide a desktop utility study to identify the outline constraints derived from the statutory utility infrastructure on a proposed residential development of up to 16 no. dwellings. The site is located off High Street, Brymbo. This study includes the land within the red line boundary as indicated within Figure 1.1 below.

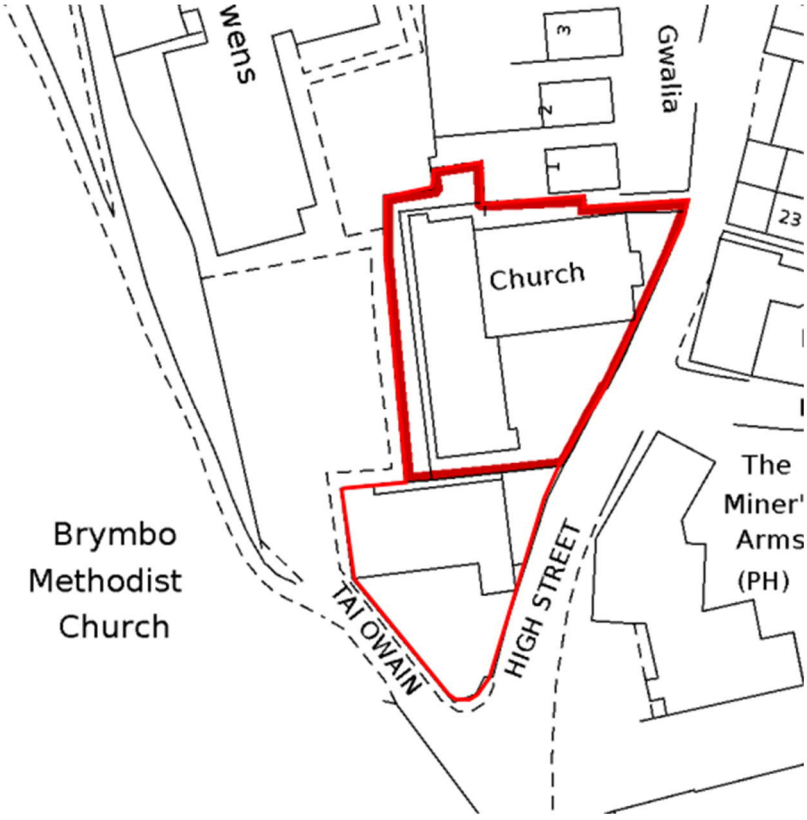



Figure 1.1 – Red line boundary plan

UCML has been commissioned to provide a desktop utility study defining potential cost and timescale risks that could impact on the overall delivery of the project. The principal aim of this utility study is to identify the key constraints derived from statutory utility infrastructure on the proposed development. The information provided within this desktop study is based on review of the current site layout plan (drawing no. C484-020 rev. B, dated 31/03/2023) provided to UCML by the Client, and indicated in Figure 1.2 overleaf.




Figure 1.2 – Site Layout Plan

This desktop study has been produced using the statutory records received from each relevant body. The host statutory network operators which operate in the vicinity of the development site and covered within this study are listed in Table 1.1 below.

| Utility | Statutory Operator |
|---|---|
| Electricity | SP Energy Networks |
| Gas | Wales & West Utilities |
| Water | Hafren Dyfrdwy |
| Telecoms | Openreach |

Table 1.1 – Host Statutory Network Operators

UCML is not responsible for the accuracy or quality of the information provided on statutory utility infrastructure records and has attempted to use reasonable skill and care in investigating the existing site services. Unless stated otherwise, UCML has not made any provision for out-of-area water mains, private networks, unrecorded networks, Liquid Petroleum Gas (LPG) networks, street lighting, CCTV, traffic signals/illuminated signage, data centre networks, electricity generation installations, interconnectors, or drainage/sewerage networks.

Please note, all information on the drawings contained within this utility study and elsewhere is indicative only. The verification of the details and plant location given on the relevant infrastructure records should be undertaken using the following methods;

- The use of plant location equipment to trace all underground plant.
- The use of hand dug trial holes to confirm the precise location of plant.
- The use of suitable paint or markers on the surface to clearly indicate the position of buried apparatus.

All works undertaken are to be in accordance and compliance with the Construction Design and Management 2015 Regulations, published Health & Safety Guidelines, and the agreed working practices of the relevant utility companies. The following assumptions must be made in regard to any existing utility apparatus;

- All mains, services cables, and pipes should be assumed live until proven dead prior to any excavation, demolition or groundworks commencing.
- Any existing building is assumed to have live services until proven otherwise.
- Any site is assumed to have existing utility apparatus located within the boundary until proven otherwise.
- Service connections are not indicated on all utility infrastructure records. Where no service connections are indicated, their presence should be anticipated until proven otherwise.

## 2.0 Scope and Objectives

Utilities Connections Management Limited (UCML) is an independent Utility Consultancy providing services relating to the provision of utility connections to all types of developments.

This desktop utility study aims to provide a 'snapshot' in time of the current statutory utility networks and review the potential connection, diversion, and disconnection works that may be required to accommodate the development proposals. The objective of the commission is to provide a level of information relating to budgetary costs and risks, without incurring significant costs relating to distribution network studies. It should be noted that as this study is desktop in nature, no site visits or surveys have been undertaken during its completion.

The scope of works undertaken by UCML may be summarised as follows;

- Obtain the statutory Network Operators' infrastructure records.
- Review the existing utility distribution networks within the local area of the site.
- Provision of budget costs for proposed disconnection, diversion, and connection works.
- Identification of possible abnormal costs associated with existing and proposed infrastructure.
- Highlighting of abnormal legal requirements including wayleaves and easements.

UCML's desktop utility studies provide a detailed overview of the statutory electricity, gas, clean water, and telecommunications infrastructure in the vicinity of a proposed site, ideal for:

- Due diligence prior to land purchase to allow negotiation.
- Risk assessment prior to tender.
- Assistance with site layout design to minimise impact on existing utilities, taking statutory utility infrastructure legal requirements into account.
- Detailed planning statements.
- Investment analysis.

