CORNERSTONE PROJECTS LTD

Utilities Search Report



Tuesday, 20 Aug 2024

Smith Grant LLP

R3341

Land to the rear of 120 Rhosne

91 Market Street Hoylake Wirral CH47 5AA
Tel. 0151 632 5142
enquiries@cornerstoneprojects.co.uk
www.cornerstoneprojects.co.uk
VAT Reg. No. 851 4941 19
Company No. 5132353

Registered in England. Registered Address : Cornerstone Projects Ltd, 91 Market Street, Hoylake, Wirral CH47 5AA

CORNERSTONE PROJECTS LTD

Table of contents: >

Utility / Service	Included
Basic Search	
Gas	**Yes**
Water	**Yes**
Sewers	**Yes**
BT	**Yes**
Electricity	**Yes**
3rd Party Searches*	**Yes**
Cable Search	
Vodafone	**Yes**
Virgin Media	**Yes**
BSkyB	**Yes**
EXA Infrastructure	**Not Affected**
Colt	**Yes**
Sota	**Not Affected**
CGI Logica	**Yes**
Neos Networks	**Not Affected**
City Fibre	**Yes**
Arelion frmly Telia	**Not Affected**
Lumen Technologies	**Yes**
KCom	**Not Affected**
Verizon	**Yes**
Zayo Group	**Not Affected**
Tata Communications	**Not Affected**
Gamma	**Not Affected**
Gigaclear Plc	**Not Affected**
MBNL	**Yes**

Utility / Service	Included
Independent Utilities	
GTC	**Not Requested**
Last Mile	**Not Requested**
SSE	**Not Requested**
Harlaxton	**Not Requested**
Utility Assets	**Not Requested**
UK Power Distribution	**Not Requested**
Albion Water	**Not Requested**
ESP	**Not Requested**
Fulcrum Pipelines	**Not Requested**
Energy Assets	**Not Requested**
Equans	**Not Requested**
Leep Utilities	**Not Requested**
Eclipse Power Networks	**Not Requested**
Others	
CAD Pack	**Not Requested**
Smart pdf	**Not Requested**
CA & EA Search	**Not Requested**

*Includes Utilibilly and Linesearch

"Not affected" responses are deemed as such from the 3rd Party Searches

NB: All plans / responses are valid for a maximum of three months unless noted otherwise

91 Market Street Hoylake Wirral CH47 5AA
Tel. 0151 632 5142
enquiries@cornerstoneprojects.co.uk
www.cornerstoneprojects.co.uk
VAT Reg. No. 851 4941 19
Company No. 5132353

Registered in England. Registered Address : Cornerstone Projects Ltd, 91 Market Street, Hoylake, Wirral CH47 5AA

CORNERSTONE PROJECTS LTD

Order Summary

91 Market Street Hoylake Wirral CH47 5AA
Tel. 0151 632 5142
enquiries@cornerstoneprojects.co.uk
www.cornerstoneprojects.co.uk
VAT Reg. No. 851 4941 19
Company No. 5132353

Registered in England. Registered Address : Cornerstone Projects Ltd, 91 Market Street, Hoylake, Wirral CH47 5AA

Summary of your utility search details:

Site Name	Land to the rear of 120 Rhosne	
Site Ref	R3341	
Address	120 Rhosnesni Lane, Wrexham, LL12 7NB	
Postcode	LL12 7NB	
Grid Ref	E 334591	N 351408

Area Covered



Options Selected		**Options Selected**	
Gas	✓	**Independent utilities search - inc non-chargeable searches**	X
Water	✓	Harlaxton	X
Sewer	✓	UK Power Distribution	X
Electric	✓		
BT	✓	**Coal Authority search**	X
3rd Party searches	✓		
		Other Options	
Cable / Fibre searches inc non-chargeable searches	✓	CAD Pack	X
Virgin Media	✓	CAD OS mapping	X
Vodafone	✓	Smart pdf	X
		Instant Access Plans	X

CORNERSTONE PROJECTS LTD

GAS

91 Market Street Hoylake Wirral CH47 5AA
Tel. 0151 632 5142
enquiries@cornerstoneprojects.co.uk
www.cornerstoneprojects.co.uk
VAT Reg. No. 851 4941 19
Company No. 5132353

Registered in England. Registered Address : Cornerstone Projects Ltd, 91 Market Street, Hoylake, Wirral CH47 5AA

Company Address
Wales and West Utilities Ltd,
Wales and West House,
Spooner Close, Celtic,
Springs, Coedkernew,
Newport, NP10 8FZ

Our Ref: 34377023 R3341

Tuesday, 13 August 2024

Duncan Phillips
91 Market Street
Hoylake
MSY
CH47 5AA

Dear Duncan Phillips

Thank you for contacting us regarding Wales & West Utilities equipment at the above site.

I enclose an extract from our mains records of the area covered by your proposals together with a comprehensive list of General Conditions for your guidance. This information is given as a general guide and its accuracy cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated.

No liability of any kind whatsoever is accepted by Wales and West Utilities (WWU), its agents or servants for any error or omission. Please note that all WWU equipment on site should be assumed to be LIVE until proven otherwise.

Safe digging practices, in accordance with HS(G)47, Avoiding Danger from underground services 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. Safe working procedures should be defined and practiced.

WWU reserves its position completely to enforce the terms of any existing easement against the landowner, even if this results in any planning permission granted not being able to be fully implemented.

You must not build over any of our plant or enclose our apparatus.

Wales & West Utilities have no planning objections to these proposals, although it should be noted that Wales & West's apparatus is held pursuant to easements and it has other private law rights in relation to the use of the land in the vicinity of its apparatus. Wales & West's private law land rights are not material planning considerations and therefore no comment is made in relation to those rights and they have no impact on whether or not planning permission should be granted, or whether, if permission is granted, it can lawfully be implemented. It should also be noted that Wales & West's apparatus may be at risk during construction works and should the planning application be approved, then we require the promoter of these works to contact us directly to discuss our requirements in detail. Should diversion works be required these will be fully chargeable.

Where diversions to WWU apparatus are needed to allow change to occur on site, the cost of these alterations may be charged to the persons responsible for the works.

If you have requested a new connection the WWU connections team will where necessary prepare detailed proposals and provide a quotation for any necessary alterations and/or development of our equipment on the site.

If you require advice in connection with your proposals please contact the relevant number below.

Yours sincerely,

Safety Document: http://www.wwutilities.co.uk/services/dial-before-you-dig/can-you-dig-it/

Company Address
Wales and West Utilities Ltd,
Wales and West House,
Spooner Close, Celtic,
Springs, Coedkernew,
Newport, NP10 8FZ

WWU Dig Team

Gas Emergency Number:
In an emergency call 0800 111 999, 24 hours a day.

Mapping Enquiries:
If you have an enquiry relating to this letter or the attached map plan, please contact us using the following information:

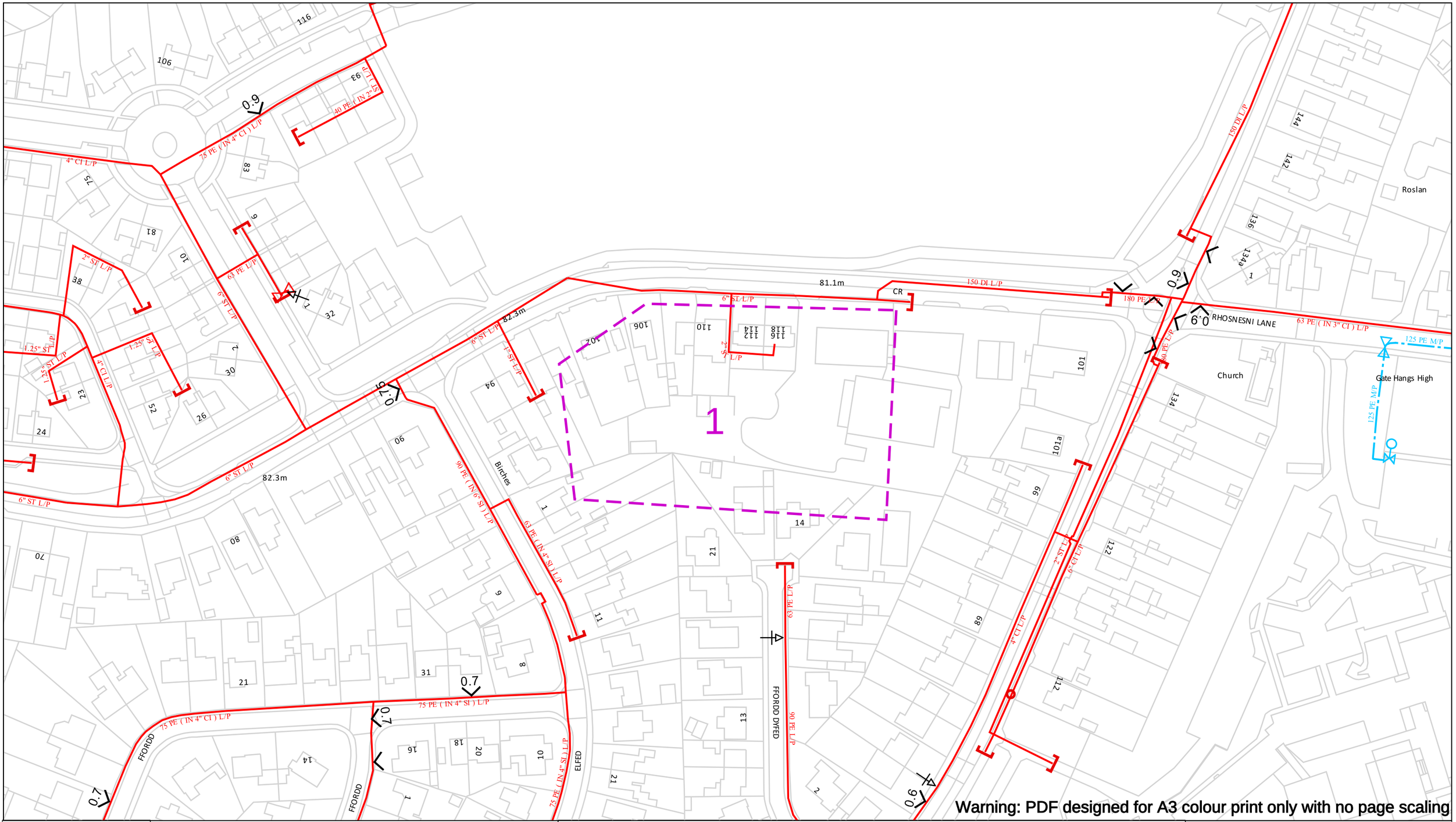
Telephone	02920 278912
Email	dig@wwutilities.co.uk

General Enquiries:
If you have a general enquiry, please call us on the following number

All areas	0800 912 29 99

LinesearchbeforeUdig:
If you have an enquiry relating to the use of the LinesearchbeforeUdig website please contact LinesearchbeforeUdig using the following information:

Telephone	0845 437 7365
Email	enquiries@linesearchbeforeudig.co.uk
Website	www.linesearchbeforeudig.co.uk



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

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

Date Requested: 13/08/2024
Job Reference: 34377023
Site Location: 334589 351402
Requested by:
Mr Duncan Phillips
Your Scheme/Reference: R3341

Scale: 1:1250 (When plotted at A3)

IMPORTANT NOTICES

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

In case of an emergency call 0800 111 999

100m

Dig Sites

Area: Line:

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

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

WALES&WEST UTILITIES

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

Dial before you dig

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.

Crown Copyright © - Reproduced by permission of Ordnance Survey on behalf of HMSO. And database right 2024. All rights reserved. Ordnance Survey Licence number 0100044308.

Wales & West Utilities Limited

General Conditions to be observed for the Protection of Apparatus and the Prevention of Disruption to Gas Supplies.

General conditions affecting the design, construction or maintenance of services and/or structures or other works in the vicinity of Wales & West Utilities (WWU) plant, pipelines and associated installations:

These general conditions apply only to the gas apparatus and pipes operated by WWU. It is possible that there may be other gas transporters with apparatus in the vicinity, therefore you should ensure that you have made enquiries of them and have complied with their requirements.

1. GRAPHIC REPRESENTATION OF GAS MAINS

Any plans supplied or marked up by WWU will indicate the **APPROXIMATE** location of its apparatus. This information is provided as a general guide only; its accuracy cannot be guaranteed and is given without obligation or warranty. Service pipes are not shown but their presence should be anticipated. No liability whatsoever is accepted by WWU, its agents or servants for any error, omission, discrepancy or deviation. Plans on site should be current, i.e. no older than 28 days from the date of issue. Gas pipes owned by other Gas Transporters, or otherwise privately owned, may be present in this area (pink areas indicated on our plans). Information with regard to such pipes should be obtained from the relevant owners.

Should you require assistance on site locating WWU apparatus, please contact our Plant Protection Team on **02920 278912.**

2. METHODS OF WORKING

The following methods of work shall not normally be permitted within the limits of distance indicated (relative to the established pipe position). Any variances must have consent from WWU before works commence on site:

Mechanical Excavation	**3m** (**1m** for low pressure mains)	Hydraulic Testing	**8 m**
Piling / Pile removing / Boring	**15m**	Welding or other hot works*	**15m**
Directional Drill Operations	**15m**	Explosives	**250m**

* NOTE: Welding or other hot works involving naked flames shall be carried out at a safe distance to the satisfaction of a WWU Engineer. A check should be made prior to the commencement of works, to ensure a gas free atmosphere exists. It is also necessary to monitor the atmosphere at regular intervals for the duration of the works. In no case shall such activities take place in any Wales & West Utilities Easement without the written consent and in the presence of a WWU representative.

WWU must be consulted prior to carrying out any excavation work within **10m** of any above or below ground gas installations or pipeline. No excavation works may commence within **50m** of a High Pressure or Very High Pressure Pipeline unless the pipeline has been located by tracing and its precise route identified.

In addition to the above methods of working, WWU must be contacted prior to any External Wall Installation (EWI) schemes, proposed solar farms and wind turbine installations.

