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LAND TO THE SOUTH OF BRYN LANE, WREXHAM

Utilities Statement to support Planning Application

14 February 2025

Version 1.3

Registered Company No. 04638546

DOCUMENT CONTROL

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Report Status :	**Final**
Version No :	**1.3**
Project Engineer :	**Ian Thomason**
Date of Issue :	**14 February 2025**

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Version	Date Issued	Purpose of Issue	Author	Reviewed	Approved
V1.0	12 Nov 2024	Draft	IT	IT	IT
V1.1	21 Nov 2024	Draft	IT	NC	NC
V1.2	20 Dec 2024	Final – plan replaced in 1.0	IT	IT	IT
V1.3	14 Feb 2025	Final – plan replaced in 1.0	IT	IT	IT

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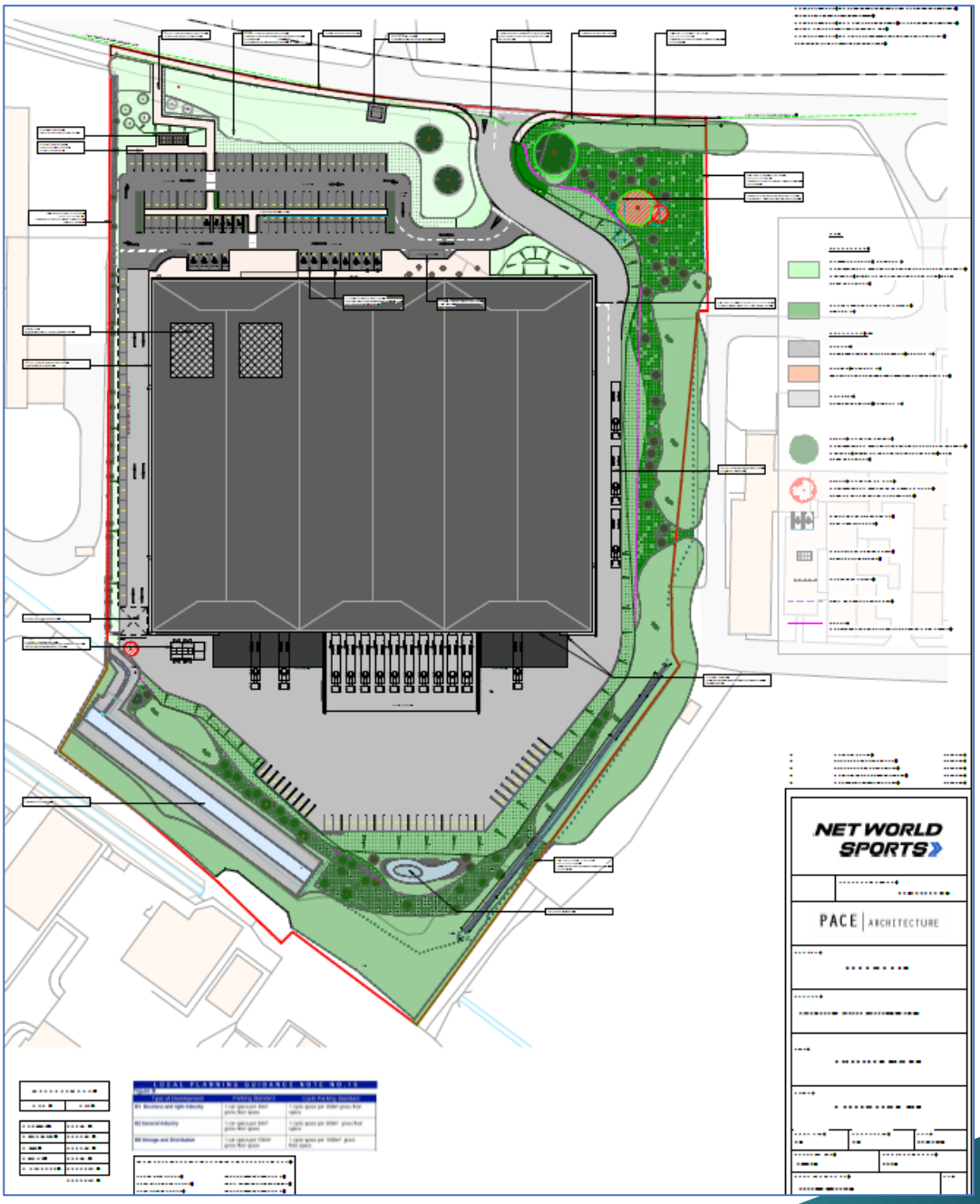
Appendix B HD Cymru Water Main Diversion Assessment

1. Introduction

1.1. This utilities statement has been prepared by Tier Consult Ltd on behalf of the Applicant, Mauna Kea Ltd, in support of a planning application to Wrexham County Borough Council, for the masterplan comprising a mixed-use commercial/industrial development on land accessed off Bryn Lane, Wrexham.

1.2. The site falls within the Wrexham Industrial Estate and is bounded by Brun Lane to the North.

Masterplan submitted for Planning



1.3. This report identifies the existing utility services in the vicinity of the site and addresses both the impact on those services by the proposed development, in terms of necessary diversions and constraints, together with considering the issues surrounding new supplies to service the development and the deliverability of same.

2. Executive Summary

2.1. The proposed development impacts on a number of the existing utility networks in the vicinity in a relatively minor way and involves straightforward "business as usual" type diversions to electricity, water and telecom networks to facilitate the development. All of these diversions have been confirmed as feasible by the relevant asset owners.

2.2. The development requires new incoming electricity, water and telecom supplies. All utility providers (electricity, water, telecoms) have been consulted and all have developed preliminary feasibility studies to confirm that they are able to provide new infrastructure and capacities to support the development.

2.3. The scheme has been proven, by the applicant's investigations up to planning stage, to be deliverable from a Utilities (electricity, gas, water, telecoms) perspective.

3. Existing Utilities

3.1. Sources of Information

3.1.1. Information on existing services in the area has been obtained from a search of the recognised online resource "Linesearch before you dig" www.lsbud.co.uk.

3.1.2. Utility networks are constantly evolving infrastructures and the records obtained can only be considered a snapshot in time at the date of this report.

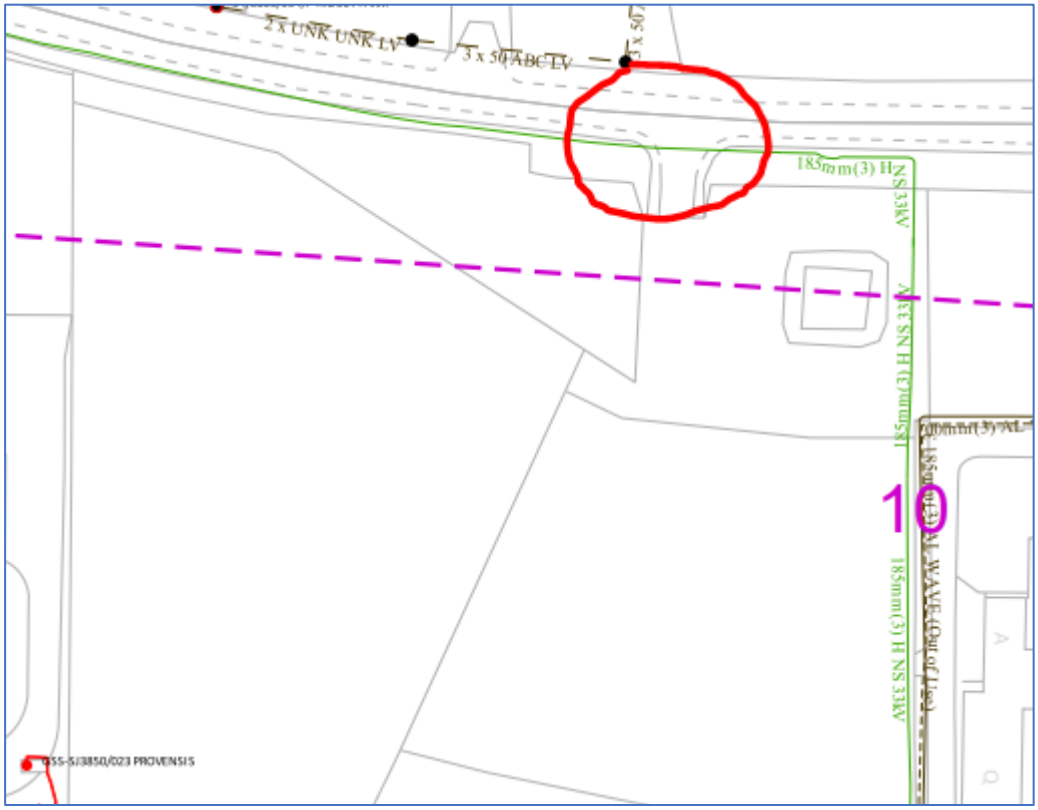
3.1.3. The search has identified the existence of Gas, Water, Electricity and Telecoms services in the vicinity of the site.

3.2. Electricity

3.2.1. SP Energy Networks record drawings indicate the presence of an underground 33KV cable that runs along the development side of Bryn Lane and crosses the existing bell mouth entrance to the site which is to be realigned as part of the proposals.

3.2.2. The applicant has obtained budget cost proposals from SPEN for the lowering of this cable, should trial digs deem it necessary, to accommodate the entrance realignment. SPEN have confirmed this to be “business as usual” type diversion work.