## 3.0 Assumptions and Exclusions

In view of the limitations of the available information, the following assumptions have been made to produce this utility study;

- All estimated loads have been based on information provided in the Network Operators Distribution Code and other documented standards.
- The information provided within the desktop study is based on the development site area as identified on the proposed site layout plan shown in Figure 1.2 within the introduction. Any land falling outside of the provided boundary is outside of the scope of this desktop study and, should it be incorporated within the proposed development boundary, this may affect the information and recommendations provided within this desktop study.
- The desktop study has been produced based on the specification provided by the Client/Developer at the time of instruction. Any changes to the size, type, number of specification of the development (for instance the extent of EV charging provision and/or use of Low Carbon heating solutions) may affect the information and recommendations provided within this desktop study.
- In the timescales and budget costs quoted, no allowances have been made in respect to the following unless stated otherwise;
  - Wayleaves, easements, or access rights.
  - Reinforcement charges.
  - Land transfers or lease arrangements for substation requirements if applicable.
  - Abnormal off-site civils.
  - Specialist traffic management (non-standard).
  - On-site civils and builders work.
  - Seasonal Embargoes.

  It should be noted that all budgetary figures quoted are exclusive of any Value Added Tax (VAT) that may be applicable unless stated otherwise.

## 4.0 Cost Summary

| Matrix Key | |
|---|---|
| | Do not envisage any major issues. |
| | Could cause delay that can be measured in weeks and can also be prevented. |
| | Could cause delay that can be measured in months and may be prevented. |
| | Could cause major delay, that may not be mitigated. |

| Utility | Risk |
|---|---|
| **Electricity** | |
| Disconnection Works – £4,500.00 (3 no. LV service disconnections)<br>Diversionary Works – £1,500.00 (street light relocation)<br>Connections – £45,000.00 (assuming LV POC) | |
| Total Electricity Costs - £51,000.00 | |
| **Gas** | |
| Disconnection Works – £2,000.00 (2 no. LP service disconnections)<br>Diversionary Works – None currently anticipated<br>Connections – None currently anticipated | |
| Total Gas Costs - £2,000.00 | |
| **Water** | |
| Disconnection Works – £Nil (TBC)<br>Diversionary Works – None currently anticipated<br>Connections – £28,000.00 | |
| Total Water Costs - £28,000.00 | |
| **Telecoms – Openreach** | |
| Disconnection Works – £1,000.00 (assuming overhead line disconnection, if required)<br>Diversionary Works – None currently anticipated<br>Connections – £5,904.00 | |
| Total Openreach Costs - £5,904.00 | |
| Budgetary sums exclude Value Added Tax, on-site civils, and principal contractor preliminaries. | |

Table 4.1 – Cost Summary and Risk Matrix Table

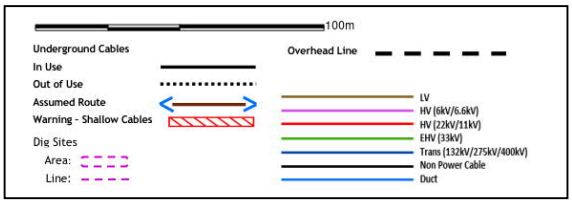
## 5.0 Electricity

The electricity distribution network in the vicinity of the development site is under the ownership of SP Energy Networks (SPEN) and is operated within the terms of its Electricity Distribution License issued by Ofgem. The local electricity distribution network in the immediate vicinity of the site comprises of underground cables and associated substations operating at High Voltage (HV) and Low Voltage (LV).

The figure below illustrates the location of existing SPEN infrastructure which has been extracted from its network records. The cables shown in red are operated at 11,000 Volts (HV), and those shown in brown are operated at 415 Volts (LV). Please refer to the infrastructure record appended to this study for further detail.



Figure 5.1 – Existing Electricity Infrastructure Plan



Disconnections

The disconnection of all existing utility service connections will be required to enable the demolition of the existing chapel and church buildings currently occupying the development site. SPEN infrastructure record indicates 3 no. LV service connections currently present, and a budget cost of £4,500.00 is recommended for disconnection works.

Diversions

SPEN infrastructure record indicates an 11 kV HV and LV cable routed within the site side carriageway of High Street to the development site boundary. As these cables are located within existing carriageway it can be assumed that, provided no alterations will be made to the line or level of the carriageway as part of the development works, this apparatus will not be affected by the development.

SPEN infrastructure record indicates a connection to a street light column located on the site boundary with High Street, located between the chapel and church buildings. The site layout plan indicates a new footpath to be constructed in this location along the eastern boundary, which may trigger the need to relocate the streetlight. A budget cost of £1,500.00 is recommended for the street light service alteration. Please note, consultation will be required with the owner and operator of the column (assumed to be the Local Authority) prior to any works going ahead.

Connections

It is envisaged there may be sufficient capacity in the existing LV network to provide supply to the proposed development. A Point of Connection (POC) application is recommended to confirm the actual availability of capacity within the local network. For the purpose of this study, UCML has assumed a connection can be taken at LV. Allow a budget cost of £45,000.00 for connections, assuming an allowance of up to 150 meters of off-site LV mains lay.

## 6.0 Gas

The local Gas Distribution Network in the vicinity of the development site is owned and operated by Wales & West Utilities under its Gas Transportation License issued by Ofgem. The gas network in the immediate vicinity of the site comprises of gas mains and apparatus operating at Low Pressure (LP).

The figure below is an extract from Wales & West Utilities statutory records and details the currently indicated position of existing infrastructure, however it may be prudent to undertake a below ground survey to ensure there are no services present which are not recorded on statutory records. Please refer to the infrastructure record appended to this study for further detail.