No work shall be undertaken near, nor heavy plant or equipment moved over, any gas pipeline or apparatus until all of the conditions specified by WWU have been complied with.

Where WWU have apparatus in the vicinity of your work, any damage to it could have serious consequences. In view of this and in the interests of safety, a meeting should be arranged before the commencement of work on site between WWU representatives, representatives of the promoting authority, the contractors and any other interested parties. At this meeting the suggested program of site works and plant safety should be discussed. It is essential that this meeting is convened well in advance of commencement on site. Access to WWU plant and facilities for inspection by WWU staff must not be affected. Where formal consent has been given, **A MINIMUM OF SEVEN DAYS NOTICE IS REQUIRED** before carrying out work in WWU easements, or the appropriate notice under the New Roads & Street Works Act (NRSWA) where existing plant is situated within the public highway.

Further guidance can also be sought from the document **HS(G)47 – Avoiding Danger from Underground Services** from the HSE website**.**

3. PROXIMITY OF OTHER PLANT

A minimum clearance of **600 millimetres (mm)** should be allowed between all plant being installed and an existing gas main operating above 2 bar medium pressure (MP), whether the adjacent plant is parallel to or crossing the gas pipe. For mains operating at MP or below, this distance can be reduced to 300mm. **NO APPARATUS SHOULD BE LAID OVER AND ALONG THE LINE OF A GAS PIPE, IRRESPECTIVE OF CLEARANCE**.

No manhole or chamber shall be built over or around a gas pipe and no work should be carried out which results in a reduction of cover or protection over a pipe without consultation with and the agreement of WWU staff.

4. PROTECTION

Where any works cross or run in close proximity to WWU apparatus, periodic visits must be made by a WWU engineer. His requests for protection or support to the apparatus shall be immediately observed.

Suitably designed crossing points are to be constructed to the satisfaction of a WWU Engineer. These crossing points shall be clearly indicated by the erection of bunting and crossings at other places should be prevented.

Backfill material adjacent to WWU apparatus shall be soft fill or sand, containing no stones, bricks, or lumps of concrete etc., placed to a minimum 150mm around the mains and is to be well compacted by hand. No power consolidation shall take place above the main until 300mm of soft fill has been compacted by hand.

Wales & West Utilities Limited

5. DAMAGE TO COATINGS

Where a gas pipe is coated with special wrapping and this is damaged, even to a minor extent, WWU must be notified so that repairs can be made to prevent future corrosion and subsequent leakage. **WHERE MINOR DAMAGE TO COATING IS REPORTED TO WWU PRIOR TO BACKFILL, THE NECESSARY REPAIR WILL BE MADE FREE OF CHARGE**.

6. CATHODIC PROTECTION

Where WWU apparatus is cathodically protected either by sacrificial anode or impressed current systems and where new apparatus is to be laid and is to be similarly protected, WWU will require to carry out interaction tests to determine whether its own system is adversely affected. The cost of any mutually agreed remedial action will be recharged to the authority installing the new apparatus. If any bond wires, test leads etc., used in connection with cathodic protection systems are damaged or found to be in poor condition, broken or disconnected, WWU must be notified prior to backfilling so that a repair can be made.

7. HOT WORKS

Even when a gas free atmosphere exists care must be taken when carrying out hot works in close proximity to gas plant in order to ensure that no damage occurs. Particular care must be taken to avoid damage by heat or naked flames to plastic gas pipes or to the protective coatings on other pipes.

8. DEMOLITION

Live gas services must be disconnected **PRIOR** to demolishing any property, arrangements must be made for WWU to check for the presence of any live gas services.

9. TREE PLANTING

WWU must be contacted prior to all tree-planting works above or near our apparatus. Further information can then be made available.

10. DEEP EXCAVATIONS

Any work involving deep excavations (1.5m or more) will be subject to the "Model Consultative Procedure for Pipeline Construction involving Deep Excavations". This may require the diversion of WWU apparatus prior to the commencement of your works. Detailed plans and cross sections will be required in order to determine the effect of these works on WWU apparatus.

11. RENEWABLE ENERGY INSTALLATIONS

Wind Turbines – WWU must be advised of any planned development of wind turbines in the vicinity of an above 2 bar gas pipelines to ensure the development does not impact on the future safe operation of the pipeline. Industry guidance states that any wind turbine must be sited no closer than 1.5 times the proposed height of the turbine mast away from the nearest edge of the pipeline.

Solar Farms – WWU must be contacted regarding planned solar farms being considered in the vicinity of WWU gas pipelines.

EWI – WWU must be contacted regarding any EWI scheme to ensure the scheme does not impact upon WWU's apparatus.

12. LEAKAGE FROM GAS MAINS OR SERVICES

If damage or leakage is caused or an escape of gas is smelt or suspected the following action should be taken at once:

- Remove all personnel from the immediate vicinity of the escape.
- Inform the 24hr Gas Emergency Service on **0800 111 999**
- Prevent any approach by the public, prohibit smoking, and extinguish all naked flames or other sources of ignition for at least 15 metres from the leakage. Do not operate any electrical switches in the vicinity of the escape.
- Assist gas personnel, Police and/or Fire Services as requested.

IN THE EVENT OF A LEAK, OBSERVE THE ABOVE BUT DO NOT ATTEMPT TO SEAL THE LEAK
REMEMBER - IF IN DOUBT; SEEK ADVICE FROM WWU

13. BUILDING PROXIMITIES

There are minimum proximity distances for buildings from WWU mains depending on both the operating pressure and the material of the main. Advice should be sought from WWU prior to building works taking place to confirm these distances. For High Pressure pipelines you must seek further guidance from the HSE and Local Authority Planning team regarding their PADHI distances regarding building proximities as these may be in addition to WWU proximity distances for a pipeline.

Temporary buildings should not be placed above any gas pipe or within 3.0 metres of mains operating above 75mbar (medium, intermediate and high pressure mains) during construction activities and in no circumstances should permanent structures be built over any pipe transporting gas.

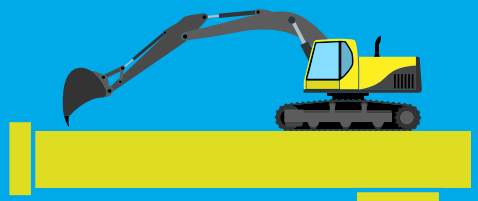
14. SITE RESPONSIBILITIES

All costs incurred by WWU for the repair of direct or consequential damage to gas plant will be rechargeable (with the exception of paragraph 5). WWU reserves the right to divert any affected apparatus or alternatively specify suitable protection of its apparatus. If proved necessary during the course of site works, the cost of which will be chargeable.

The above requirements do not relieve you of the responsibility of taking all precautions necessary to safeguard the Company's plant and to avoid risk to persons and property. The persons for whom the works are being undertaken, their servants, agents and contractors shall indemnify WWU servants, agents and contractors against any loss, damage, expenses, claims and actions incurred or brought against Wales & West Utilities, its servants, agents and contractors in consequence of the provision of these works and activities associated therewith or ancillary thereto.

KEY TO MAPS

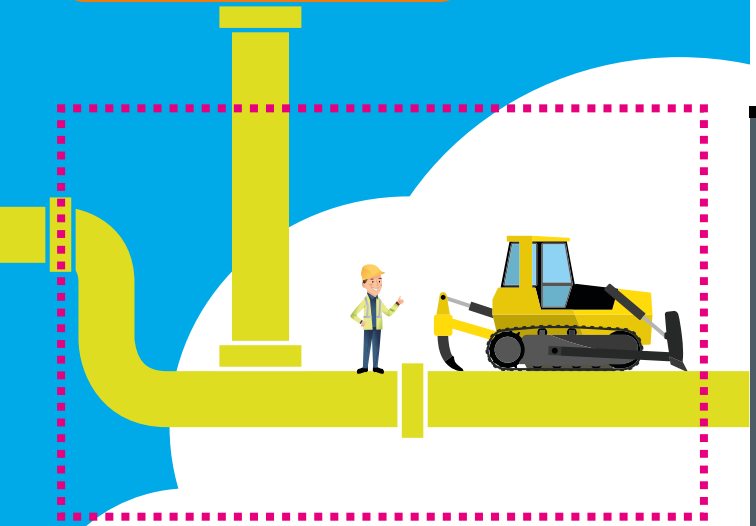
LP	Low Pressure	**CI**	Cast Iron
MP	Medium Pressure	**SI**	Spun Iron
IP	Intermediate Pressure	**DI**	Ductile Iron
HP	High Pressure	**PE**	Polyethylene
		ST	Steel



Every day, underground gas pipes get damaged by people digging without knowing what's below. This can be catastrophic. It might cause serious injury to you and others around you. The costs of repair, fines and fees can be huge. Your project will be delayed and your reputation damaged.

We have designed this leaflet to help you dig safely. And the first thing to do – long before you start work – is call us.

What's the number?
029 2027 8912



CARD POSITION (DO NOT PRINT)

We're here to
help

Need help or advice?
Call our **Plant Protection team** on
029 2027 8912
or email **dig@wwutilities.co.uk**

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

Dial before you dig

We need **10 days'** notice



dig@wwutilities.co.uk
029 2027 8912
www.wwutilities.co.uk
facebook.com/wwutilities
@WWUtilities

Crystal Mark 21918
Clarity approved by Plain English Campaign

Dial
Investigate
Go ahead

YOUR GAS EMERGENCY AND PIPELINE SERVICE

WALES&WEST UTILITIES

Can you DIG it?

We bring the gas to homes and businesses across Wales and the south west of England. We invest money, time and effort every year to make sure our pipelines are protected – but the biggest danger to our network is you.



D is for Dial

Digging can be dangerous. Hit a gas pipe and you might cause a gas leak, a fire or explosion.

So phone us first on **029 2027 8912** or email **dig@wwutilities.co.uk**

- You can find out where our pipes are.
- You need to give us 10 working days' notice before you start working.



I is for Investigate

It's the only way to stay safe

- Before you start work, you must get a copy of our up-to-date gas plans and General Conditions and keep them with you on site.
- Use our online mapping service to find the mains pipes under your land.
- Working near a medium-, or intermediate- or high-pressure gas pipe? You might need a site visit – call us so we can arrange it.
- Plan ahead – we need at least 10 days' notice for a site visit.
- You'll also need our publication 'SSW22 Safe working in the vicinity of high-pressure pipelines and associated installations'.
- Remember, you can't work on a Wales & West Utilities wayleave or easement (land which we have rights over to maintain our gas network) without written permission.
- And you can't work near or move heavy equipment over any gas pipeline until all our conditions have been met and we agree your method of working.
- Watch the video on our website to find out more.

G is for Go ahead

- Make sure you have our up-to-date gas plans on site.
- Need extra advice? Call our Plant Protection team on **029 2027 8912** or email **dig@wwutilities.co.uk**
- Use cable- and pipe-locating devices.
- Use safe digging practices, taking every precaution to avoid damaging gas pipes, damaging yourself and damaging your bank balance. You will be billed for any costs if something goes wrong.
- If in doubt, phone us again. We're happy to help.

We need **10 days'** notice





Smell gas?

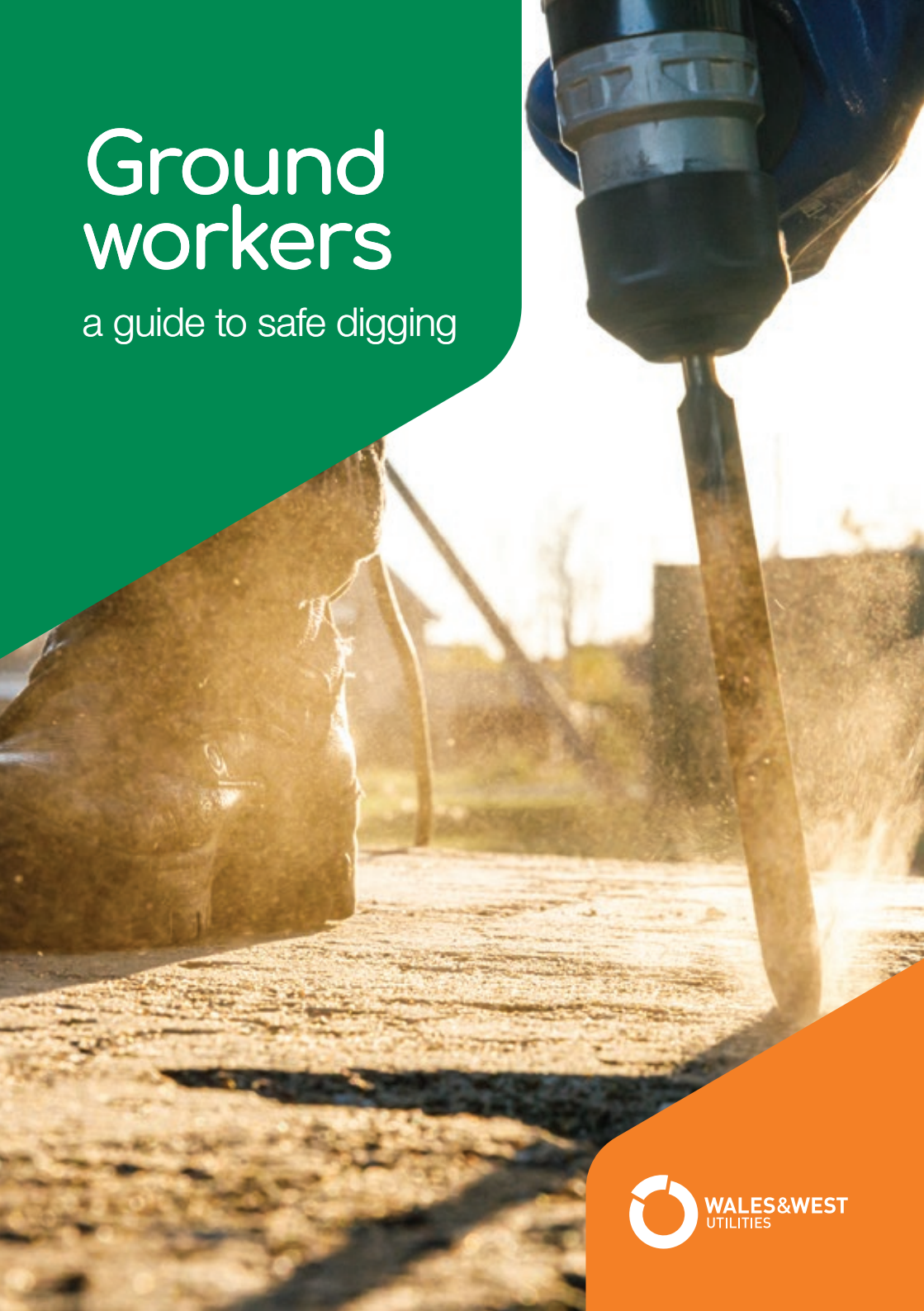
Our Gas Emergency Service is on call 24 hours a day, seven days a week, 365 days a year.