33KV below ground cabling to be lowered at entrance off Bryn Lane



3.3. Gas

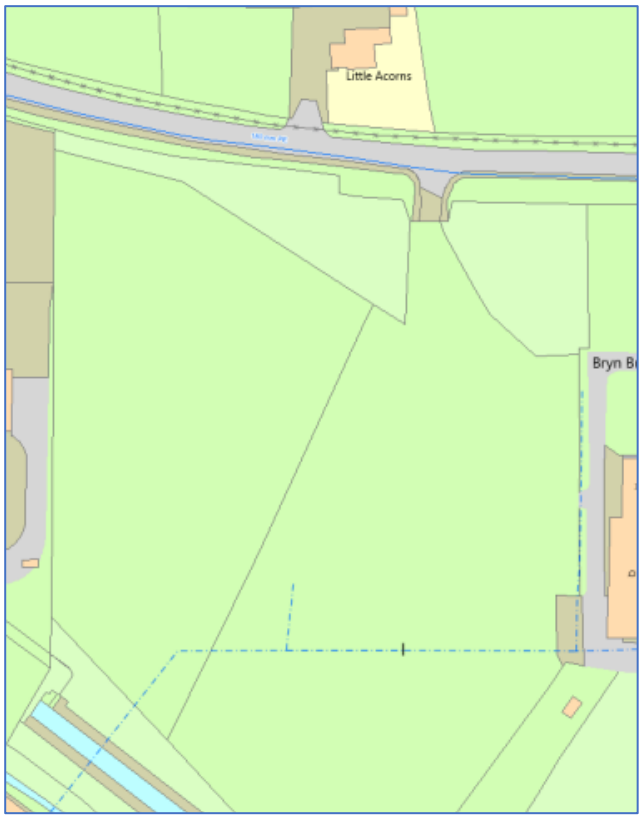
3.3.1. Wales and West Utilities record drawings indicate that there are no existing gas mains within the area affected by the development that require diversion or modification.

3.4. Water

3.4.1. HD Cymru utilities record drawings indicate the presence of an existing water main that runs below ground along the development side of Bryn Lane and crosses the existing bell mouth entrance to the site which is to be realigned as part of the proposals. There is also what is understood to be a redundant main that crosses the site to the southern end.

3.4.2. The applicant has obtained budget cost proposals from HD Cymru for the lowering of the water main across the entrance, should trial digs deem it necessary, to accommodate the entrance realignment. HD Cymru have confirmed this to be “business as usual” type diversion work. HD Cymru have undertaken a Diversion Assessment (see **Appendix B**) and identified that the main crossing the southern portion of the site is connected to a shut valve and highly likely to be abandoned. They have not identified this pipework as requiring diversion and this will be verified when the trial pits are carried out.

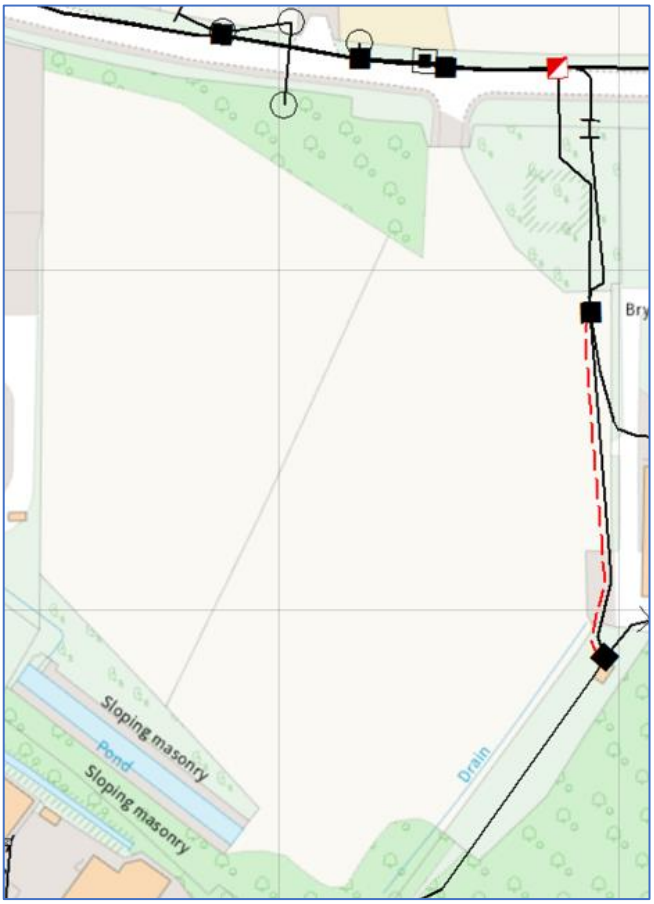
Water main to be lowered at entrance off Bryn Lane



3.5. Telecommunications

3.5.1. Openreach record drawings indicate that their existing infrastructure runs along the Northern and Eastern boundaries of the site and is unaffected by the development. The Openreach infrastructure to the North of the site along Bryn Lane runs on the opposite side if the carriageway and is not impacted by the site entrance realignment.

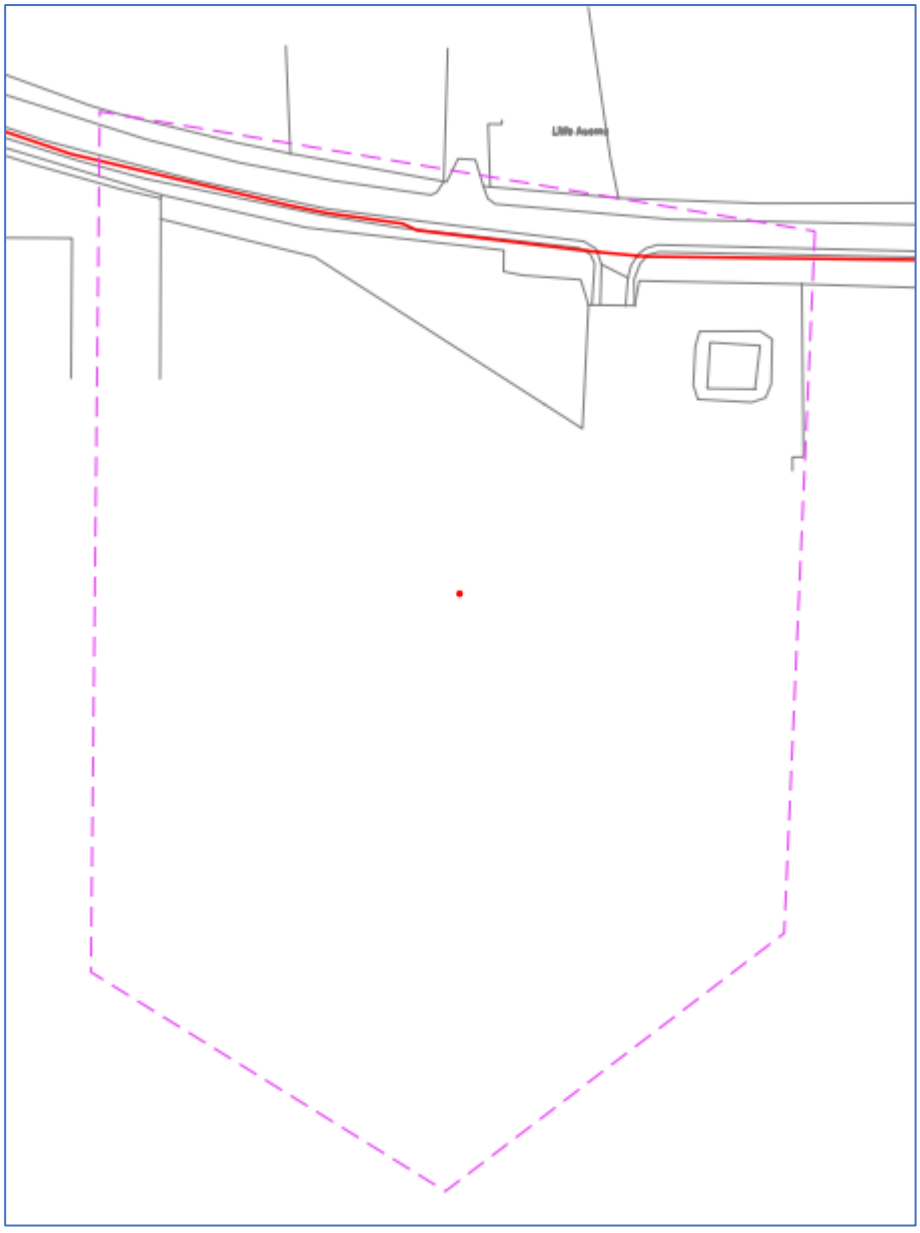
BT Openreach Infrastructure along North and Eastern site boundary



3.5.2. ZAYO Telecommunications record drawings indicate the presence of an existing telecoms fibre cable that runs below ground along the development side of Bryn Lane and crosses the existing bell mouth entrance to the site which is to be realigned as part of the proposals.

3.5.3. The applicant has obtained budget cost proposals from Zayo for the lowering of the Fibre cable across the entrance, should trial digs deem it necessary, to accommodate the entrance realignment. Zayo have confirmed this to be “business as usual” type diversion work.

Zayo fibre infrastructure across site entrance



4. New Utility Supplies

4.1. Loads / Capacities

4.1.1. A schedule of anticipated loads/capacities for electricity, water and telecomms for the scheme proposed in the masterplan has been developed by the applicant's consultant team.

4.1.2. These loads/capacities have been discussed with each of the respective Distribution Network Operators to investigate the feasibility of delivering these capacities and therefore validate the deliverability of the development.

4.1.3. The loads/capacities have further been considered by Commercial/Industrial Property Agents advising the scheme and have been benchmarked against the capacities offered by similar schemes either in construction currently or just coming to market. The capacities allowed are considered to be “market rate” and appropriate for speculative marketing of the units to occupiers.

4.2. Electricity

4.2.1. The applicant is aware, through other development proposals they are bringing forward in the immediate vicinity of this site, of the constrained nature of the SPEN electricity network in the area. In recognition of this and to ensure deliverability of the scheme the applicant has secured a number of options with SPEN to deliver varying capacities of electricity to the development. These options provide flexibility to deliver a scheme that ranges from low electricity demand (warehousing) to high demand (manufacturing) to ensure that the full range of occupier type can be accommodated.

The applicant has secured and paid for an 11KV point of connection at the Bryn Lane roundabout that could deliver 1500KVA at 11KV to the development.

The applicant has obtained a budget proposal from SPEN for an alternative 11KV point of connection capable of delivering 750KVA from a location close to the existing Networld Sports Substation on Bryn Lane.

The applicant has further secured and paid for a 33KV point of connection that will deliver 6.5MVA capacity to a new Primary Substation and associated 11KV infrastructure for the Utopia City development on the northern side of Bryn Lane. This 11KV infrastructure could also be used as a third option to deliver capacity to the development.

