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LAND TO THE NORTH OF BRYN LANE, WREXHAM

Utilities Statement to support Hybrid Planning Application

5 May 2023

Version 1.2



DOCUMENT CONTROL

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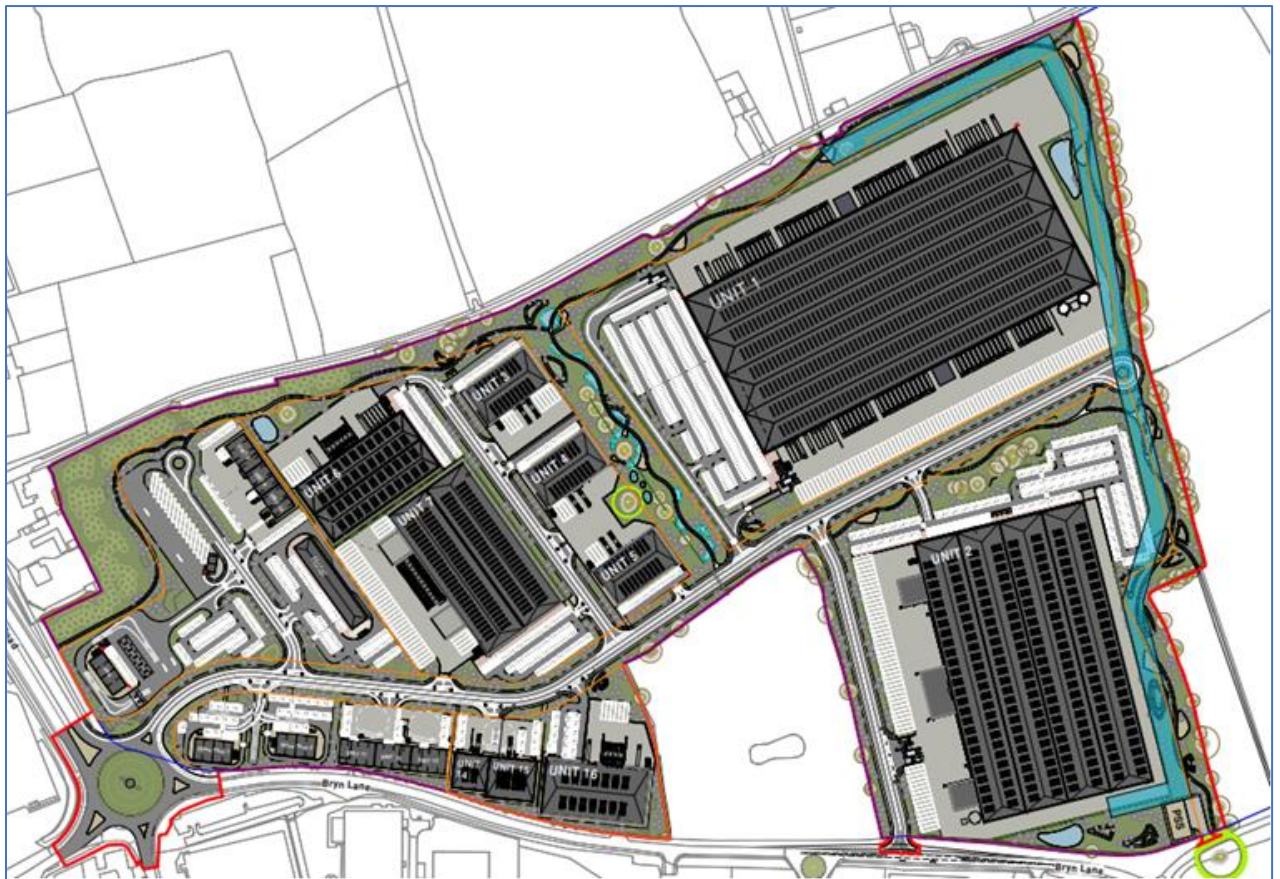
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Appendix A Utility Network Record Drawings



1. Introduction

- 1.1.** This Utilities Statement has been prepared by Tier Consult Ltd on behalf of the applicant, Net World Sports, in support of a hybrid planning application to Wrexham County Borough Council, for a mixed-use commercial/industrial development on land to the North of Bryn Lane, Wrexham.
- 1.2.** The site is bounded by Bryn Lane to the South, existing field boundaries and a public right of way to the East, Industrial Estate Road to the West and Francis' Lane to the North.
- 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.



Masterplan submitted for Planning



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, gas, 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 is of significant size and the new utility capacities required are substantial. All utility providers (electricity, gas, 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.

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 overhead, wooden pole mounted 11 KV rural High Voltage line that enters the proposed development site from farmland to the North and runs North to South through the middle portion of the site to feed pole mounted transformers serving each of two residential plots currently identified as Honey Suckle Cottage and Little Acorns/Ridley Farm.
- 3.2.2.** Both of these residential plots are under the ownership of the landowner/applicant and are proposed to be demolished as part of the hybrid planning application, therefore the existing HV line becomes redundant from a location well to the North of the site boundary. SP Energy Networks have been contacted and confirmed the feasibility of disconnection and removal of this overhead HV line to facilitate the development proposed.

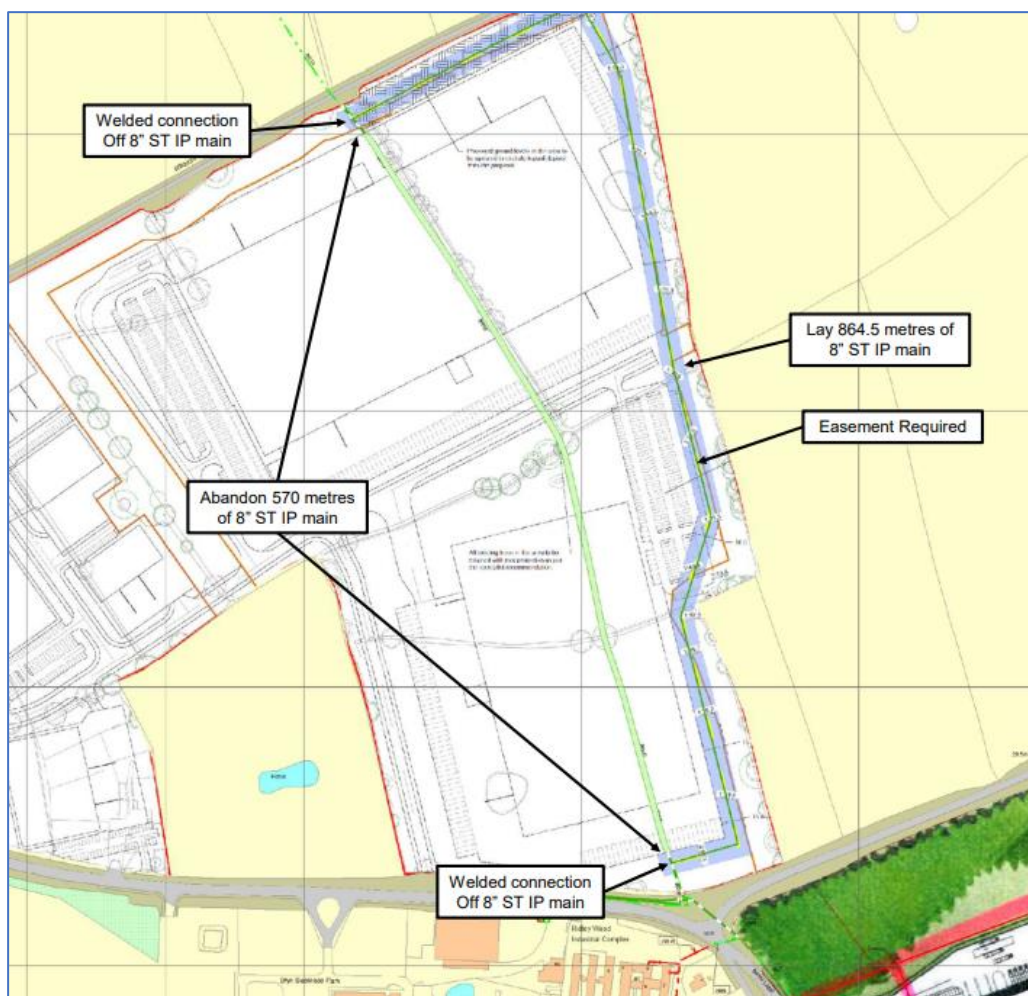


HV overhead Line to be removed



3.3. Gas

- 3.3.1.** Wales and West Utilities record drawings indicate the presence of an 8 inch steel intermediate pressure (2-7 bar) gas main below ground that follows a route from the junction of Bryn Lane and Ridley Wood Road on a North Westerly track through the development site (shown green in the plan below) and would fall below the footprint of a number of buildings proposed in the masterplan.



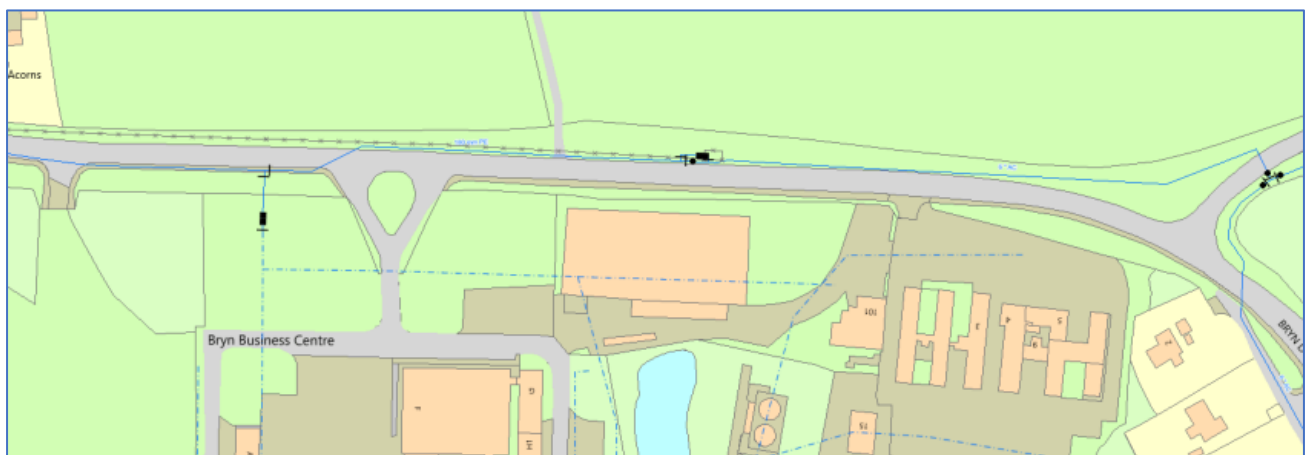
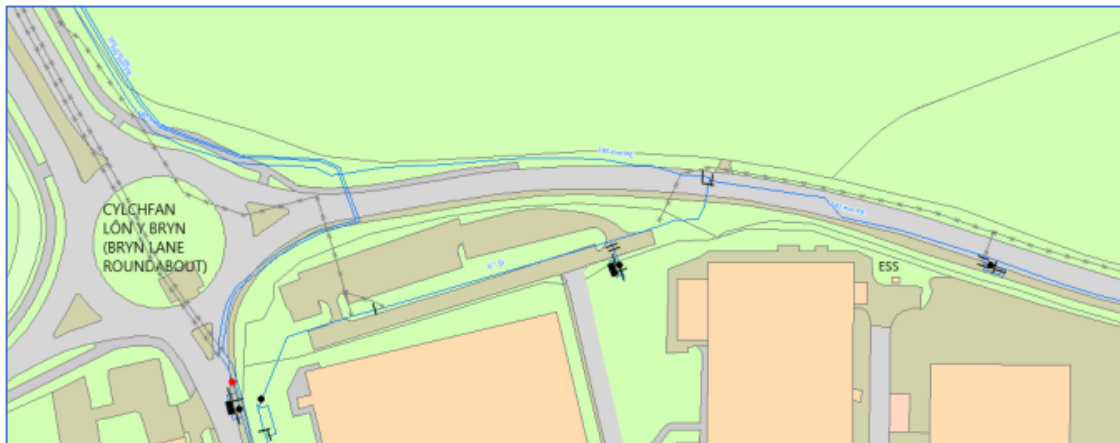
Existing and proposed diverted location of IP Gas Main

- 3.3.2.** This main will require diversion on a route to be agreed with Wales and West Utilities.
- 3.3.3.** Discussions have been held with Wales and West Utilities who have confirmed the feasibility of diverting this main to enable the development proposed. A revised route for the main has been agreed in principle with Wales and West Utilities (indicated in blue on the earlier version of the master plan above) and discussion regarding the legals associated with necessary easement/wayleave have been commenced.



3.4. Water

- 3.4.1.** Hafren Dyfrdwy Utilities record drawings indicate the presence of three water mains that run along the western boundary of the development site from a point adjacent to the Spring Grove Residential plot, skirting the Bryn Lane Roundabout and then following a route along Bryn Lane itself. These mains are located on local authority owned land. Hafren Dyfrdwy are unable to confirm the depth of these mains and It is possible that the mains will require diverting/lowering at the new access to the site off the existing roundabout. Hafren Dyfrdwy Utilities have confirmed the feasibility of diverting these mains should this be necessary.
- 3.4.2.** An alternative option to protect in situ by a concrete raft protection or similar will be investigated, dependant on actual depth of existing mains and proposed new surface levels. In addition to the mains at the roundabout access, there are also potential diversions required at the new entrance to the development off Bryn Lane itself and at the South East corner of the site, where the potential primary electrical sub-station location is proposed.

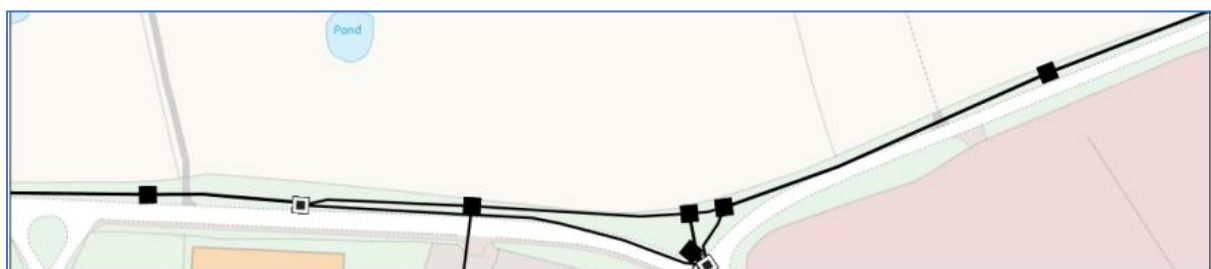
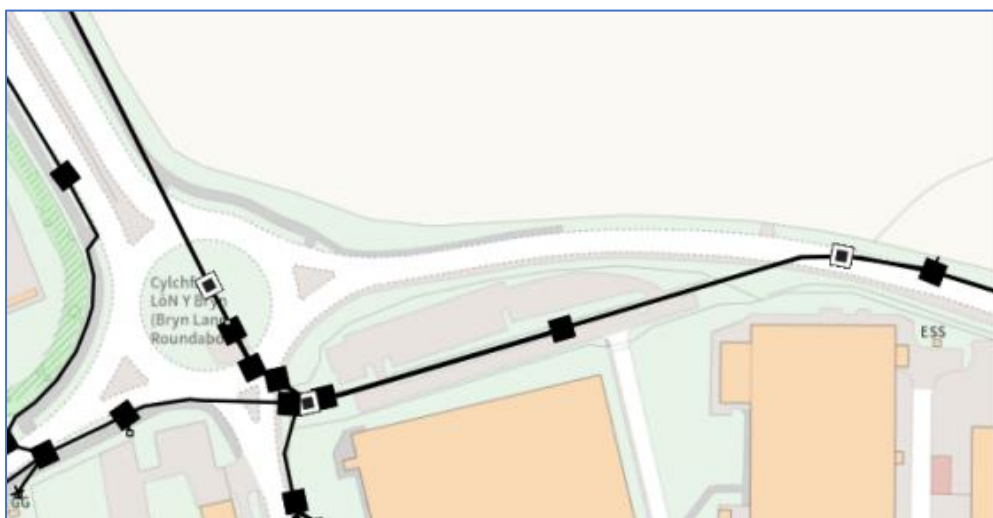


Existing Water Mains impacted by proposed development where new vehicular accesses are proposed



3.5. Telecommunications

- 3.5.1.** Openreach record drawings indicate the presence of a duct and drawpit infrastructure along Bryn Lane that will be impacted by construction of the proposed bell mouth entries off Bryn Lane into the development. These services may need to be lowered locally at the entrance bell mouths subject to their existing depth of cover, or protected by concrete rafts as appropriate.
- 3.5.2.** Openreach have been consulted and have confirmed the feasibility of these local diversions to facilitate the development.



BT Openreach Infrastructure along Southern site boundary



4. New Utility Supplies

4.1. Loads / Capacities

- 4.1.1.** A schedule of anticipated loads/capacities for electricity, gas, water and telecomms for the various buildings and uses proposed has been produced by Synergy Building Services, the Energy and Sustainability Consultant advising the team for the hybrid planning application.
- 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 total Electrical Load Capacity for the whole site has been estimated at circa 6.5MVA and application has been made to Scottish Power Energy Networks (SPEN) for a network study to establish the point of connection onto the SPEN local infrastructure and determine the off-site works involved in bringing the capacity to the development boundary. Preliminary discussions with SPEN have established that a network study is required to determine whether the point of connection for the development will be at 33KV or 11KV. In the event of a 33KV point of connection being required and a new 33KV/11KV primary sub-station (PSS) being deemed necessary, the site masterplan has been futureproofed to facilitate this and spatial allocation in the south east corner of the site has been made to accommodate the PSS if required.
- 4.2.2.** Discussions with SPEN are ongoing as to the detail and a phased supply of capacity is under discussion to allow early development to be delivered from local 11KV points of connection ahead of any requirement for a PSS to come on stream, should the study result in one being required. An 11KV /433V network will be established on the site with metered connections to individual buildings at the appropriate voltage and capacity. This network will be adopted by either SPEN or an IDNO.



4.3. Gas

- 4.3.1.** Whilst the requirement for mains gas for heating purposes is widely expected to decline in the coming years and the energy strategy for the site very much focussed on low carbon and renewable energy solutions, market intelligence and agent advice is being followed in making gas available to all buildings on the site by the provision of on-site infrastructure and a connection to the off-site Wales and West Utilities gas network. This is to ensure that the opportunity to attract potential manufacturing occupiers who may have a gas process requirement is not lost.

4.4. Water

- 4.4.1.** Hafren Dyfrdwy Utilities are currently undertaking a network study to establish the point of connection on their local network and the associated off-site works necessary to provide mains cold water supplies to the development.
- 4.4.2.** Water mains will be routed along the Development Spine Road with connections to each individual building.
- 4.4.3.** A dedicated fire hydrant ring will be formed around the access roads of the site with hydrant points as required by the site fire strategy.

4.5. Telecommunications

- 4.5.1.** A connection will be made into the 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 each individual building to provide facilities for cabled telecommunication services.

End



APPENDIX A

UTILITY NETWORK RECORD DRAWINGS

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.