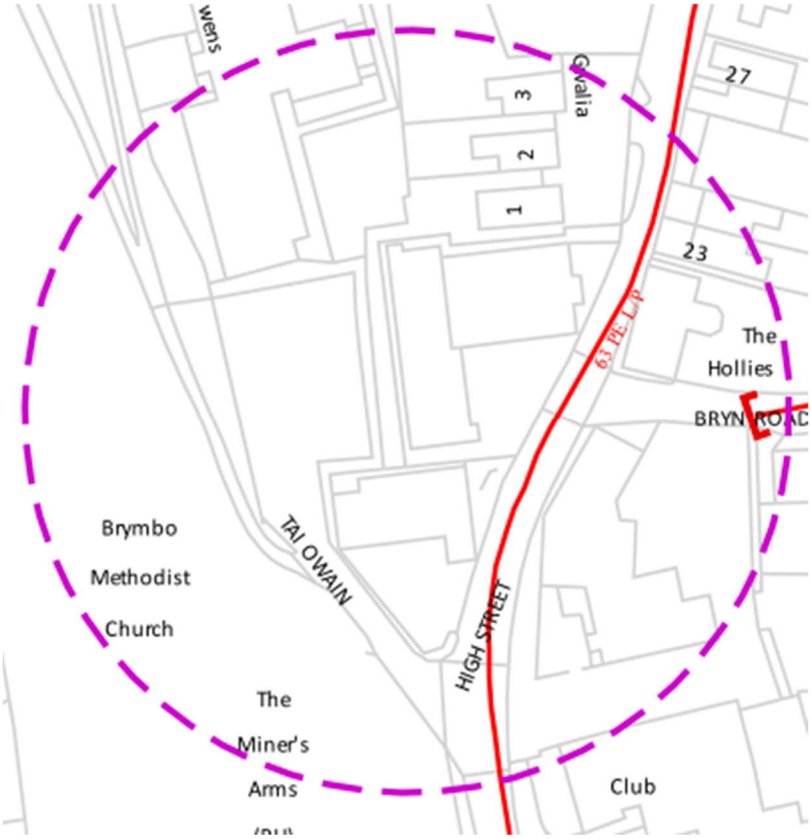
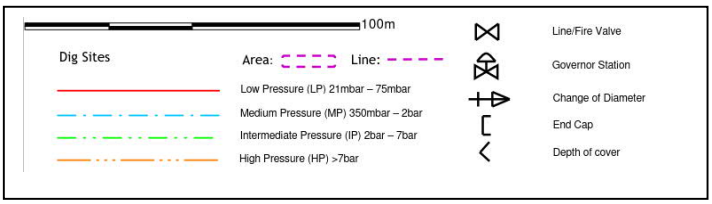



Figure 6.1 – Existing gas infrastructure plan



Disconnections

The disconnection of all existing utility service connections will be required to enable the demolition of the existing chapel and church buildings currently occupying the development site. Wales & West Utilities do not typically indicate individual service pipes and associated apparatus on their infrastructure records; however, their presence should be anticipated until proven otherwise. Assuming 2 no. service connections are present to the existing buildings, a budget cost of £2,000.00 is recommended for disconnection works. It may be prudent to undertake a site survey to confirm the number of connections present.

Diversions

Wales & West Utilities infrastructure record indicates a 63mm polyethylene LP main routed within the site side carriageway of High Street to the development site boundary. As this asset is located within existing carriageway it can be assumed that, provided no alterations will be made to the line or level of the carriageway as part of the development works, it will not be affected by the development. No diversionary works are currently anticipated.

Connections

UCML has been advised by the Client that the development will utilise a low-carbon heating strategy, with Air Source Heat Pumps (ASHPs) to be installed. In this case, it is anticipated that there will be no requirement for mains gas connections.

## 7.0 Water

The local clean water distribution network in the vicinity of the development site is owned and operated by Hafren Dyfrdwy within the terms of its statutory license issued by Ofwat. The clean water network in the immediate vicinity of the site comprises of distribution water mains and associated apparatus. Please refer to the infrastructure record appended to this study for further detail.

The figure on the following page is an extract from Hafren Dyfrdwy statutory records and details the current indicated position of existing infrastructure, however it may be prudent to undertake a below ground survey to ensure there are no unknown services which are not recorded.

Please note on rare occasions 'out of area' water supply authorities have water mains crossing other water supply authority areas. This is typically trunk or raw water mains transporting water extracted from reservoirs or water courses between areas. Unless stated otherwise, UCML's utility study covers the statutory water network operator for this region as identified within the introduction only.