If you cause a gas leak, or think the network might be leaking, call the Gas Emergency Service immediately on **0800 111 999**.

- Get everyone away from the leak.
- Ask everyone in nearby buildings to leave until we're sure it's safe.
- Put out all naked flames and other sources of ignition and make sure no one smokes within 15 metres of the leak.
- Don't try to fix the leak by filling the hole, as gas may enter buildings.
- Don't try to operate any valves.
- Don't let anyone go near the leak.
- Help our engineers, the police or fire services if they ask.

Ground workers

a guide to safe digging



WALES&WEST UTILITIES

Gas plans

You need to obtain gas plans before any proposed excavations.



Any plans supplied or marked up by Wales & West Utilities will show the approximate location of our apparatus. The information is provided as a general guide only, its accuracy cannot be guaranteed and is given without obligation or warranty.

Service pipes are not shown but their presence should be anticipated. No liability whatsoever is accepted by us, our agents or servants for any error, omission, discrepancy or deviation.

Plans on site should be current, printed in colour and no older than 28 days from their issue date.



•Starting works

The following work methods will **not** normally be permitted within the distance limits shown (relative to the established pipe position). Any variances must have our consent before work starts:

- mechanical excavation 3m (1m for low-pressure mains)
- hydraulic testing 8m
- piling/pile removing/boring 15m
- welding or other hot works 15m
- directional drill operations 15m
- explosives 250m

You must consult us before doing any excavations within 10m of any above gas installations or pipes.

No excavations can start within 50m of a high-pressure pipeline unless it has been located by tracing and its precise route identified by us.

You must comply with all conditions specified by us before starting any work near – or moving heavy plant or equipment over – any pipeline or apparatus.

Any damage to our apparatus near your works could have serious consequences. In view of this and for safety, there should be a site meeting with our representatives and any other interested parties before you do any work near a medium, intermediate or high-pressure main.

The site meeting should cover the suggested works programme and pipeline safety. It must be held well before operations start and at least 10 days' notice is required before carrying out any work.

You can find more guidance in Avoiding Danger from Underground Services, document HSG47 on the Health and Safety Executive website.

Building proximities

There are minimum proximity distances for buildings from our mains depending on their operating pressure and pipe material. Contact us to confirm these before starting building works.

For high pressure pipelines, you must contact the Health and Safety Executive and local authority planning team for guidance on their Land Use Planning Zones as these may be in addition to our proximity distances.

Permanent or temporary buildings must not be constructed over our pipes or within the minimum building proximities. Where there is an easement – a legal agreement for our mains to be on private land – there may be further restrictions to working near our pipes.





Protection

Backfill material used near our apparatus must be soft fill or sand containing no stones, bricks or lumps of concrete etc, placed to a 150mm minimum around the mains and be well compacted by hand.

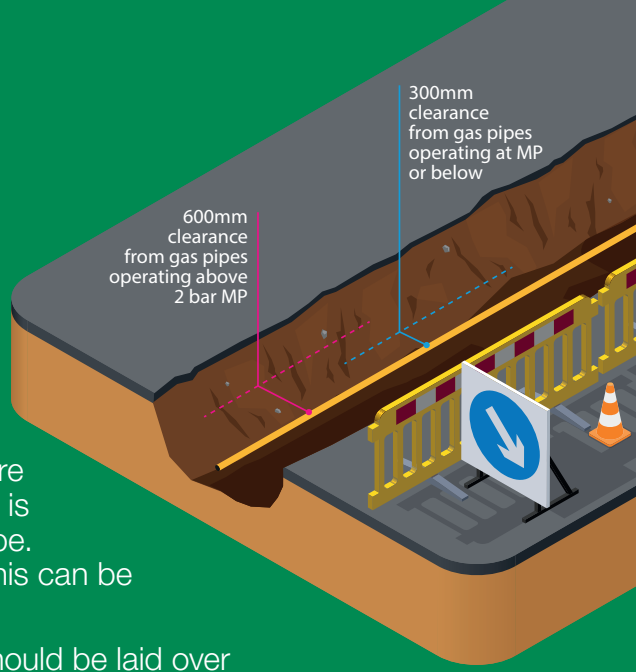
Damage to coatings

When a gas pipe is coated with special wrapping and is damaged, even to a minor extent, you must notify us so repairs can be made, free of charge, to prevent corrosion and leakage.

Pipeline proximity

There should be a minimum **600mm** clearance between new apparatus being installed and a main operating above 2 bar medium pressure (MP), whether the apparatus is parallel to or crossing the pipe. For mains at MP or below, this can be reduced to **300mm**.

Importantly, no apparatus should be laid over and along the line of a gas pipe.



Cathodic protection

If you are installing cathodically-protected apparatus, we will need to do interaction tests to determine if our system is affected. The cost of any mutually agreed remedial action will be charged to the authority installing the new apparatus. If any bond wires or test leads are damaged or found in poor condition, you must notify us before backfilling so a repair can be made.

Deep excavations

Any deep excavations (1.5m or more) must be done by following the Model Consultative Procedure for Pipeline Construction involving Deep Excavations.

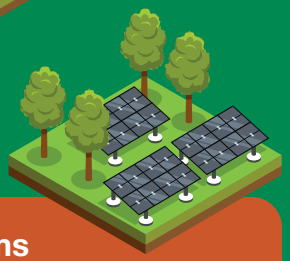
As this may need the diversion of our apparatus before your works start, you must contact us with detailed plans and cross-sections so we can determine if our pipes will be affected.

Renewable energy installations



Wind turbines

You must tell us about any planned wind turbine development near an above 2 bar gas main to ensure it does not impact the pipeline's safe operation. Industry guidance states a wind turbine must be sited no closer than 1.5 times the proposed height of its mast away from the nearest edge of the pipeline.

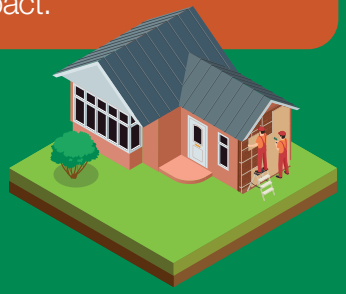


Solar farms

If a solar farm is being considered near our pipelines, you must contact us.

External wall insulation

You must also contact us about any external wall insulation scheme near our apparatus to ensure there is no impact.



Demolition

Live gas services must be disconnected before demolishing a property. Contact us to arrange a check for any live gas services.

Tree planting

We can provide information about tree-planting and you must contact us before starting any planting above or near our apparatus.

Leakage from gas mains or services

In the event of a leak, follow the instructions below – **DO NOT** attempt to seal the leak. If in doubt, **contact us**.



If damage or leakage is caused, or a gas escape is smelt or suspected, take action at once:

- Evacuate everyone from the immediate vicinity.
- Call the 24hr Gas Emergency Service on **0800 111 999**.
- Prevent any approach by the public, prohibit smoking and extinguish all naked flames or other ignition sources for at least 1**5m from the leakage**, and do not operate any electrical switches.
- Assist gas personnel, police and/or fire services, as needed.

Site responsibilities

All repair costs incurred by us for direct or consequential damage to our pipelines will be chargeable. We reserve the right to divert any affected apparatus or specify suitable protection for it if proved necessary during site works – this cost will also be chargeable.

These guidelines only apply to our apparatus and pipes. If there are other gas transporters in the area, make sure you contact them and comply with their requirements.

Need help locating our apparatus?
Contact our Plant Protection team on **02920 278912** or **dig@wwutilities.co.uk.**



Home owners

a guide to safe digging



WALES&WEST UTILITIES

Before starting works

Check you have up to date gas plans on site - they should be printed in colour and no older than 28 days from their issue date.

Any plans supplied or marked up by Wales & West Utilities will show the approximate location of our apparatus. The information is provided as a general guide only, its accuracy cannot be guaranteed and is given without obligation or warranty.



Individual gas pipes to houses are not shown but their presence should be anticipated. They usually take the shortest route to the larger pipe providing the supply. Look for any visual signs of gas presence, like a meter box or above ground entry point.

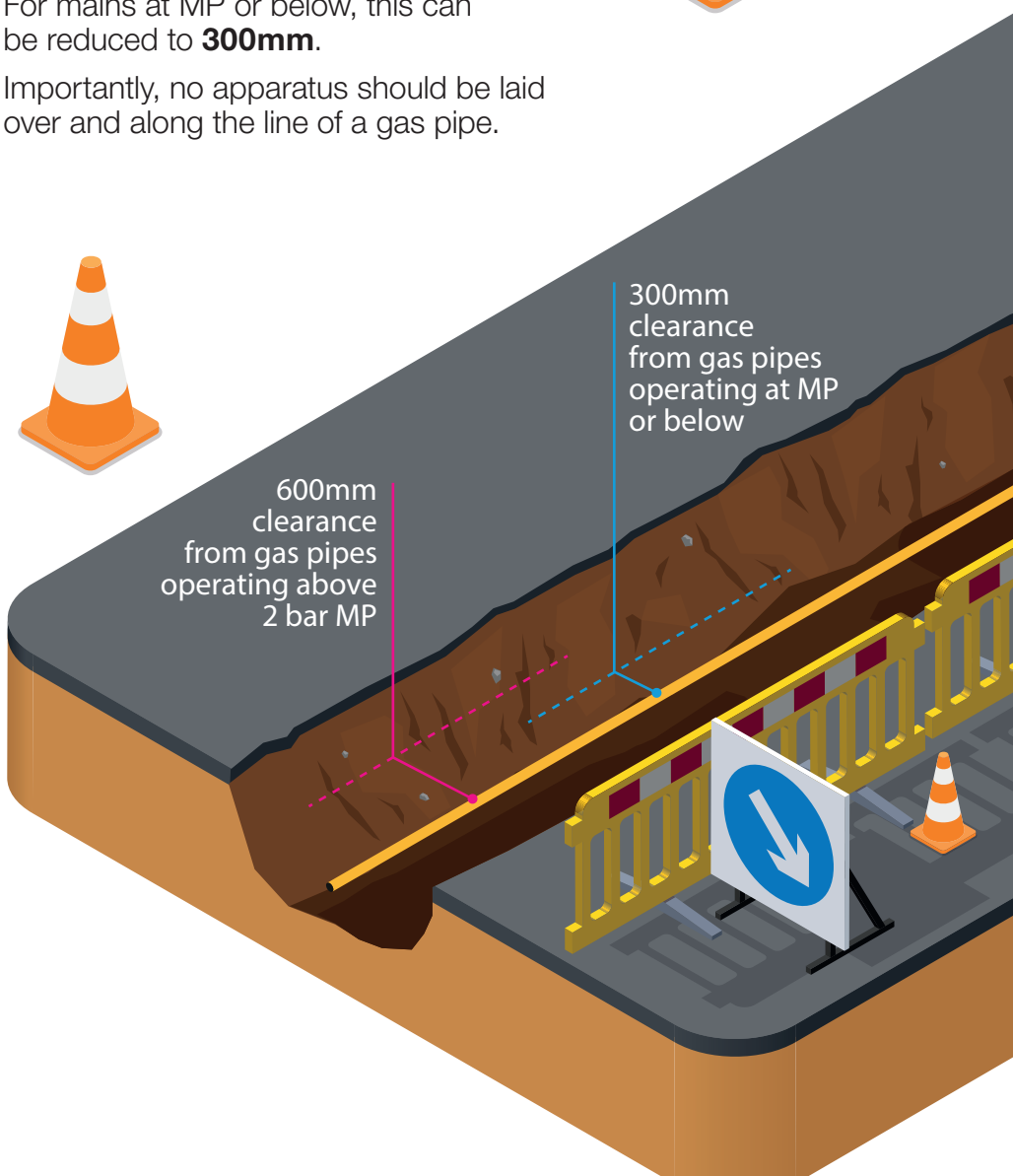
Any damage to our apparatus near your works could have serious consequences. In view of this and for safety, there should be a site meeting with our representatives and any other interested parties before you do any work near a medium, intermediate or high-pressure main.

The site meeting should cover the suggested works programme and pipeline safety. It must be held well before operations start and at least 10 days' notice is required before carrying out any work.

Clearances

There should be a minimum **600mm** clearance between new apparatus being installed and a main operating above 2 bar medium pressure (MP), whether the apparatus is parallel to or crossing the pipe. For mains at MP or below, this can be reduced to **300mm**.

Importantly, no apparatus should be laid over and along the line of a gas pipe.



Building proximities

There are minimum proximity distances for buildings from our mains depending on their operating pressure and pipe material. Contact us to confirm these before starting building works.

For high pressure pipelines, you must get in touch with the Health and Safety Executive and local authority planning team for guidance on their Land Use Planning Zones as these may be in addition to our proximity distances.



Permanent or temporary buildings must not be constructed over our pipes or within the minimum building proximities. Where there is an easement – a legal agreement for our mains to be on private land – there may be further restrictions to working near our pipes.

Protection

Backfill material used near our apparatus must be soft fill or sand containing no stones, bricks or lumps of concrete etc, placed to a 150mm minimum around the pipe and be well compacted by hand.



Demolition

Live gas services must be disconnected before demolishing a property. Contact us to arrange a check for any live gas services.