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KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling		Built	
Pole			Duct Tee		Planned	
Box			Building		Inferred	
Manhole			Kiosk		Duct	
Cabinet			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.			
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Power Cable						
Power Duct				N/A		

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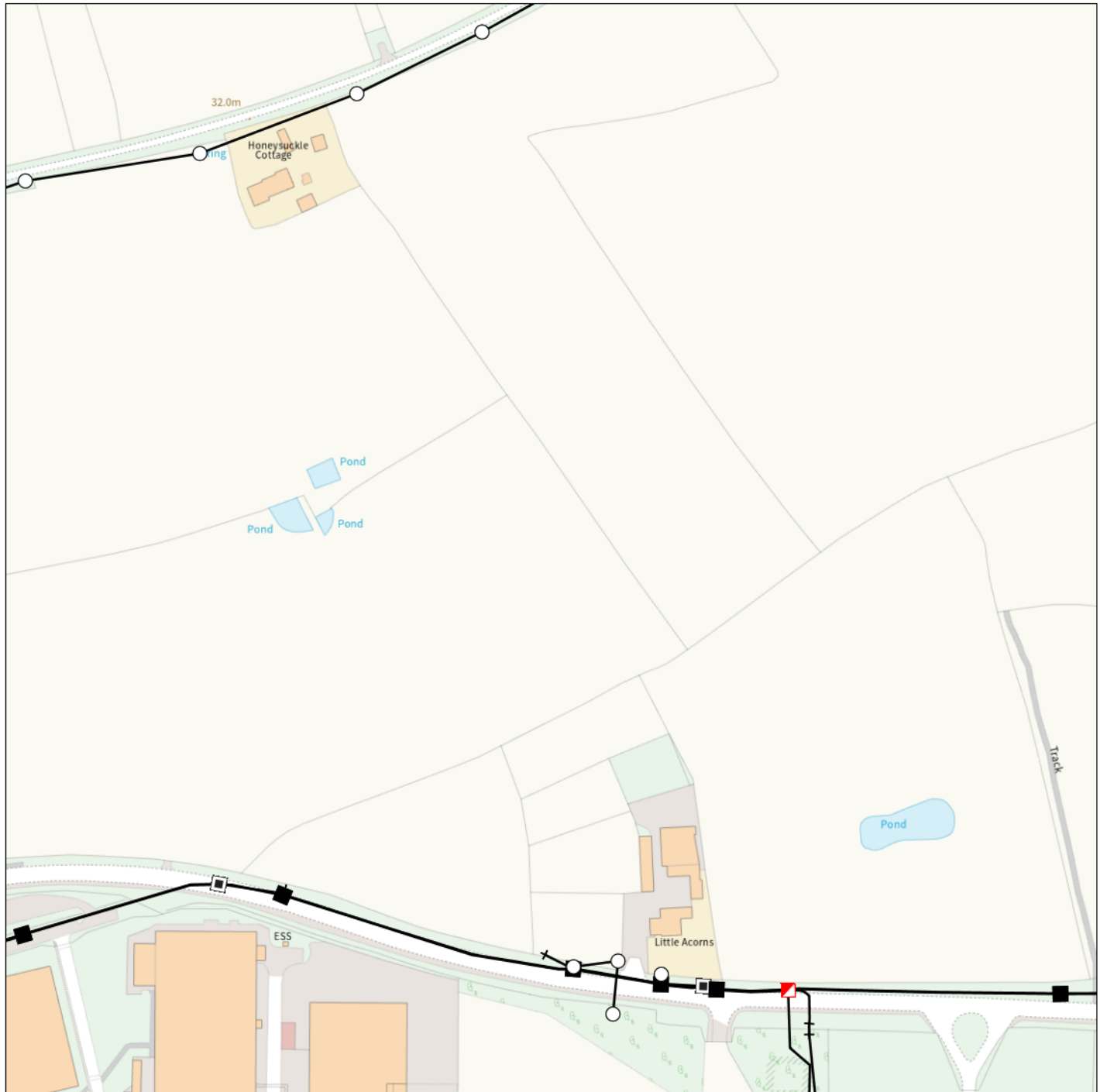
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Maps by email Plant Information Reply



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KEY TO BT SYMBOLS

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			Split Coupling	×	Built	
PCP			Duct Tee	▲	Planned	
Pole			Building		Inferred	
Box			Kiosk	Ⓚ	Duct	
Manhole			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.			
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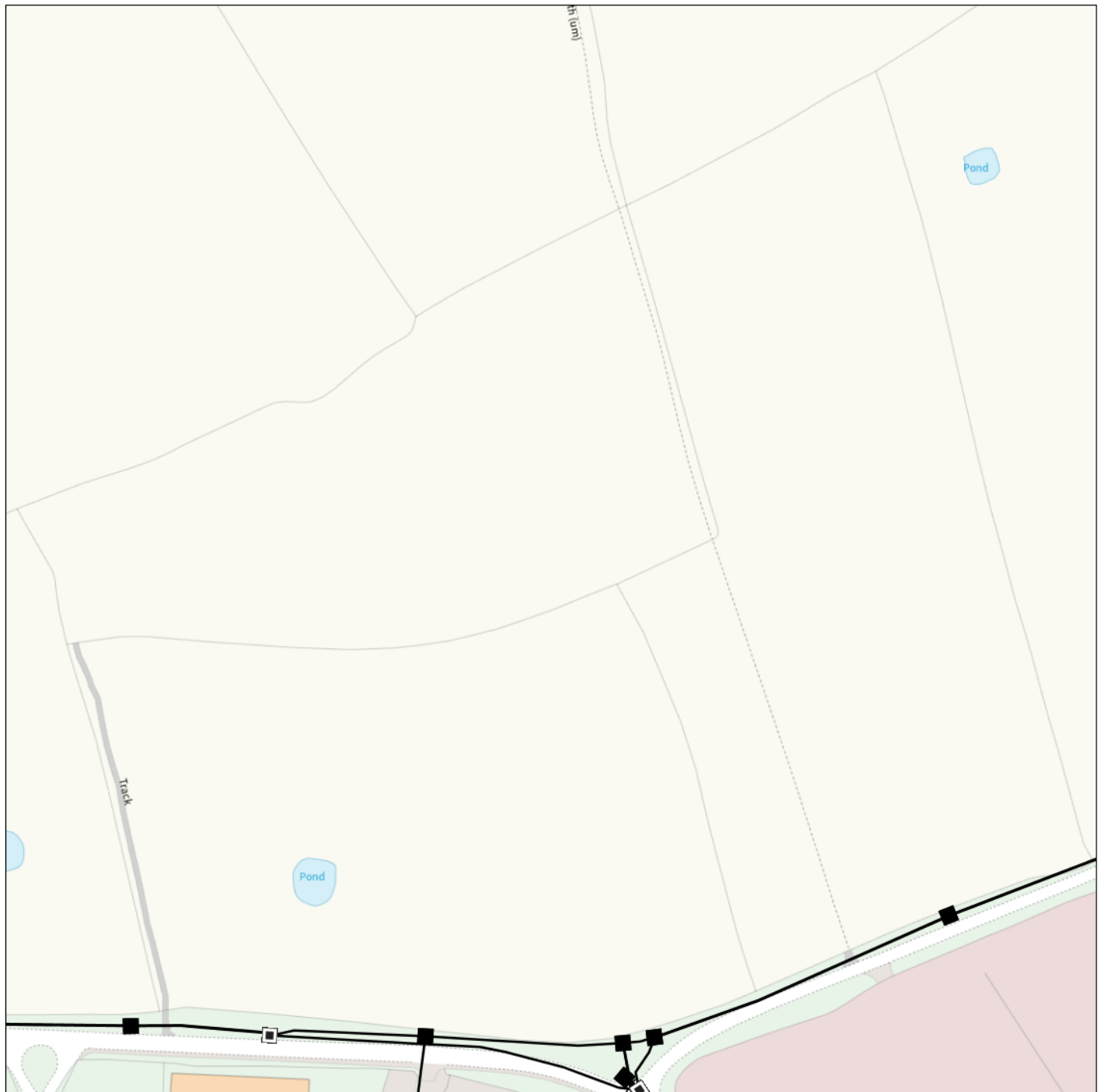
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KEY TO BT SYMBOLS

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PCP			Duct Tee	▲	Planned	
Pole			Building		Inferred	
Box			Kiosk	Ⓚ	Duct	
Manhole			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.			
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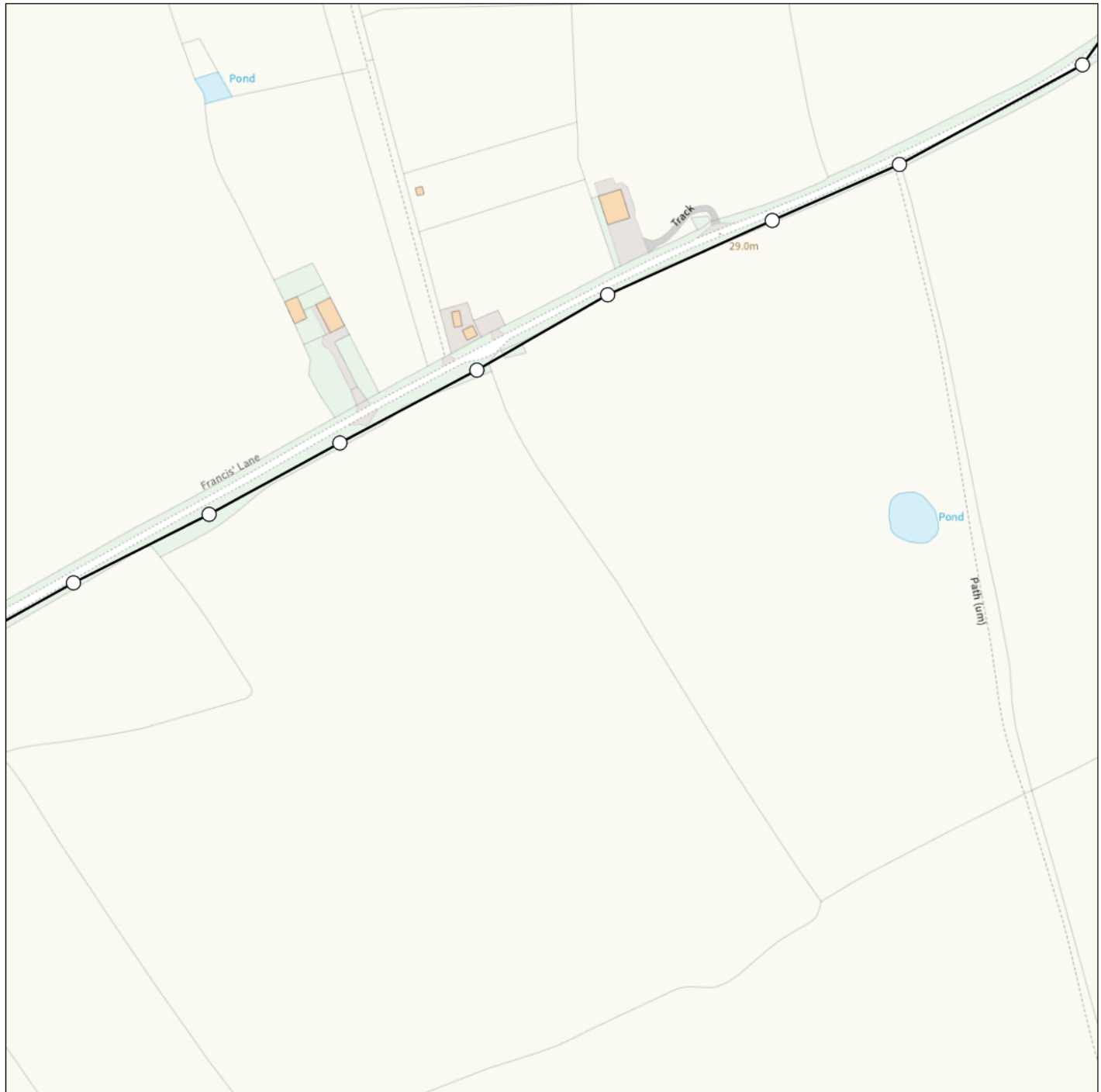
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KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
			Split Coupling	×	Built	
PCP			Duct Tee	▲	Planned	
Pole			Building		Inferred	
Box			Kiosk	Ⓚ	Duct	
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LEGEND

- EXISTING PLANT
- EXISTING PLANT

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Head Office
CityFibre Holdings Ltd
15 Bedford Street,
London,
WC2E 9HE
Tel: 0845 293 0774
Web: www.cityfibre.com

Asset Office
CityFibre Holdings Ltd,
Rutherford House,
Birchwood,
Warrington,
WA3 6ZH
Email: asset.team@cityfibre.com

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of Cityfibre plant.
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Project
Plant Enquiry

Drawing
Existing Plant

Drawn by:
smallworld
Date: 11/01/2023

Drawing No. Revision
CFH_EP_000001 001

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LEGEND

■ EXISTING PLANT

— EXISTING PLANT

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London,
WC2E 9HE

Asset Office
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Web: www.cityfibre.com

Email: asset.team@cityfibre.com

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Project

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Drawing

Existing Plant

Drawn by:

smallworld

Date: 11/01/2023

Drawing No.

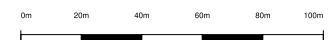
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LEGEND

EXISTING PLANT

— EXISTING PLANT

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Web: www.cityfibre.com

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Drawing

Existing Plant

Drawn by:

smallworld

Date: 11/01/2023

Drawing No.

CFH EP 000001

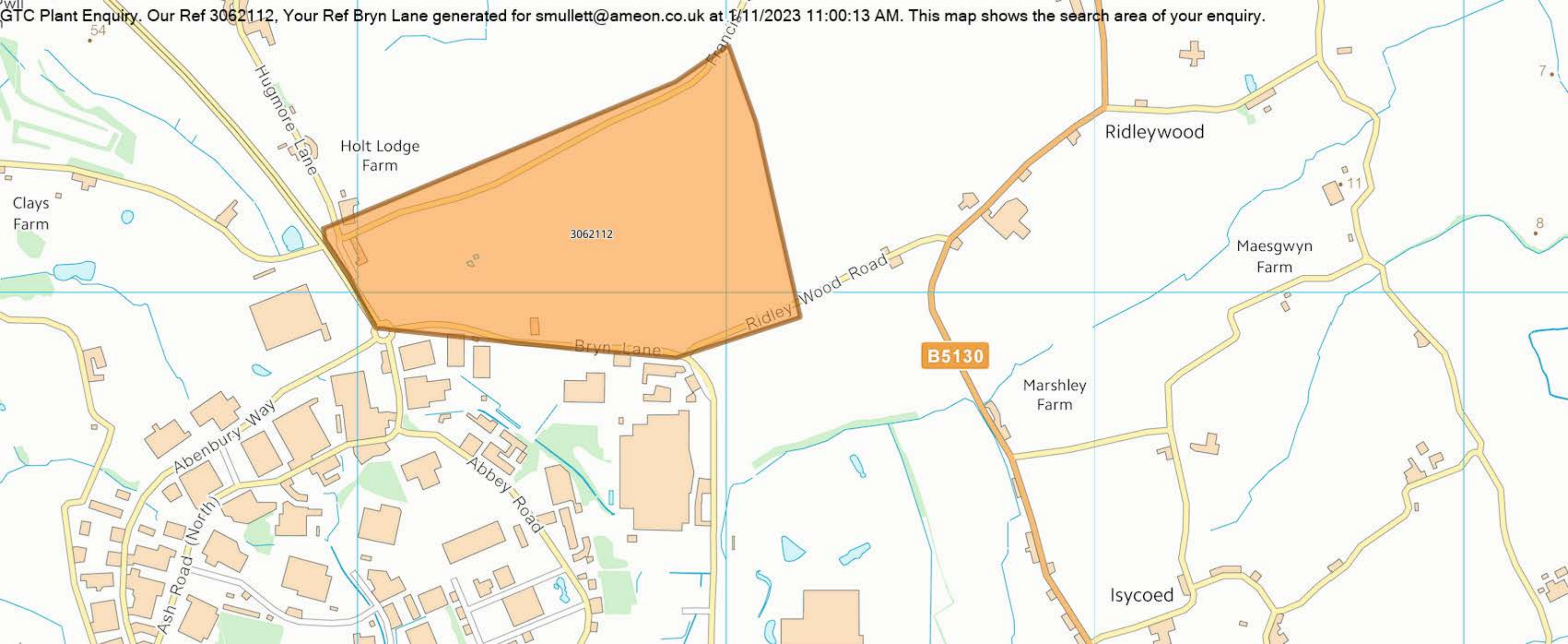
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A4





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 up 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.

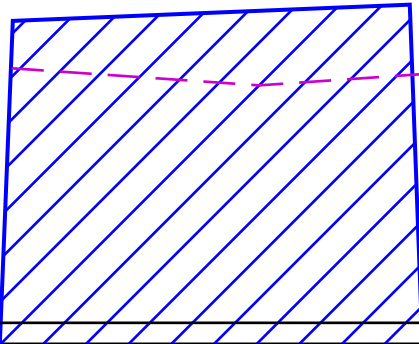
Overview Map of Worksite

1

2

3

4



In an emergency call 0800 111 999, 24 hours a day

Date Requested: 11/01/2023
Job Reference: 28135434
Site Location: 337826 350799
Requested by:
Mr Sam Mullett

Your Scheme/Reference: Bryn Lane

Scale: 1:5125 (When plotted at A3)

IMPORTANT INFO

This plan shows those pipes owned by Last Mile Gas Limited in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned (or, indeed, any other apparatus, equipment or infrastructure) may be present in this area. Information regarding such pipes (or any such other apparatus, equipment, or infrastructure) should be obtained from the relevant owners.

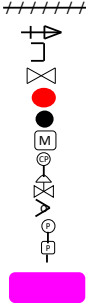
The information shown on these plans is provided for general information purposes only and should not be relied on or treated as a substitute for your own enquiries. We make no warranty, representation, or guarantee, whether express or implied, regarding the content of the plans or that the content is accurate, complete, or up to date. No liability of any kind whatsoever is accepted by Last Mile Asset Management Limited, Last Mile Electricity Limited, or their agents, servants or contractors for any error, omission, or misstatement.

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.