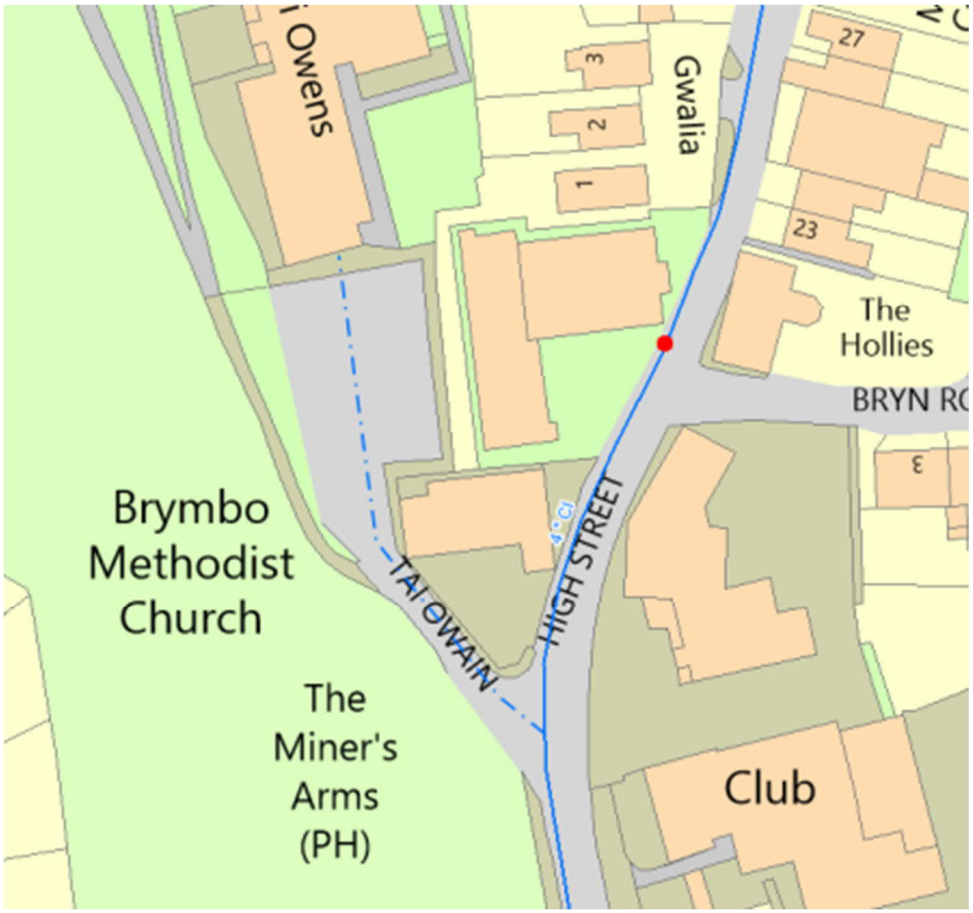



Figure 7.1 – Existing water infrastructure plan

Disconnections

The disconnection of all existing utility service connections will be required to enable the demolition of the existing chapel and church buildings currently occupying the development site. Hafren Dyfrdwy do not typically indicate individual service pipes and associated apparatus on their infrastructure records; however, their presence should be anticipated until proven otherwise. Assuming 2 no. service connections of domestic sized diameter (typically 32mm and below) are present to each existing building, Hafren Dyfrdwy will typically complete the permanent disconnection of services at no cost to the Client. It may be prudent to undertake a site survey to confirm the number and diameter of connections present.

Diversions

Hafren Dyfrdwy infrastructure record indicates a 4" cast iron distribution main routed within the site side carriageway of High Street to the development site boundary. As this asset is located within existing carriageway it can be assumed that, provided no alterations will be made to the line or level of the carriageway as part of the development works, it will not be affected by the development. No diversionary works are currently anticipated.

Connections

It is envisaged there may be sufficient capacity in the existing infrastructure to supply the proposed development. However, a pre-development enquiry is recommended to confirm the availability of pressure within the existing network. Allow a budget cost of £28,000.00 for connections, assuming service connections only.

A Phase 2 ground investigation and risk assessment will be required to precisely identify contaminated and uncontaminated ground within the site. The level of contamination on-site will determine the material used for the water mains and service pipes on-site. If the level of contamination is low, standard polyethylene pipe could be used. However, if the level of contamination on-site is determined to be high, the site will require the use of barrier pipe laid in a sterile trench. Should the use of barrier pipe be required, this will increase the cost of connections significantly.

The Domestic Fire Safety (Wales) Measure, which was passed by the National Assembly Government in February 2011, requires the installation of domestic fire sprinkler systems within all new build residential dwellings constructed from January 2016. The responsibility for the design of the sprinkler system will rest with the developer, installer or domestic fire sprinkler system designer, and the system should be in accordance with all current regulatory and nationally recognized standards or guidelines, including BS 9251:2014 (Fire Sprinkler Systems for Domestic and Residential Occupancies – Code of Practice). Hafren Dyfrdwy will be required to assess the proposed fire sprinkler system design and installation as part of their obligation to comply with Water Regulations to ensure they meet the national requirements

for design, composition, and maintenance. Hafren Dyfrdwy will not charge for any water used for firefighting or testing purposes.

Hafren Dyfrdwy service connections, communication pipes and supply pipes for all new domestic dwellings are 32mm in diameter, and the developer should ensure the correct sized service pipe is installed. When the service pipe enters the property, the supply will split after the indoor stop tap. The supply for domestic use will be internally metered, and the remaining supply will be for the fire sprinkler (non-domestic use). The diameter of service connections for commercial developments and multi occupancy dwellings will be scheme specific and confirmed following application.

# 8.0 Communications

## 8.1 Openreach

Openreach own and operate telecommunications apparatus in the vicinity of the development site within the terms of its statutory license issued by Ofcom. The Openreach network in the immediate vicinity of the site comprises of underground cables, overhead lines, and associated apparatus. Please refer to the infrastructure record appended to this study for further detail.

The figure below is an extract from Openreach records and details the current indicated position of existing infrastructure, however it may be prudent to undertake a below ground survey to ensure there are no unknown services which are not recorded.

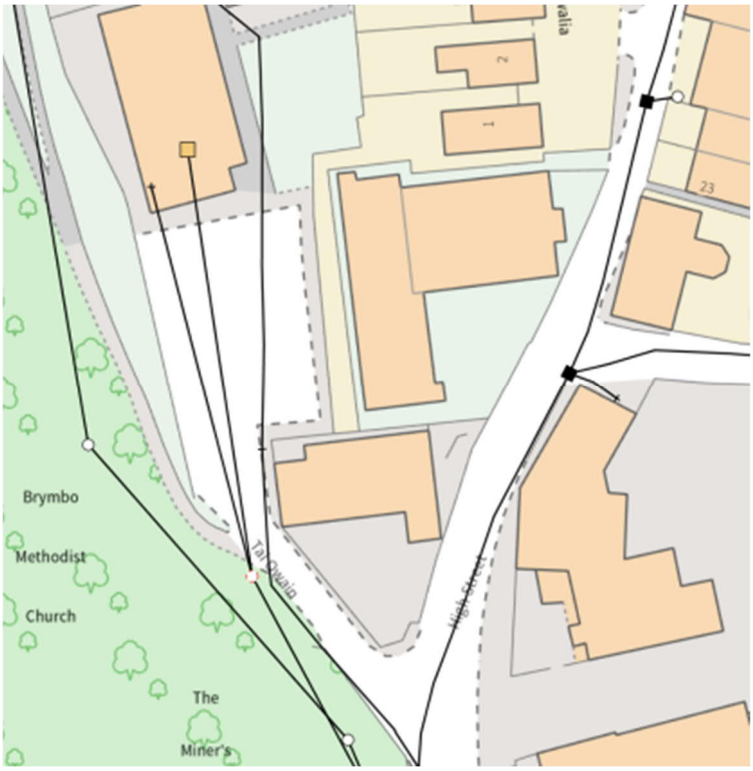
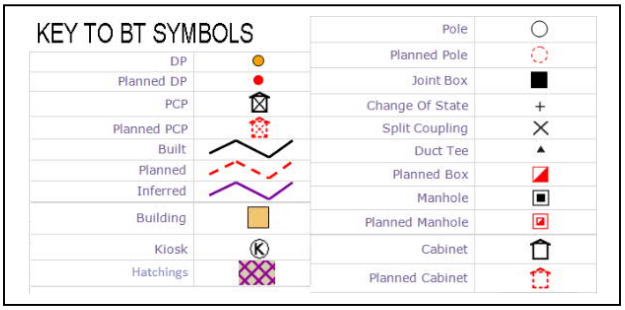



Figure 8.1 – Existing Openreach infrastructure



Disconnections

The disconnection of all existing utility service connections will be required to enable the demolition of the existing chapel and church buildings currently occupying the development site. Openreach do not typically indicate individual service connections on their infrastructure records; however, their presence should be anticipated until proven otherwise.