Home improvements

If you are planning any home improvements, such as an extension or conservatory, fencing, decking, landscaping or even installing a new pond, remember your gas supply could run below where you are working. Before you start, make sure you have a copy of our plans and have visited the Dial Before You DIG section on our website for safety advice.

Be careful when considering planting trees. Contact us before any tree planting above or near our apparatus as roots can potentially damage pipes and restrict future maintenance.



Leakage from gas pipes

In the event of a leak, follow the instructions below – **DO NOT** attempt to seal the leak.
If in doubt, **contact us**.



Site responsibilities

All repair costs incurred by us for direct or consequential damage to our pipelines will be chargeable. We reserve the right to divert any affected apparatus or specify suitable protection for it if proved necessary during site works – this cost will also be chargeable.

These guidelines only apply to our apparatus and pipes. If there are other gas transporters in the area, make sure you contact them and comply with their requirements.

If damage or leakage is caused, or a gas escape is smelt or suspected, take action at once:

- Evacuate everyone from the immediate vicinity.
- Call the 24hr Gas Emergency Service on **0800 111 999**.
- Prevent any approach by the public, prohibit smoking and extinguish all naked flames or other ignition sources for at least **15m from the leakage**, and do not operate any electrical switches.
- Assist gas personnel, police and/or fire services, as needed.

For more information...

call our Plant Protection team on **02920 278912** or **dig@wwutilities.co.uk**. You can also visit the Dial Before You DIG section on our website **www.wwutilities.co.uk**

You can find more guidance in Avoiding Danger from Underground Services, document HSG47 on the Health and Safety Executive website.



wwutilities.co.uk

wwutilities

@WWUtilities

@WWUtilities

WATER & SEWER

91 Market Street Hoylake Wirral CH47 5AA
Tel. 0151 632 5142
enquiries@cornerstoneprojects.co.uk
www.cornerstoneprojects.co.uk
VAT Reg. No. 851 4941 19
Company No. 5132353

Registered in England. Registered Address : Cornerstone Projects Ltd, 91 Market Street, Hoylake, Wirral CH47 5AA

Scottish Water Asset Data

Water Network

Fittings

Valve

- Valve - Abandoned
- Valve

Pressure Management Valve

- Abandoned
- Adopted
- Isolated
- Pressure Reducing
- Pressure Relief
- Pressure Sustaining
- Proposed
- Removed
- Unknown

Hydrant

- Abandoned
- Adopted
- Ball
- Fire
- Isolated
- Proposed
- Removed
- Shipping
- Unknown
- Washout

Stop Cock

- Abandoned
- Adopted
- In Use
- Isolated
- Proposed
- Removed
- Unknown

Boundary Box

End Cap

- Abandoned
- Adopted
- In Use
- Isolated
- Proposed
- Removed
- Unknown

Air Shaft

- Abandoned
- Adopted
- Isolated
- Pipe
- Proposed
- Removed
- Shaft
- Unknown

Air Valve

- AV
- Abandoned
- Adopted
- Air Cock
- DAV
- HAV
- Isolated
- Proposed
- Removed
- SAV
- TAV
- Unknown

Blank Tee

- Abandoned
- Adopted
- Flanged Plate
- Isolated
- Other
- Other_
- Proposed
- Removed
- Unknown

Chamber Box

- Abandoned
- Access Chamber
- Adopted
- Danelaw Box
- General
- Isolated
- Lucy Box
- Other
- Proposed
- Removed
- Swabbing
- Unknown

Collecting Chamber

Discharge Point

- Buchan Trap
- Isolated
- New Subtype
- Other
- Proposed
- Proudfoot Box
- Removed
- Undefined Scour Point
- Unknown
- Unknown End

Pressure Monitoring Point

Swab Chamber

- Abandoned
- Adopted
- Hatch Box
- Isolated
- Joint
- Proposed
- Removed
- T and Blank Plate
- Unknown

Wet Chamber

Pipes

Main - Water Distribution Public

- Abandoned, Public
- Adopted, Public
- Bypass, Public
- Distribution, Public
- Drain, Public
- Fire, Public
- Isolated, Public
- Overflow, Public
- Proposed, Public
- Removed, Public
- Sludge, Public
- Trunk, Public
- Washout, Public
- Main - Water Distribution

Main - Water Distribution Private

- Abandoned, Private
- Abandoned, Private (Operated by Scottish Water)
- Adopted, Private
- Bypass, Private
- Distribution, Private
- Distribution, Private (Operated by Scottish Water)
- Drain, Private
- Fire, Private
- Fire, Private (Operated by Scottish Water)
- Isolated, Private
- Overflow, Private
- Overflow, Private (Operated by Scottish Water)
- Proposed, Private
- Proposed, Private (Operated by Scottish Water)
- Removed, Private
- Sludge, Private
- Sludge, Private (Operated by Scottish Water)
- Trunk, Private
- Washout, Private
- Washout, Private (Operated by Scottish Water)

Service Pipe

- Abandoned
- Communication
- Communication - Fire Connection
- Isolated
- Proposed
- Removed
- Service
- Supply - Common
- Supply - Fire Main
- Supply - Single
- Service Pipe General

Main - Raw Water

- Abandoned
- Isolated
- Overflow
- Proposed
- Raw Supply
- Removed
- Syphon
- Washout
- Main - Raw Water General

Aqueduct

- Abandoned
- Aqueduct
- Tunnel - Aqueduct
- Viaduct
- Aquaduct General

Scottish Water Asset

Waste Water Network

Fittings

Access (Lateral)
- Abandoned
- Combined (C)
- Foul (F)
- Proposed
- Surface Water (S)

Chamber
- Abandoned
- CSO
- Combined
- Foul
- Dual Manhole - Foul
- Dual Manhole - Surface
- Isolated
- Natural Water
- Not Applicable
- Other
- Planned
- Proposed
- Surface Water
- Trade Effluent
- Treated Effluent
- Unknown
- Unknown_

Combined Sewer Overflow
- CSO-COMB SEW O/FL

Balancing Pond

Basin

Bifurcation Chamber
- Abandoned
- Combined (C)
- Foul (F)
- Isolated
- Planned
- Proposed
- Surface Water (S)
- Unknown

Sewerage Air Valve
- Combined (C)
- Isolated
- Abandoned
- CSO (O)
- Foul (F)
- Other
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Unknown

Buchan Trap
- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Isolated
- Natural Water (W)
- Other
- Proposed
- Surface Water (S)
- Treated Effluent (E)
- Unknown(Z)

Capped End
- Abandoned
- Accepted
- Adopted
- In Use
- Isolated
- Not Applicable
- Planned
- Proposed
- Removed
- Unknown

Hatchbox
- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Isolated
- Natural Water (W)
- Other
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Unknown

Hydraulic Control Chamber
- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Natural Water (W)
- Planned
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Unknown

Inlet
- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Natural Water (W)
- Other
- Proposed
- Surface Water (S)
- Treated Effluent (E)
- Unknown

Rodding Eye
- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Isolated
- Natural Water (W)
- Other
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Unknown
- Unknown(Z)

Non-return Valve
- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Natural Water (W)
- Proposed
- Surface Water (S)
- Treated Effluent (E)
- Unknown

Lamphole
- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Natural Water (W)
- Proposed
- Surface Water (S)
- Treated Effluent (E)
- Unknown

Outfall
- Planned
- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Isolated
- Natural Water (W)
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Unknown
- Unknown_

Pond

Trench

Sluice Valve
- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Isolated
- Natural Water (W)
- Other
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)

Unknown End
- Abandoned
- Unknown End

Washout
- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Natural Water (W)
- Other
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Unknown

Wetland

Vent Column

Pipes

Gravity Pipe
- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Natural Water (W)
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Gravity Pipe General

Gravity Pipe
- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Natural Water (W)
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Gravity Pipe General

Connection (Lateral)
- Abandoned
- Combined (C)
- Foul (F)
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Connection (Lateral) General

Rising Main
- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Rising Main General

Rising Main
- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Rising Main General

Syphon
- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Natural Water (W)
- Surface Water (S)
- Treated Effluent (E)

Please note the plans provided by Scottish Water Horizons (SWH) or Scottish Water (SW) are subject to the following conditions:

a) SWH/SW do not warrant the accuracy of the data or its fitness for the Customer or End Users purpose.

b) SWH/SW will not accept any liability due to any loss, damage, injury or any other occurrence arising from the Customer or End User's use of the Utility Search Report.

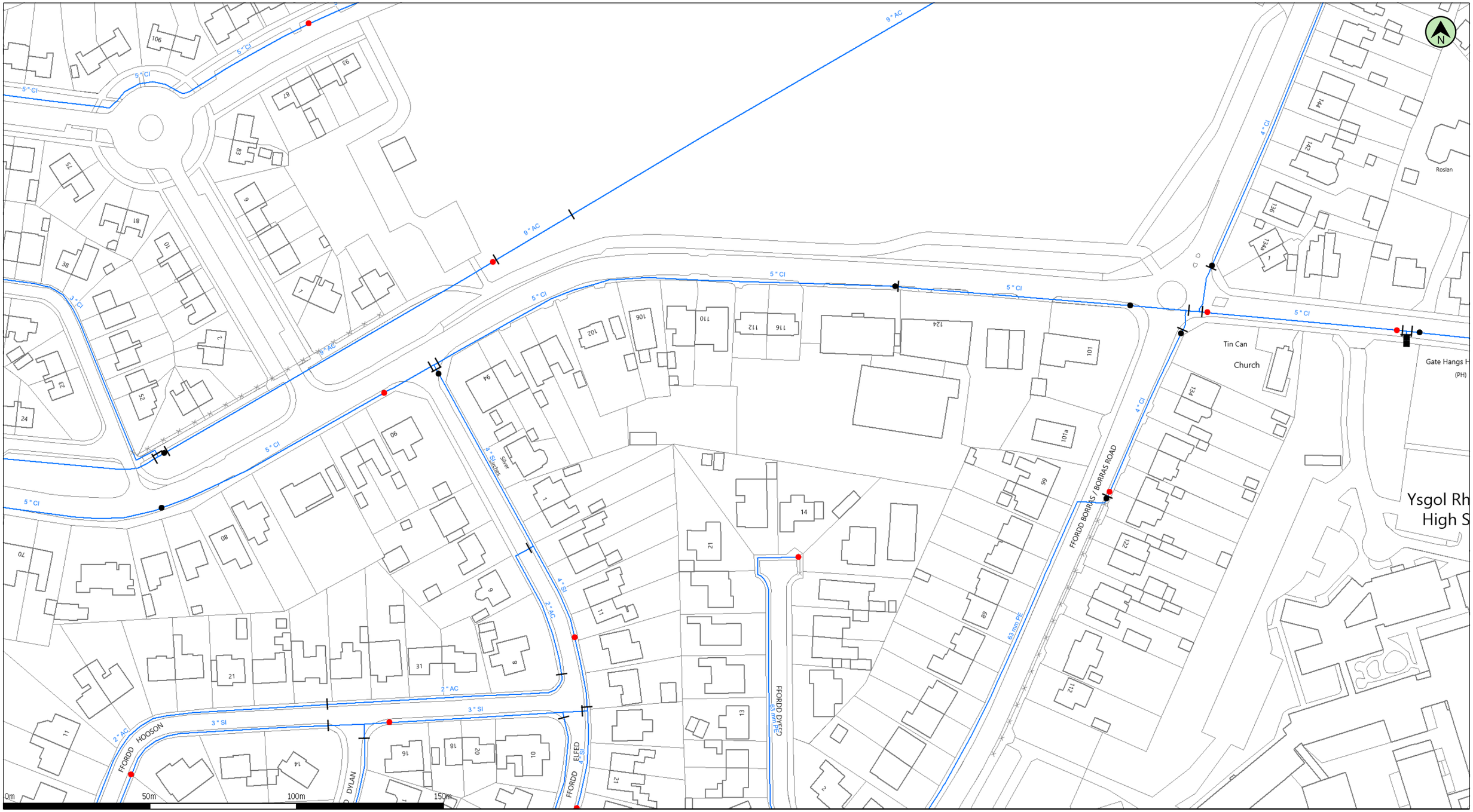
c) SWH/SW do not guarantee the information contained within the Utility Search Report to be complete or up to date due to the continual development of utility networks and the time taken to update records of the same.

91 Market Street Hoylake Wirral CH47 5AA
Tel. 0151 632 5142
enquiries@cornerstoneprojects.co.uk
www.cornerstoneprojects.co.uk
VAT Reg. No. 851 4941 19
Company No. 5132353

WATER

91 Market Street Hoylake Wirral CH47 5AA
Tel. 0151 632 5142
enquiries@cornerstoneprojects.co.uk
www.cornerstoneprojects.co.uk
VAT Reg. No. 851 4941 19
Company No. 5132353

Registered in England. Registered Address : Cornerstone Projects Ltd, 91 Market Street, Hoylake, Wirral CH47 5AA



(c) Crown copyright and database rights 2024 Ordnance Survey 100031673

Date: 13/08/24 | Scale: 1:1250 | Map Centre: 334591,351408 | Data updated: 14/07/24 | Our Ref: 1544401 - 2

Clean Water Plan A3
Powered by digdat

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database rights 2024 All rights reserved. Ordnance Survey Licence numbers 100031673. All rights in such data reserved. This plan and any information supplied with it is furnished as a general guide, is only valid at the date of issue and no warranty as to its correctness is given or implied. In particular this plan and any information shown on it must not be relied upon in the event of any development or works (including but not limited to excavations) in the vicinity of Hafren Dyfrdwy assets or for the purposes of determining the suitability of a point of connection to the sewerage or distribution systems. Document users other than SEVERN TRENT WATER business users are advised that this document is provided for reference purpose only and is subject to copyright, therefore, no further copies should be made from it.

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

duncan@cornerstoneprojects.co.uk

R3341

HAFREN DYFRDWY
severn dee

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.

Affinity Water Limited – guidance on excavation in close proximity to our assets.