PROPOSED LP SERVICE
INSTALLED LP SERVICE
PROPOSED MP SERVICE
PROPOSED LP MAINS
INSTALLED LP MAINS
PROPOSED MP MAINS
PROPOSED IP MAINS
EXISTING/AS LAID LP SERVICE
EXISTING/AS LAID MP SERVICE
EXISTING/AS LAID LP MAINS
EXISTING/AS LAID MP MAINS
INSTALLED MP MAINS
EXISTING/AS LAID IP MAINS
EXISTING HP MAINS
DECOMMISSIONED PIPE

PIPE TO BE DECOMMISSIONED
DIAMETER CHANGE
CAP END
VALVE
GAS METERBOX/KIOSK
GAS RISER
GAS METER
CATHODIC PROTECTION
PRESSURE REDUCTION INSTALLATION (P.R.I.)
MEDIUM PRESSURE SERVICE EXCESS FLOW VALVE
PRESSURE PROTECTION
RIDER PURGE POINT
PLOTS WITH CONNECTIONS OFF OTHER GT/EXISTING GAS NETWORKS

GAS KEY



Dig Sites

Area:

Line:



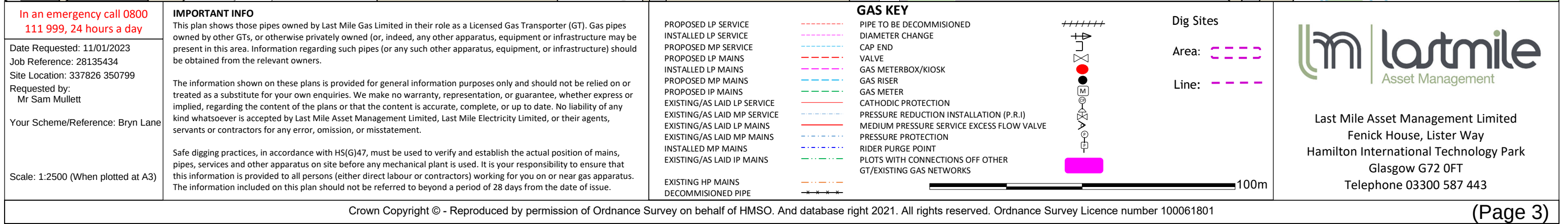
Last Mile Asset Management Limited
Fenick House, Lister Way
Hamilton International Technology Park
Glasgow G72 0FT
Telephone 03300 587 443

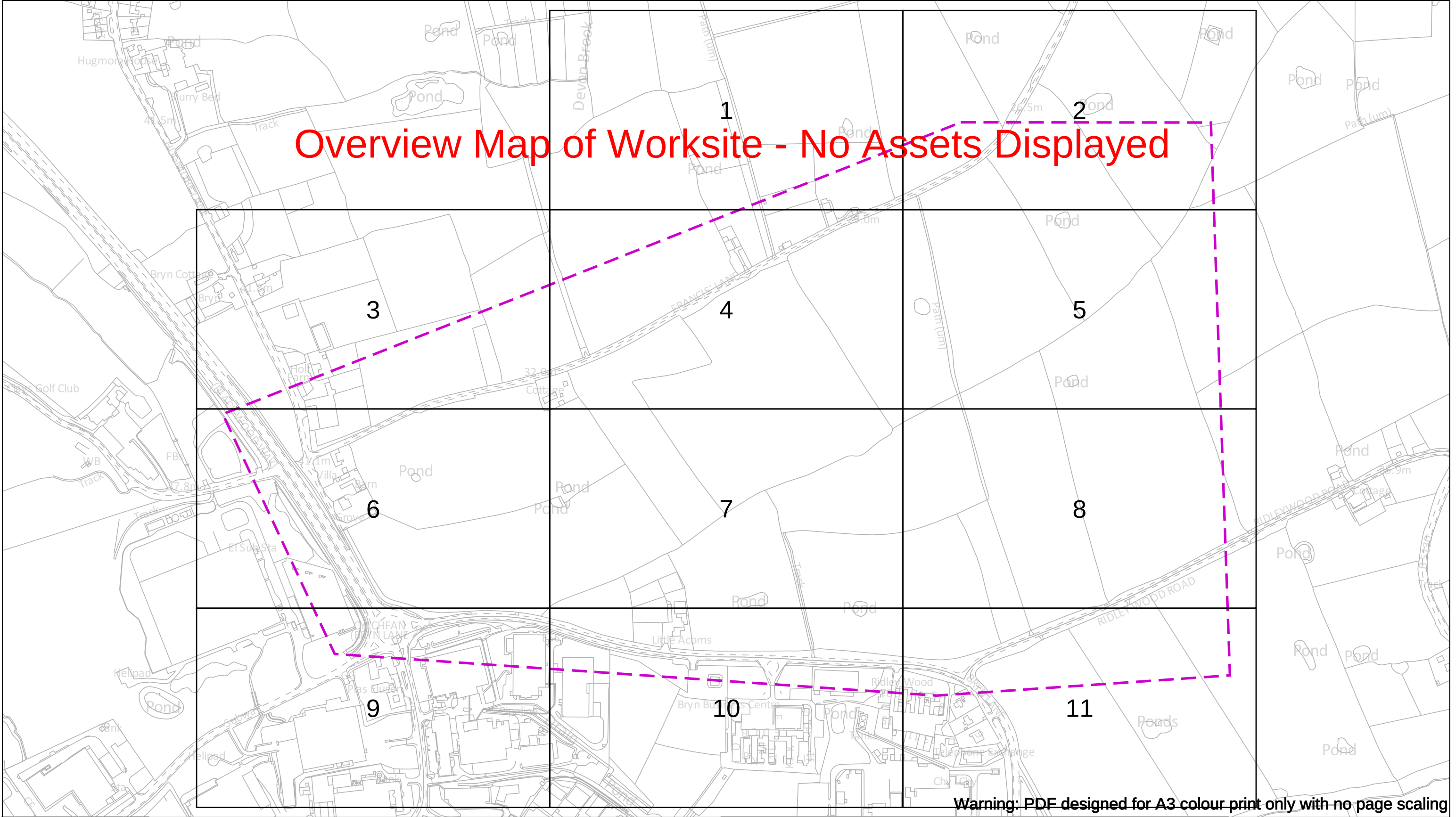


In an emergency call 0800 111 999, 24 hours a day Date Requested: 11/01/2023 Job Reference: 28135434 Site Location: 337826 350799 Requested by: Mr Sam Mullett Your Scheme/Reference: Bryn Lane Scale: 1:2500 (When plotted at A3)	IMPORTANT INFO This plan shows those pipes owned by Last Mile Gas Limited in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned (or, indeed, any other apparatus, equipment or infrastructure) may be present in this area. Information regarding such pipes (or any such other apparatus, equipment, or infrastructure) should be obtained from the relevant owners. The information shown on these plans is provided for general information purposes only and should not be relied on or treated as a substitute for your own enquiries. We make no warranty, representation, or guarantee, whether express or implied, regarding the content of the plans or that the content is accurate, complete, or up to date. No liability of any kind whatsoever is accepted by Last Mile Asset Management Limited, Last Mile Electricity Limited, or their agents, servants or contractors for any error, omission, or misstatement. 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.	<table><tr><td>PROPOSED LP SERVICE</td><td>-----</td><td rowspan="18">GAS KEY</td></tr><tr><td>INSTALLED LP SERVICE</td><td>-----</td><td>PIPE TO BE DECOMMISSIONED</td></tr><tr><td>PROPOSED MP SERVICE</td><td>-----</td><td>DIAMETER CHANGE</td></tr><tr><td>PROPOSED LP MAINS</td><td>-----</td><td>CAP END</td></tr><tr><td>INSTALLED LP MAINS</td><td>-----</td><td>VALVE</td></tr><tr><td>PROPOSED MP MAINS</td><td>-----</td><td>GAS METERBOX/KIOSK</td></tr><tr><td>PROPOSED IP MAINS</td><td>-----</td><td>GAS RISER</td></tr><tr><td>EXISTING/AS LAID LP SERVICE</td><td>-----</td><td>GAS METER</td></tr><tr><td>EXISTING/AS LAID MP SERVICE</td><td>-----</td><td>CATHODIC PROTECTION</td></tr><tr><td>EXISTING/AS LAID LP MAINS</td><td>-----</td><td>PRESSURE REDUCTION INSTALLATION (P.R.I.)</td></tr><tr><td>EXISTING/AS LAID MP MAINS</td><td>-----</td><td>MEDIUM PRESSURE SERVICE EXCESS FLOW VALVE</td></tr><tr><td>INSTALLED MP MAINS</td><td>-----</td><td>PRESSURE PROTECTION</td></tr><tr><td>EXISTING/AS LAID IP MAINS</td><td>-----</td><td>RIDER PURGE POINT</td></tr><tr><td>EXISTING HP MAINS</td><td>-----</td><td>PLOTS WITH CONNECTIONS OFF OTHER</td></tr><tr><td>DECOMMISSIONED PIPE</td><td>-----</td><td>GT/EXISTING GAS NETWORKS</td></tr></table> Dig Sites Area: ----- Line: ----- 100m	PROPOSED LP SERVICE	-----	GAS KEY	INSTALLED LP SERVICE	-----	PIPE TO BE DECOMMISSIONED	PROPOSED MP SERVICE	-----	DIAMETER CHANGE	PROPOSED LP MAINS	-----	CAP END	INSTALLED LP MAINS	-----	VALVE	PROPOSED MP MAINS	-----	GAS METERBOX/KIOSK	PROPOSED IP MAINS	-----	GAS RISER	EXISTING/AS LAID LP SERVICE	-----	GAS METER	EXISTING/AS LAID MP SERVICE	-----	CATHODIC PROTECTION	EXISTING/AS LAID LP MAINS	-----	PRESSURE REDUCTION INSTALLATION (P.R.I.)	EXISTING/AS LAID MP MAINS	-----	MEDIUM PRESSURE SERVICE EXCESS FLOW VALVE	INSTALLED MP MAINS	-----	PRESSURE PROTECTION	EXISTING/AS LAID IP MAINS	-----	RIDER PURGE POINT	EXISTING HP MAINS	-----	PLOTS WITH CONNECTIONS OFF OTHER	DECOMMISSIONED PIPE	-----	GT/EXISTING GAS NETWORKS	lastmile Asset Management Last Mile Asset Management Limited Fenick House, Lister Way Hamilton International Technology Park Glasgow G72 0FT Telephone 03300 587 443
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(Page 2)

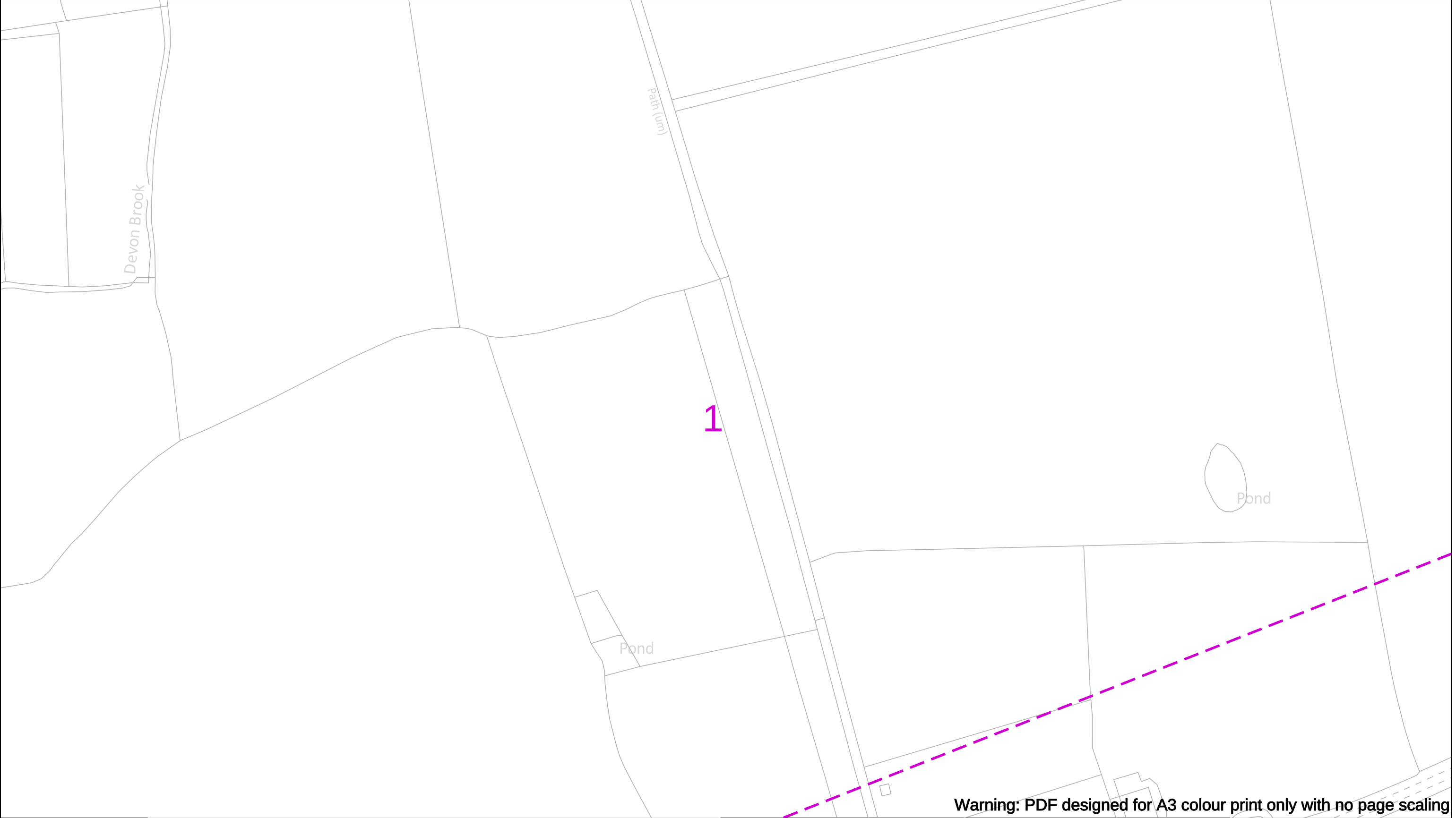




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Date Requested: 11/01/2023 Job Reference: 28135434 Site Location: 338806 351408 Requested by: Mr Sam Mullett Your Scheme/Reference: Bryn Lane Scale: 1:5125 (When plotted at A3)	IMPORTANT NOTICES - This information shown on this plan is indicative only 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 H5(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.	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	
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Date Requested: 11/01/2023

Job Reference: 28135434

Site Location: 338806 351408

Requested by:
Mr Sam Mullett

Your Scheme/Reference: Bryn Lane

Scale: 1:1250 (When plotted at A3)

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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)

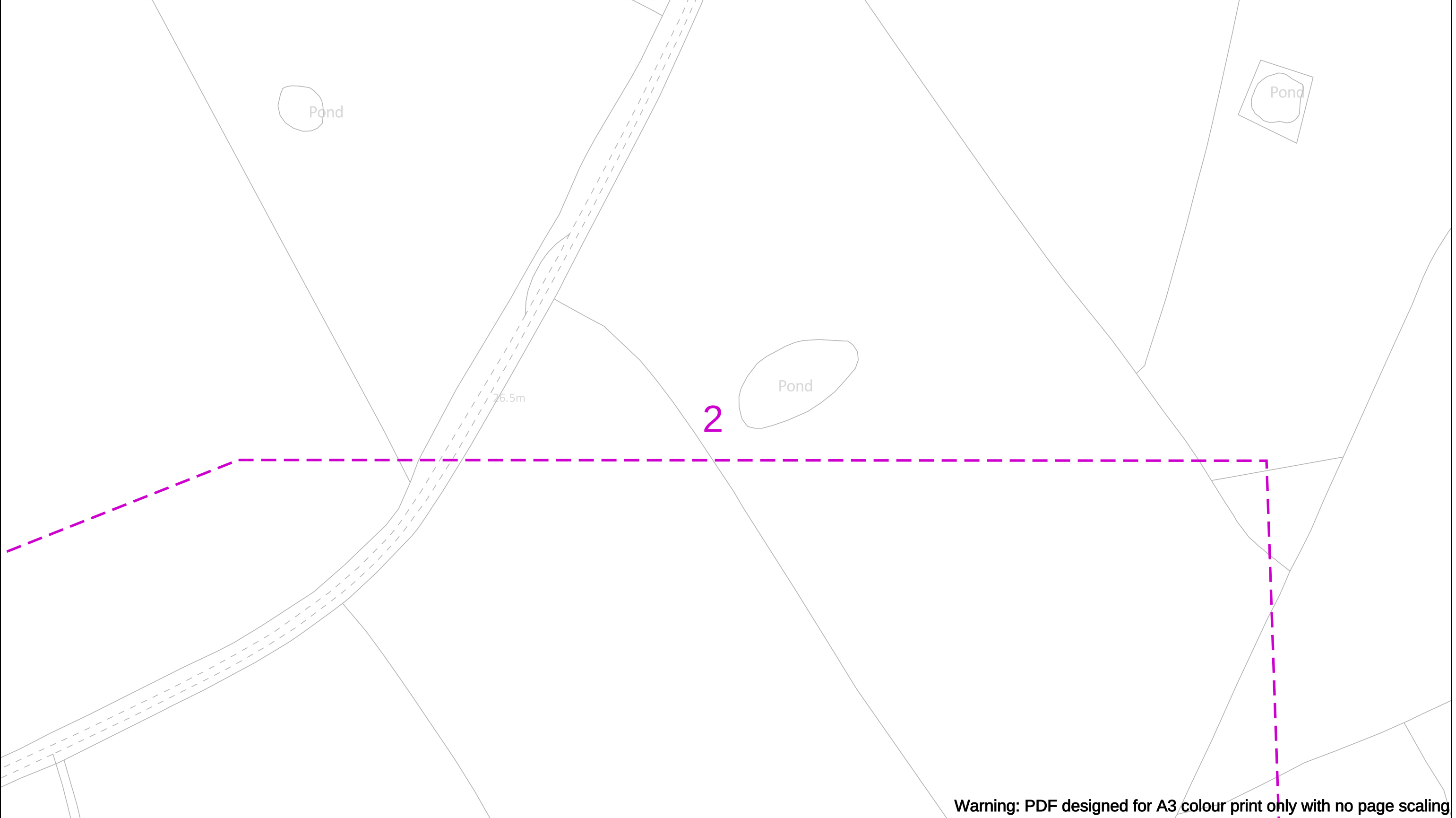
EHV (33kV)

Trans (132kV/275kV/400kV)

Non Power Cable

Duct

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Date Requested: 11/01/2023
Job Reference: 28135434
Site Location: 338806 351408
Requested by:
Mr Sam Mullett
Your Scheme/Reference: Bryn Lane

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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)

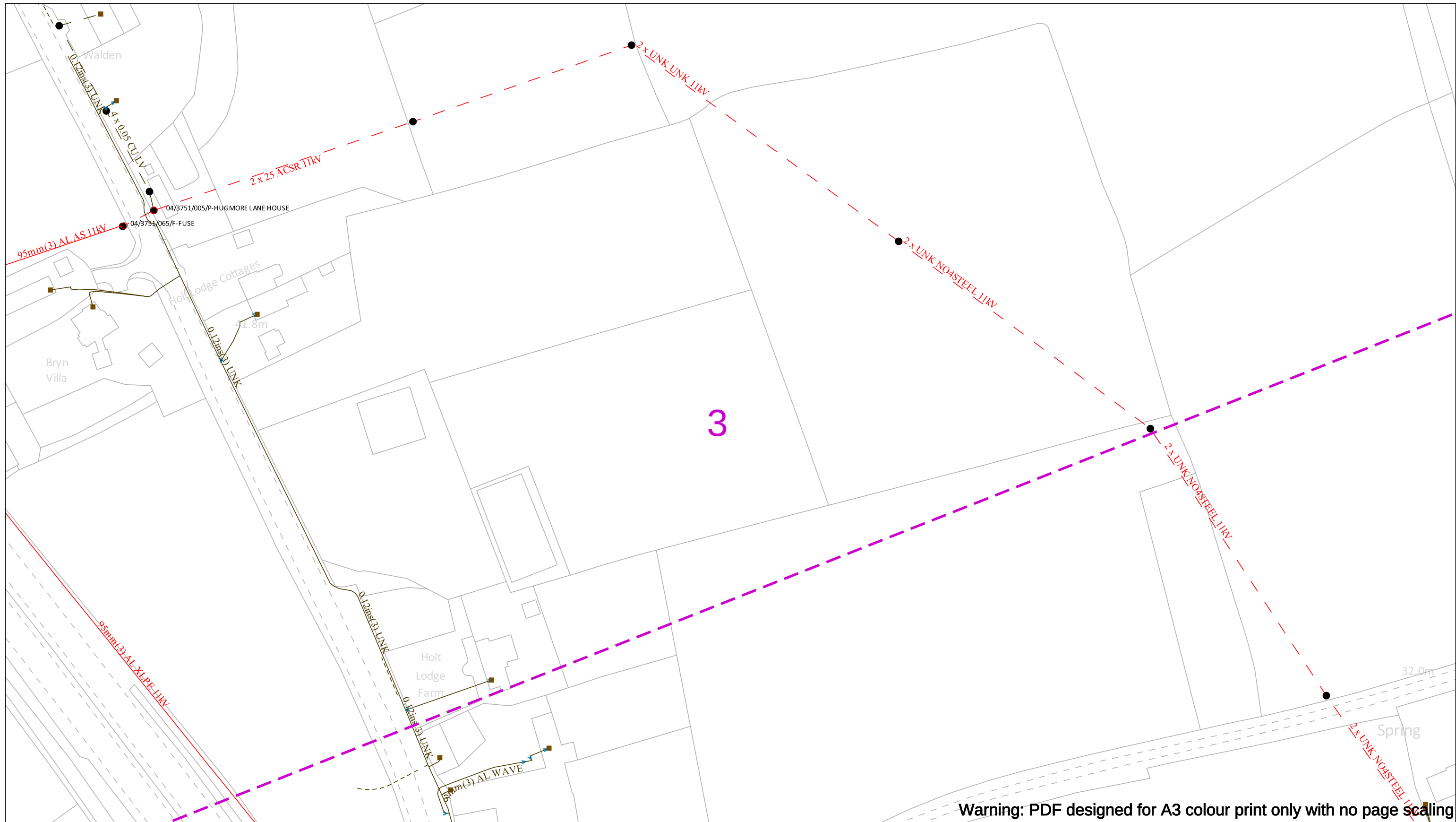
Trans (132kV/275kV/400kV)