Based on the age of the existing buildings, it is assumed any existing service would most likely be an overhead line; however, review of the current 'street view' images of the site does not indicate any present. It is recommended a site survey is undertaken to confirm if any Openreach connections are still present. If an overhead line is present, a budget cost of £1,000.00 is recommended for disconnection works. Note, this cot is inclusive of a budget cost for the upfront site survey fee payable to Openreach.

Diversions

Openreach infrastructure record indicates underground duct routes within the carriageways of High Street and Tai Owen surrounding the development site. Based on the indicated location of the Openreach assets being within existing carriageway it can be assumed that, provided no alterations will be made to the line or level of the carriageway as part of the development works, they will not be affected by the development. No diversionary works are currently anticipated.

Connections

A reasonable assumption can be made that a connection can be taken from the existing infrastructure located in the immediate vicinity of the development site. As the development consists of under 20 dwellings, the Client will be required to contribute to the cost of Fibre to the Premise (FTTP) connections. For a site of this size, the Client contribution will be £5,904.00 (£369.00 per dwelling) based on Openreach's current published rate card.

## 9.0 Conclusion

Based on the information currently available for review, the existing utility infrastructure within the vicinity of the development site appears to be capable of supporting the additional demand required to provide connections for the proposed development of 16 no. residential dwellings. There are existing electricity, clean water, and telecoms services in the vicinity of the development site, which should have sufficient capacity to serve the development.

It is recommended that formal applications are made to the relevant statutory network operators to confirm the actual availability of capacity within the existing networks, and to provide firm points of connection. Formal connection offers will only be valid for a limited period, and no capacity can be reserved until acceptance and payment of a formal quotation has been made.

The connection costs provided in the main body of the report are based on individual utility connection proposals being accepted. It may be possible to undertake the connections works as part of a multi utility offering which can combine the installation of electricity, gas, water, and telecoms under a single works contract. For some sites, the appointment of a multi utility provider may be more cost-effective option for the connections.

This desktop utility study covers statutory infrastructures surrounding the site. All information has been taken from the records of the statutory authorities and although this information is the most accurate available it may be prudent to undertake trial excavations in strategic locations to definitively determine the depth and location of infrastructure. Utility Providers Networks are constantly under review and subject to applications from other parties and the capacities and loads currently available may be subject to change.

The costs provided are advised as a predicted worst-case scenario of the foreseeable works. However, as these are only budget figures the actual costs entailed will not be determined until detailed proposals are received from the owners of the infrastructure.

Prepared by;
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Utilities Connections Management Ltd.

Checked by;
Ryan Elliman BEng MIET – Senior Technical Engineer
Utilities Connections Management Ltd.

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No individual is personally liable in connection with the preparation of this Desktop Utility Study. By receiving this study and acting on it, the client or any other person accepts that no individual is personally liable whether in contract, tort, for breach of statutory duty or otherwise.

Completeness – Due care and effort is made to locate all Utility companies in a search area, however, due to the existence of redundant utilities, emergence of new companies and the combining of, takeover or sale of existing companies, UCML cannot guarantee to provide details on all utilities in a given area.

There may be a time delay between the physical installation, repair or upgrading of utilities networks and the subsequent recording of the works on utility infrastructure records. Therefore, it should be noted there may be utilities present that are not shown on the records.

# 10.0 Further UCML Services

## Utility Study – Level 2

UCML's Level 2 Utility Study provides a detailed overview of the electricity, gas clean water, and communications statutory infrastructure in the vicinity of development site, ideal for;

- Due diligence prior to land purchase to aid negotiation.
- Risk assessment prior to tender.
- Assistance with site layout design to minimize impact on existing utilities, taking statutory utility infrastructure and legal requirements into account.

The services provided within UCML's Level 2 Utility Study includes;

- Application for existing statutory infrastructure records.
- Technical review of all statutory authority infrastructure affected by proposed on-site and off-site works.
- Application for firm point of connection for electricity, gas, and water supplies to the site to determine location of proposed connection and firm cost for required electricity network reinforcement works.
- Provision of budget figures for disconnection, diversion and connection works derived from firm non-contestable charges including required reinforcement works where applicable.
- Cost risk and analysis.
- Timescales for provision and execution of quotations for the required works, highlighting risks to project programme.
- Highlight abnormal legal requirements including wayleaves and easements and explanation of requirements to mitigate risk.

## Pre-Construction Utility Consultancy

UCML's pre-construction utility consultancy service deals with the obtaining of capacity checks as well as disconnection, diversion, connection, service alteration, and temporary supply quotations. These include electricity, gas, clean water, and telecom supplies for all forms of residential, commercial, and industrial developments. Use of our consultancy services can result in;

- Considerable cost savings.
- Reduced overheads.
- Reduced timescales.
- Reduced delays.
- Reduced time expenditure.
- Removal of provisional sums from tender submissions.

The services provided by UCML's pre-construction utility consultancy service includes;

- Review of proposed meter positions to ensure technical and regulatory viability.
- Application for:
  - Existing statutory infrastructure records.
  - Disconnection quotations including meter removals where required.
  - Statutory infrastructure diversion quotations.
  - Temporary building supplies.
  - New connections quotations.
  - Legal searches including easement, wayleaves, and Land Registry title searches.
- Technical review of all quotations received including technical and commercial comparison across all competing quotes.
- Submission of successful quotations for acceptance.
- Single point of contact for project administration, and an assigned Project Coordinator to each scheme.