The mains were originally laid at an approximate depth of 900mm from ground to top of pipe. As surface reference points may well have been altered since, both line and depth must be regarded as approximate only. The Company cannot accept responsibility for loss or damage that may occur as a result of inaccuracies in the particulars supplied and actual locations must be determined by hand dug trial holes.

Records of service connections and telemetry cables are not kept on these plans. However, if you would like our Customer Service Technician to visit the site to meet your representative and mark the location of known services within your proposed working area, please telephone our Call Centre on 0345 3572407 and they will make the necessary arrangements. Service pipes to individual properties (which are not shown) were originally laid at a depth of 750mm from ground level to top of pipe.

If you are working in close proximity to our apparatus, please ensure the following precautions are taken:

- Temporary and/or permanent support must be provided. In the event of damage occurring to our apparatus, all repair costs incurred by the Company will be charged to you or your contractor.

- The exact position of Company apparatus when required, should be determined by hand dug trial holes.

- Telemetry cables and service pipes to individual properties may exist adjacent to the main and will generally not be indicated on the plan. You must not, therefore, assume that the Company has no apparatus within the vicinity other than that which is shown on the plan.

- Contractors should not increase the overburden pressure on mains. Contractors should avoid increasing or decreasing the depth of cover by more than 150mm. No buildings are to be erected within 2m of the main.

- Will you please ensure that all surface boxes and marker posts and plates belonging to the Company are kept clear during your works and realigned to any revised surface levels. In addition, no manholes, joint boxes, trees or other obstructions shall be placed over the Company's apparatus or in any position likely to cause difficulty for us to maintain our apparatus in the future.

- Once work has been completed the pipes should be surrounded by a layer of compacted sand and the marker tape replaced. The remainder of the backfill should not contain any large lumps of hard materials or sharp objects. Any pipe exposed by an excavation must be adequately supported for the whole of the exposed length. The pipe or support must not be used as a step or hand hold.

- All bends on mains are restrained by concrete thrust blocks bearing upon the surrounding soil. Under no circumstances should thrust blocks be disturbed or removed. If the thrust block needs to be removed approval will need to be gained from the Company.

- In the event of any leakage or damage sustained to any water main or ancillary equipment the Company must be notified immediately.

CORNERSTONE PROJECTS LTD

SEWER

91 Market Street Hoylake Wirral CH47 5AA
Tel. 0151 632 5142
enquiries@cornerstoneprojects.co.uk
www.cornerstoneprojects.co.uk
VAT Reg. No. 851 4941 19
Company No. 5132353

Registered in England. Registered Address : Cornerstone Projects Ltd, 91 Market Street, Hoylake, Wirral CH47 5AA

Dŵr Cymru
Welsh Water

Land to the rear of 120 Rhosne - 120 Rhosnesni Lane, Wrexham, LL12 7NB

N
W E
S

LEGEND(Representative of most common features)

Waste network:

- Foul chamber
- Surface water chamber
- Combined chamber
- Combined sewer overflow
- Special purpose chamber
- Treatment works
- Pumping station
- Outfall
- Lamphole
- Storm Overflow
- Rising main
- Gravity sewer
- Private sewer
- Private sewer subject to Sect. 104 adoption agreement
- Private Sewer Transfer
- Lateral Drain
- Inspection Chamber

NB: Sewer symbol colour indicates the type.

RED - Combined
GREEN - Surface Water
BROWN - Foul
Purple - Former S24 sewers (for indicative purposes only)

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF) . It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation

Dŵr Cymru Cyfyngedig ('the Company') gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 which is based upon the best Information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1989, or, if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.

Reproduced by permission of the Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2017.
All rights reserved .
Ordnance Survey Licence number 100019534

Map Ref:	334687,351369
Map scale:	1:4950
Printed by:	Warren Rees
Printed on:	14 Aug 2024

CORNERSTONE PROJECTS LTD

BT

91 Market Street Hoylake Wirral CH47 5AA
Tel. 0151 632 5142
enquiries@cornerstoneprojects.co.uk
www.cornerstoneprojects.co.uk
VAT Reg. No. 851 4941 19
Company No. 5132353

Registered in England. Registered Address : Cornerstone Projects Ltd, 91 Market Street, Hoylake, Wirral CH47 5AA

Our Ref: Ref shown on map

email: nnhc@openreach.co.uk

Date of issue shown on map

Dear Customer,

NR & SW ACT 1991 – PROPOSED WORKS AT:

Prior to commencement of work: for free onsite guidance and accurate up to date location of BT plant please contact our Plant Protection Service by the following methods
Email Dial before you dig CBYD@openreach.co.uk
Visit the website www.openreach.co.uk/cbyd

Thank you for your request of describing the above proposals.

Enclosed are copies of our drawing marked up to show the approximate locations of BT apparatus which is present in the immediate vicinity of your works. It 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 made near to British Telecommunications plc apparatus which may exist at various depths and may deviate from the marked route.

To avoid damage it is recommended that mechanical excavators or borers are not used within 600mm of British Telecommunications plc plant. If scaffolding is erected, please ensure that our equipment is not enclosed, blocked, covered or otherwise obstructed by the scaffolding.

In the event of BT apparatus being in the area of works we recommend that your plant/vehicle crossing is either resited, or apply for a budget estimate by submitting detailed plans to the above address, these will be forwarded to the appropriate department for their comments.

Please ensure you quote our reference on any future correspondence.

Yours faithfully,

Openreach Plant Maps Requested

NewSite Office (addresses can be found on the New Developments contact page)

Dear Sir/Madam,

You have downloaded copies of our drawings marked up to show the approximate location of Openreach apparatus, which is present in the immediate vicinity of your works. It 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 made near to Openreach apparatus, which may, exist at various depths and may deviate, from the marked route.

To avoid damage it is recommended that mechanical excavators or borers are not used within 600mm of Openreach plant. Please ensure that our equipment is not enclosed, blocked, covered or otherwise obstructed by your plant. In the event of clearance not being adequate we anticipate that your plant is either resited, or an order is placed with Openreach for rearrangements of its plant. If there are any difficulties with the Map please email cbyd@openreach.co.uk

---

Please contact our Network Protection Service by Email on cbyd@openreach.co.uk giving four calendar weeks notice of your commencement date. This will provide you with on-site advice and a check of location for any Openreach apparatus.

Further to this, I hope the following points will assist you at the new development: -

Openreach has a licence obligation to provide service to any end customer requiring a connection. A Developer would not normally be charged for provision of service, our standard connection charges would apply to the end user when orders are placed with the communication provider of choice. However, should a Developer insist on an underground service in an area where Openreach plant is provided overhead, charges may be incurred.

When the Developer has obtained contract and planning permission Openreach would request a 'Clean', scaled Site Layout, Location Map and a covering letter be sent to the relevant newSite Office. We would particularly request that you give details of your programmed site start date and likely first occupancy date where possible. To obtain contact details of the newSite office covering the development area click on the URL below.

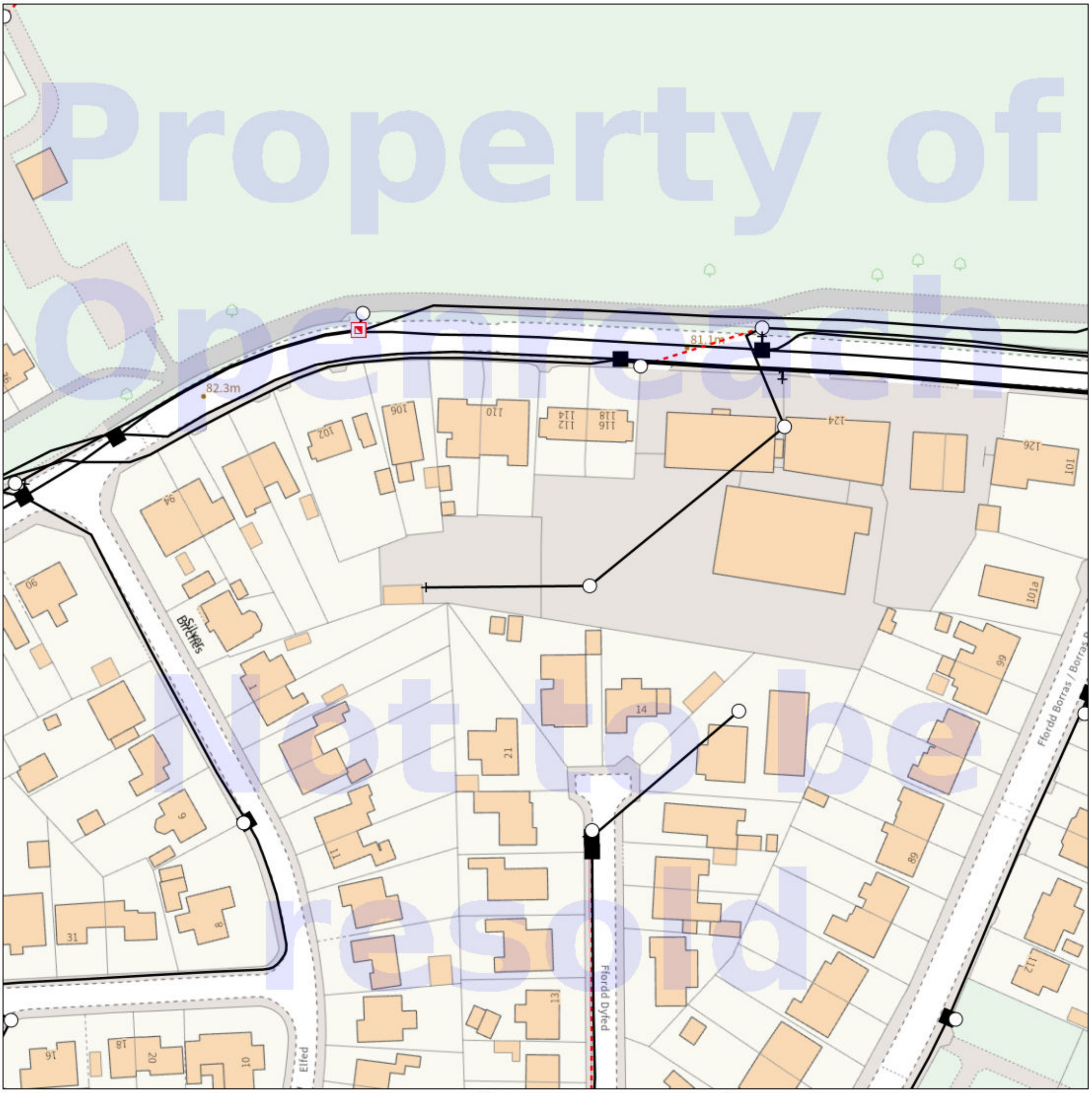
http://www.newdevelopments-openreach.co.uk/ContactUs.aspx

Where a development affects existing Openreach apparatus in the public highway, the cost of any necessary protection or diversionary works must be borne by the Developer. In this case where a budget estimate is required a Site Plan, Location Map and a covering letter should be forwarded to the Repayments Project Office. Please visit www.openreach.co.uk/alterationscontacts for contact details of the Repayments Office covering the development area.

Yours faithfully,

Openreach newSites

Maps on Demand Plant Information Reply



Property of Openreach Network resold

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 newar to BT apparatus which may exist at various depths and may deviate from the marked route.

openreach

CLICK BEFORE YOU DIG

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

email cbyd@openreach.co.uk

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

Accidents happen

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

© Crown copyright 2023 OS 100028040. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.

KEY TO BT SYMBOLS

	Planned	*Live*
PCP		
Pole		
Box		
Manhole		
Cabinet		

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

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

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

BT Ref : IQH10337P
Map Reference : (centre) SJ3459151408
Easting/Northing : (centre) 334591,351408
Scale : 1:250
Issued : 13/08/2024 10:33:30

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

ELECTRIC

91 Market Street Hoylake Wirral CH47 5AA
Tel. 0151 632 5142
enquiries@cornerstoneprojects.co.uk
www.cornerstoneprojects.co.uk
VAT Reg. No. 851 4941 19
Company No. 5132353

Registered in England. Registered Address : Cornerstone Projects Ltd, 91 Market Street, Hoylake, Wirral CH47 5AA

Our Ref: 34377023 R3341

Tuesday, 13 August 2024

Duncan Phillips
91 Market Street
Hoylake
MSY
CH47 5AA

Dear Duncan Phillips

SP Energy Networks - Asset Network Plans

Thank you for your recent request for information concerning the location of SP Energy Networks electrical equipment / network drawings in the vicinity of your proposed works.

Please find plan(s) enclosed showing the SP Energy Networks equipment within your area of interest, along with links to our current electrical safety awareness guides and our SP Energy Networks contact document.

As much information as possible has been given, however cable locations shown on the plans are indicative only and the positions of cables may have altered since being recorded. A line on a plan may represent more than one cable and services to houses, street lamps, etc. may be omitted or included only as a schematic representation. Cables shown as, “Out of use,” should not be assumed to be dead or abandoned.

If you discover or cause any damage to ScottishPower cables, then please call our Power Emergencies Line - 0800 092 9290 or 105 immediately giving all relevant information.

Please note that the plans are only valid for 28 days from the date of issue. Updated plans should be requested before any work commences on site if this period has expired.

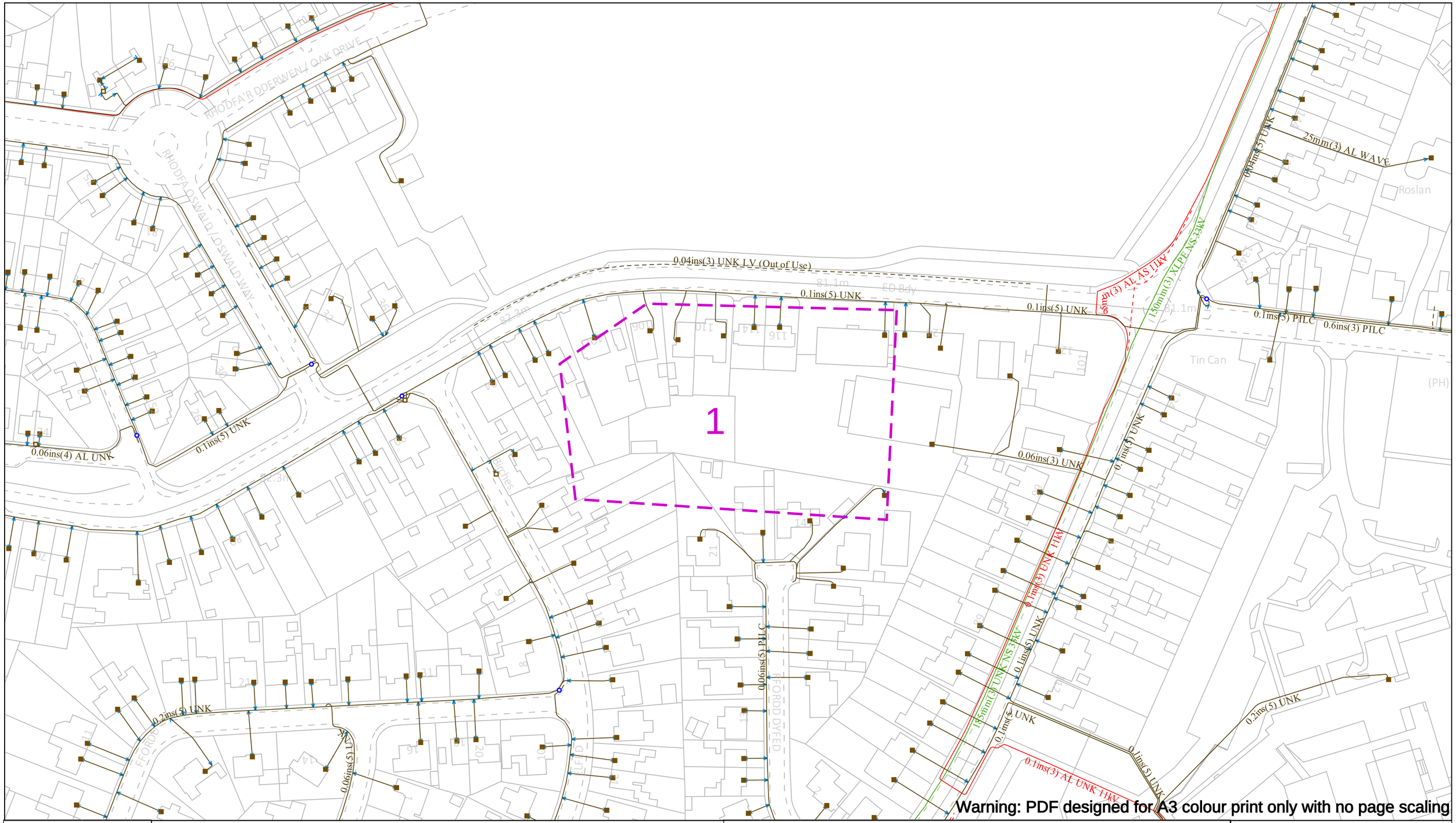
Please note that the following publications are available from HSE Books PO Box1999, Sudbury, Suffolk, CO10 2WA — Tel. 01787 881165 — www.hse.gov.uk :-

Avoiding Danger from Underground Services – HSG47
Avoidance of Danger from Overhead Electrical Lines – GS6

Yours sincerely,

Request For Plans Team, SP Energy Networks.
Contact Us

SP Power Systems Limited Registered Office: 1 Atlantic Quay, Glasgow G2 8SP.
Registered in Scotland No. 215841 Vat No. GB 659 3720 08



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

Date Requested: 13/08/2024
Job Reference: 34377023
Site Location: 334589 351402
Requested by:
Mr Duncan Phillips
Your Scheme/Reference:
R3341

Scale: 1:1250 (When plotted at A3)

IMPORTANT NOTICES

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

100m

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

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

Crown Copyright © - Reproduced by permission of Ordnance Survey on behalf of HMSO. And database right 2023. All rights reserved. Ordnance Survey Licence number 1000193036.



UTILITY MAP VIEWER (UMV)

SYMBOLS AND SCALES

VERSION 1.1

Author: Louise Edwards, Steve Holmes

Date: 4th November 2011

SYMBOL	NAME	LOCATION	VISIBILITY BETWEEN SCALES
GIS			
	SOP	Substation Locations – SOP	250-25,000
	Trans/Grid Substation	Substation Locations – Ground Mounted Sub	<51,000
	Primary Substation	Substation Locations – Ground Mounted Sub	<50,000
	Secondary Substation	Substation Locations – Ground Mounted Sub	40-7,505
	LV Only Substation	Substation Locations – Ground Mounted Sub	40-5,005
	Externally Deleted Substation	Substation Locations – Ground Mounted Sub	same as their voltages above
	Building/Site/Switchgear Only	Substation Locations – Ground Mounted Sub	same as their voltages above
	Pole Mounted Secondary Substation	Substation Locations- Pole Mounted Sub	>25,000
	Pole Mounted Secondary Substation (externally deleted)	Substation Locations- Pole Mounted Sub	>25,000
	Remote Equipment Location	Substation Locations- Pole Mounted Sub	>25,000
?	Distribution Transformer(unknown)	Substation Locations – Distribution Transformer	>40
	Pole Mounted/Ground Mounted Secondary Transformer	Substation Locations – Distribution Transformer	>40
	Pole Mounted/ Ground Mounted Secondary Transformer Out Of Use	Substation Locations – Distribution Transformer	>40
	LV Fuse	Substation Locations- LV Fuse	>40
	Circuit Breaker	Substation Locations – Dynamic Protective Devices	>40
	Sectionaliser	Substation Locations – Dynamic Protective Devices	>40
	PM Auto Recloser	Substation Locations – Dynamic Protective Devices	>40

	Single Pole	Overhead Assets – under each voltage	>7,5005
	H Pole	Overhead Assets – under each voltage	>7,505
	Tower	Overhead Assets – Trans – Tower	>40,005
	Cable Joint	Ground Assets – under each voltage	>2,505
	Pillar	Ground Assets –LV- LV Switch Point	>2,505
	Link Box	Ground Assets –LV- LV Switch Point	>2,505
	LV Metered Service Point	Ground Assets –LV-LV Metered Service Point	>2,000
	Unmetered Service Point	Ground Assets –LV- Unmetered Service Point	>2,000
	Medically Sensitive Customer	Ground Assets –LV- Medically Sensitive Customer	>5,005
	Commercially Sensitive Customer	Ground Assets –LV- Commercially Sensitive Customer	>25,000
	Fault Symbol	Ground Assets –LV- Fault Symbol	None
	Working In Progress	Ground Assets –LV- Working in Progress	>5,005
	System Abnormal	Ground Assets –LV- System Abnormal	>7,505
	11Kv Surge Divertor	General- General Info	>2,000
	LVFM	General- General Info	>2,000
	Generator	General- General Info	>2,000
	IDNO	General- General Info	>2,000
	Lateral Mains	General- General Info	>2,000
	HVCI	General- General Info	>2,000
	Point Of Connection	General- General Info	>2,000

	Sensitive Building	General- General Info	>2,000
	33Kv Surge Divertor	General- General Info	>2,000
	Approximation	General- General Info	>2,000
	Assumed Position	General- General Info	>2,000
	Clarity Point	General- General Info	>2,000
	Earth Point	General- General Info	>2,000
	Edge Connector	General- General Info	>2,000
	Fault Indicator	General- General Info	>2,000
	Note	General- General Info	>2,000
	Pseudo Joint	General- General Info	>2,000
	Quality	General- General Info	>2,000
	Second corner	General- General Info	>2,000
	Danger	General- General Info	>2,000
	Voltage Regulator	General- General Info	>2,000
	Proposed Development	General – Proposed Development	>7,500
GND			
	Normally Open	GND- LV Diagram – Dress symbology- LV Link	None
	Temporary Open	GND- LV Diagram – Dress symbology- LV Link	None
	Temporary Closed	GND- LV Diagram – Dress symbology- LV Link	None
	Surveyed Open	GND- LV Diagram- Dress Symbology- Surveyed State	None

	Surveyed Closed	GND- LV Diagram- Dress Symbology- Surveyed State	None
	Fuse	GND- LV Diagram- Dress Symbology- LV Link	None
	Urban Automation	GND- LV Diagram- Dress Symbology- LV Link	None
	LV Transition Joint	GND- LV Diagram	>2,505
	Pillar	GND- LV Diagram	None
	Link Box	GND- LV Diagram	None
	Presumed Open point	GND – LV Diagram- Dress Symbology – LV Link	None
	Out of phase	GND- General	>5,500
	Commercially Sensitive Customer	GND- General	none
	Proposed Development	GND- General-	none
	Fault Symbol	GND- General	>7,505
	System Abnormal	GND- General	none
	Work In Progress	GND- General	>5,005

LV Cable

LV Cable Disconnected

LV Overhead Line

HV (11kV) Cable

HV (11kV) Cable Disconnected

HV Overhead Line

HV (6.6kV) Cable

HV (6.6kV) Cable Disconnected

EHV Cable

EHV Cable Disconnected

EHV Overhead Line

132kV and above cables

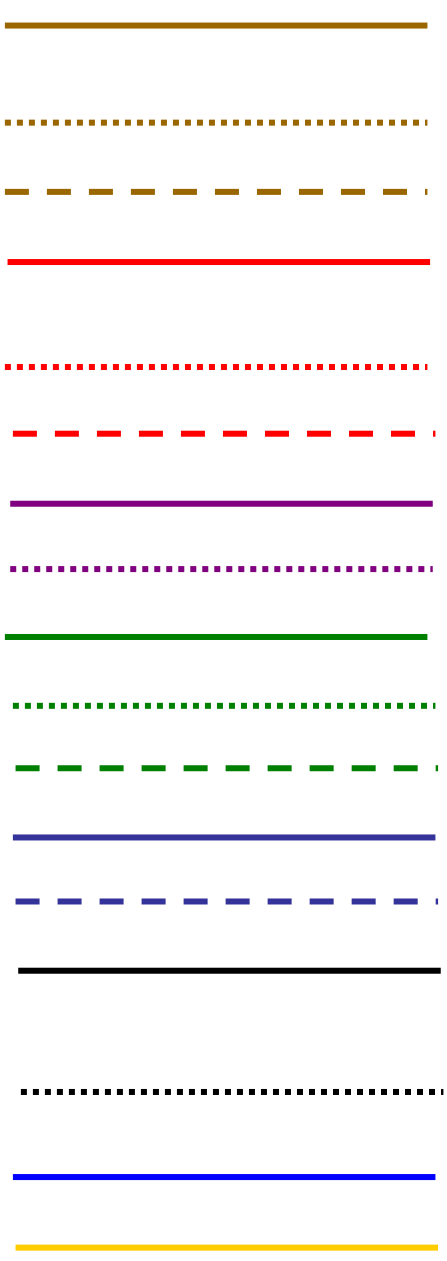
132kV and above Overhead lines

Pilot/Tele/Auxilliary Cable

Pilot/Tele/Auxilliary Cable Disconnected

Cable Duct

Third Party Pipeline



CORNERSTONE PROJECTS LTD

THIRD PARTY SEARCHES

91 Market Street Hoylake Wirral CH47 5AA
Tel. 0151 632 5142
enquiries@cornerstoneprojects.co.uk
www.cornerstoneprojects.co.uk
VAT Reg. No. 851 4941 19
Company No. 5132353

Registered in England. Registered Address : Cornerstone Projects Ltd, 91 Market Street, Hoylake, Wirral CH47 5AA

Enquiry Confirmation

LSBUD Ref: 34377023

Date of enquiry: 13/08/2024
Time of enquiry: 10:25

Enquirer

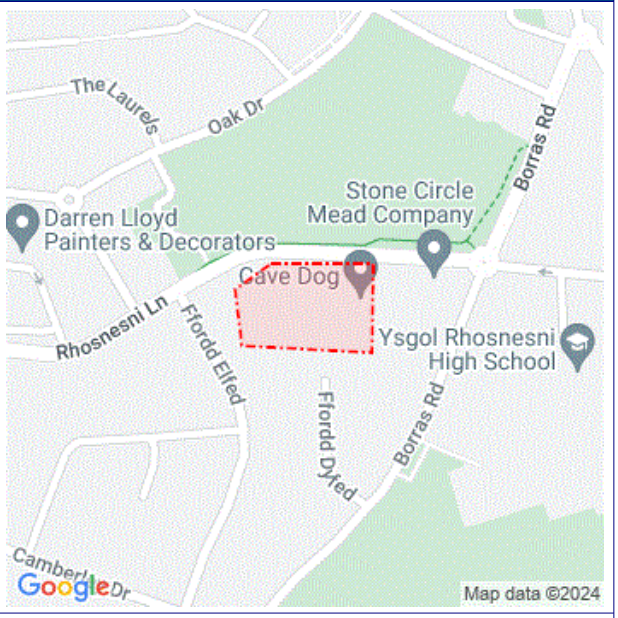
Name	Mr Duncan Phillips	Phone	01516325142
Company	Cornerstone Projects	Mobile	Not Supplied
Address	91 Market Street Hoylake MSY CH47 5AA		
Email	searches@cornerstoneprojects.co.uk		

Enquiry Details

Enquiry type	Initial Enquiry
Work category	Development Projects
Work type	Commercial/industrial
Work type buffer*	75 metres
Start date	14/08/2024
End date	14/08/2024
Scheme/Reference	R3341
Search location	XY= 334591, 351408
Confirmed location	334589 351402
Site size	7843 metres square
Site Contact Name	Not Supplied
Site Phone No.	Not Supplied
Description of Works	

* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.

Site Map



Please note that the above map only displays the location of the proposed work site and will not display any of the Members' pipes and cables. It is imperative that this area accurately reflects the proposed work site.

Affected LSBUD members

(LSBUD Members who have assets registered on LSBUD within the vicinity of your search area.)

Do not proceed until all Members listed below have confirmed that your works can continue.

Asset Owner	Phone/Email	Emergency Only	Status
SP Energy Networks	08452734444	08000929290 / 105	Await response
Wales and West Utilities	02920278912	0800111999	Await response

Status explanation

Await Response means that the asset owner will contact you. This is typically by sending the plan response but they may ask for further information before being able to do so, particularly if any payments or authorisations are required.

Email Additional Info means that the asset owner needs further information about your works to assess your enquiry before providing a response. Please provide any details you have available including plans, method statements etc. if available.

Enquiry Confirmation
LSBUD Ref: 34377023

Date of enquiry: 13/08/2024
Time of enquiry: 10:25

Important notices

It is very important that you correctly understand what the service does and the procedures in order for you to work safely. Please refer to the LSBUD Support Page (www.lsbud.co.uk/linesearchbeforeudig-support) for further guidance.
This information includes how to provide additional information to the LSBUD Members who request it to provide a response to your enquiry.
Validity and search criteria. The results of this enquiry are based on the confirmed information you entered and are valid only as at the date and time of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LinesearchbeforeUdig (LSBUD) accepts no responsibility for any errors or omissions in the Enquiry Details or any consequences thereof. LSBUD Members update their asset information on a regular basis so you are advised to consider this when undertaking any works. It is your responsibility to choose the period of time after which you need to resubmit any enquiry but the maximum time (after which your enquiry will no longer be dealt with by the LSBUD Helpdesk and LSBUD Members) is 28 days. If any details of the enquiry change, particularly including, but not limited to, the location of the work, then a further enquiry must be made.
Terms and Conditions. Please note that this enquiry is subject always to our standard terms and conditions available at www.lsbud.co.uk ("Terms of Use") and the disclaimer at the end of this document. Please note that in the event of any conflict or ambiguity between the terms of this Enquiry Confirmation and the Terms of Use, the Terms of Use shall take precedence.

List of not affected LSBUD members
(LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area.)

Angus Energy	AWE Pipeline	B & D Energy Limited
Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)	Box Broadband
BP Exploration Operating Company Limited	BPA	Cadent Gas
Cambridge Water	Cambridgeshire County Council Climate Change and Energy Services	CATS Pipeline c/o Wood Group PSN
Cemex	Centrica Storage Ltd	CNG Services Ltd
Concept Solutions People Ltd	ConocoPhillips (UK) Teesside Operator Ltd	D.S.Smith
Diamond Transmission Corporation	DIO (MOD Live Pipelines)	Drax Power Limited
E.ON UK CHP Limited	EDF Energy Renewables Ltd	EET Fuels
EirGrid	Eleclink Limited	Electricity North West Limited
Energy Assets Networks	ENI & Himor c/o Penspen Ltd	EnQuest NNS Limited
EP Langage Limited	ESB CCGT Power station (Carrington Gas Pipeline)	ESP Utilities Group
Esso Petroleum Company Limited	euNetworks Fiber UK Ltd	EXA Infrastructure
Exolum Pipeline System	Fulcrum Electricity Assets Limited	Fulcrum Pipelines Limited
Gamma	Gas Networks Ireland (UK)	Gateshead Energy Company
Gigaclear Ltd	Greenlink Interconnector Ltd	Harbour Energy
Heathrow Airport LTD	Humbly Grove Energy	IGas Energy
INEOS FPS Pipelines	INEOS Manufacturing (Scotland and TSEP)	INOVYN ChlorVinyls Limited
INOVYN Enterprises Limited	Intergen (Coryton Energy or Spalding Energy)	Jurassic Fibre Ltd
Kensa Utilities	Last Mile	Mainline Pipelines Limited
Manchester Jetline Limited	Manx Cable Company	Marchwood Power Ltd (Gas Pipeline)
Melbourn Solar Limited	MUA Group Limited	National Gas Transmission
National Grid Electricity Distribution	National Grid Electricity Transmission	National Grid Ventures
Neos Networks	Northern Gas Networks Limited	Northumbrian Water Group
NPower CHP Pipelines	NTT Global Data Centers EMEA UK Ltd	NYnet Ltd
Ogi	Oikos Storage Limited	Ørsted
Palm Paper Ltd	Perenco UK Limited (Purbeck Southampton Pipeline)	Petroineos
Phillips 66	Portsmouth Water	Premier Transmission Ltd (SNIP)
Redundant Pipelines - LPDA	RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)	RWEnpower (Little Barford and South Haven)
SABIC UK Petrochemicals	SAS Utility Services Ltd	Scottish and Southern Electricity Networks
Scottish Power Generation	Seabank Power Ltd	SES Water
SGN	Shell	Shell NOP
South Staffs Water	Spring Fibre Limited	Squire Energy Networks

Enquiry Confirmation
LSBUD Ref: 34377023

Date of enquiry: 13/08/2024
Time of enquiry: 10:25

SSE Generation Ltd	SSE Transmission	SSE Utility Solutions Limited
Storengy	Tata Communications (c/o JSM Construction Ltd)	TfL – London Underground HV Cables (Road Side Cables)
toob Limited	Total Colnbrook Pipelines	Total Finaline Pipelines
Transmission Capital	Trojan Energy Limited	UK Power Networks
Uniper UK Ltd	University of Cambridge Granta Backbone Network	Vattenfall
Veolia ES SELCHP Limited	Veolia ES Sheffield Ltd	Voneus Limited
VPI Power Limited	Welsh Power	West of Duddon Sands Transmission Ltd
West Sussex OpenNetwork (Cooperative National Infrastructure)	Westminster City Council	Zayo Group UK Ltd c/o JSM Group Ltd

Non-LSBUD members (Asset owners not registered on LSBUD)
(The following Non-LSBUD Members may have assets in your search area. It is YOUR RESPONSIBILITY to contact them before proceeding.
Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners within your search area.)

Asset Owner	Preferred contact method	Phone	Status
Bring Energy	nrswa@bringenergy.com	0800 130 3600	Not Notified
BT	https://www.swns.bt.com/pls/mbe/welcome.home	08000232023	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
Dwr Cymru Welsh Water	https://contact.dwrcymru.com/en	0800 917 2652	Not Notified
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
Hafren Dyfrdwy	www.stwater.co.uk/building-and-developing/estimators-and-maps/request-a-water-sewer-map	03306781492	Not Notified
Lumen Technologies	plantenquiries@ocugroup.com	02087314613	Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquiries@turntown.com	01212 621 100	Not Notified
Sky UK Limited	nrswa@sky.uk	02070323234	Not Notified
Sota	sota.plantenquiries@ocugroup.com		Not Notified
Utility assets Ltd	assetrecords@utilityassets.co.uk		Not Notified
Verizon Business	osp-team@uk.verizonbusiness.com	01293611736	Not Notified
Virgin Media	http://www.digdat.co.uk	08708883116	Not Notified
Vodafone	osm.enquiries@atkinsglobal.com	01454662881	Not Notified

Disclaimer
Please refer to LSBUD's Terms of Use for full terms of use available at www.lsbud.co.uk
The results of this Enquiry are personal to the Enquirer and shall not be shared with or relied upon by any other party. The asset information on which the Enquiry results are based has been provided by LSBUD Members, therefore LSBUD will provide no guarantee that such information is accurate or reliable nor does it monitor such asset information for accuracy and reliability going forward. There may also be asset owners which do not participate in the enquiry service operated by LSBUD, including but not exclusively those set out above. Therefore, LSBUD cannot make any representation or give any guarantee or warranty as to the completeness of the information contained in the enquiry results or accept any responsibility for the accuracy of the mapping images used. LSBUD and its employees, agents and consultants accept no liability (save that nothing in this Enquiry Confirmation excludes or limits our liability for death or personal injury arising from our negligence, or our fraud or fraudulent misrepresentation, or any other liability that cannot be excluded or limited by English law) arising in respect thereof or in any other way for errors or omissions including responsibility to any person by reason of negligence.

CABLE

91 Market Street Hoylake Wirral CH47 5AA
Tel. 0151 632 5142
enquiries@cornerstoneprojects.co.uk
www.cornerstoneprojects.co.uk
VAT Reg. No. 851 4941 19
Company No. 5132353

Registered in England. Registered Address : Cornerstone Projects Ltd, 91 Market Street, Hoylake, Wirral CH47 5AA

Searches - Cornerstone Projects Ltd

From: Murthy, Srinivasa <Srinivasa.Murthy@atkinsrealis.com>
Sent: 15 August 2024 04:09
To: Searches - Cornerstone Projects Ltd
Subject: RE: Plant Enquiries - Site Ref. R3341

Please accept this email as confirmation that Vodafone: Fixed **does not** have apparatus within the vicinity of your proposed works detailed below.

Many thanks.

Plant Enquiries Team(SM)
T: +44 (0)1454 662881
E: osm.enquiries@atkinsglobal.com

This response is made only in respect to electronic communications apparatus forming part of the Vodafone Limited electronic communications network formerly being part of the electronic communications networks of Cable & Wireless UK (now re-named Vodafone Enterprise UK), Energis Communications Limited, Thus Group Holdings Limited and Your Communications Limited.

ATKINS working on behalf of Vodafone: Fixed

PLEASE NOTE:

The information given is indicative only. No warranty is made as to its accuracy. This information must not be solely relied upon in the event of excavation or other works carried out in the vicinity of Vodafone plant. No liability of any kind whatsoever is accepted by Vodafone, its servants, or agents, for any error or omission in respect of information contained on this information. The actual position of underground services must be verified and established on site before any mechanical plant is used. Authorities and contractors will be held liable for the full cost of repairs to Vodafone's apparatus and all claims made against them by Third parties as a result of any interference or damage.

IMPORTANT - PLEASE READ:-
Diversionary works may be necessary if the existing line of the highway/railway or its levels are altered, where apparatus is affected. Where apparatus is affected and requires diversion, you must submit draft details of the proposed scheme with a request for a 'C3 Budget Estimate' to c3requests@vodafone.com These estimates should be provided by Vodafone normally within 20 working days from receipt of your request. Please include proof of this C2 response when requesting a C3 (using the 'forward' option).

Please consider the environment before printing this e-mail

From: Searches - Cornerstone Projects Ltd <searches@cornerstoneprojects.co.uk>
Sent: Tuesday, August 13, 2024 2:57 PM
To: National Plant Enquiries <OSM.enquiries@atkinsrealis.com>
Subject: Plant Enquiries - Site Ref. R3341

Dear Sir/Madam,

Re: - Underground Apparatus / Plant

Site Ref. R3341 Land to the rear of 120 Rhosne - 120 Rhosnesni Lane, Wrexham, LL12 7NB - NGR E334591 N351408

In order that all reasonable precautions may be taken to avoid risk to health and safety through contact with any of your existing apparatus during execution of works at the above site location, please provide plan(s) indicating the general position and nature of your apparatus in the locality. In addition, please highlight any likely special problems that could arise in connection with your apparatus as a result of the works and any limitations on the quality of the information provided.



(c) Crown copyright and database rights 2024 Ordnance Survey 100019209

Date: 13/08/24

Scale: 1:1250

Map Centre: 334591,351408

Data updated: 01/08/24

Our Ref: 1544401 - 1

Telecoms Plan A3
Powered by digdat

Important Information - please read The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the "Affected Postcodes.pdf", which can be downloaded from this website. Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan. This plan is produced by Virgin Media Limited (c) Crown copyright and database rights 2024 Ordnance Survey 100019209.

Duct, Trench

Chamber / Pole

Cabinet

duncan@cornerstoneprojects.co.uk

R3341

Searches - Cornerstone Projects Ltd

From: NRSWA <nrswa.nrswa@sky.uk>
Sent: 13 August 2024 15:19
To: searches@cornerstoneprojects.co.uk
Subject: Plant Enquiries - Site Ref. R3341 Land to the rear of 120 Rhosne - 120 Rhosnesni Lane, Wrexham, LL12 7NB - NGR E334591 N351408

Thank you for your enquiry.

Please be advised that Sky Telecommunications Services Ltd will not be affected by your proposal.

Best endeavours have been made to ensure accuracy, however if you require further information, please contact us by email at nrswa@sky.uk.

Regards

NRSWA Department
Sky UK – Technology - Operations
nrswa@sky.uk +44 2070323234

Information in this email including any attachments may be privileged, confidential and is intended exclusively for the addressee. The views expressed may not be official policy, but the personal views of the originator. If you have received it in error, please notify the sender by return e-mail and delete it from your system. You should not reproduce, distribute, store, retransmit, use or disclose its contents to anyone. Please note we reserve the right to monitor all e-mail communication through our internal and external networks. SKY and the SKY marks are trademarks of Sky Limited and Sky International AG and are used under licence.

Sky UK Limited (Registration No. 2906991), Sky-In-Home Service Limited (Registration No. 2067075), Sky Subscribers Services Limited (Registration No. 2340150) and Sky CP Limited (Registration No. 9513259) are direct or indirect subsidiaries of Sky Limited (Registration No. 2247735). All of the companies mentioned in this paragraph are incorporated in England and Wales and share the same registered office at Grant Way, Isleworth, Middlesex TW7 5QD

Searches - Cornerstone Projects Ltd

From: Plantenquiries - CA Telecom <plantenquiries@catelecomuk.com>
Sent: 14 August 2024 07:47
To: 'Searches - Cornerstone Projects Ltd'
Subject: RE: Plant Enquiries - Site Ref. R3341 Land to the rear of 120 Rhosne - 120 Rhosnesni Lane, Wrexham, LL12 7NB - NGR E334591 N351408

Please Note: Our search criteria has changed. We previously searched for Colt Network which was within 200 metres, this has now changed to 50 metres. The negative response will be for all enquiries that the network is 50 metres or more away from the place of enquiry.

Dear Sir/Madam,

Thank you for your enquiry for the above reference.

We can confirm that Colt Technology Services do not have apparatus near the above location as presented on your submitted plan, if any development or scheme amendments fall outside the 50 metre perimeter new plans must be submitted for review.

Search is based on Overseeing Organisation Agent data supplied; we do not accept responsibility for O.O. Agent inaccurate data.

If we can be of any further assistance please do not hesitate to contact us.

Kind regards,

Plant Enquiry Team

Please consider the environment before printing this email.

This e-mail and any files transmitted with it are confidential and are intended solely for the use of the intended recipient(s). If you are not the intended recipient, you must not copy, distribute or take any action based on this communication. If you have received this communication in error please contact plantenquiries@catelecomuk.com and delete this communication and any copies of it. Any views or opinions presented are solely those of the author and do not necessarily represent those of C A Telecom LTD. C A Telecom LTD monitors e-mails to ensure that its systems operate effectively and to minimise the risk of viruses.

From: Searches - Cornerstone Projects Ltd <searches@cornerstoneprojects.co.uk>
Sent: 13 August 2024 10:27
To: Searches - Cornerstone Projects Ltd <searches@cornerstoneprojects.co.uk>

Searches - Cornerstone Projects Ltd

From: CGI Plant Enquiries <cgiplantenquiries@ocugroup.com>
Sent: 19 August 2024 12:06
To: Searches - Cornerstone Projects Ltd
Subject: RE:C08-24-0009 Plant Enquiries - Site Ref. R3341 Land to the rear of 120 Rhosne - 120 Rhosnesni Lane, Wrexham, LL12 7NB - NGR E334591 N351408

Dear Sir or Madam,

With reference to your plant enquiry below, we can confirm that CGI do not have any apparatus within the immediate proximity of your proposed works.

If you require any further information, please do not hesitate to contact us.

Please note that this response is only valid for 3 months. If your works do not commence within this time period, please resubmit your plant enquiry for assessment before any works commence.

Regards

Plant Enquiries Dept
OCU
Borehamwood Ind. Park
Rowley Lane
Borehamwood
WD6 5PZ

Office: +44 (0)208 731 4613
Fax: +44 (0)208 731 4601
Email: cgi.plantenquiries@ocugroup.com
Web: http://www.ocugroup.com

CGI Plant Enquiries | OCU Group | www.ocugroup.com
Email: cgiplantenquiries@ocugroup.com
Follow Us | LinkedIn | Social Links

Address - Artemis House, 8 Greek Street, Stockport, SK3 8AB
Your Privacy - Your privacy is important. We only use your personal information for specific purposes; see our Privacy Policy.
Email Disclaimer - The content of this email is confidential. For full details please refer to our Email Disclaimer.

Searches - Cornerstone Projects Ltd

From: online.plantenquiries@cityfibre.com
Sent: 13 August 2024 10:32
To: searches@cornerstoneprojects.co.uk
Subject: CityFibre Plant Enquiry, issued on 8/13/24 9:31 AM. Reference abc8aa90-d18f-4aac-abf3-ed8dd604d391.
Attachments: emap.pdf

You recently requested information pertaining to the above location and in relation to CityFibre Holdings Ltd plant.

Reference abc8aa90-d18f-4aac-abf3-ed8dd604d391
User: User
Title: R3341
Comment:

Please find attached a plan of the area of your interest that may contain plant which may be affected by your proposed works.

The validity of this response is 6 weeks, after such time a new enquiry would need to be made.

Please see the points of contact below if they are required:

Plant Enquiries
Rutherford House
Birchwood Park
Warrington
WA3 6ZH
asset.team@cityfibre.com

Please quote the Reference ID in the subject line in any correspondence.

Please be aware that all information included in this eMap is the property of the sender and subject to copyright. It is illegal to copy or send this information to any third party without the permission of the sender.

_____
[CityFibre]<https://cityfibre.com/>

Plant Enquiries

0203 5100 602

Disclaimer: CityFibre Limited is incorporated in England (No. 09759465) and its registered office is 15 Bedford Street, London WC2E 9HE. This email, together with any attachments, is confidential and for use by the addressee(s) only. If you are not the intended recipient, please notify the sender immediately, delete the message from your system and do not copy, use, distribute or disclose the email, its contents or attachments for any purpose. CityFibre Ltd accepts no liability for damage caused to a recipient's system by this email nor for any unauthorised access to or interference with this email.



bitmap_layout select_raster

LEGEND

EXISTING PLANT

EXISTING PLANT

bitmap_layout select_raster

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

Disclaimer:

Information shown on this plan is for general guidance only.
No warranty is made as to its accuracy.
This plan must not be solely relied upon in the event of excavation or other works being carried out in the vicinity of Cityfibre plant.
No liability of any kind is accepted by Cityfibre, its agents or servants for any error, omission, discrepancy or deviation. This information is valid for the date printed.

Project

Plant Enquiry

Drawing

Existing Plant

Drawn by:

smallworld

Date: 13/08/2024

Drawing No.

CFH_EP_000001

Revision

001

Scale: 1:2500

A4

0m 20m 40m 60m 80m 100m

N

Searches - Cornerstone Projects Ltd

From: Plantenquiries <Plantenquiries@ocugroup.com>
Sent: 16 August 2024 15:36
To: Searches - Cornerstone Projects Ltd
Subject: E08-24-4308 RE: Plant Enquiries - Site Ref. R3341 Land to the rear of 120 Rhosne - 120 Rhosnesni Lane, Wrexham, LL12 7NB - NGR E334591 N351408

Dear Sir or Madam,

Thank you for your plant enquiry below.

We can confirm that Lumen Technologies (formerly CenturyLink Communications UK Limited, Level 3, Global Crossing (UK) Ltd, Global Crossing PEC, Fibernet UK Ltd and Fibrespan Ltd) do not have any apparatus within the indicated works area.

OCU responds to plant enquiries for all of the above and therefore you only need send one plant enquiry to cover all of these companies.

Please note that this response is only valid for 3 months. If your works do not commence within this time period, please resubmit your plant enquiry for assessment before any works commence.

Please note that our email address has changed from **plantenquiries@instalcom.co.uk** to **plantenquiries@ocugroup.com**. Could you please update your records accordingly.

Response times for plant requests are up to 10 working days. Please allow for 10 working days to pass before chasing requests.

Regards

Plant Enquiries Dept
OCU
Borehamwood Ind. Park
Rowley Lane
Borehamwood
WD6 5PZ

Office: +44 (0)208 731 4613
Fax: +44 (0)208 731 4601
Email: plantenquiries@ocugroup.com
Web: http://www.ocugroup.com

Searches - Cornerstone Projects Ltd

From: UK OSP-Team . <osp-team@verizon.com>
Sent: 20 August 2024 09:54
To: Searches - Cornerstone Projects Ltd; UK OSP-Team
Subject: Re: Plant Enquiries - Site Ref. R3341 Land to the rear of 120 Rhosne - 120 Rhosnesni Lane, Wrexham, LL12 7NB - NGR E334591 N351408

Dear Sir/Madam

Verizon is a licensed Statutory Undertaker.

We have reviewed your plans and have determined that Verizon (Formally known as MCI WorldCom, MFS) has no apparatus in the areas concerned.

If you have any further queries please do not hesitate to get in touch.

Yours faithfully

Plant Protection Officer (GGS) Email osp-team@uk.verizon.com

On Tue, 13 Aug 2024 at 10:31, Searches - Cornerstone Projects Ltd <searches@cornerstoneprojects.co.uk> wrote:

> Dear Sir/Madam,
>
> Re: - Underground Apparatus / Plant
>
> Site Ref. R3341 Land to the rear of 120 Rhosne - 120 Rhosnesni Lane, Wrexham, LL12 7NB - NGR E334591 N351408

Searches - Cornerstone Projects Ltd

From: MBNLplantenquiries <MBNLplantenquiries@turntown.com>
Sent: 20 August 2024 08:56
To: Searches - Cornerstone Projects Ltd
Subject: RE: Plant Enquiries - Site Ref. R3341 Land to the rear of 120 Rhosne - 120 Rhosnesni Lane, Wrexham, LL12 7NB - NGR E334591 N351408

Confidential - External

Dear Sir/Madam

Turner & Townsend Project Management are appointed on behalf of MBNL to conduct Plant (apparatus) Searches in accordance with the relevant NRSWA Act 1991- Diversionary Works legislation. These searches considered plant belonging to EE (T-Mobile and Orange sites) and the HG3 mobile telecommunication networks.

MBNL do not have any plant that would be affected by the proposed work. Should you have any further queries please use the contact details below.

Thank you,

Kind regards,

MBNL SHQE Team

Turner & Townsend Advisory
t: 0121 262 3663 | www.turnerandtownsend.com

Turner & Townsend Europe Limited
Registered office: Low Hall, Calverley Lane, Horsforth, Leeds LS18 4GH, United Kingdom | Registered in England and Wales | Registration No: 3514794

From: Searches - Cornerstone Projects Ltd <searches@cornerstoneprojects.co.uk>
Sent: Tuesday, August 13, 2024 10:27 AM
To: Searches - Cornerstone Projects Ltd <searches@cornerstoneprojects.co.uk>
Subject: Plant Enquiries - Site Ref. R3341 Land to the rear of 120 Rhosne - 120 Rhosnesni Lane, Wrexham, LL12 7NB - NGR E334591 N351408

"Don't get caught out" - This email has come from an external source. Do not click on any links or open any attachments unless you are expecting them.

Dear Sir/Madam,

Re: - Underground Apparatus / Plant

Site Ref. R3341 Land to the rear of 120 Rhosne - 120 Rhosnesni Lane, Wrexham, LL12 7NB - NGR E334591 N351408

In order that all reasonable precautions may be taken to avoid risk to health and safety through contact with any of your existing apparatus during execution of works at the above site location, please provide plan(s) indicating the general position and nature of your apparatus in the locality. In addition, please highlight any likely special problems that could arise in connection with your apparatus as a result of the works and any limitations on the quality of the information provided.

The proposed site area is centered accurately on the OS grid reference above and will be no more than 200m x 200m, unless noted otherwise in which case the site boundaries will be as marked on the attached plan. If you have no apparatus in the area of the proposed works, please send a nil return.

QUALITY CHECK

Checked and issued by:	O Elliott
Name:	O Elliott
Date:	20/08/24
Plans are valid until:	18/11/24
Unless noted otherwise plans are valid for three months from date of issue - please note the date shown above is approximate. After the above date please contact us to arrange a refreshed utility search pack at www.cornerstoneprojects.co.uk Please refer to www.cornerstoneprojects.co.uk/terms.html for full Terms and Conditions.	

Cornerstone Projects Ltd is a UK wide desktop underground utility search expert:

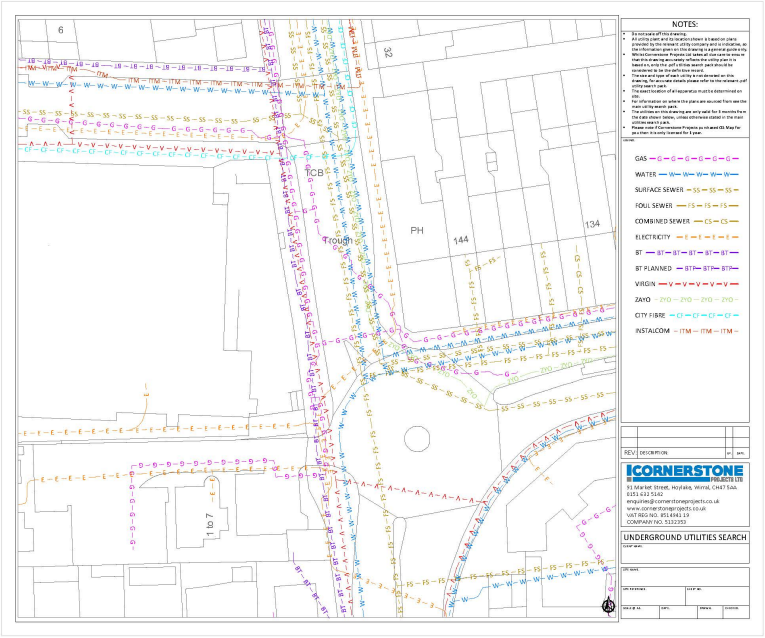
- Market leading pricing and response times
- Comprehensive utility database
- 20 Years plus experience
- Over 94,000 completed searches
- Over 7,000 registered businesses
- Searches to PAS 128 survey level D
- ISO9001 certified company

91 Market Street Hoylake Wirral CH47 5AA
Tel. 0151 632 5142
enquiries@cornerstoneprojects.co.uk
www.cornerstoneprojects.co.uk
VAT Reg. No. 851 4941 19
Company No. 5132353

Registered in England. Registered Address : Cornerstone Projects Ltd, 91 Market Street, Hoylake, Wirral CH47 5AA

Want an easier way to interpret your utility search results?

Searching through your utility results can be time consuming and complex. Here at Cornerstone, we have the ability to produce one consolidated drawing which will allow you to view all your results on a single plan. Moreover, as the utilities are drawn in separate layers, you will also be able to turn different layers on and off to allow you to focus on individual utilities.



We can produce your consolidated drawing in .dwg (CAD) format from £60.00 + VAT.
We can also convert this into a Smart .PDF starting from £35.00 + VAT.

Call us on 0151 632 5142 or **email** enquiries@cornerstoneprojects.co.uk for a quote for this site. Please provide your site name/reference.

Planning work near overhead lines? We can now help obtain the overhead heights (GS6 guidance) from the utility provider from as little as £23.50 per crossing. Find out more here

Need help with administering road opening licences, capacity checks or gaining quotes from the utility companies for connecting or diverting services?

Section 50 /Road Opening Licence – We will complete the application required to obtain the Section 50 and/or road opening licence on your behalf – our fee is from as little as £150.00+VAT plus Council charges.

Capacity check – We will complete an application to determine whether a utility has sufficient capacity for your proposed development and if not, what budget costs would be required to reinforce the network – our fee is from as little as £150.00+VAT per utility plus disbursements.

New Connections/Disconnections/Diversions – We will complete the administration required to obtain quotes from the utilities to connect/disconnect/divert from as little as £150.00+VAT per utility, plus disbursements

91 Market Street Hoylake Wirral CH47 5AA
Tel. 0151 632 5142
enquiries@cornerstoneprojects.co.uk
www.cornerstoneprojects.co.uk
VAT Reg. No. 851 4941 19
Company No. 5132353