Non Power Cable

Duct

SP ENERGY NETWORKS

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Date Requested: 11/01/2023
Job Reference: 28135434
Site Location: 338806 351408
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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)

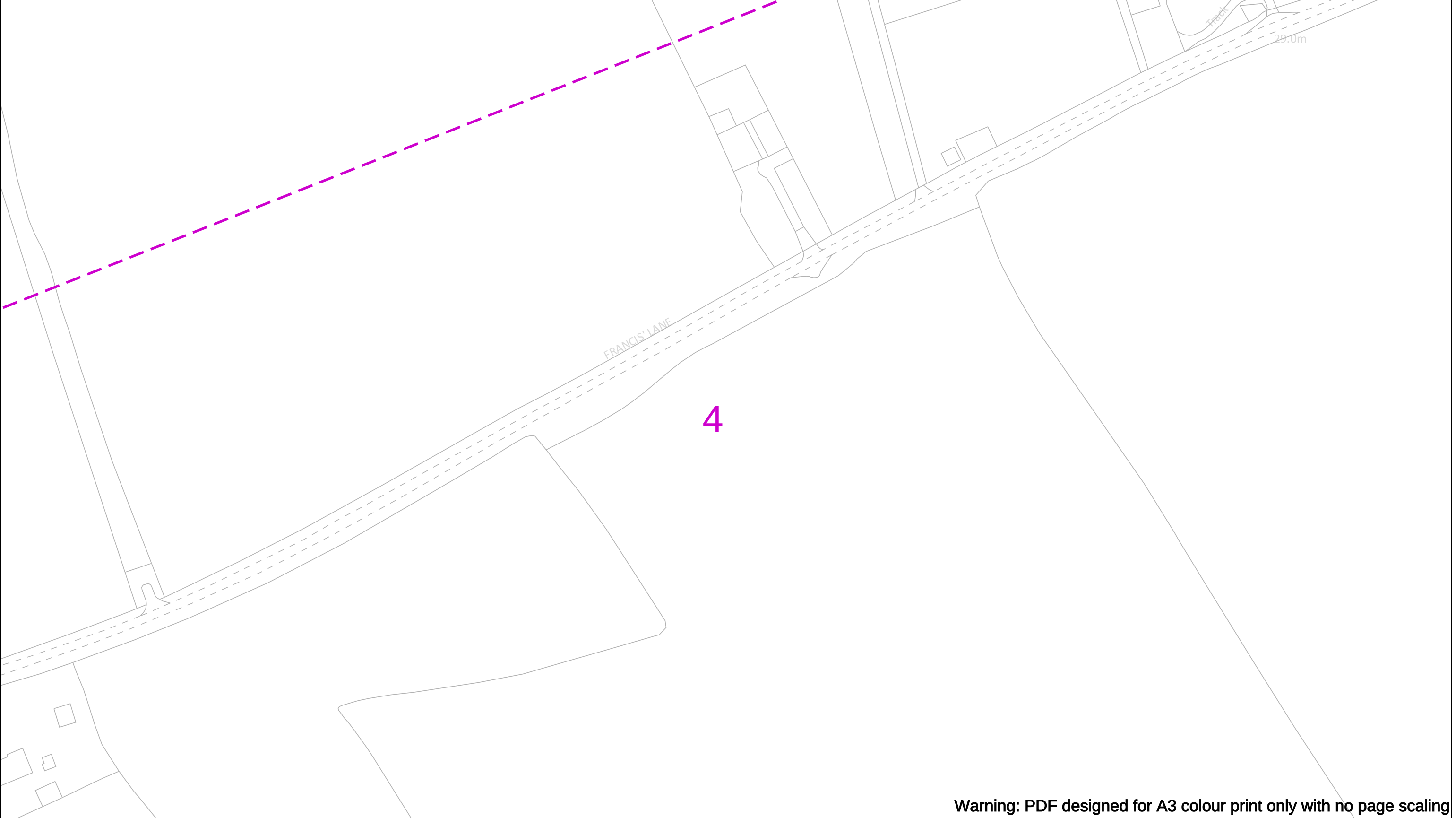
EHV (33kV)

Trans (132kV/275kV/400kV)

Non Power Cable

Duct





Date Requested: 11/01/2023
Job Reference: 28135434
Site Location: 338806 351408
Requested by:
Mr Sam Mullett
Your Scheme/Reference: Bryn Lane

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100m

Underground Cables

In Use

Out of Use

Assumed Route

Warning - Shallow Cables

Dig Sites

Area:

Line:

Overhead Line

LV

HV (6kV/6.6kV)

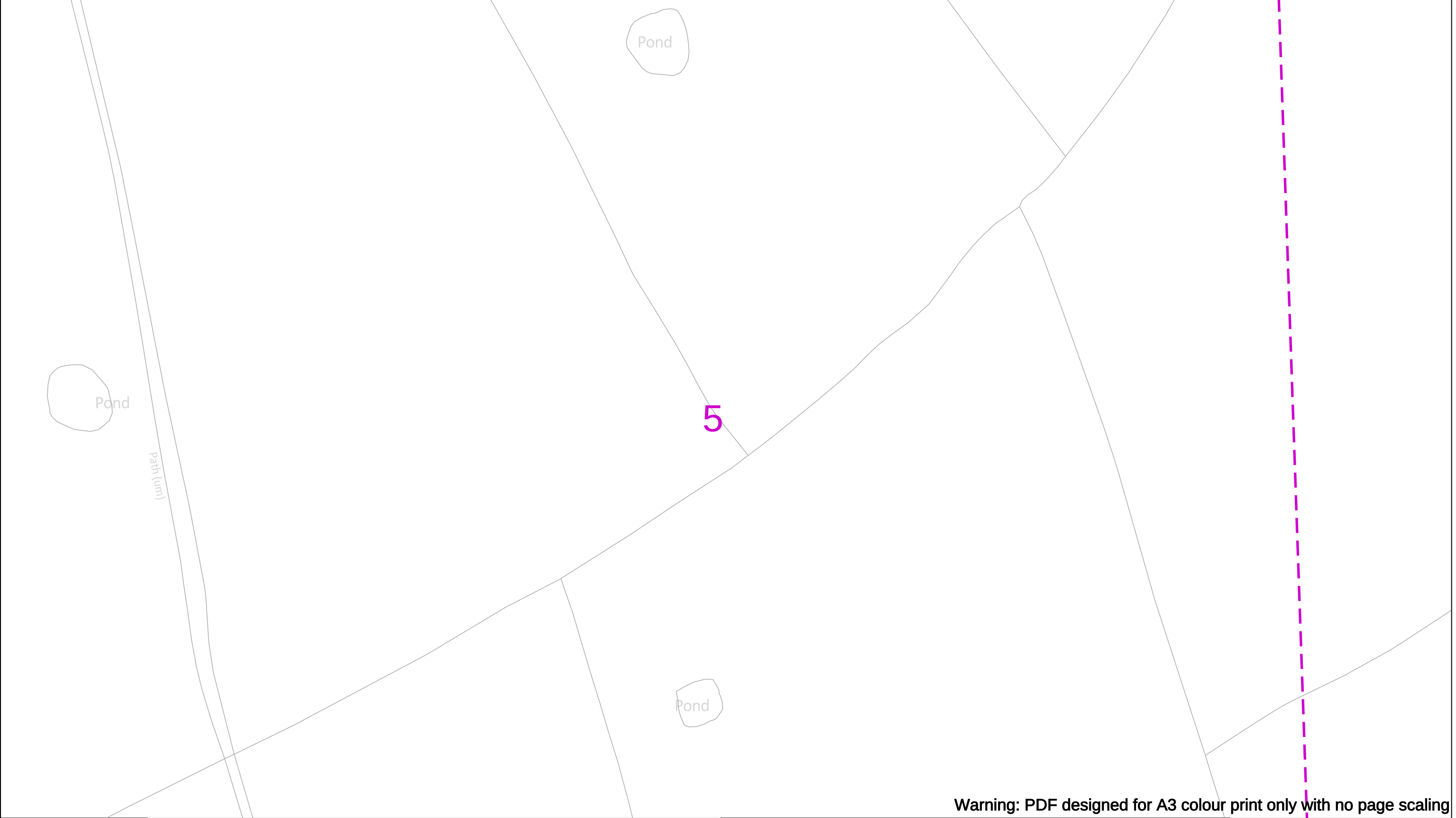
HV (22kV/11kV)

EHV (33kV)

Trans (132kV/275kV/400kV)

Non Power Cable

Duct



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

Date Requested: 11/01/2023
Job Reference: 28135434
Site Location: 338806 351408
Requested by:
Mr Sam Mullett
Your Scheme/Reference: Bryn Lane

Scale: 1:1250 (When plotted at A3)

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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)

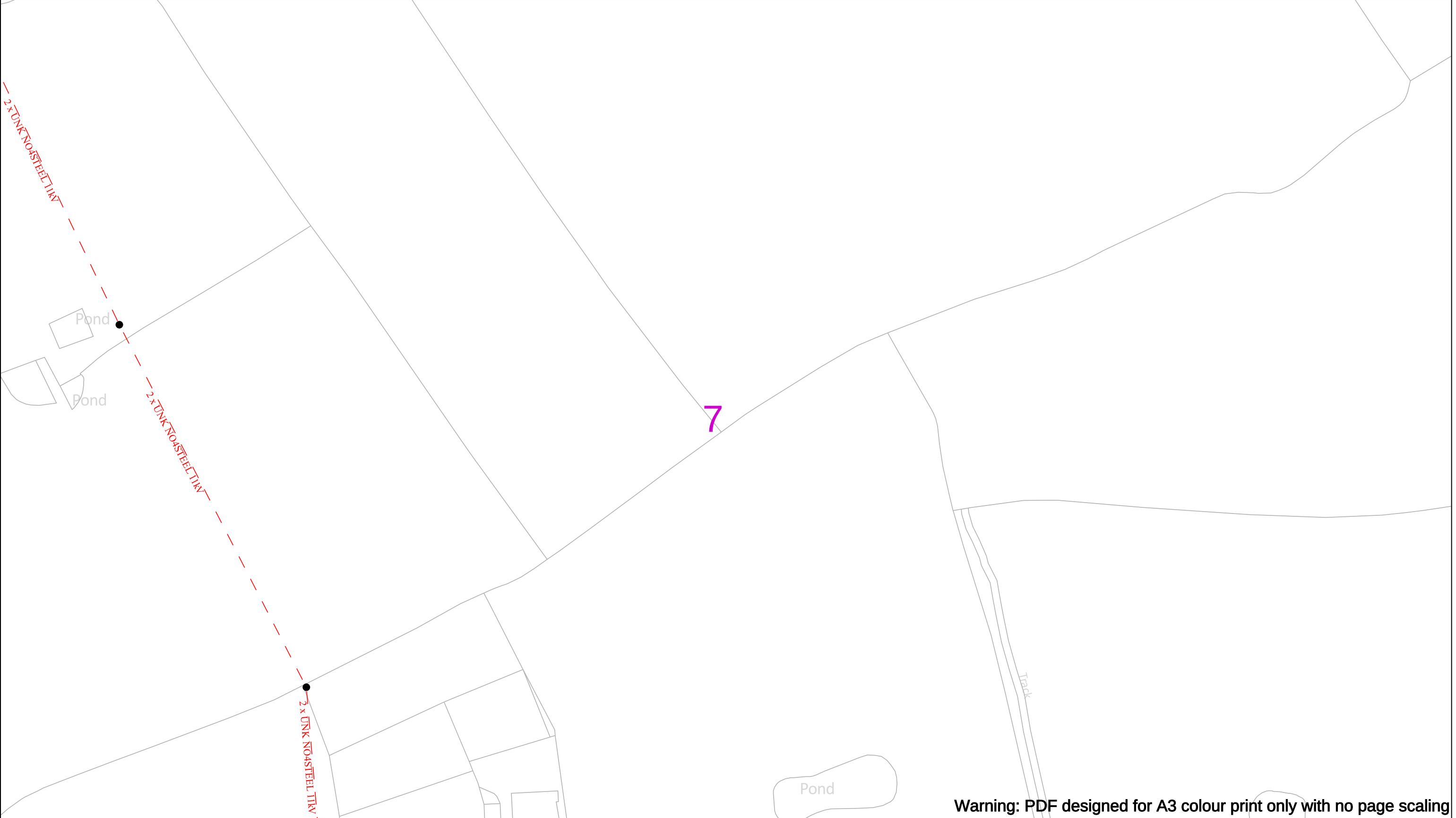
Non Power Cable

Duct

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Site Location: 338806 351408
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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)

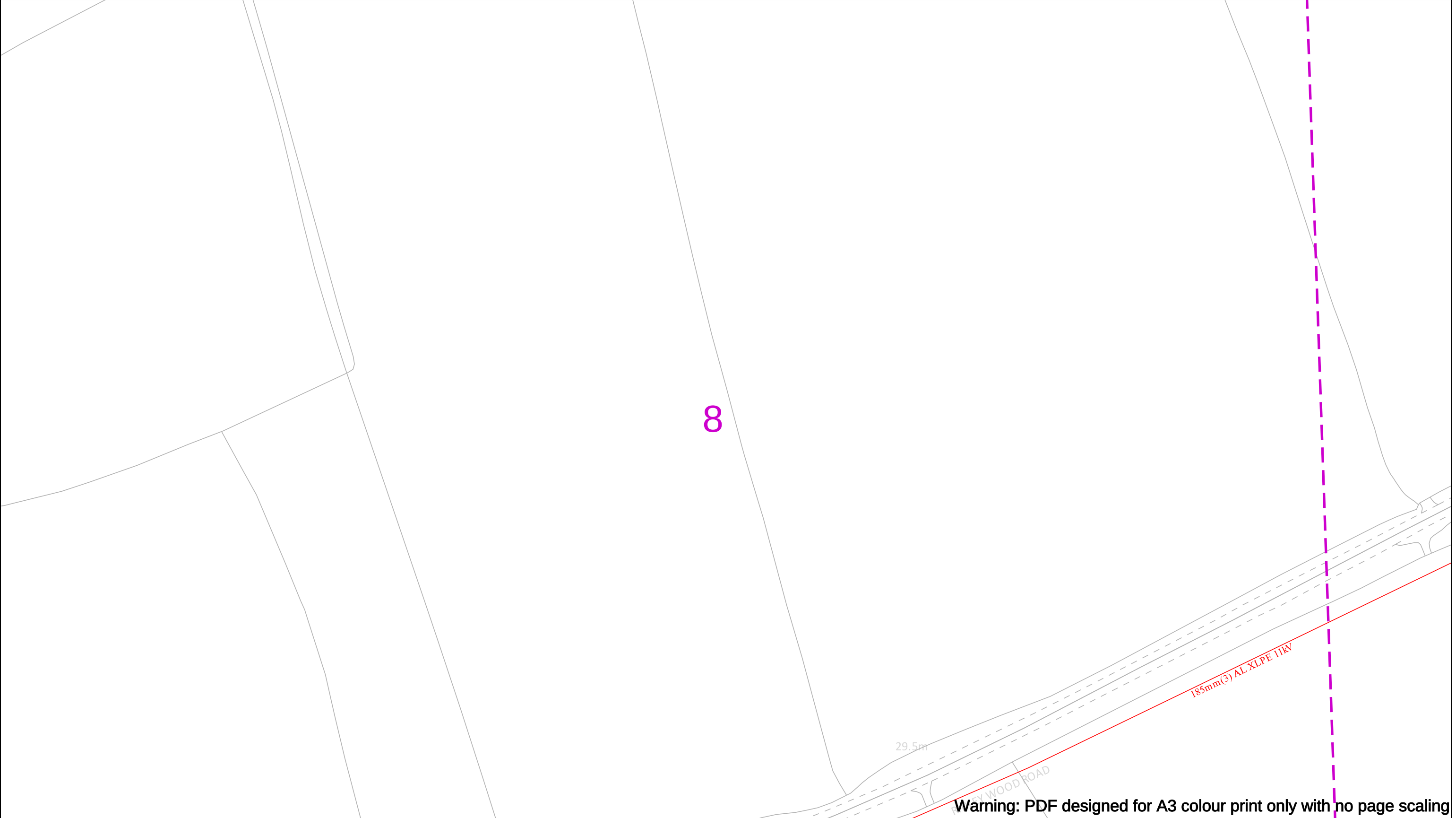
EHV (33kV)

Trans (132kV/275kV/400kV)

Non Power Cable

Duct

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Job Reference: 28135434
Site Location: 338806 351408
Requested by:
Mr Sam Mullett
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Scale: 1:1250 (When plotted at A3)

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- 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)

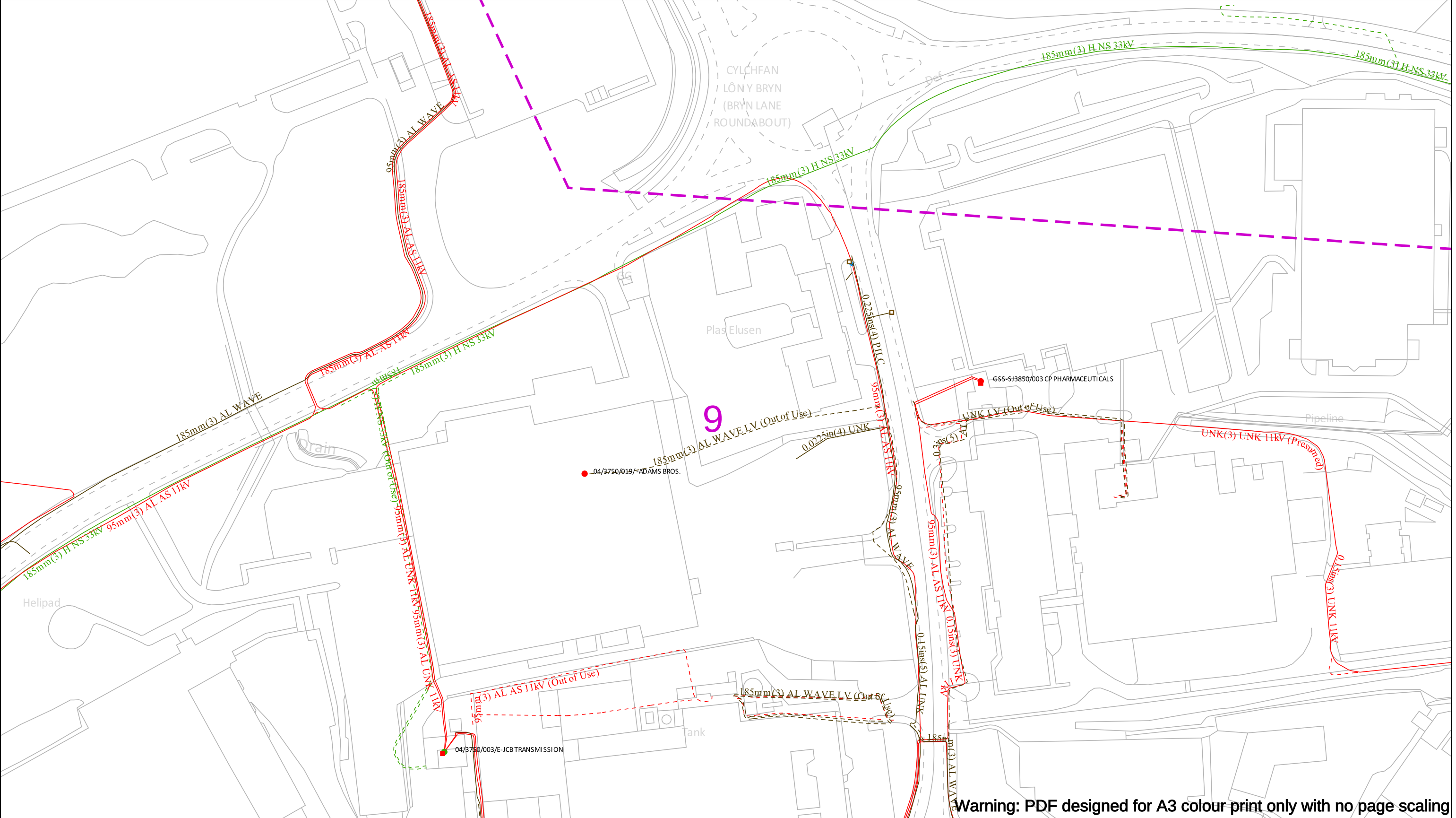
EHV (33kV)

Trans (132kV/275kV/400kV)

Non Power Cable

Duct

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Date Requested: 11/01/2023
Job Reference: 28135434
Site Location: 338806 351408
Requested by:
Mr Sam Mullett
Your Scheme/Reference: Bryn Lane

Scale: 1:1250 (When plotted at A3)

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100m

Underground Cables

In Use

Out of Use

Assumed Route

Warning - Shallow Cables

Dig Sites

Area:

Line:

Overhead Line

LV

HV (6kV/6.6kV)

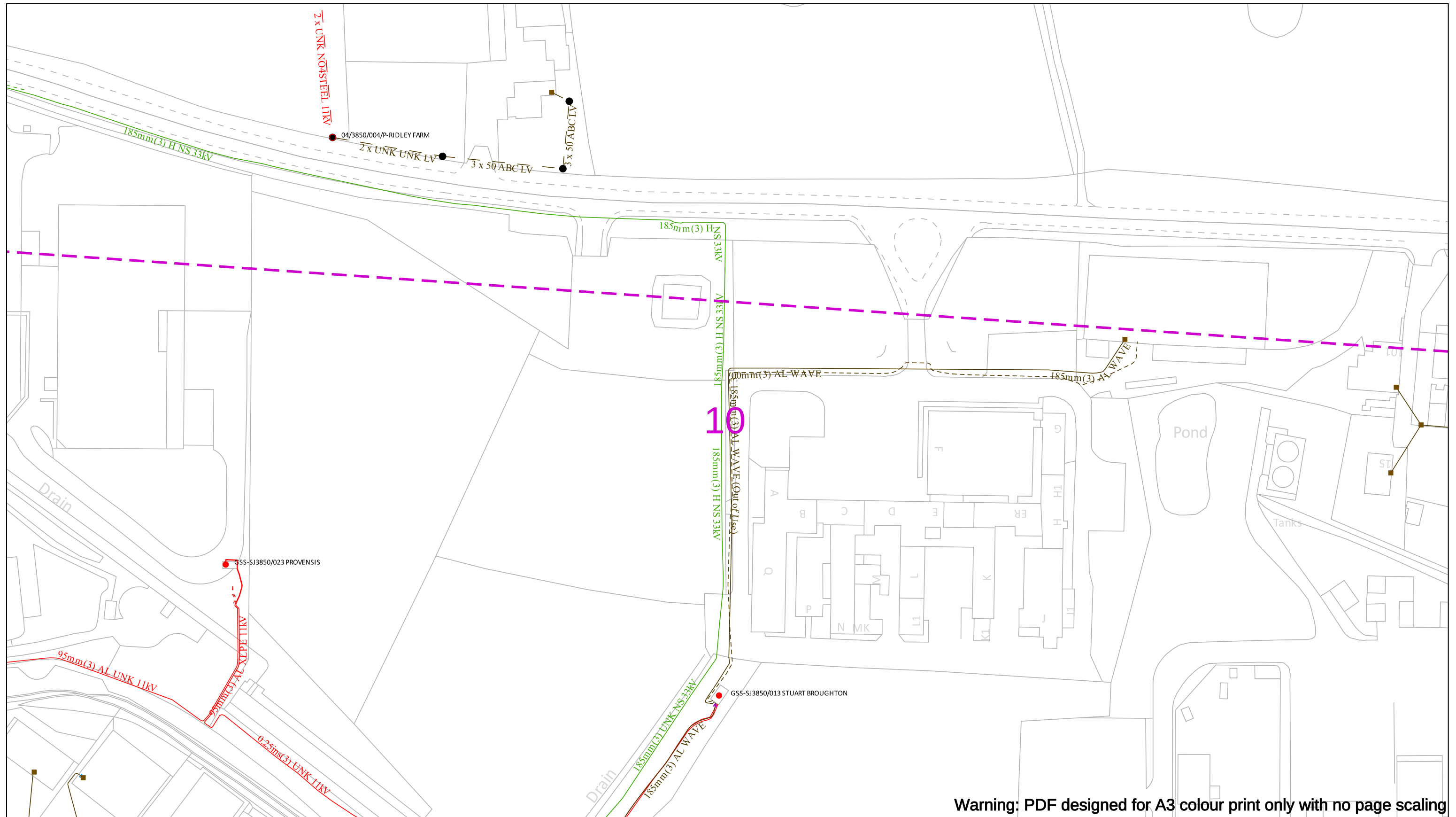
HV (22kV/11kV)

EHV (33kV)

Trans (132kV/275kV/400kV)

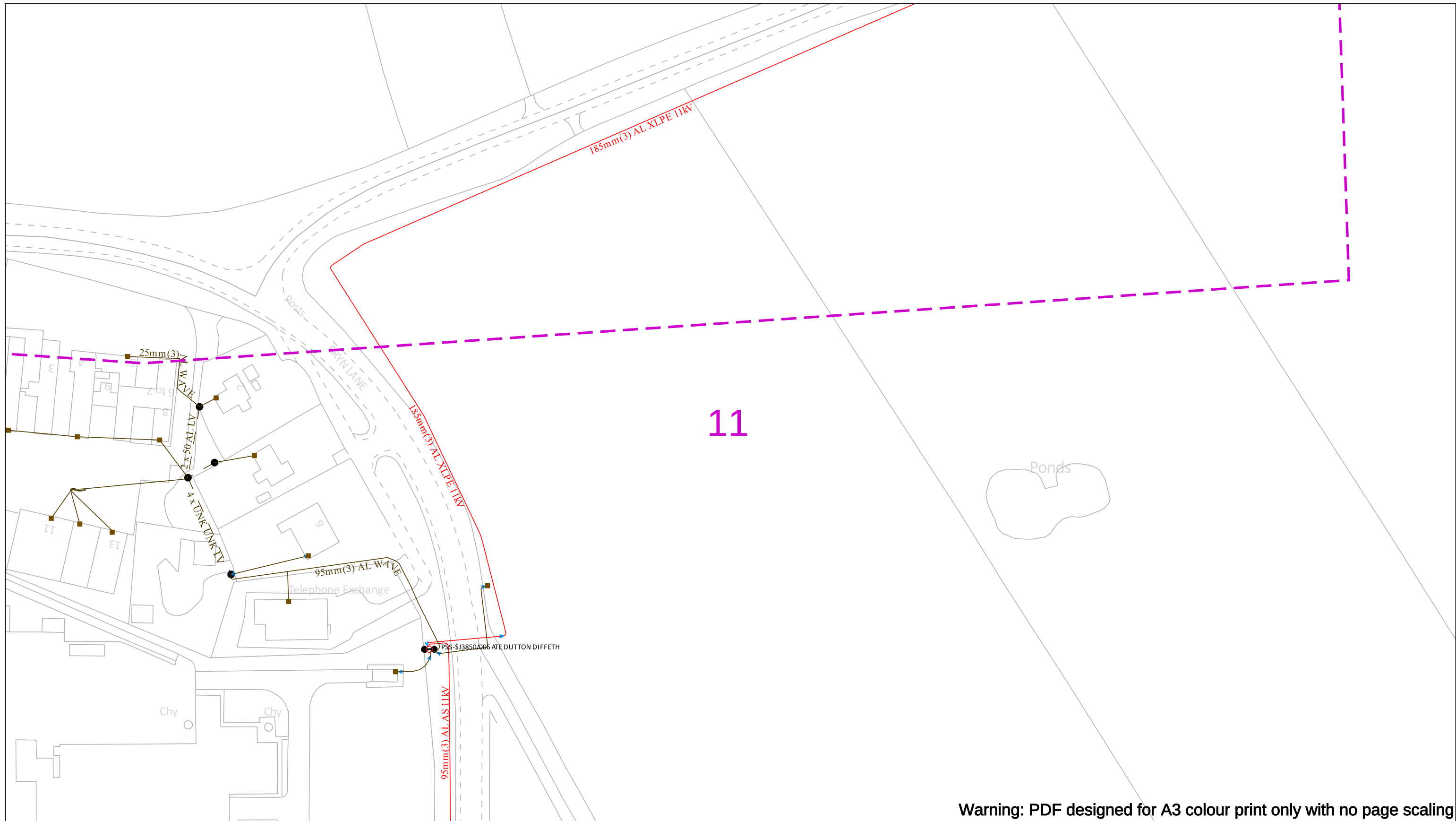
Non Power Cable

Duct



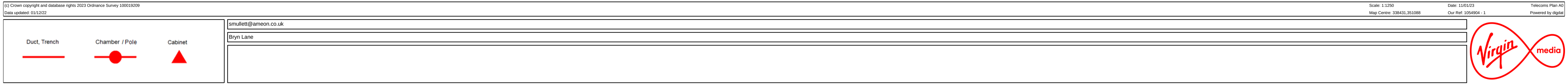
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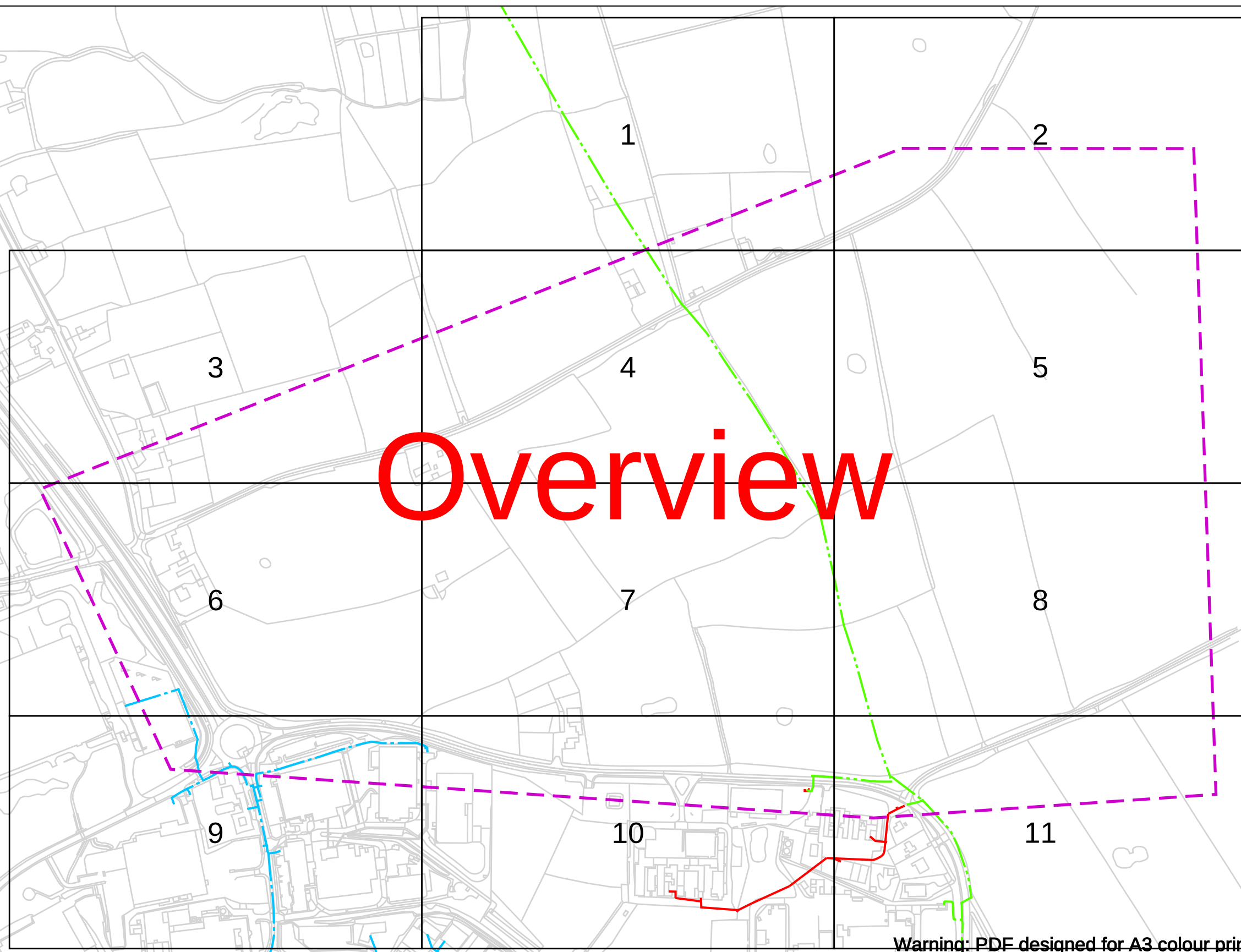
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Date Requested: 11/01/2023 Job Reference: 28135434 Site Location: 338806 351408 Requested by: Mr Sam Mullett Your Scheme/Reference: Bryn Lane Scale: 1:1250 (When plotted at A3)		100m Underground Cables In Use Out of Use Assumed Route Warning - Shallow 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	



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Date Requested: 11/01/2023 Job Reference: 28135434 Site Location: 338806 351408 Requested by: Mr Sam Mullett Your Scheme/Reference: Bryn Lane	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 of 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	
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Contact Us
Mapping Enquiries: 02920 278 912
General Enquiries: 0800 912 2999

Date Requested: 11/01/2023
Job Reference: 28135434
Site Location: 338806 351408

Requested by:
Mr Sam Mullett
Your Scheme/Reference: Bryn
Lane

Scale: 1:5125 (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
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- 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



Dial
before
you dig

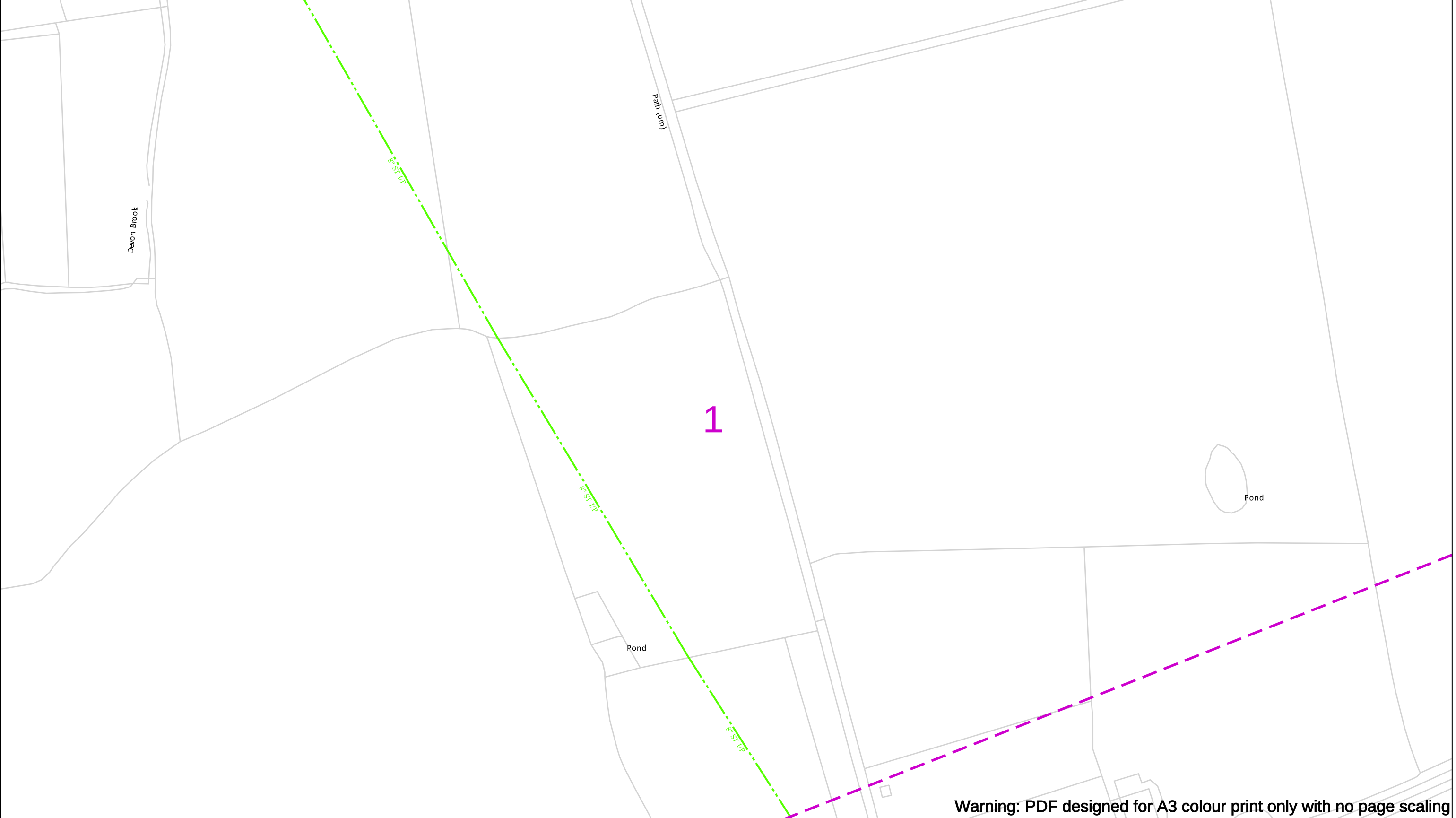
We need
10 days
notice

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

 **Dial**
Call **029 2027 8912**
before you start work

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

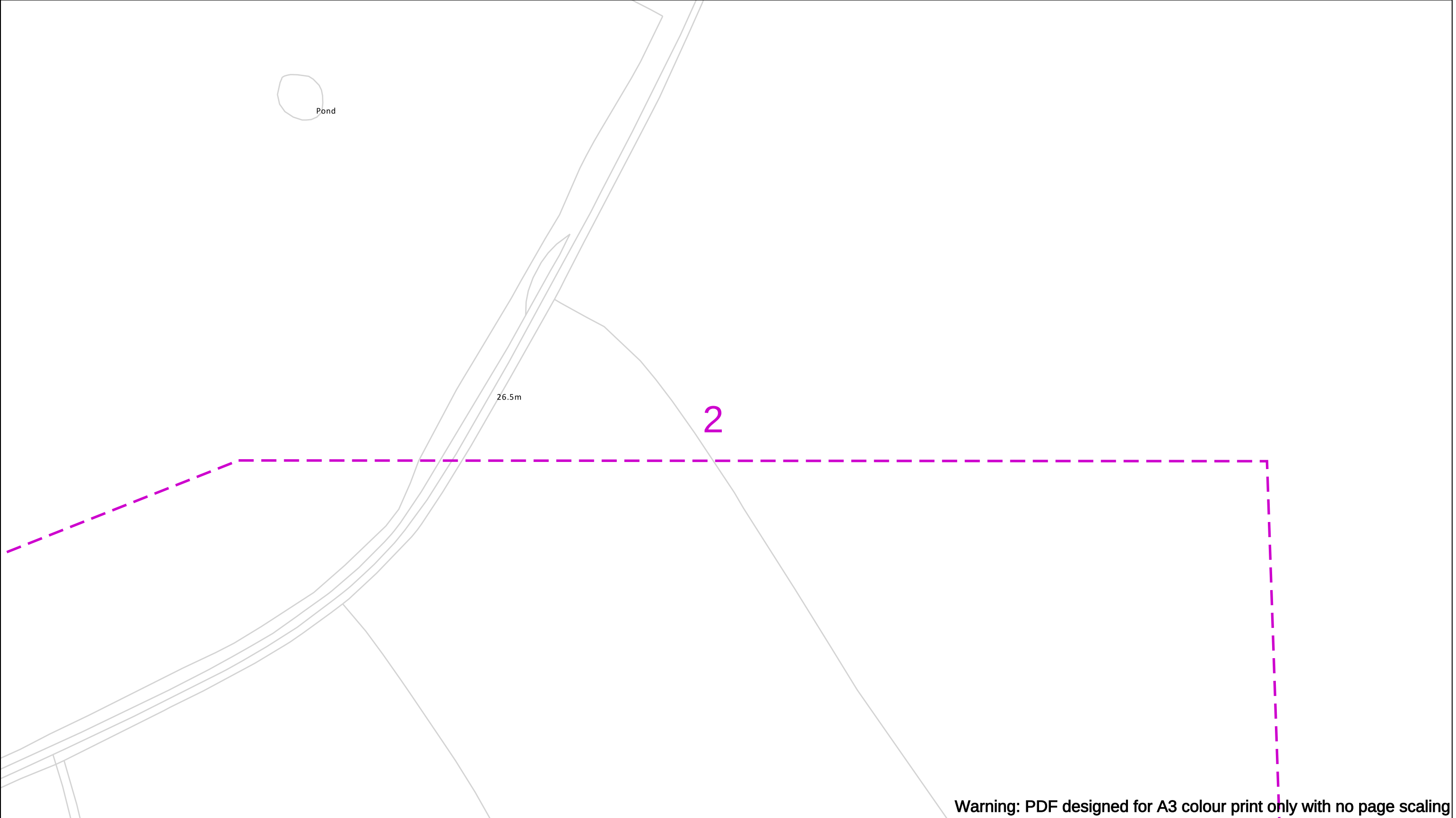
 **Go ahead**
Done your research?
Now you can dig safely.