## Delivery Coordination

UCML's delivery coordination service deals with the coordination of disconnections, diversions, connections, service alterations, capacity checks, and temporary supply installations for all forms of residential, commercial, and industrial developments. Our Project Coordination team can work in conjunction with our pre-construction utility consultancy service or as a stand-alone offering to coordinate the delivery of all electricity, gas, clean water, and telecom works. Use of our delivery coordination service can result in:

- Improved program planning accuracy.
- Reduced time expenditure.
- Reduced abortive visit charges.
- Reduced delivery timescales and as a result less delays.

The services provided by UCML's delivery coordination service includes;

- Management of statutory connections from quotation acceptance to completion.
- Assigned Project Coordinator to the scheme to provide a single point of contact for site staff and attend design team meetings as required.
- Provision of a site pack including existing and proposed drawings and relevant technical information relating to dimensions and layout of metering enclosures.
- Management of legal agreements required including wayleaves, easements, and adoption agreements.
- Programming of all mains, connections, and metering works through proactive communication with site staff.

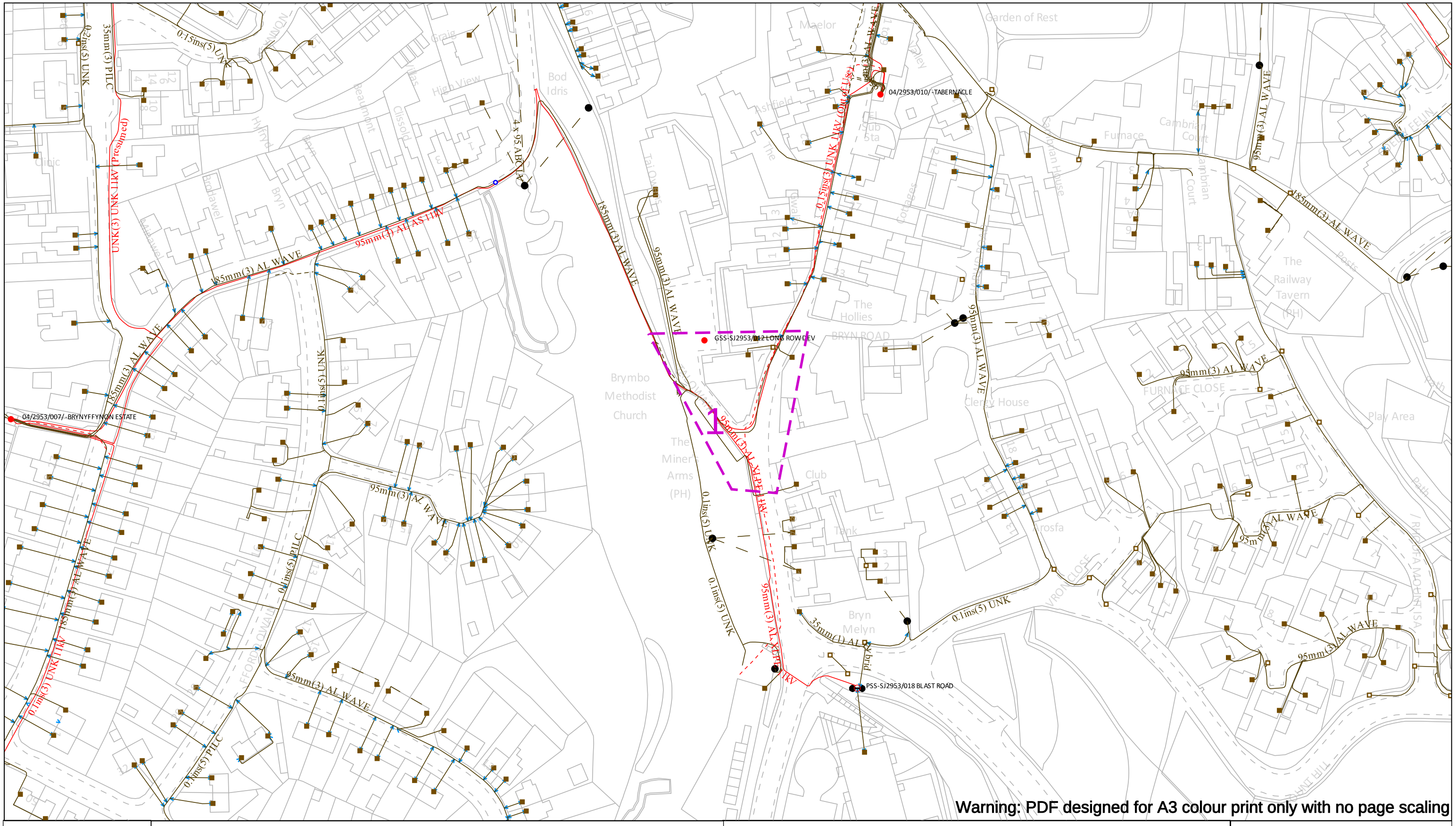
# Appendices

Appendix 1 – SP Energy Networks Infrastructure Plan

Appendix 2 – Wales & West Utilities Infrastructure Plan

Appendix 3 – Hafren Dyfrdwy Infrastructure Plan

Appendix 4 – Openreach Infrastructure Plan




Date Requested: 18/10/2023
Job Reference: 31226949
Site Location: 329415 353798
Requested by:
Mr steffan lloyd
Your Scheme/Reference:
Engedi Chapel , High Street, Brymbo, Wrexham

Scale: 1:1250 (When plotted at A3)