The work carried out by the applicant to secure these various options with SPEN facilitates delivery of power to the development to accommodate a range of operational uses and occupier types.

4.3. Gas

4.3.1. Whilst there is no intention currently to provide gas to the development, the feasibility of doing so has been explored with WWU and established that gas could be delivered to the site, should an occupier requirement dictate the need, without complications.

4.4. Water

4.4.1. New water supplies will be provided into the development from a point of connection on the existing HD Cymru water main located on Bryn Lane. This has been fully explored by HD Cymru in terms of required capacity and proved to be a viable connection.

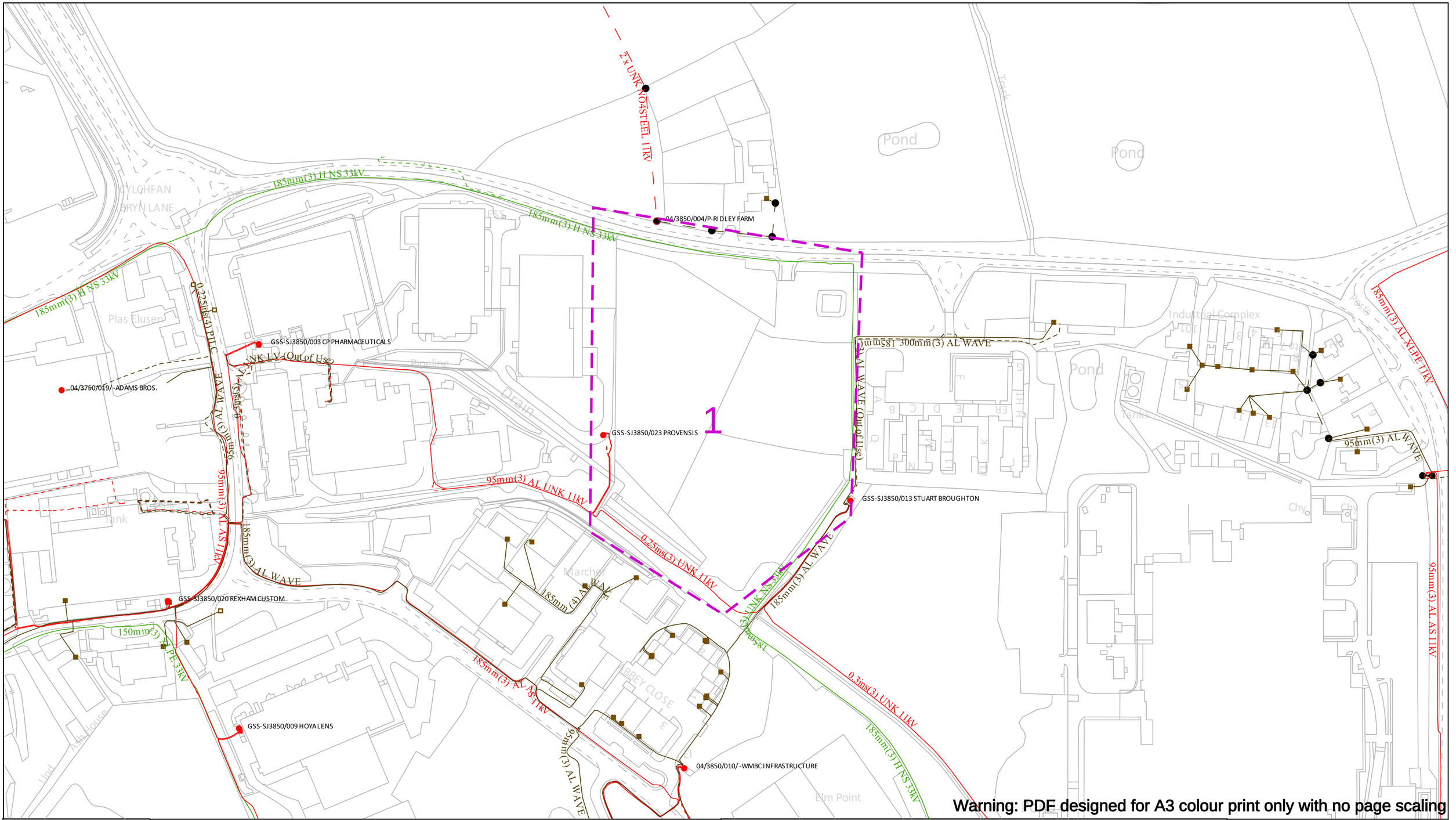
4.5. Telecommunications

4.5.1. A connection will be made into the BT/Openreach off-site infrastructure at a suitable point along the development boundary from which a below ground duct and access draw pit network will be installed throughout the site with connections into the building to provide facilities for cabled telecommunication services.

----------End----------

APPENDIX A

UTILITY NETWORK RECORD DRAWINGS



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

Date Requested: 21/09/2023
Job Reference: 30931082
Site Location: 338459 350764
Requested by:
Mr Ian Thomason
Your Scheme/Reference: LAND TO SOUTH OF BRYN LANE

Scale: 1:2500 (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

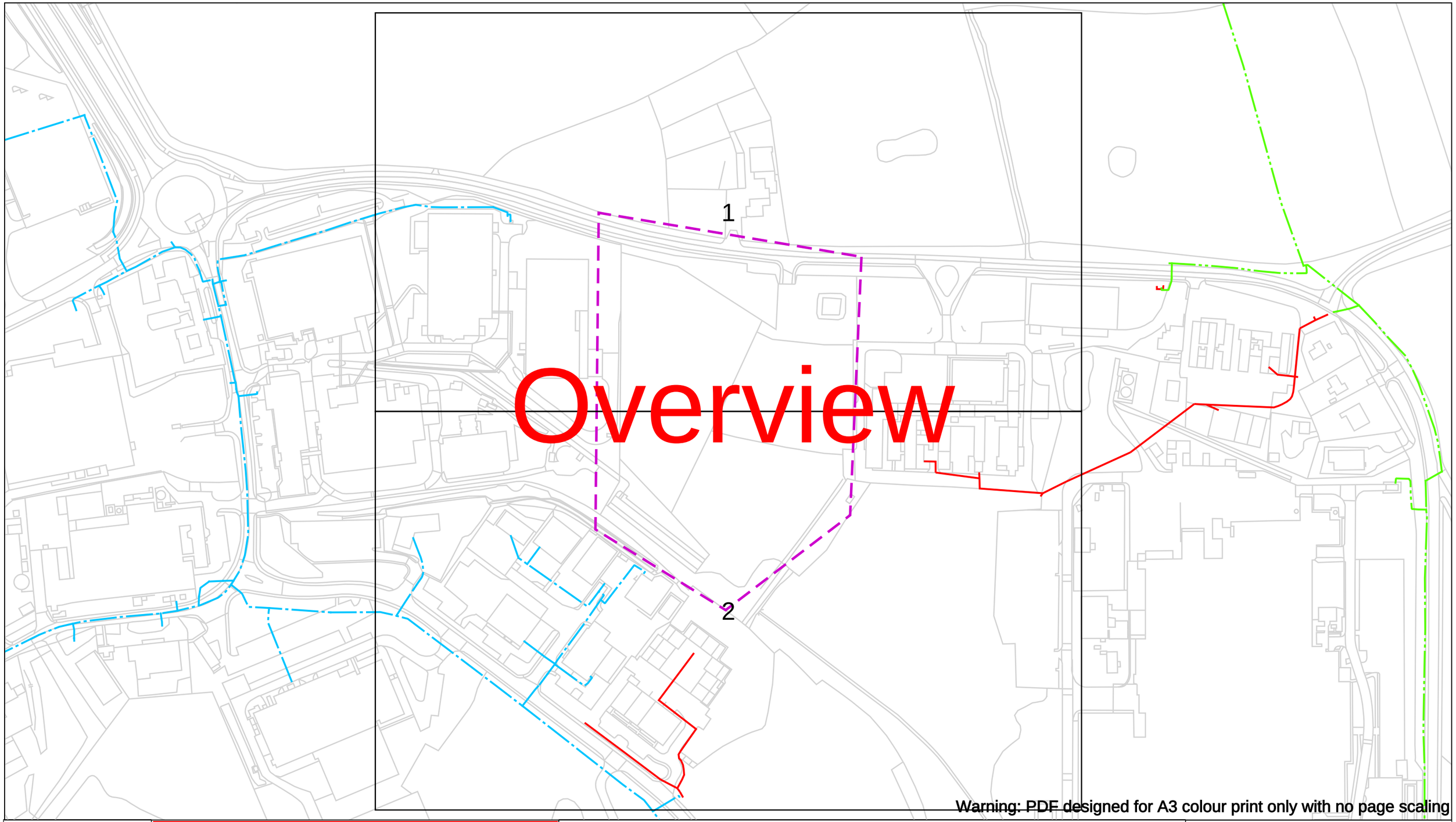
Dig Sites
Area:
Line:

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

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Job Reference: 30931082
Site Location: 338459 350764
Requested by:
Mr Ian Thomason
Your Scheme/Reference: LAND TO SOUTH OF BRYN LANE

Scale: 1:2562 (When plotted at A3)

EXTREME CAUTION. Major Accident Hazard Pipeline in Vicinity
****RISK OF DEATH OR SERIOUS INJURY****
Prior to excavation starting you must contact the plant protection team on 02920 278912

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

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

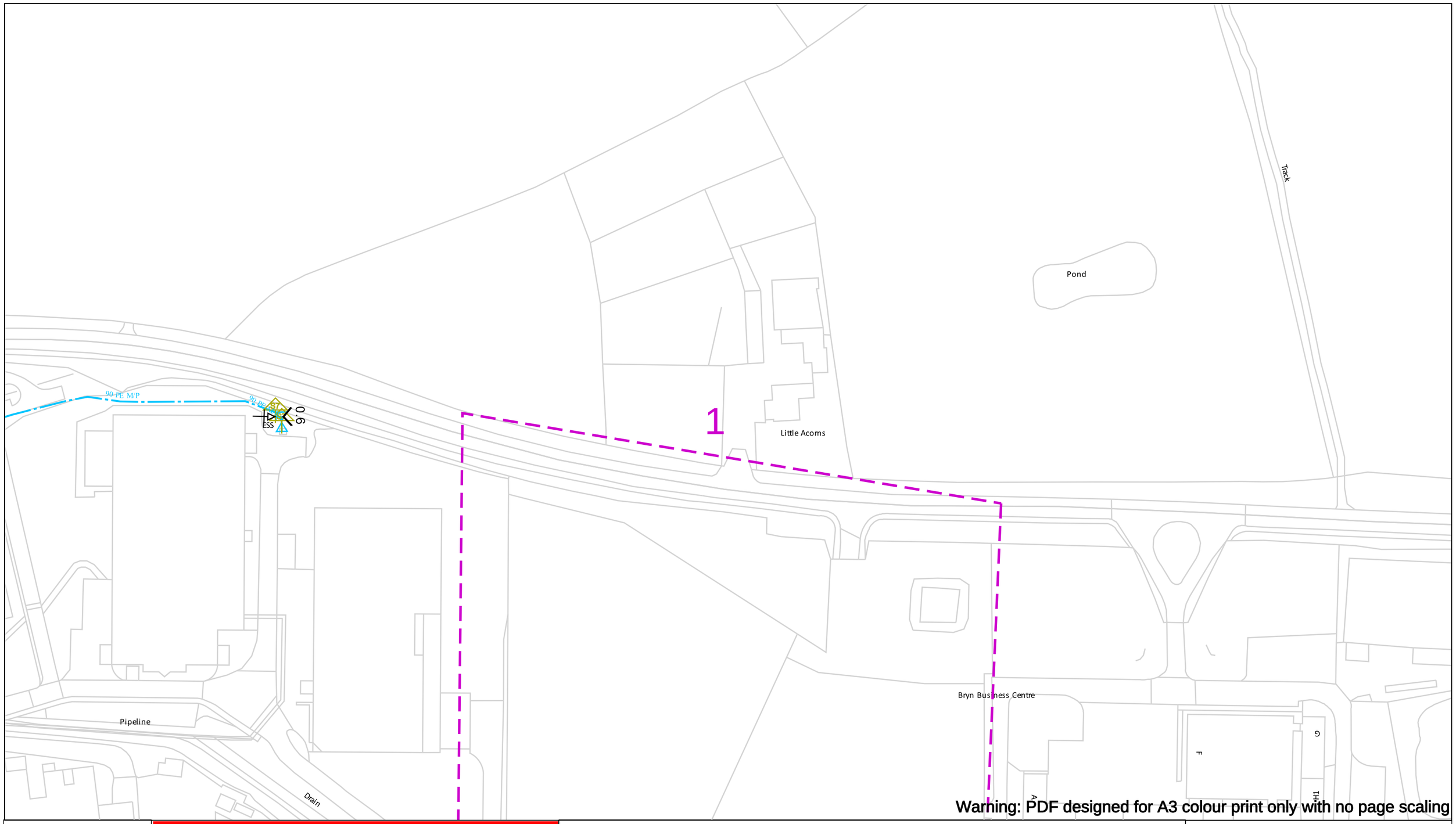
We need 10 days' notice

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.

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Scale: 1:1250 (When plotted at A3)

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100m

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Change of Diameter
End Cap
Depth of cover

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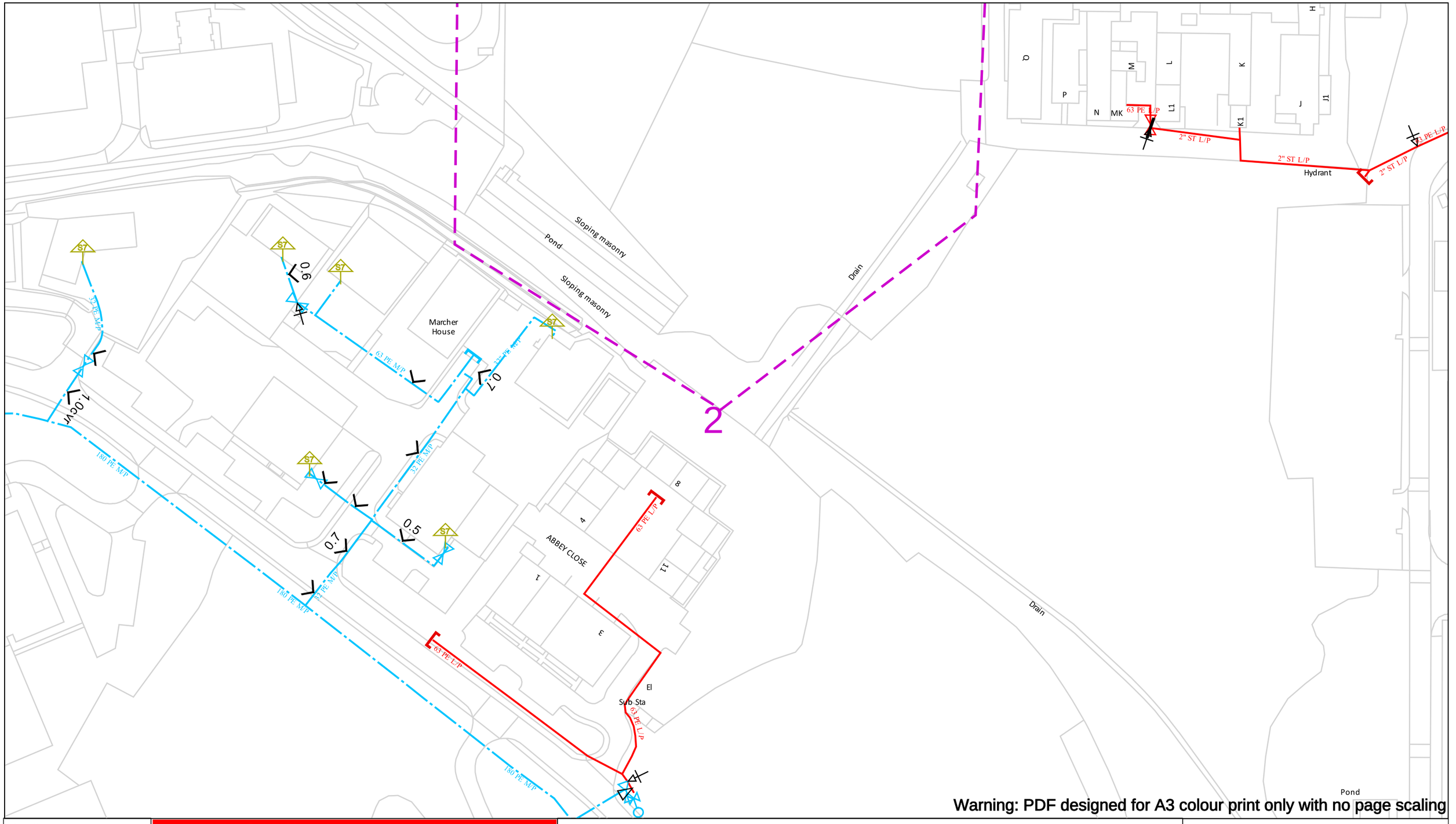
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Investigate
Before you dig, make sure you know what's below.

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

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We need 10 days' notice

Dial Call 029 2027 8912 before you start work.

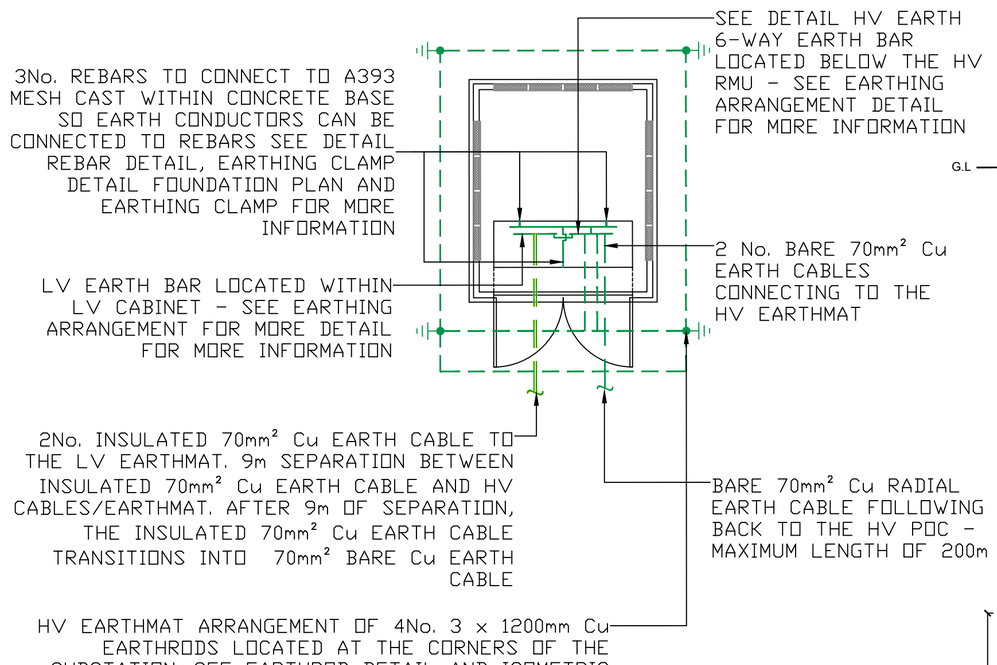
Investigate Before you dig, make sure you know what's below.

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

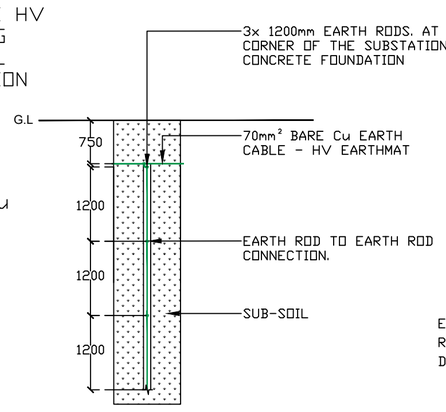
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NOTES:
All dimensions must be checked on site and not scaled from this drawing.

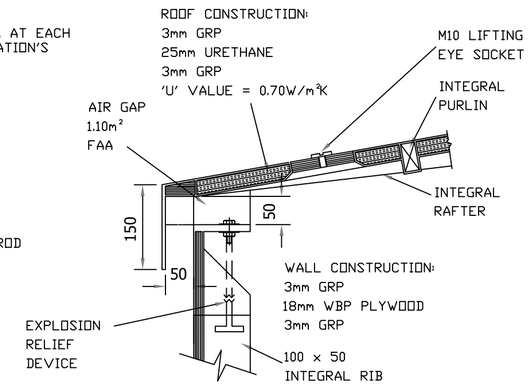
EARTHING ARRANGEMENT



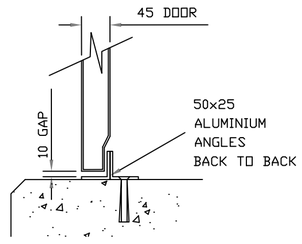
EARTH ROD DETAIL (NTS @ A1)



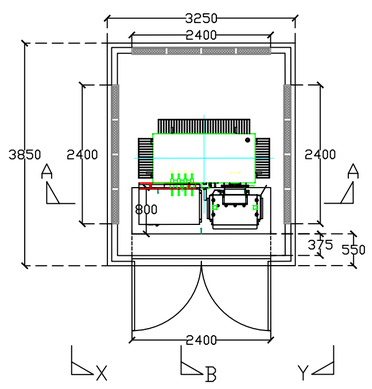
ROOF SECTION DETAIL (NTS @ A1)



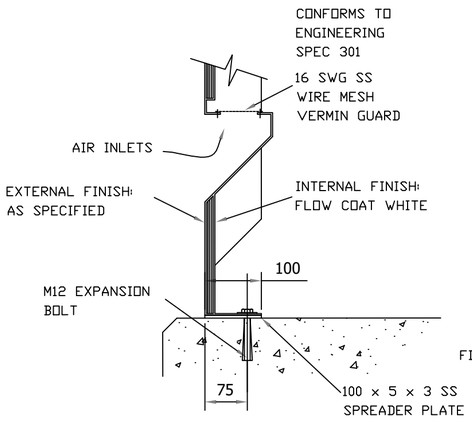
DOOR THRESHOLD DETAIL (NTS @ A1)



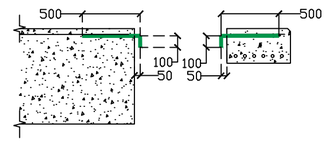
PLAN VIEW



WALL SECTION DETAIL (NTS @ A1)

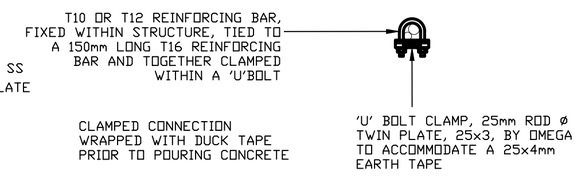


REBAR DETAIL (NTS @ A1)

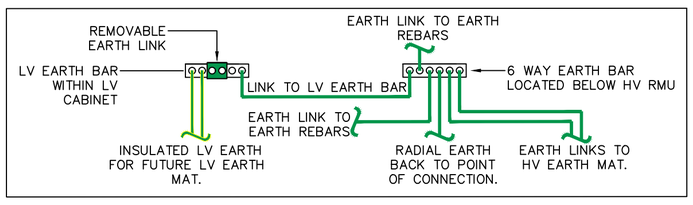


REINFORCEMENT/EARTHING CLAMP DETAIL (NTS @ A1)

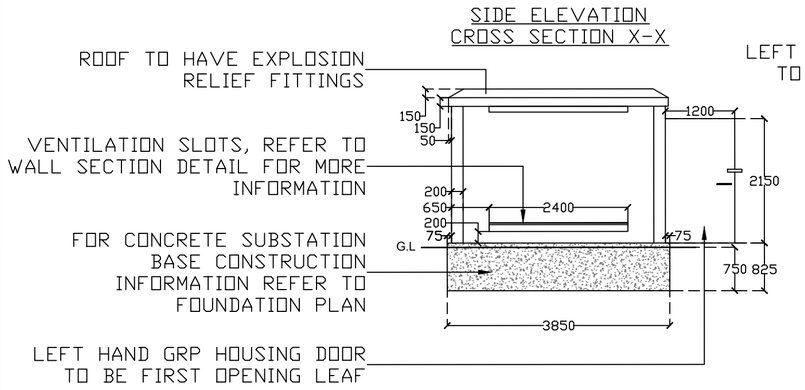
NOTE:
THE EARTHING TAPE IS ATTACHED TO THE MAIN REINFORCEMENT AND ROUTED TO EMERGE FROM THE INTERNAL FACE OF THE FORMWORK FOR THE FUTURE CONNECTION TO THE SWITCH HOUSE EARTHING SYSTEM



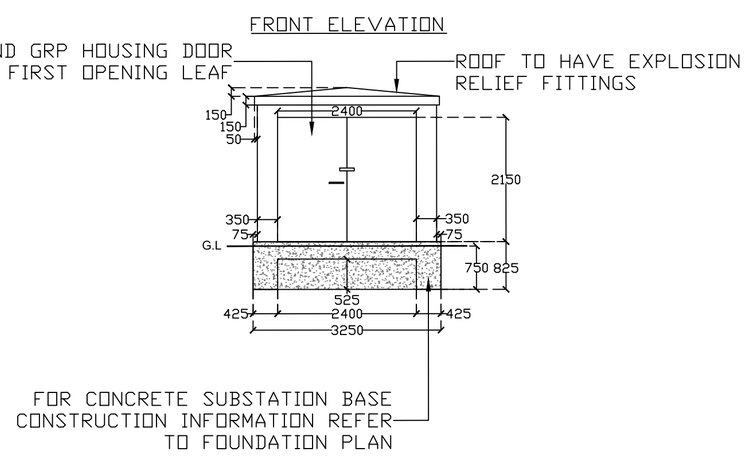
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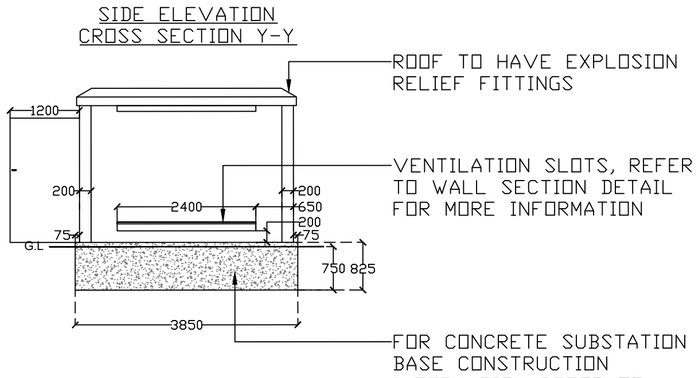
SIDE ELEVATION CROSS SECTION X-X



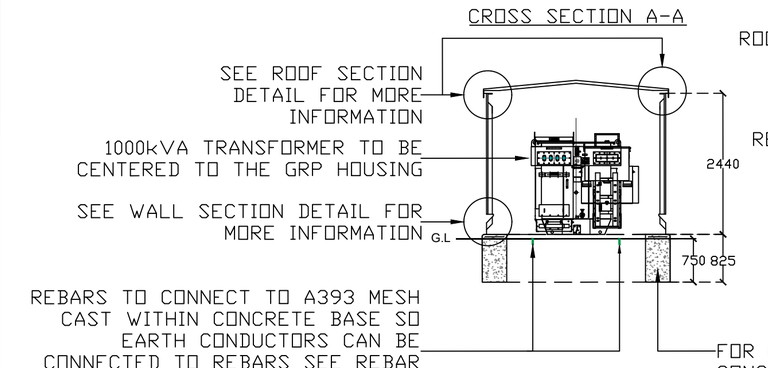
FRONT ELEVATION



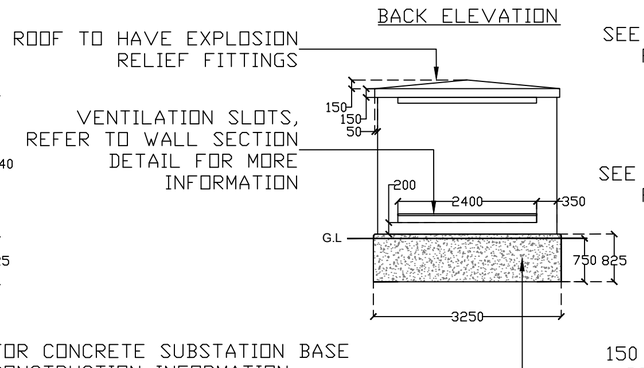
SIDE ELEVATION CROSS SECTION Y-Y



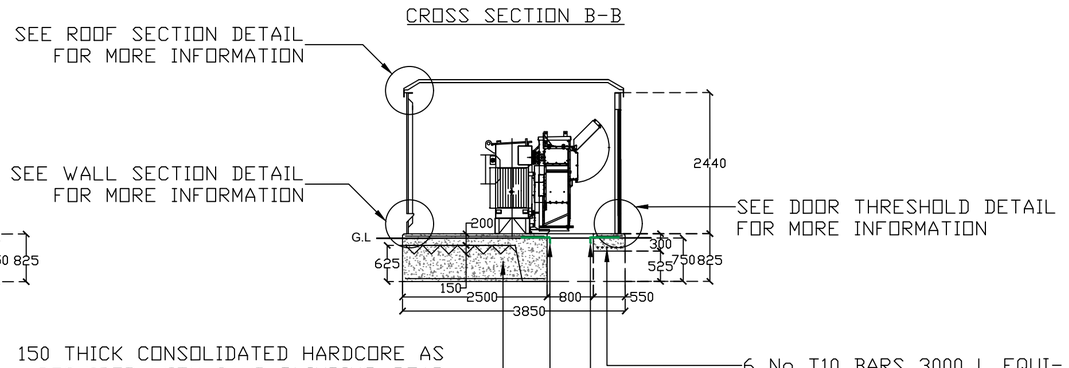
CROSS SECTION A-A



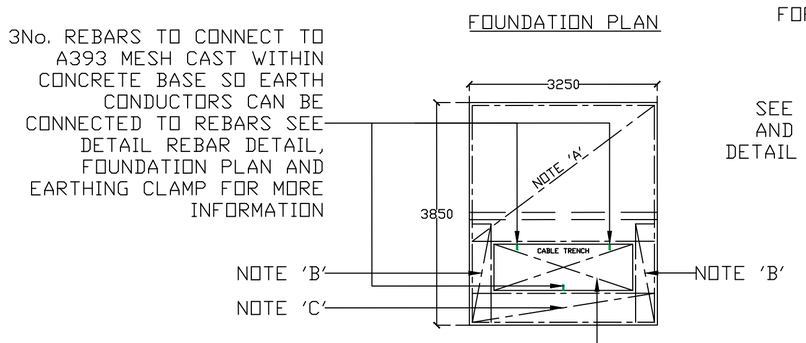
BACK ELEVATION



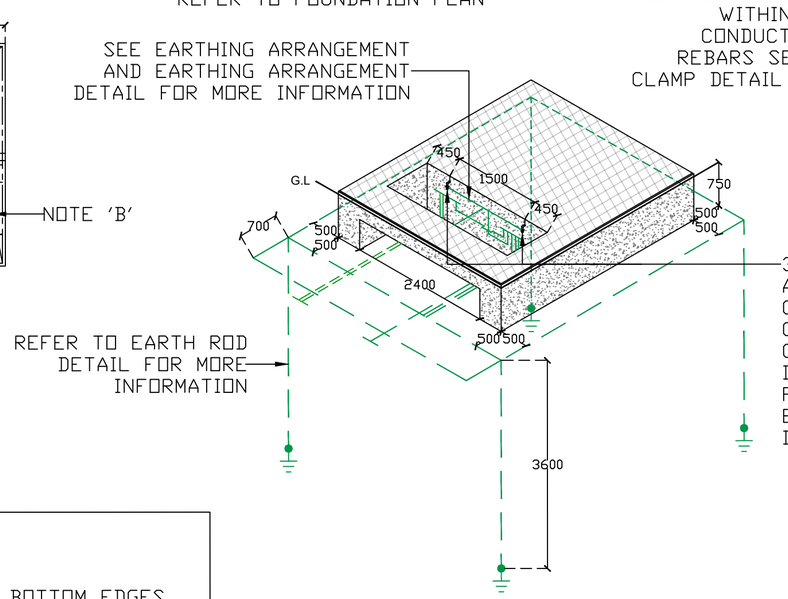
CROSS SECTION B-B



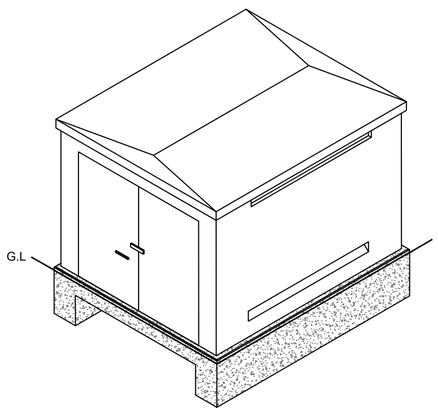
FOUNDATION PLAN



ISOMETRIC EARTHING ARRANGEMENT DETAIL



ISOMETRIC VIEW



FOUNDATION PLAN NOTES - MESH ARRANGEMENT

'A' - A193 1T 1B - 40mm COVER TOP EDGES. 50mm COVER BOTTOM EDGES
'B' - A193 MESH - 40mm COVER TO TOP EDGES (2 SHEETS)
'C' - A193 MESH - 40mm COVER TO TOP EDGES

NOTES:

CONCRETE FOR BASES TO BE 1:2:4 MIX OF ORDINARY PORTLAND CEMENT CONCRETE 35N/mm² (28 DAY STRENGTH)
20mm AGGREGATE SHALL BE PLACED & COMPACTED WITHIN ADEQUATE FORMWORK TO ENSURE THAT THE TOP SURFACES ARE TRUE TO PLANE WITH LEVEL FAIR FACE TROWEL FINISH.
NO DRILLING TO TAKE PLACE WITHIN 28 DAYS OF CASTING.
NO PERCUSSION DRILLS TO BE USED ONLY ROTARY DRILLS.
DO NOT OVER TIGHTEN BOLTS.
TYPICAL MAX WEIGHT OF PLANT = 6000Kg

FOUNDATION - TO BE TAKEN DOWN TO GROUND THAT IS SUFFICIENTLY FIRM TO PROVIDE PHYSICAL SUPPORT TO THE STRUCTURE. SITE PHOTOS TO BE TAKEN INDICATING EVIDENCE OF FOUNDATION DEPTH WHERE INCREASED DIG IS GREATER THAN 400mm THESE WILL BE PROVIDED FOR PAYMENT AND AUDIT PURPOSES.
FOUNDATION/ PLINTH MUST BE SUITABLE WITH RESPECT TO GROUND CONDITIONS AND LOADING, AND MUST BE APPROVED BY ON-SITE STRUCTURAL ENGINEER.

CABLE TRENCH TO BE 800mm WIDE & 825mm DEEP. CABLE TRENCH TO BE BACK FILLED AFTER INSTALLATION OF CABLES BY THE DEVELOPER WITH SAND AND 75mm TOP LAYER OF 14mm-20mm LIMESTONE CHIPPINGS.

GRP HOUSING - TO BE FROM ELECTRICITY NORTH WEST LIMITED APPROVED SUPPLIER, DOORS TO HAVE HASP & STAPLE TO ACCEPT ELECTRICITY NORTH WEST PADLOCKS. LEFT HAND DOOR TO BE FIRST OPENING LEAF AND COMPLY WITH ES 301

PRELIMINARY

Ref.	Date	R/By	Revisions	D/By
P1	15.08.23	JM	Issued for comments.	JM

ameon Utilities Engineering

Ameon Utilities
Olympic Court, Boardmans Way, Whitehills Business Park, Blackpool, FY4 5GU
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E-mail: info@ameon.co.uk

Client:	Job Title:	Drawing Title:	Date:	Scale:
TIER CONSULT GROUP	BRYN LANE WREXHAM	GRP SUBSTATION PROPOSAL	Aug 23	NTS @ A1

Designed by:	Drawn by:	Drawing Number:	Revision:
KB	KB	AU 2160-E003	P1

Track
Path (um)
Track
FRANCIS' LANE
Path (um)
Holt Lodge Farm
Honeysuckle Cottage
Honeysuckle Cottage
Spring Villa
Spring Grove
CYLCHFAN LÔN Y BRYN (BRYN LANE ROUNDABOUT)
ESS
Little Acorns
Track
Bryn Business Centre
BRYN LANE
Telephone Exchange
GG
Plas Elusen
ASH ROAD (NORTH)
Tank
Tank
Tank
Marcher House
Russel House
Liam House
ABBEY CLOSE
El Sub Sta
Ash House
Sports Pavilion
0m
100m
200m
300m

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Data updated: 14/12/22

Scale: 1:1250 | Date: 11/01/23 | Clean Water Plan A0
Map Centre: 338431,351088 | Our Ref: 1054904 - 2 | Powered by digdat

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

smullett@ameon.co.uk

Bryn Lane

HAFREN DYFRDWY severn dee

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GENERAL CONDITIONS AND PRECAUTIONS TO BE TAKEN WHEN CARRYING OUT WORK ADJACENT TO SEVERN TRENT WATER'S APPARATUS

Please ensure that a copy of these conditions is passed to your representative and/or your contractor on site. If any damage is caused to Hafren Dyfrdwy (HD) apparatus (defined below), the person, contractor or subcontractor responsible must inform HD immediately on: **0800 085 8033 (24 hours)**

a) These general conditions and precautions apply to the public sewerage, water distribution and cables in ducts including (but not limited to) sewers which are the subject of an Agreement under Section 104 of the Water Industry Act 1991(a legal agreement between a developer and HD, where a developer agrees to build sewers to an agreed standard, which HD will then adopt); mains installed in accordance with an agreement for the self-construction of water mains entered into with HD and the assets described at condition b) of these general conditions and precautions. Such apparatus is referred to as "HD Apparatus" in these general conditions and precautions.

b) Please be aware that due to The Private Sewers Transfer Regulations June 2011, the number of public sewers has increased, but many of these are not shown on the public sewer record. However, some idea of their positions may be obtained from the position of inspection covers and their existence must be anticipated.

c) On request, STW will issue a copy of the plan showing the approximate locations of HD Apparatus although in certain instances a charge will be made. The position of private drains, private sewers and water service pipes to properties are not normally shown but their presence must be anticipated. This plan and the information supplied with it is furnished as a general guide only and HD does not guarantee its accuracy.

d) STW does not update these plans on a regular basis. Therefore the position and depth of HD Apparatus may change and this plan is issued subject to any such change. Before any works are carried out, you should confirm whether any changes to the plan have been made since it was issued.

e) The plan must not be relied upon in the event of excavations or other works in the vicinity of HD Apparatus. It is your responsibility to ascertain the precise location of any HD Apparatus prior to undertaking any development or other works (including but not limited to excavations).

f) No person or company shall be relieved from liability for loss and/or damage caused to HD Apparatus by reason of the actual position and/or depths of HD Apparatus being different from those shown on the plan.

In order to achieve safe working conditions adjacent to any HD Apparatus the following should be observed:

1. All HD Apparatus should be located by hand digging prior to the use of mechanical excavators.

2. All information set out in any plans received from us, or given by our staff at the site of the works, about the position and depth of the mains, is approximate. Every possible precaution should be taken to avoid damage to HD Apparatus. You or your contractor must ensure the safety of HD Apparatus and will be responsible for the cost of repairing any loss and/or damage caused (including without limitation replacement parts).

3. Water mains are normally laid at a depth of 900mm. No records are kept of customer service pipes which are normally laid at a depth of 750mm; but some idea of their positions may be obtained from the position of stop tap covers and their existence must be anticipated.

4. During construction work, where heavy plant will cross the line of HD Apparatus, specific crossing points must be agreed with HD and suitably reinforced where required. These crossing points should be clearly marked and crossing of the line of HD Apparatus at other locations must be prevented.

5. Where it is proposed to carry out piling or boring within 20 metres of any HD Apparatus, HD should be consulted to enable any affected HD Apparatus to be surveyed prior to the works commencing.

6. Where excavation of trenches adjacent to any HD Apparatus affects its support, the HD Apparatus must be supported to the satisfaction of HD. Water mains and some sewers are pressurised and can fail if excavation removes support to thrust blocks to bends and other fittings.

7. Where a trench is excavated crossing or parallel to the line of any HD Apparatus, the backfill should be adequately compacted to prevent any settlement which could subsequently cause damage to the HD Apparatus. In special cases, it may be necessary to provide permanent support to HD Apparatus which has been exposed over a length of the excavation before backfilling and reinstatement is carried out. There should be no concrete backfill in contact with the HD Apparatus.

8. No other apparatus should be laid along the line of HD Apparatus irrespective of clearance. Above ground apparatus must not be located within a minimum of 3 metres either side of the centre line of HD Apparatus for smaller sized pipes and 6 metres either side for larger sized pipes without prior approval. No manhole or chamber shall be built over or around any HD Apparatus.

9. A minimum radial clearance of 300 millimetres should be allowed between any plant or equipment being installed and existing HD Apparatus. We reserve the right to increase this distance where strategic assets are affected.

10. Where any HD Apparatus coated with a special wrapping is damaged, even to a minor extent, HD must be notified and the trench left open until the damage has been inspected and the necessary repairs have been carried out. In the case of any material damage to any HD Apparatus causing leakage, weakening of the mechanical strength of the pipe or corrosion-protection damage, the necessary remedial work will be recharged to you.

11. It may be necessary to adjust the finished level of any surface boxes which may fall within your proposed construction. Please ensure that these are not damaged, buried or otherwise rendered inaccessible as a result of the works and that all stop taps, valves, hydrants, etc. remain accessible and operable. Minor reduction in existing levels may result in conflict with HD Apparatus such as valve spindles or tops of hydrants housed under the surface boxes. Checks should be made during site investigations to ascertain the level of such HD Apparatus in order to determine any necessary alterations in advance of the works.

12. With regard to any proposed resurfacing works, you are required to contact HD on the number given above to arrange a site inspection to establish the condition of any HD Apparatus in the nature of surface boxes or manhole covers and frames affected by the works. HD will then advise on any measures to be taken, in the event of this a proportionate charge will be made.

13. You are advised that HD will not agree to either the erection of posts, directly over or within 1.0 metre of valves and hydrants,

14. No explosives are to be used in the vicinity of any HD Apparatus without prior consultation with HD.

TREE PLANTING RESTRICTIONS

There are many problems with the location of trees adjacent to sewers, water mains and other HD Apparatus and these can lead to the loss of trees and hence amenity to the area which many people may have become used to. It is best if the problem is not created in the first place. Set out below are the recommendations for tree planting in close proximity to public sewers, water mains and other HD Apparatus.

15. Please ensure that, in relation to HD Apparatus, the mature root systems and canopies of any tree planted do not and will not encroach within the recommended distances specified in the notes below.

16. Both Poplar and Willow trees have extensive root systems and should not be planted within 12 metres of a sewer, water main or other HD Apparatus.

17. The following trees and those of similar size, be they deciduous or evergreen, should not be planted within 6 metres of a sewer, water main or other HD Apparatus. E.g. Ash, Beech, Birch, most Conifers, Elm, Horse Chestnut, Lime, Oak, Sycamore, Apple and Pear. Asset Protection Statements Updated May 2014

18. HD personnel require a clear path to conduct surveys etc. No shrubs or bushes should be planted within 2 metre of the centre line of a sewer, water main or other HD Apparatus.

19. In certain circumstances, both HD and landowners may wish to plant shrubs/bushes in close proximity to a sewer, water main of other HD Apparatus for screening purposes. The following are shallow rooting and are suitable for this purpose: Blackthorn, Broom, Cotoneaster, Elder, Hazel, Laurel, Privet, Quickthorn, Snowberry, and most ornamental flowering shrubs.



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T: 01992 655 919
zayoplantenquiries@jsmgroup.com

Legend

Zayo Duct

Enquiry area

Date requested: 21 Sep 2023
Requested by: Mr Ian Thomason
Company: Tier Consult Ltd
Job reference: 30931082
Your reference: LAND TO SOUTH OF BRYN LANE

Scale on A3 paper: 1:1250

Warning: PDF designed for colour print only with no page scaling. This Information is given as a guide only and its accuracy cannot be guaranteed.

N

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Protecting Lives, Cables & Pipes

In Emergency Only and if Zayo Plant or Cables damaged call: 0800 169 1646

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Legend

CAUTION_AREA

BT.CAUTION_AREA

EQUIPMENT

TABCD FIBRE, TCODE

COPPER, CABINET

476R COPPER, DP

DUCT

A/C AERIAL

TUNNEL

DUCT

PROPOSED

A/C AERIAL

DUCT

STRUCTURE

YCODE

CABINET SHELL

SPLIT COUPLING

POLE

KIOSKS

MANHOLE

JOINTBOX

CHANGE OF STATE

DUCT TEE

PROPOSED

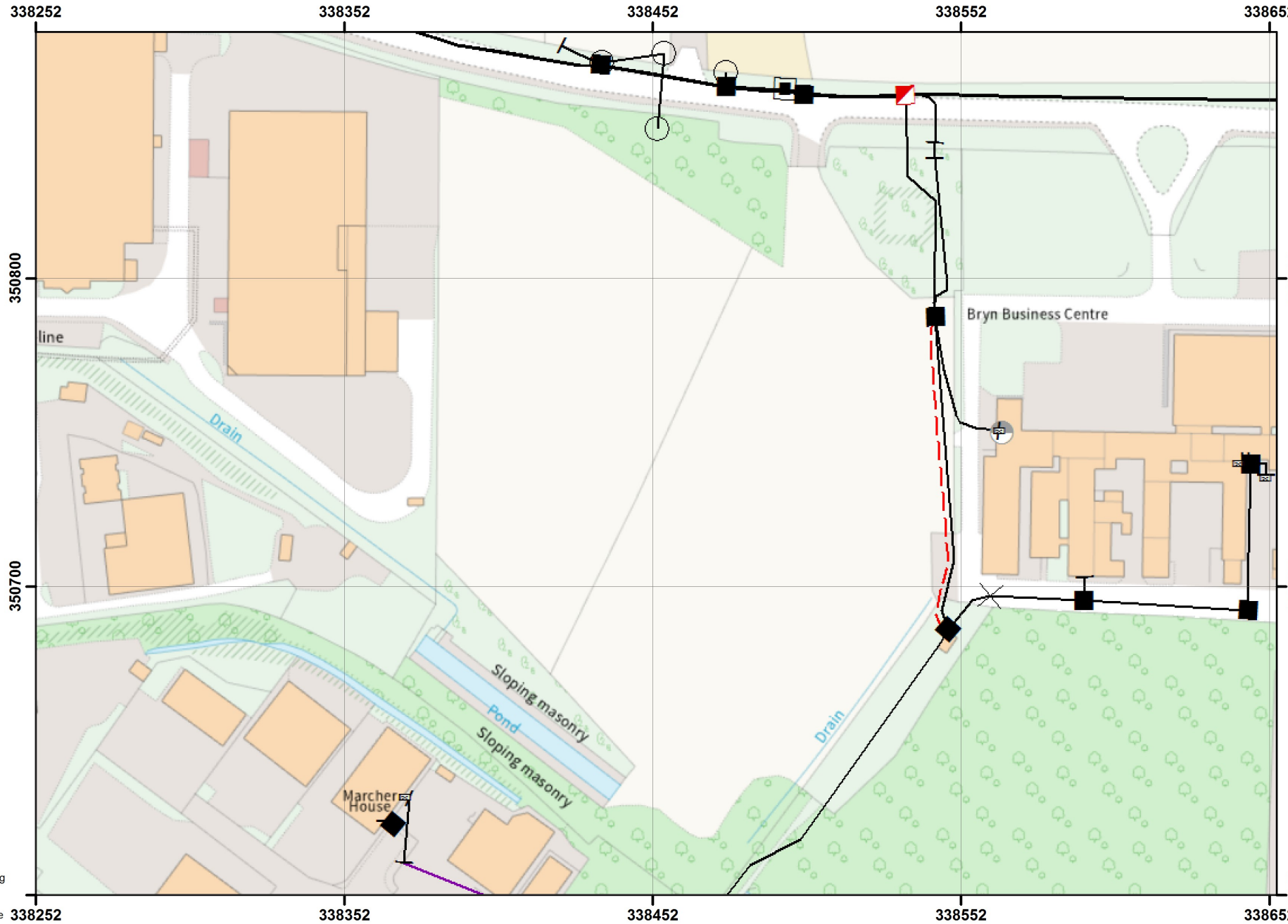
MANHOLE

JOINTBOX

DUCT TEE

Other proposed plant is shown using dashed lines.

BT symbols not listed above may be disregarded.



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IMPORTANT WARNING:
Information regarding the location of BT apparatus is given for your assistance and is intend 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.

Exisiting BT plant may not be recorded.
Information valid at time of preparation.

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)

PLANT INFORMATION REPLY

NNHC Ref No: 494520/23 Date 29/09/2023

Development Site BRYN LANE WREXHAM LL13 9UT

openreach

(C) openreach INC_NOTICE_PLOT Template Issue7 (Revised June 2007)

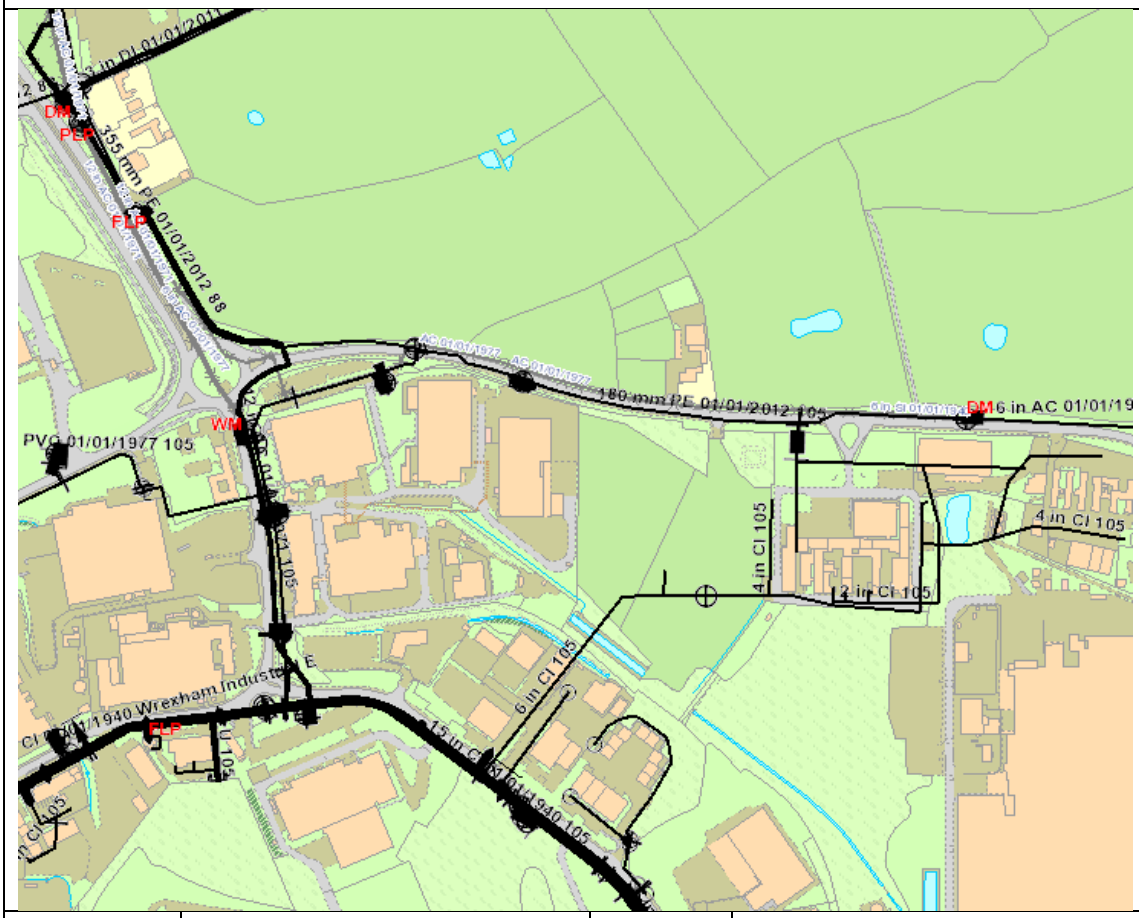
APPENDIX B

HD CYMRU WATER MAIN DIVERSION ASSESSMENT

Diversion Assessment Information				
SAP Number:	1120745	Type:	BE S185	
Address:	South of Bryn Lane, Wrexham			
Site X-Y:	338503,350852	Complex Rating	0	
DMA: 17600	Control Group:	Llwyn Onn Gravity		

Comments
Are developing another piece of land on Bryn Lane in Wrexham where you have services crossing an existing vehicular access bell mouth into the site. The access will remain in this location however the kerb line will be adjusted as per the details below and attached. The blue line is the proposed kerb line and the white is the existing. Please review your existing services to determine whether any diversion/lowering of the services is required. If any work is envisaged, please provide a budget price quotation for any necessary works at the earliest opportunity.

Site Location GISST (Site Boundary)



Issued by:	Kayleigh Walker	Date:	Wednesday, 03 July 2024
Assessed by:	Sign Off	Date:	Wednesday, 10 July 2024

Diversion and/or Protection Assessment		
Assets Requiring Diversion		
Affected Asset(s)	Grid Ref or UID	Reason for Diversion
		See below.
Assets Requiring Protection		
Affected Asset(s)	Grid Ref or UID	Protection Considerations

Supporting Information

Scheme involves a new commercial estate with reconfigured bell-mouth entrance.

Gisst indicates a 180mm PE main runs along Bryn Lane outside the proposed bellmouth. According to Gisst it is likely the main will not be affected however, the line and level of the main will require confirming, therefore I have highlighted it amber.

To take this NA forward and possibly descope the initial diversion requirement, can the following be supplied:

1) CLEAR & READABLE Site-Specific drawings showing extents of works location & depth of construction of all areas including CBR values.

2) Trial Holes or non-intrusive pipe location surveys will be required to locate & determine line and level of ALL existing STW assets to confirm water main's location. Line and level of main to be confirmed by trial hole survey.

3) A CLEAR plan with construction depths of any proposed new sewer routes which will cross our mains and any new proposed drainage gulleys.

This assessment is based on the information provided and diversion requirements may increase or decrease.

Gisst also indicates a 6" CI main running through the proposed site. However, this main is shown as coming off a closed valve on Gisst and it is not shown on the Synergi model.

Its highly likely this main is abandoned and will not affect the development, however a quick site check would be able to confirm this if required.

Sketch of Affected Assets

Assets highlighted red: Diversion required

Assets highlighted amber: Diversion may or may not apply

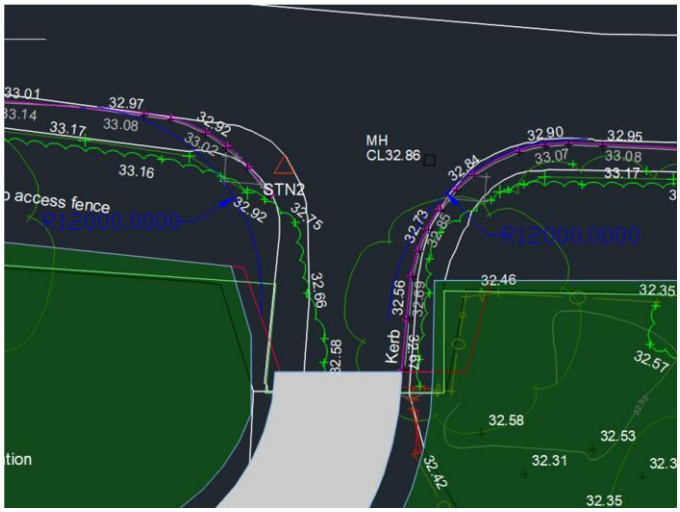
Assets highlighted green: No diversion required, STW protection guidance applies

Sketch showing possible affected main.

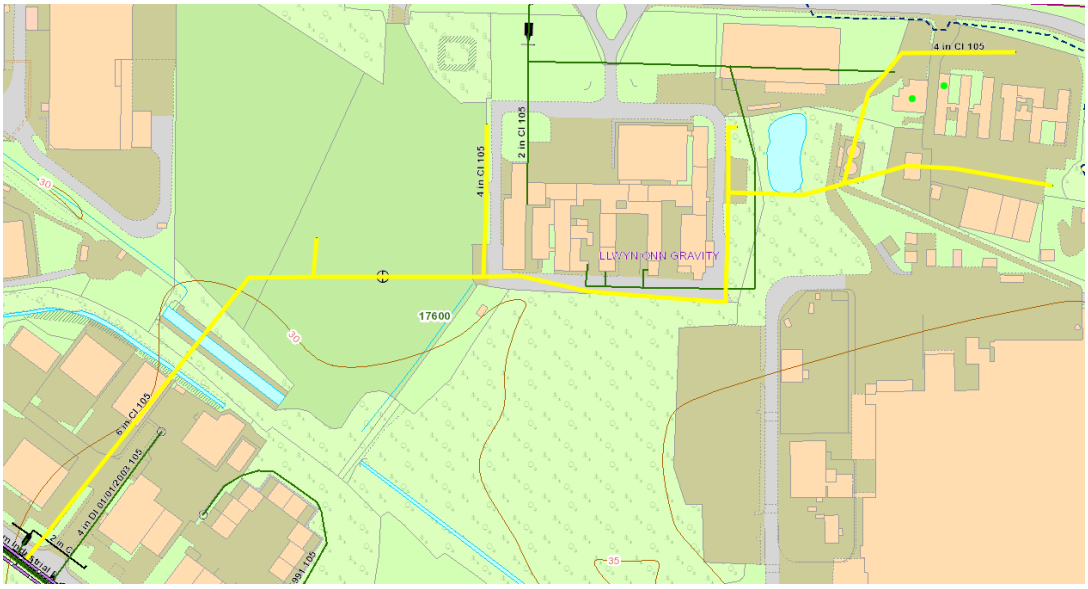
Gisst Showing Affected Mains.



Customer Drawing Showing New Bellmouth.



Highlighted mains are highly likely abandoned.



Highlighted main is connected to a shut valve.



Issue	1	Date:	Wednesday, 10 July 2024

Category	Item / Description	Yes / No / Not Known
Geotechnical conditions	-Deep dig (+3m) -Increased in level by over 1m	No
Water course	-All main rivers and canals -Culverts and drains over 1m diameter -Drainage ditches managed by the EA or IDB -Environmentally sensitive water bodies	No
Works impacting a booster pump (non-infra) directly	-Works impacting on any pumping station, reservoir, WTW or aqua retaining structure. (where the booster and/or reservoir are directly in the works area) -Work that requires power or telemetry -Electro magnetic meters	No
Works on a major highway?	A risk-based approach should be taken for works in the highway -Triple lane A road or motorway -Drilled crossings where the main intersects the carriageway	No
Environmental issues (SSSI)	Only highlight this if you are aware the area is a SSSI this will mainly be highlighted by the design team from our contractor. If you have access to magic maps this is a layer you can apply.	Not Known
Archaeological interest	Only highlight this if you are aware the area is an historic site, this will mainly be highlighted by the design team from our contractor. If you have access to magic maps this is a layer you can apply.	Not Known
Protected undertakers (BAPA, Rail)	-All work near National Rail (NR) lines or will potentially affect NR structures, Canal and River Trust waterways or scheduled monuments.	Not Known
Mains over 400mm	- Mains with an external diameter greater than 400mm	No
Mains over 600mm	- Mains with an external diameter greater than 600mm	No
	Total trigger score (1 point each trigger)	0

*For a main greater than 600mm both 400mm and 600mm triggers will be activated providing a trigger score of 2 in the risk matrix.