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Contact Us Mapping Enquiries: 02920 278 912 General Enquiries: 0800 912 2999 Date Requested: 11/01/2023 Job Reference: 28135434 Site Location: 338806 351408 Requested by: Mr Sam Mullett Your Scheme/Reference: Bryn Lane Scale: 1:1250 (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 Dial before you dig We need 10 days' notice Smell gas? Call the Gas Emergency Service on 0800 111 999. 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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Date Requested: 11/01/2023
Job Reference: 28135434
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Your Scheme/Reference: Bryn Lane

Scale: 1:1250 (When plotted at A3)

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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

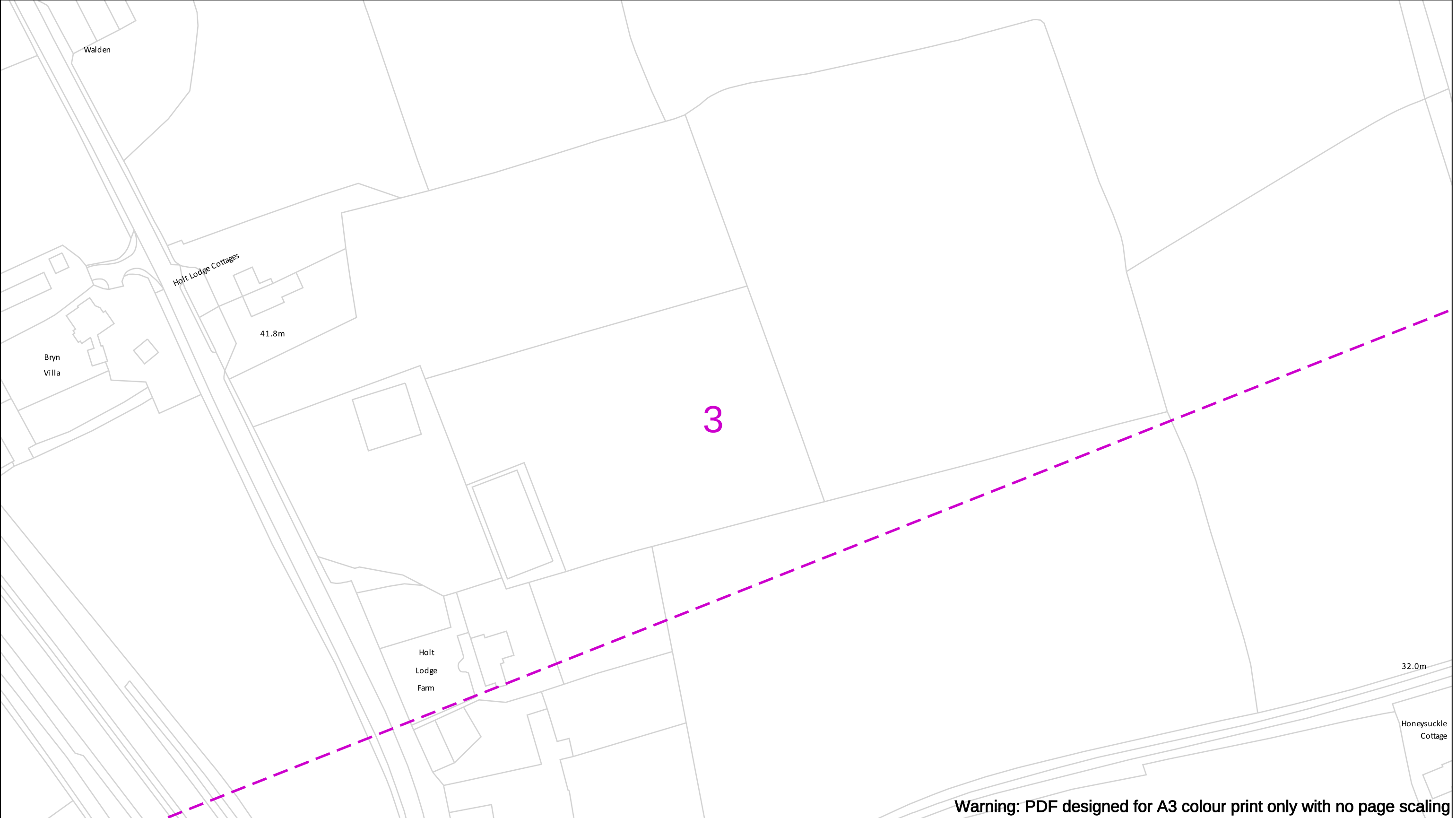
Smell gas?
Call the Gas Emergency Service on 0800 111 999.

Dial before you dig
We need 10 days' notice

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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Dig Sites

Low Pressure (LP) 21mbar – 75mbar

Medium Pressure (MP) 350mbar – 2bar

Intermediate Pressure (IP) 2bar – 7bar

High Pressure (HP) >7bar

Area: Line:

Line/Fire Valve

Governor Station

Change of Diameter

End Cap

Depth of cover

WALES&WEST

UTILITIES

Dial before you dig

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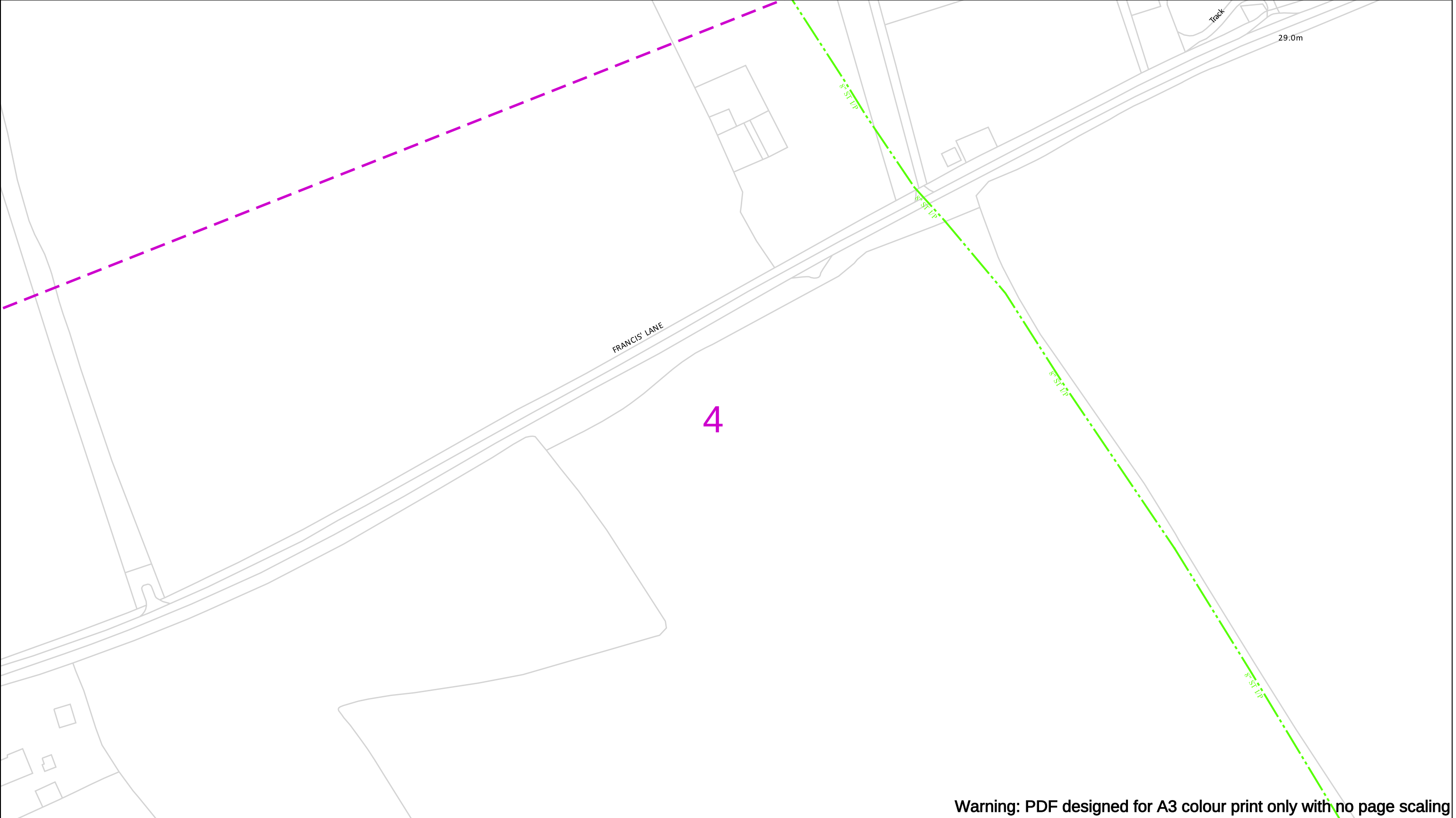
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High Pressure (HP) >7bar

Area: Line:

Line/Fire Valve

Governor Station

Change of Diameter

End Cap

Depth of cover

WALES&WEST
UTILITIES

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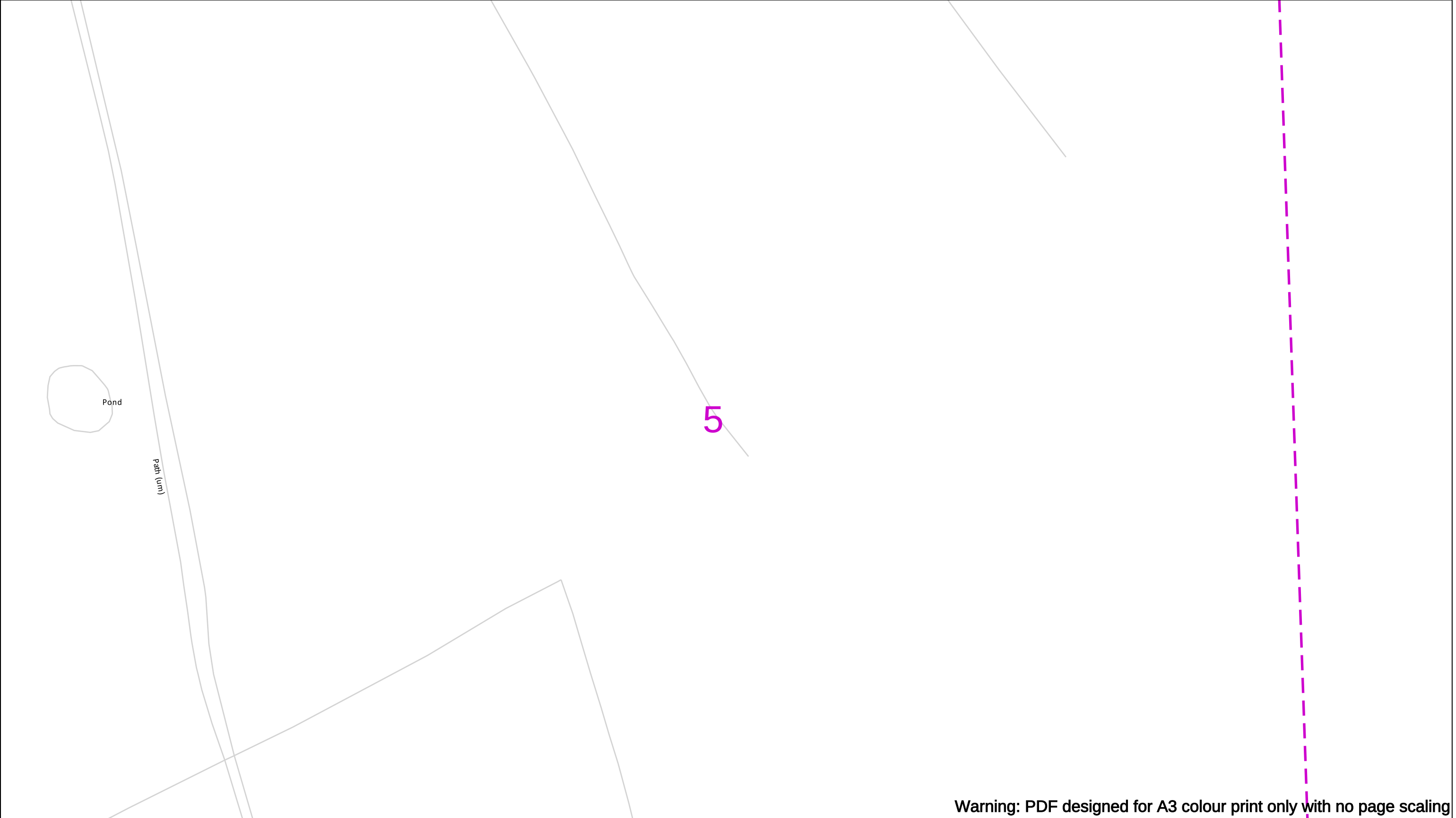
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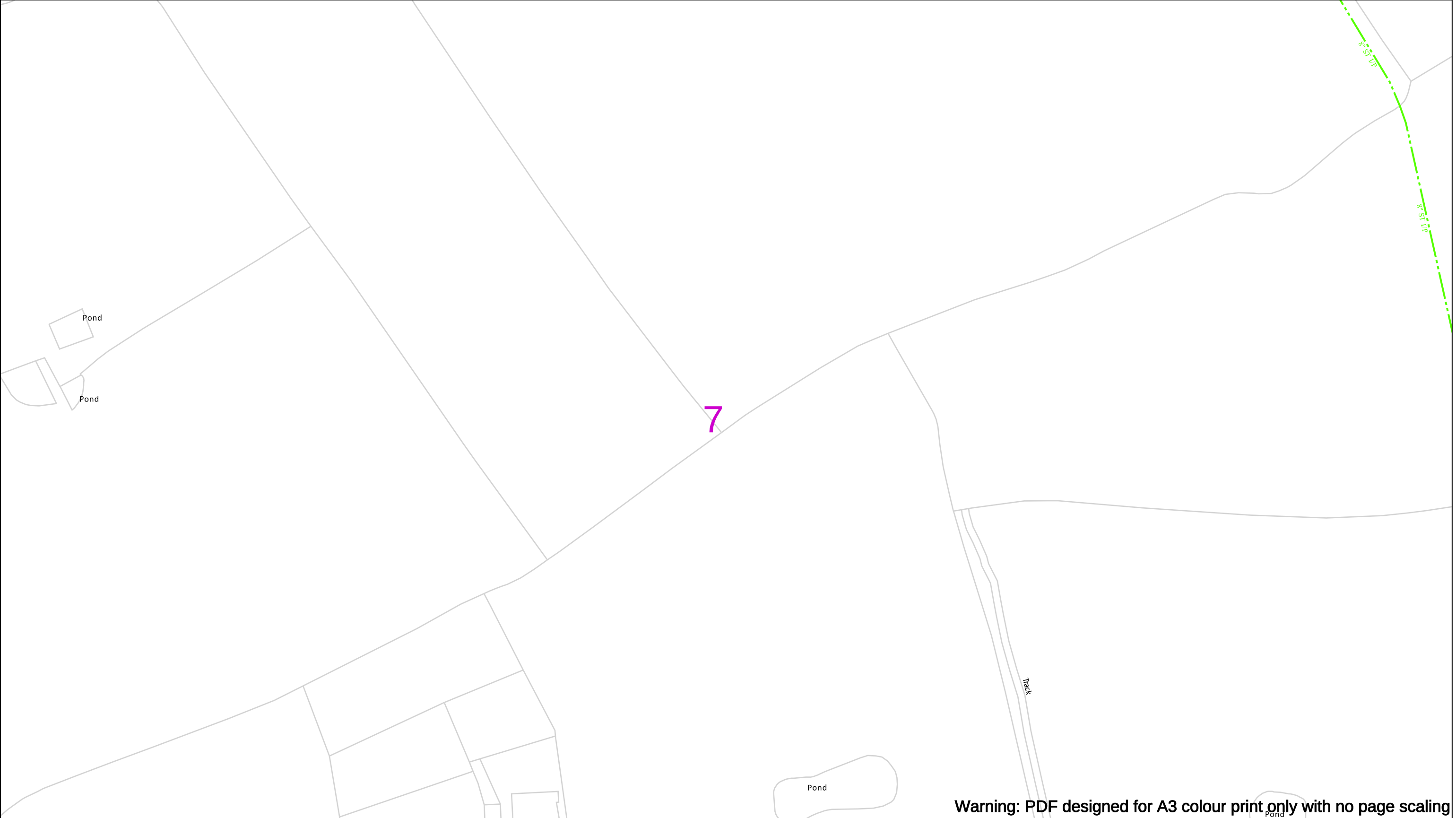
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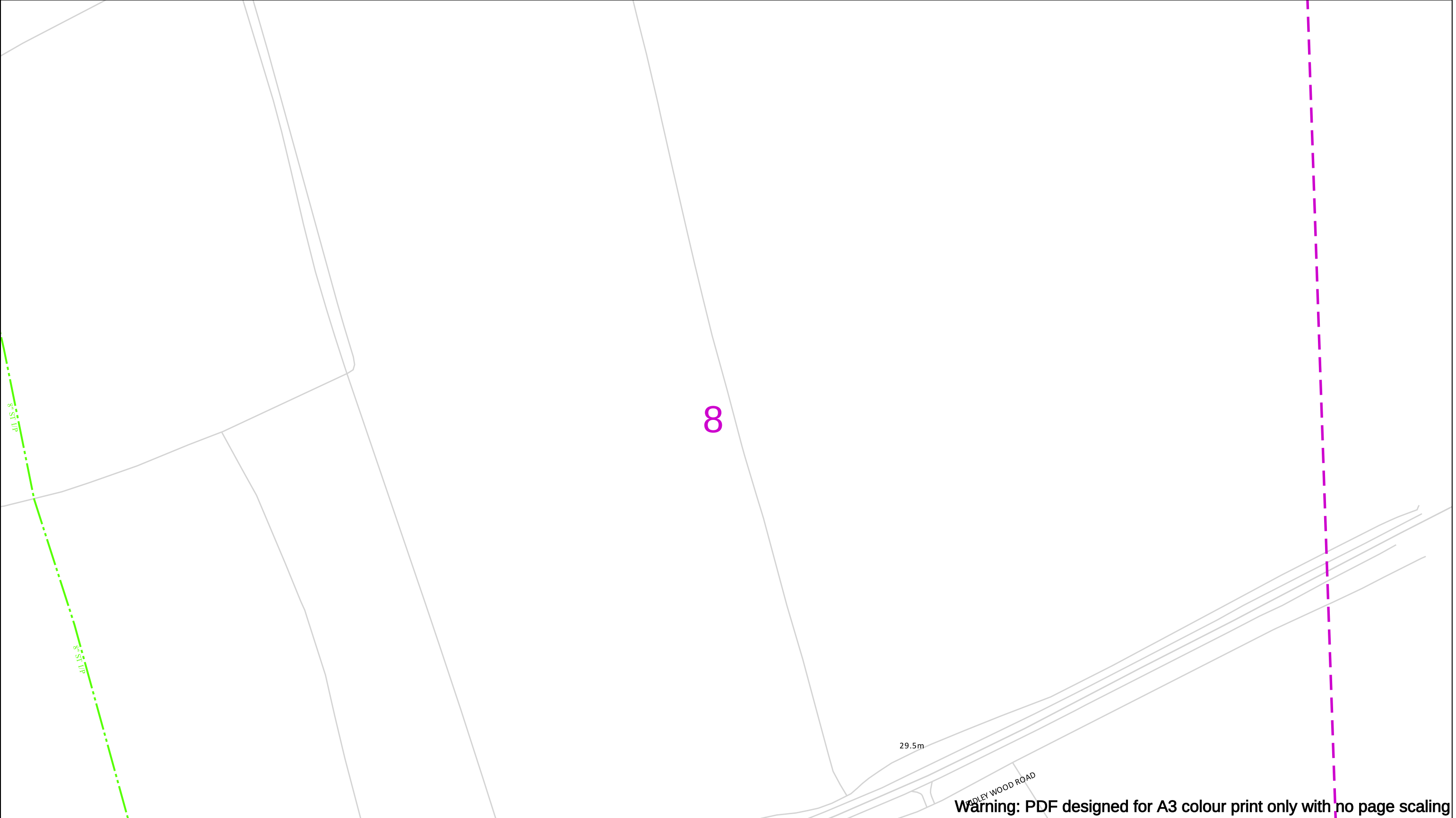


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Contact Us Mapping Enquiries: 02920 278 912 General Enquiries: 0800 912 2999 Date Requested: 11/01/2023 Job Reference: 28135434 Site Location: 338806 351408 Requested by: Mr Sam Mullett Your Scheme/Reference: Bryn Lane Scale: 1:1250 (When plotted at 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 Dial before you dig We need 10 days' notice Smell gas? Call the Gas Emergency Service on 0800 111 999. Dial before you start work. Call 029 2027 8912 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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Contact Us
Mapping Enquiries: 02920 278 912
General Enquiries: 0800 912 2999

Date Requested: 11/01/2023
Job Reference: 28135434
Site Location: 338806 351408

Requested by:
Mr Sam Mullett
Your Scheme/Reference: Bryn Lane

Scale: 1:1250 (When plotted at A3)

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Dig Sites

Low Pressure (LP) 21mbar – 75mbar

Medium Pressure (MP) 350mbar – 2bar

Intermediate Pressure (IP) 2bar – 7bar

High Pressure (HP) >7bar

Area: Line:

Line/Fire Valve

Governor Station

Change of Diameter

End Cap

Depth of cover

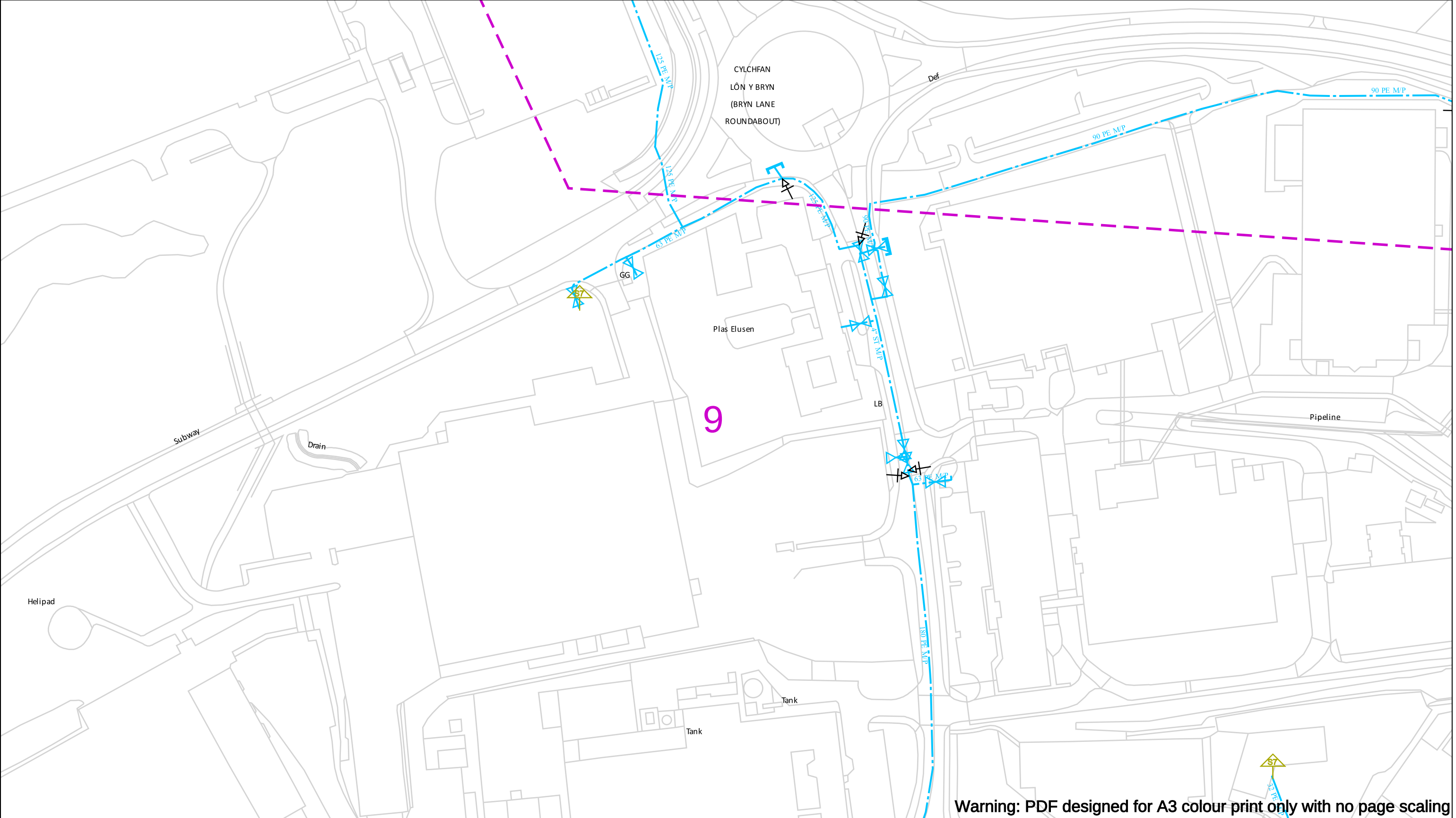
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Dial
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you dig

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Intermediate Pressure (IP) 2bar – 7bar

High Pressure (HP) >7bar

Area: Line:

Line/Fire Valve

Governor Station

Change of Diameter

End Cap

Depth of cover

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Dial before you dig

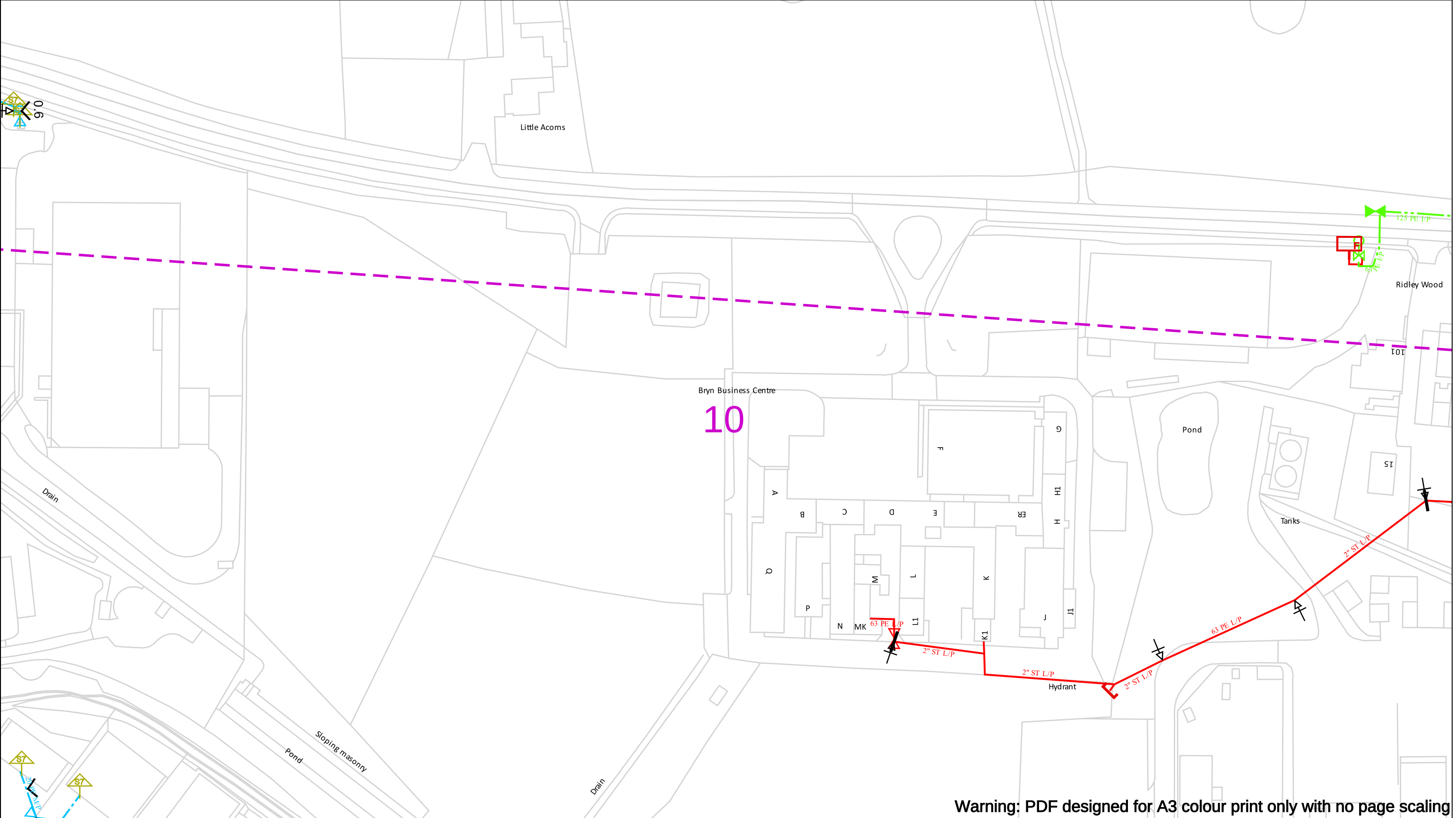
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IMPORTANT NOTICES

- 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	

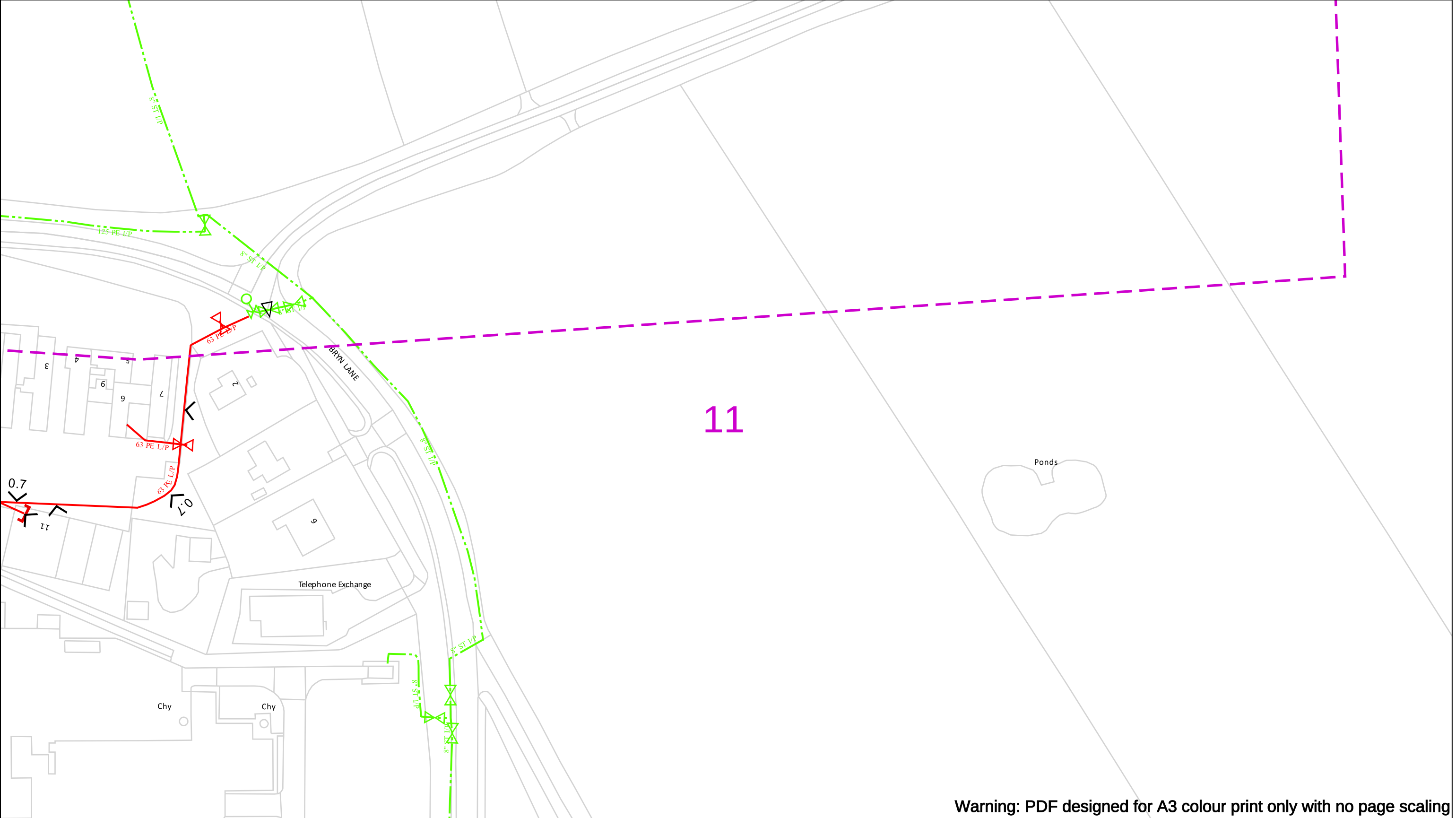
	Line/Fire Valve
	Governor Station
	Change of Diameter
	End Cap
	Depth of cover

Wales & West Utilities

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

Dial before you dig
We need 10 days' notice

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



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

Date Requested: 11/01/2023
Job Reference: 28135434
Site Location: 338806 351408
Requested by:
Mr Sam Mullett
Your Scheme/Reference: Bryn Lane

Scale: 1:1250 (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

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

WALES & WEST UTILITIES

Dial before you dig
We need 10 days' notice

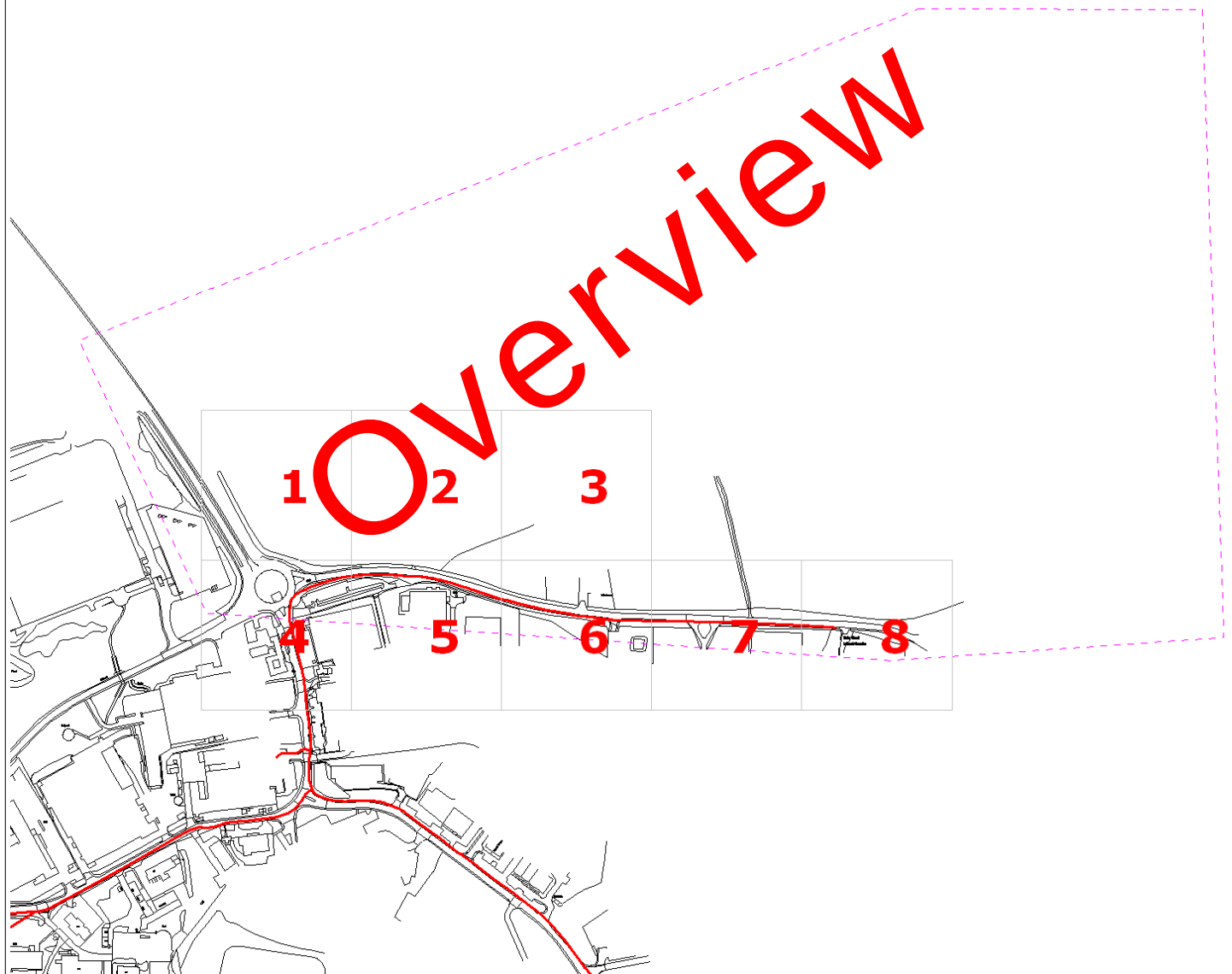
Smell gas?
Call the Gas Emergency Service on 0800 111 999.

Dial
before you start work.
Call **029 2027 8912**

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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Date Requested: 11/01/2023

Requested by: Sam Mullett

Company: Ameen Utilities Limited

Job Reference: 28135434

Your Scheme/Reference: Bryn Lane

 ZAYO DUCT
 or  ZAYO CHAMBER
 Dig Sites: Line  Area 
 Scale on A4 paper: 1:1000

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Company: Ameen Utilities Limited

Job Reference: 28135434

Your Scheme/Reference: Bryn Lane

— ZAYO DUCT
■ or ▣ ZAYO CHAMBER
Dig Sites: Line — Area ■■■
Scale on A4 paper: 1:1000

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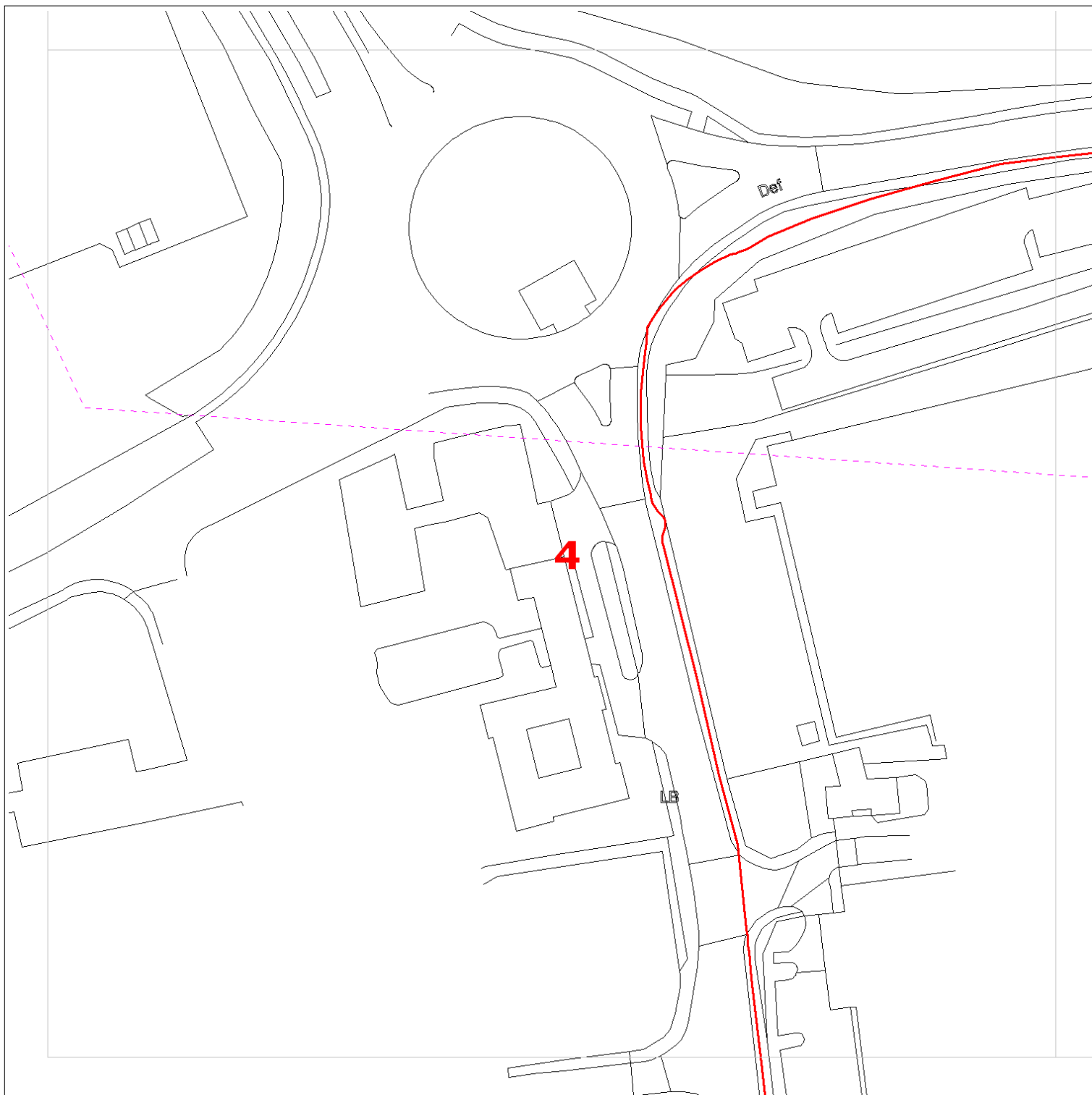
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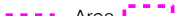
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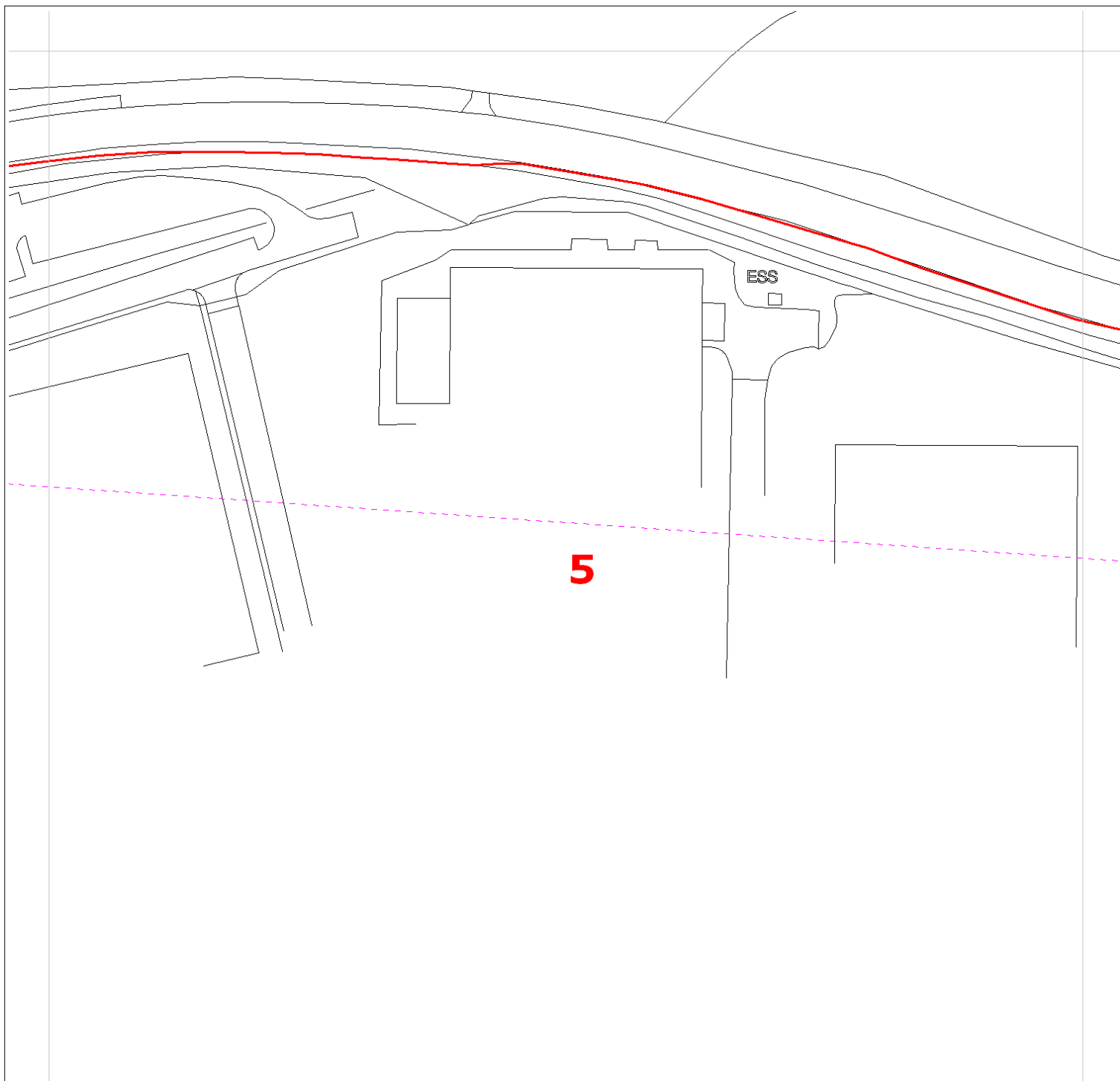
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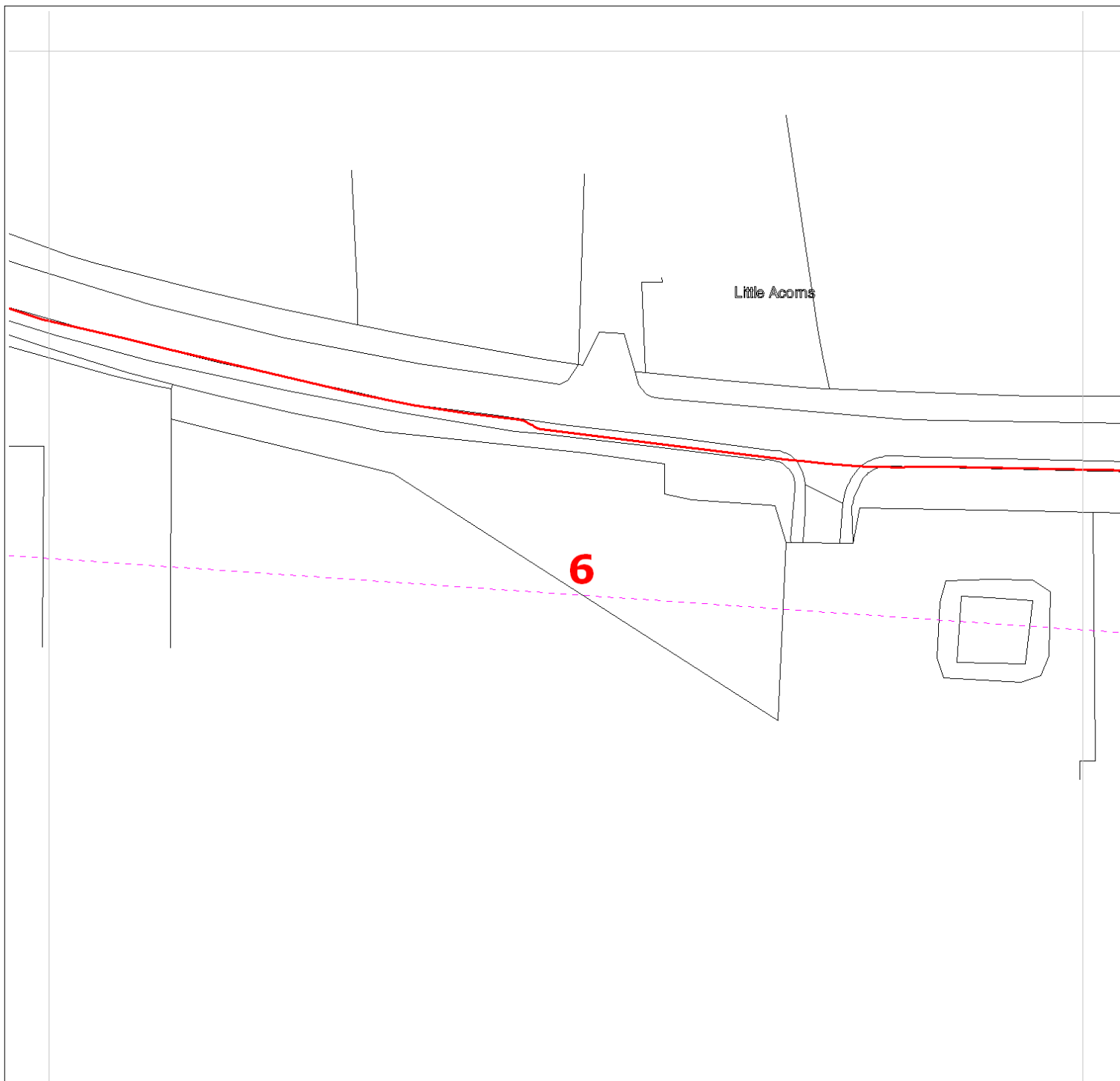
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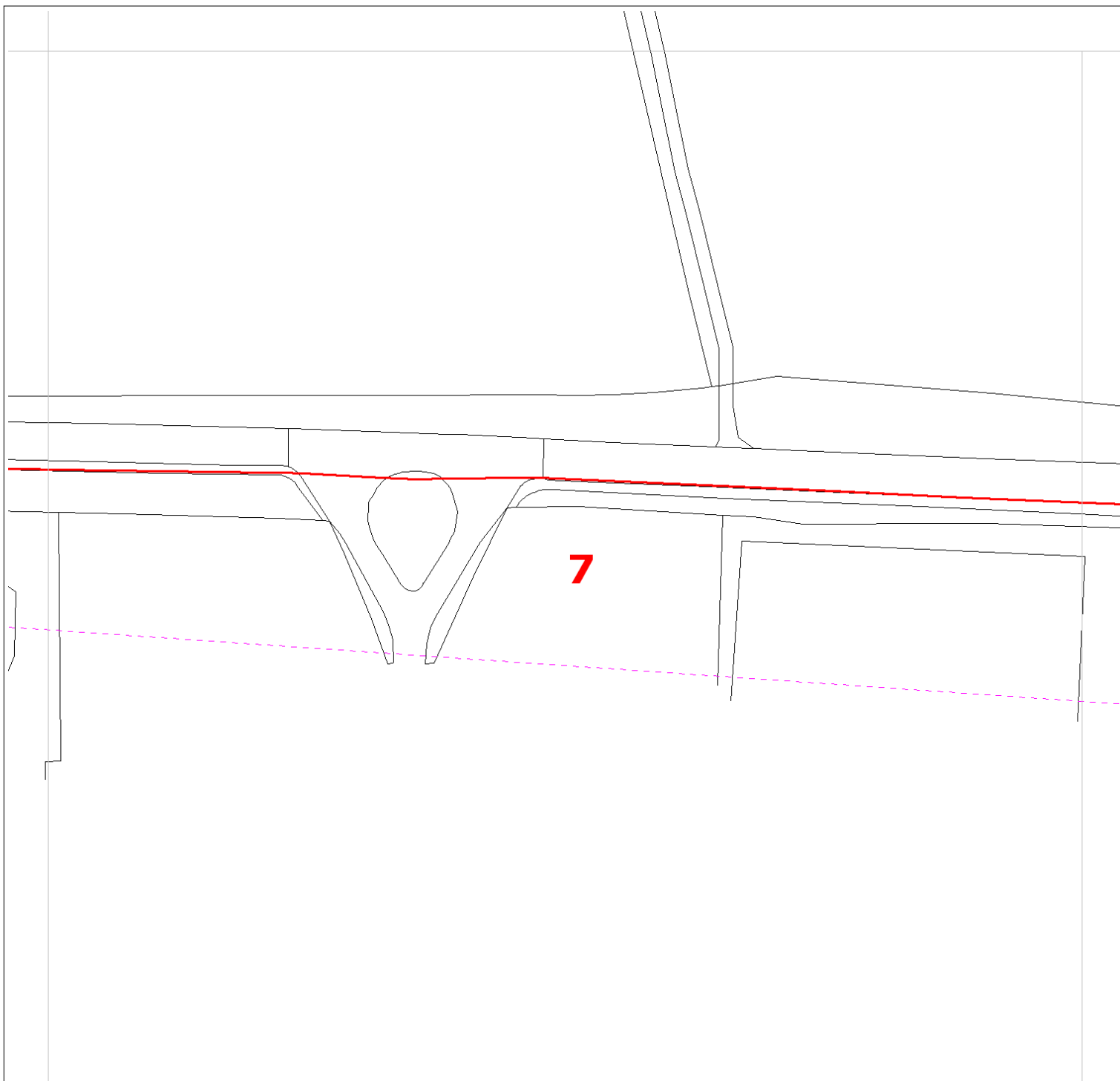
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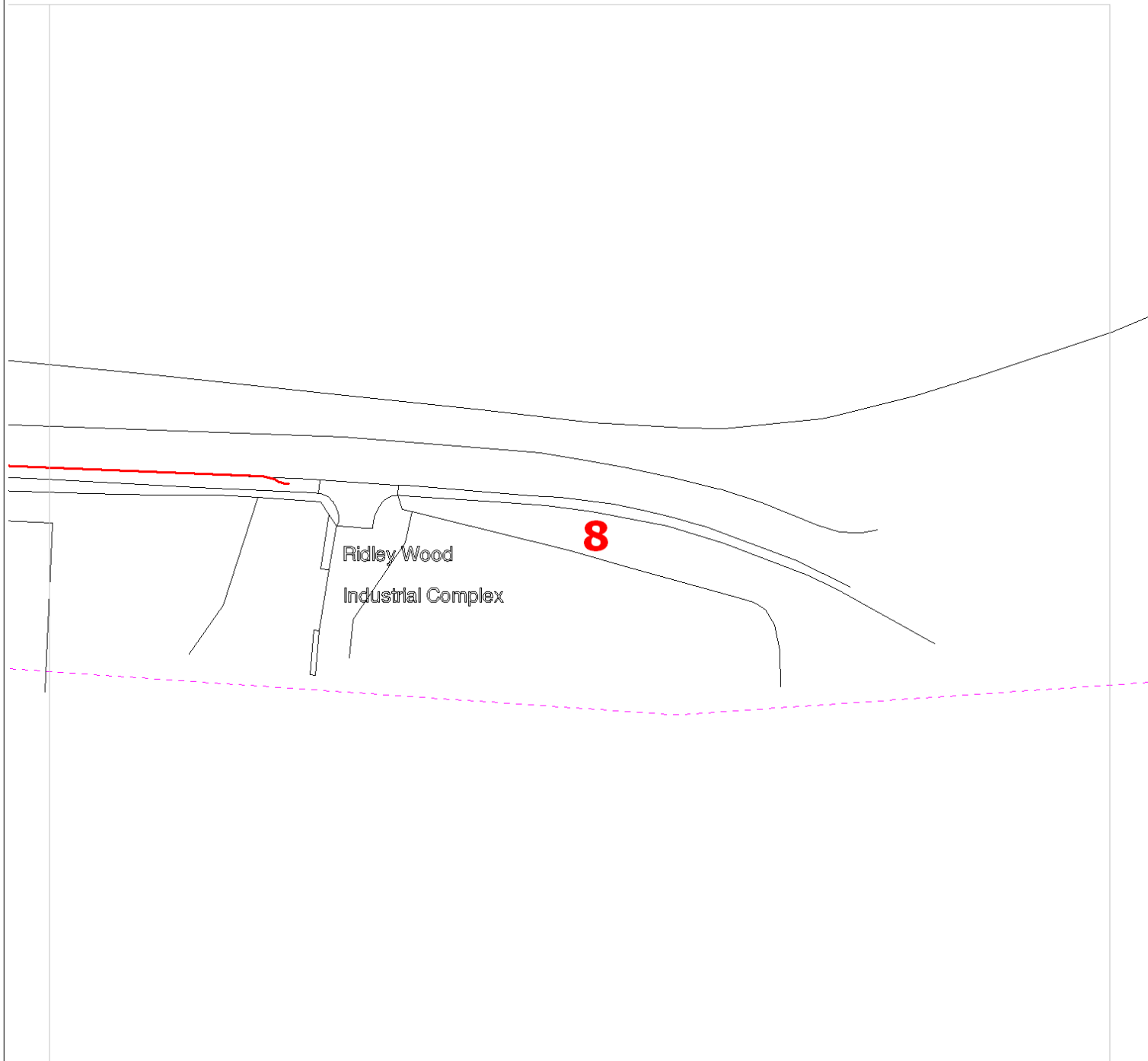
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