IMPORTANT NOTICES

- This information shown on this plan is indicative only and its accuracy cannot be guaranteed.
- The plan only shows assets owned by SP Energy Networks.
- Positions and depths of cables may have altered since being recorded. A line on a plan may represent more than one cable. Normally electric cables are laid at depths between 450mm and 1m but depths may have changed if land surface levels have since altered.
- The plan may not show, or may inaccurately show, individual property services and services to street lighting installations. Underground services may be found in roads, footpaths and on sites. Always assume that they are present for each property, lamp column and street sign etc and treat any services found anywhere as live.
- You must use safe digging practices in accordance with HS(G)47 to establish the actual position of mains cables, services and other apparatus before any mechanical excavation is used.
- Where overhead lines cross your site, you must comply with the requirements of Health & Safety Executive guidance as laid down in GS6, Avoidance of Danger from Overhead Electric Lines.
- Any works that fall within **5m** of any 132kv or Transmission cables, or within **15m** of any 132kV or Transmission OHL's, please contact our General Enquiries Team **0845 273 4444 / 0330 10 10 444** for further safety advice.
- In the event of an emergency or for further assistance contact **0800-092-9290 (Central & Southern Scotland) or 0800-001-5400 (Merseyside, Cheshire & North Wales) or by dialling 105**
- It is your responsibility to ensure this information is provided to all persons working near our plant.

100m

Underground Cables
In Use
Out of Use
Assumed Route
Warning - Shallow Cables

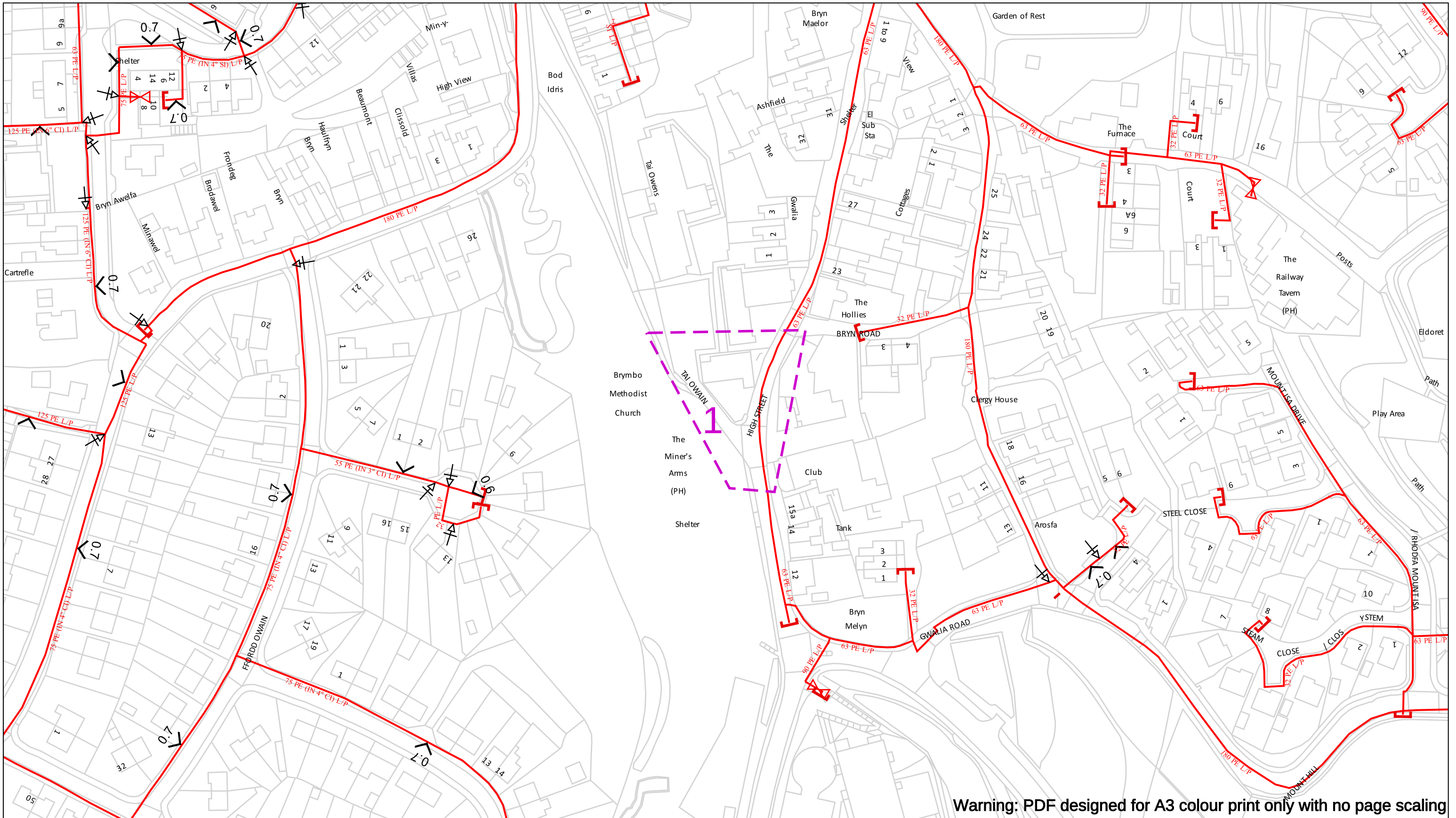
Overhead Line

Dig Sites
Area:
Line:

LV
HV (6kV/6.6kV)
HV (22kV/11kV)
EHV (33kV)
Trans (132kV/275kV/400kV)
Non Power Cable
Duct

SP ENERGY NETWORKS

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Warning: PDF designed for A3 colour print only with no page scaling


Contact Us
Mapping Enquiries: 02920 278 912
General Enquiries: 0800 912 2999


Date Requested: 18/10/2023
Job Reference: 31226949
Site Location: 329415 353798
Requested by:
Mr steffan lloyd
Your Scheme/Reference: Engedi Chapel , High Street, Brymbo, Wrexham

Scale: 1:1250 (When plotted at A3)

IMPORTANT NOTICES

- This information is given as a guide only and its accuracy cannot be guaranteed
- The plan only shows those pipes owned by Wales & West Utilities (WWU) as its role as a licensed Gas Transporter
- Service pipes, valves, syphons, stub connections etc. may not be shown but their presence should be anticipated
- You must use safe digging practices in accordance with HS(G)47 to establish the actual position of mains, services and other apparatus before any mechanical excavation is used
- It is your responsibility to ensure this information is provided to all persons working near our plant
- If in doubt call the WWU dig team on 02920 278912

**In case of an emergency call 0800 111 999**

100m

Dig Sites

Area: Line:

Low Pressure (LP) 21mbar – 75mbar
Medium Pressure (MP) 350mbar – 2bar
Intermediate Pressure (IP) 2bar – 7bar
High Pressure (HP) >7bar

Line/Fire Valve
Governor Station
Change of Diameter
End Cap
Depth of cover

WALES&WEST UTILITIES

Smell gas?
Call the Gas Emergency Service on 0800 111 999.

Dial before you dig

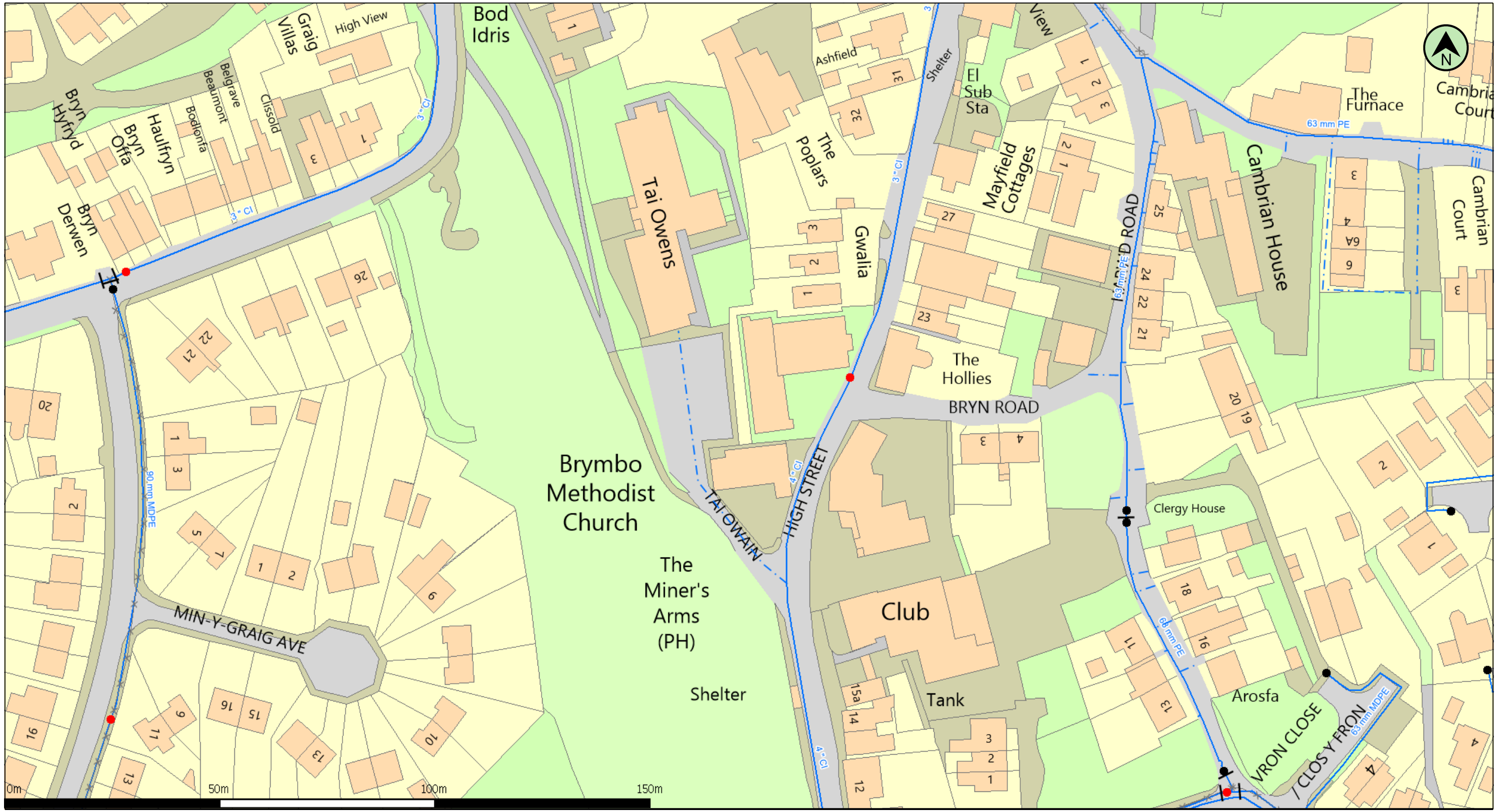
Dial
Call 029 2027 8912 before you start work.

Investigate
Before you dig, make sure you know what's below.

Go ahead
Done your research? Now you can dig safely.

We need 10 days' notice


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Date: 31/10/23 | Scale: 1:1250 | Map Centre: 329414,353854 | Data updated: 14/10/23 | Our Ref: 1309837 - 1 | Clean Water Plan A4

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| | | |
|---|---|---|
| Hydrant | Valve | Aqueduct |
| Washout | Water Main | Duct |
| Meter | Abandoned Pipe | Service Pipe/ Private Pipe |

megan.wright@ucml.co.uk

Brymbo Engedi

HAFREN DYFRDWY severn dee

# Maps by email Plant Information Reply




## IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.

openreach

## CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

### Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

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### KEY TO BT SYMBOLS

| | Planned | Live |
|---|---|---|
| PCP | | |
| Pole | | |
| Box | | |
| Manhole | | |
| Cabinet | | |

| | | | |
|---|---|---|---|
| Change Of State | + | Hatchings | |
| Split Coupling | × | Built | |
| Duct Tee | ▲ | Planned | |
| Building | | Inferred | |
| Kiosk | K | Duct | |

Other proposed plant is shown using dashed lines.
BT Symbols not listed above may be disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.

| | Pending Add | In Place | Pending Remove | Not In Use |
|---|---|---|---|---|
| Power Cable | | | | |
| Power Duct | | | | N/A |

BT Ref : KYB09156H
Map Reference : (centre) SJ2941753852
Easting/Northing : (centre) 329417,353852
Issued : 02/11/2023 09:15:58

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk