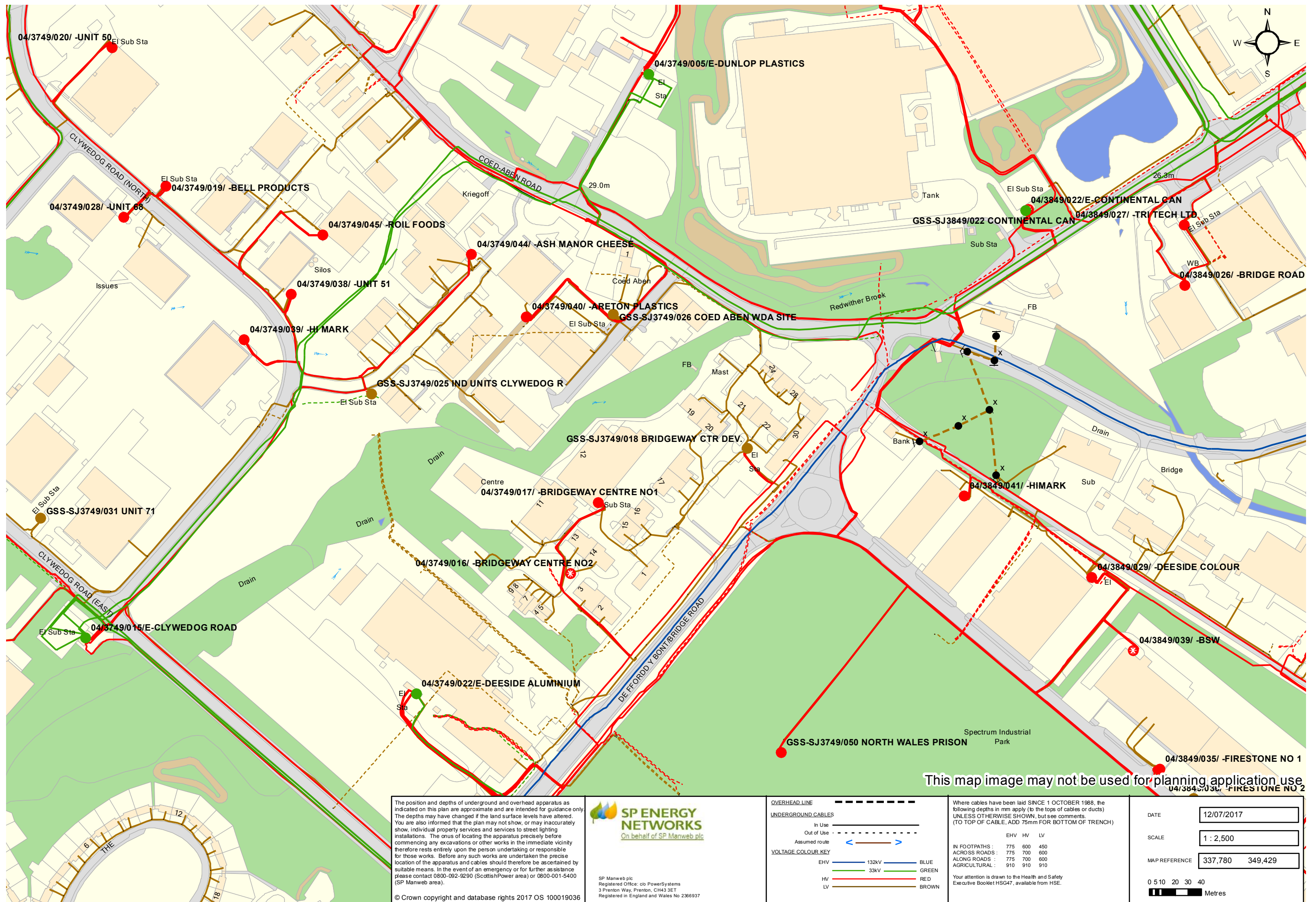
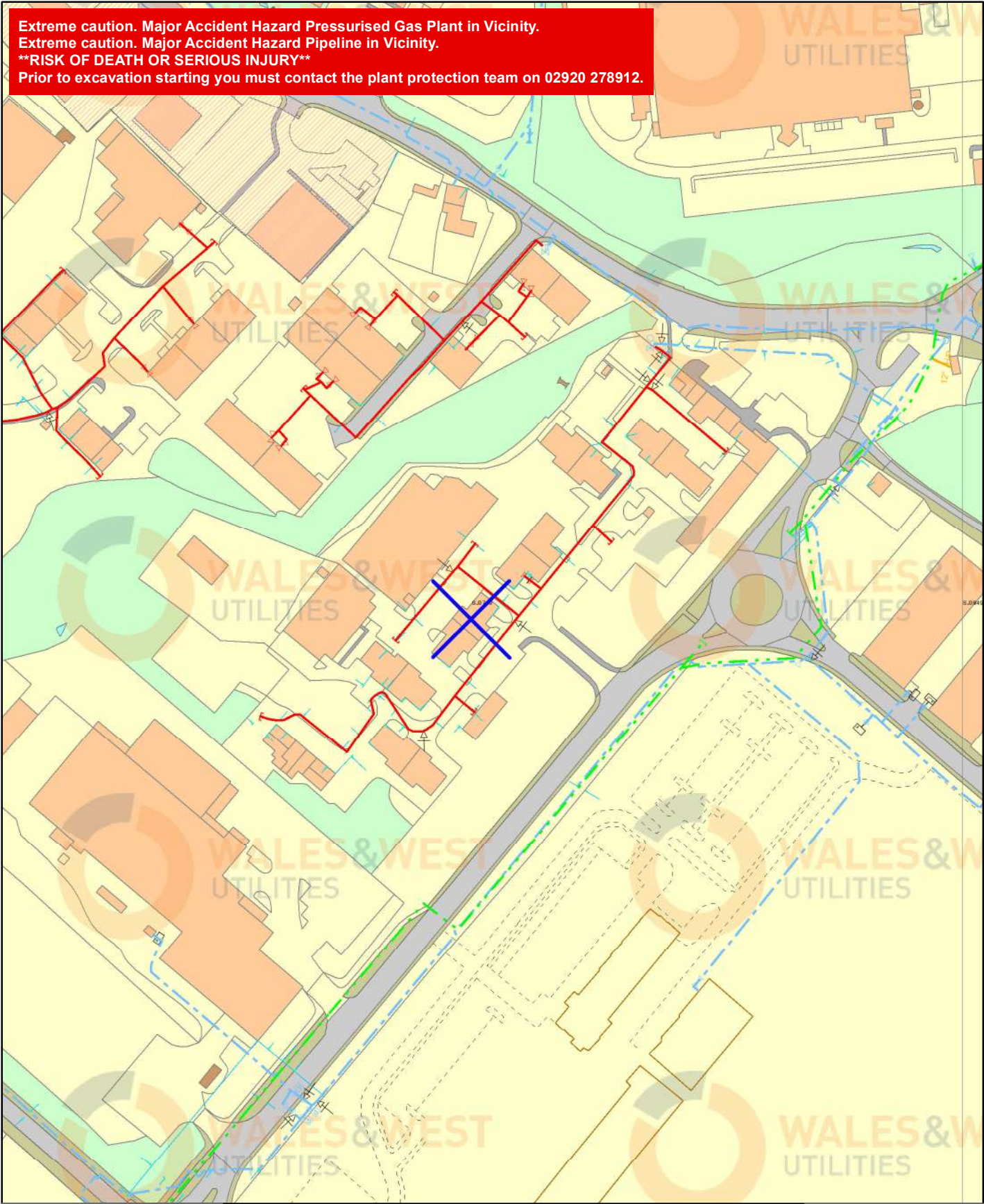


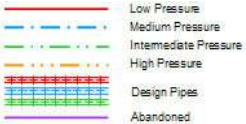
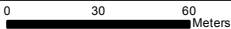
Appendix C: Linesearch and Services

Bridgeway Centre



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

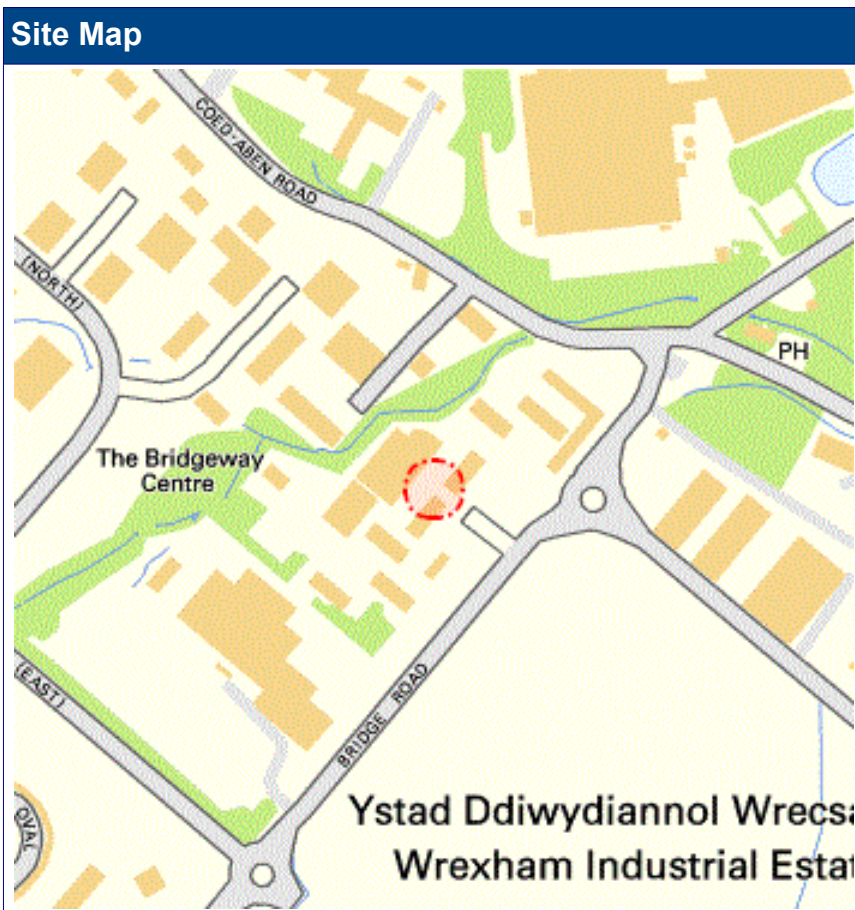


Scale	1 : 2500@A4	TITLE: Bridgeway Centre	 Wales and West Utilities Ltd., Wales and West House, Spooner Close, Celtic Springs, Coedkernew, Newport, NP10 8FZ
User ID	martin.pocock@sutcli	The plan shows those pipes owned by Wales & West Utilities (WWU) in its role as a Licensed Gas Transporter (GT). The information shown on this plan is derived from historic information and may have involved re-scaling plans, and the accuracy of it cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. may not be shown but their presence should be anticipated. No warranties are therefore given in respect of it. WWU its employees and contractors do not accept any liability for any inaccuracy or incompleteness in it.	
Date	12/07/2017	You must use safe digging practices, in accordance with HS(G)47, to 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 or near gas apparatus. The information shown on this plan should not be used beyond 28 days from the date of issue of this plan as it is subject to updating.	
Grid Ref:	Easting: 337776 Northing: 349390	The plan also provides indications of gas pipes owned by other GTs, or otherwise privately owned, which may be present in this area. This information is not information of WWU and WWU is unable to verify this information or to confirm whether it is accurate or complete. It is supplied voluntarily to assist the user in determining whether to make contact with other GTs or others. The user must obtain such information from the other GT or person concerned. WWU, its employees and contractors do not accept any liability for this information or any inaccuracy or incompleteness in it.	
		 	© All MasterMap data is reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2017. All rights reserved. Ordnance Survey Licence number 0100044308.

Enquirer			
Name	Mrs Sara Hale	Phone	0151 227 3155
Company	Sutcliffe Projects	Mobile	Not Supplied
		Fax	Not Supplied
Address	18-20 Harrington Street Liverpool Merseyside L2 9QA		
Email	sara.hale@sutcliffe.co.uk		
Notes	Please ensure your contact details are correct and up to date on the system in case the LSBUD Members need to contact you.		

Enquiry Details			
Scheme/Reference	LG:29073		
Enquiry type	Initial Enquiry	Work category	Development Projects
Start date	18/07/2017	Work type	Commercial/industrial
End date	19/07/2017	Site size	50 metres diameter
Searched location	XY= 337770, 349400 Easting/Northing	Work type buffer*	25 metres
Confirmed location	337770 349400		

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



Asset Owners

Terms and Conditions. Please note that this enquiry is subject always to our standard terms and conditions available at www.lineasearchbeforeudig.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.

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 of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LineasearchbeforeUdig 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.

Asset Owners & Responses. Please note the enquiry results include the following:

1. "LSBUD Members" who are asset owners who have registered their assets on the LSBUD service.
2. "Non LSBUD Members" are asset owners who have not registered their assets on the LSBUD service but LSBUD is aware of their existence. Please note that there could be other asset owners within your search area.

Below are three lists of asset owners:

1. **LSBUD Members who have assets registered within your search area. ("Affected")**
 - a. These LSBUD Members will either:
 - i. Ask for further information ("Email Additional Info" noted in status). The additional information includes: Site contact name and number, Location plan, Detailed plan (minimum scale 1:2500), Cross sectional drawings (if available), Work Specification.
 - ii. Respond directly to you ("Await Response"). In this response they may either send plans directly to you or ask for further information before being able to do so, particularly if any payments or authorisations are required.
2. **LSBUD Members who do not have assets registered within your search area. ("Not Affected")**
3. **Non LSBUD Members who may have assets within your search area.** Please note that this list is not exhaustive and all details are provided as a guide only. It is your responsibility to identify and consult with all asset owners before proceeding.

National Grid. Please note that the LSBUD service only contains information on National Grid's Gas above 7 bar asset, all National Grid Electricity Transmission assets and National Grid's Gas Distribution Limited above 2 bar asset.

For National Grid Gas Distribution Ltd below 2 bar asset information please go to www.beforeyoudig.nationalgrid.com

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

List of affected LSBUD members

No LineasearchbeforeUdig Asset Owners within the Zone of Interest

LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area. Please be aware that LSBUD Members make regular changes to their assets and this list may vary for new enquiries in the same area.

List of not affected LSBUD members

AWE Pipeline	Fulcrum Pipelines Limited	Premier Transmission Ltd (SNIP)
BOC Limited (A Member of the Linde Group)	Gamma	Prysmian Cables & Systems Ltd (c/o Western Link)
BP Midstream Pipelines	Gateshead Energy Company	Redundant Pipelines - LPDA
BPA	Gigaclear PLC	RWEnpower (Little Barford and South Haven)
Carrington Gas Pipeline	Humbly Grove Energy	SABIC UK Petrochemicals
CATS Pipeline c/o Wood Group PSN	IGas Energy	Scottish Power Generation
Cemex	INEOS Manufacturing (Scotland and TSEP)	Seabank Power Ltd
Centrica Energy	INOVYN Enterprises Limited	SGN
Centrica Storage Ltd	Intergen (Coryton Energy or Spalding Energy)	Shell (St Fergus to Mossmorran)
CLH Pipeline System Ltd	Mainline Pipelines Limited	Shell Pipelines
Concept Solutions People Ltd	Manchester Jetline Limited	SSE (Peterhead Power Station)
ConocoPhillips (UK) Ltd	Manx Cable Company	Total (Finaline, Colnbrook & Colwick Pipelines)
DIO (MOD Abandoned Pipelines)	Marchwood Power Ltd (Gas Pipeline)	Transmission Capital
Dong Energy (UK) Ltd	Melbourn Solar Limited	Uniper UK Ltd
E.ON UK CHP Limited	National Grid Gas (Above 7 bar), National Grid Gas Distribution Limited (Above 2 bar) and National Grid Electricity Transmission	Vattenfall
EirGrid	Northumbrian Water Group	Veolia ES SELCHP Limited
Electricity North West Limited	NPower CHP Pipelines	Western Power Distribution
ENI & Himor c/o Penspen Ltd	Oikos Storage Limited	Wingas Storage UK Ltd
ESP Utilities Group	Perenco UK Limited (Purbeck Southampton Pipeline)	Zayo Group UK Ltd c/o JSM Group Ltd
ESSAR	Petroineos	
Esso Petroleum Company Limited	Phillips 66	

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.

Non-LSBUD members (Asset owners not registered on LSBUD)			
Asset Owner	Preferred contact method	Phone	Status
BT	https://www.swns.bt.com/pls/mbe/welcome.home	08009173993	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
Dee Valley Water	www.digdat.co.uk	01978833228	Not Notified
Dwr Cymru Welsh Water	ndcenquiries@dwrcymru.com	0800 917 2652	Not Notified
Energetics Electricity	plantenquiries@energetics-uk.com	01698404646	Not Notified
ENGIE	nrswa@cofely-gdfsuez.com	01293 549944	Not Notified
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
GTT (formerly Hibernia Networks)	owen.maguire@gtt.net	01704 322 300	Not Notified
Instalcom	plantenquiries@instalcom.co.uk	02087314613	Not Notified
Interoute	interoute.enquiries@plancast.co.uk	02070259000	Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquiries@turntown.com	01212 621 100	Not Notified
Scottish Power (South)	requestforplansmanweb@sppowersystems.com	01516092373	Not Notified
Sky UK Limited	nrswa@sky.uk	02070323234	Not Notified
Tata, KPN (c/- McNicholas)	plantenquiries@mcnicholas.co.uk	03300558469	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
Vtesse Networks	https://plant.interoute.com/plant-enquiries/	01992532100	Not Notified
Wales and The West Utilities	www.wutilities.co.uk/login.aspx	02920278912	Not Notified

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Appendix D: Detailed Site Historical Review

Annex D- Detailed Historical Maps Review		
Date/Scale	Features On-site	Features Off-site
1873 1:2,500	The site is undeveloped and consists of field land, a POND is noted on the north western portion of the site.	The surrounding area is largely FIELD LAND dotted with PONDS . What appears to be a WATER COURSE (potentially Redwither Brook) is noted immediately north and west of the site. A POND is noted 100m east of the site. A CHAPEL is noted approximately 160m east of the site.
1879 1:10,560	No change is evident on site.	The surrounding area of the site is still largely field land. The RIVER CLYWEDOG is noted approximately 620m south east of the site.
1881 1:10,560	No change is evident on site.	No change is evident in the surrounding area of the site.
1899 1:2,500 / 1: 10,560	No change is evident on site.	A SMITHY is not approximately 200m south east of the site.
1911 - 1912 1:2,500	No change is evident on site.	A TANK is noted approximately 65m south west of the site.
1914 1:10,560	No change is evident on site.	No change is evident in the surrounding area of the site.
1938 - 1954 1:10,560	No change is evident on site.	No change is evident in the surrounding area of the site.
1954 1:10,560	A number of UNITS are now noted on site.	The surrounding area in all directions is becoming increasingly built up with buildings thought to be INDUSTRIAL UNITS as part of the Wrexham Trading Estate.
1961 1:2,500	A WORKS and a HYDRANT is noted on site.	Buildings and hydrants are noted in the surrounding areas of the site.
1961 – 1982 1:2,500	A SUB-STATION (1961) is now also noted on site.	A FACTORY is noted approximately 100m east of the site, a PUBLIC HOUSE is noted approximately 85m north of the site and a BRICK WORKS is noted approximately 370m north west of the site.

Annex D- Detailed Historical Maps Review		
Date/Scale	Features On-site	Features Off-site
1964 1:10,000	No change is evident on site.	The surrounding areas are becoming increasingly built up with industrial units including WREXHAM INDUSTRIAL ESTATE to the north of the site and potential residential houses to the south of the site.
1972 - 1985 1:2,500	No change is evident on site.	No change is evident in the surrounding area of the site.
1982 - 1988 1:2,500	No change is evident on site.	No change is evident in the surrounding area of the site.
1986 - 1989 1:2,500	The Bridgeway Centre (1986) is now noted on the north western portion of the site. Another SUB STATION (1986) is also noted on the site.	A large WORKS and a SUB STATION was noted approximately 30m south of the site. Additional WORKS and a FARMHOUSE were noted approximately 70m north west of the site.
1986 – 1990 1:2,500	No change is evident on site.	There has been a slight change in the layout of the units to the west of the site.
1992 1:2,500 / 1:10,500	No change is evident on site.	No change is evident in the surrounding area of the site.
1993 – 1994 1:2,500	No change is evident on site.	No change is evident in the surrounding area of the site.
2000 / 2006 1:10,000	No change is evident on site. The site still comprises of industrial units and The Bridgewater Centre.	No change is evident in the surrounding area of the site.
2017 1:10,000	No change is evident on site.	The only noticeable difference is Wrexham Prison noted approximately 80m south east of the site. The surrounding area comprises of industrial units to the north and west, industrial units and open space (fields) to the east and industrial units, open space and housing to the south of the site.

Appendix E: Coal Mining Report (*Report Reference 51001490083001*)



The Coal
Authority

Resolving the **impacts** of mining

CON29M Non-Residential Mining Report

THE BRIDGEWAY CENTRE
BRIDGE ROAD
WREXHAM

Date of enquiry: 27 June 2017
Date enquiry received: 27 June 2017
Issue date: 27 June 2017

Our reference: 51001490083001
Your reference: 130074387_2|



CON29M Non-Residential Mining Report

This report is based on, and limited to, the records held by the Coal Authority and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

Client name

LANDMARK INFORMATION GROUP LIMITED

Enquiry address

THE BRIDGEWAY CENTRE, BRIDGE ROAD,
WREXHAM

How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

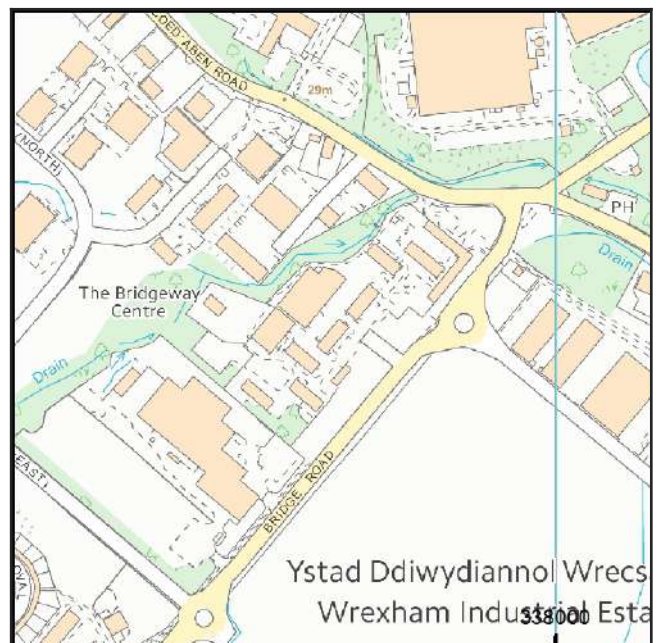
200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

www.groundstability.com

 /company/the-coal-authority

 /thecoalauthority

 /coalauthority



Approximate position of property



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Summary

Has the search report highlighted evidence or potential of		
1	Past underground coal mining	No
2	Present underground coal mining	No
3	Future underground coal mining	Yes
4	Mine entries	No
5	Coal mining geology	No
6	Past opencast coal mining	No
7	Present opencast coal mining	No
8	Future opencast coal mining	No
9	Coal mining subsidence	No
10	Mine gas	No
11	Hazards related to coal mining	No
12	Withdrawal of support	No
13	Working facilities order	No
14	Payments to owners of former copyhold land	No
15	Information from the Cheshire Brine Subsidence Compensation Board	No

For detailed findings, please go to page 4.

Detailed findings

1. Past underground coal mining

The property is not within a surface area that could be affected by past underground mining.

2. Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3. Future underground coal mining

The property is not in an area where the Coal Authority has plans to grant a licence to remove coal using underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

4. Mine entries

There are no known coal mine entries within, or within 20 metres of, the boundary of the property.

5. Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

6. Past opencast coal mining

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

7. Present opencast coal mining

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

8. Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

9. Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

10. Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

11. Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out procedures.

12. Withdrawal of support

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

13. Working facilities order

The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

14. Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

15. Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Additional remarks

Information provided by the Coal Authority in this report is compiled in response to the Law Society's Con29M Coal Mining and Brine Subsidence Claim enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. Please note that Brine Subsidence Claim enquiries are only relevant for England and Wales. This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions applicable at the time the report was produced.

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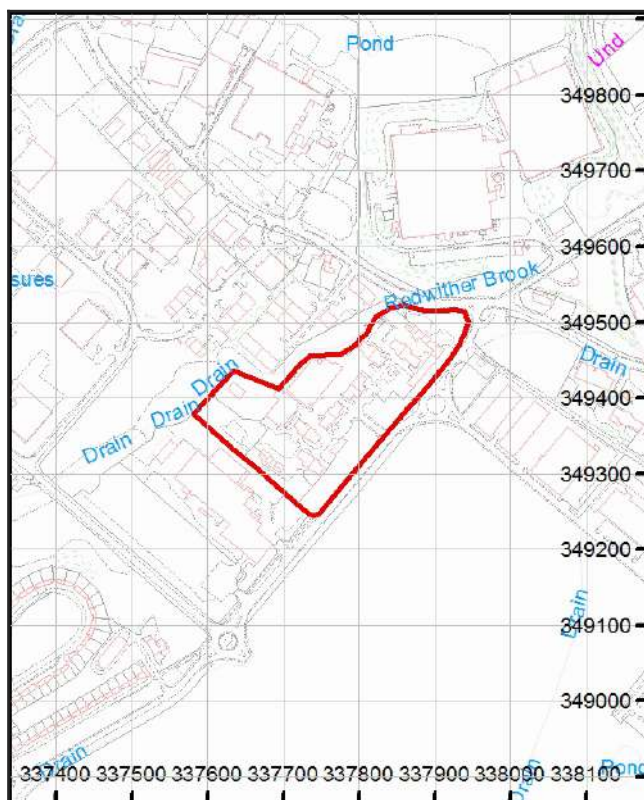
Alternative formats

If you would like this report in an alternative format, please contact our communications team.

Enquiry boundary

Key

Approximate position of enquiry boundary shown



How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

200 Lichfield Lane
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Nottinghamshire
NG18 4RG

www.groundstability.com

 /company/the-coal-authority

 /thecoalauthority

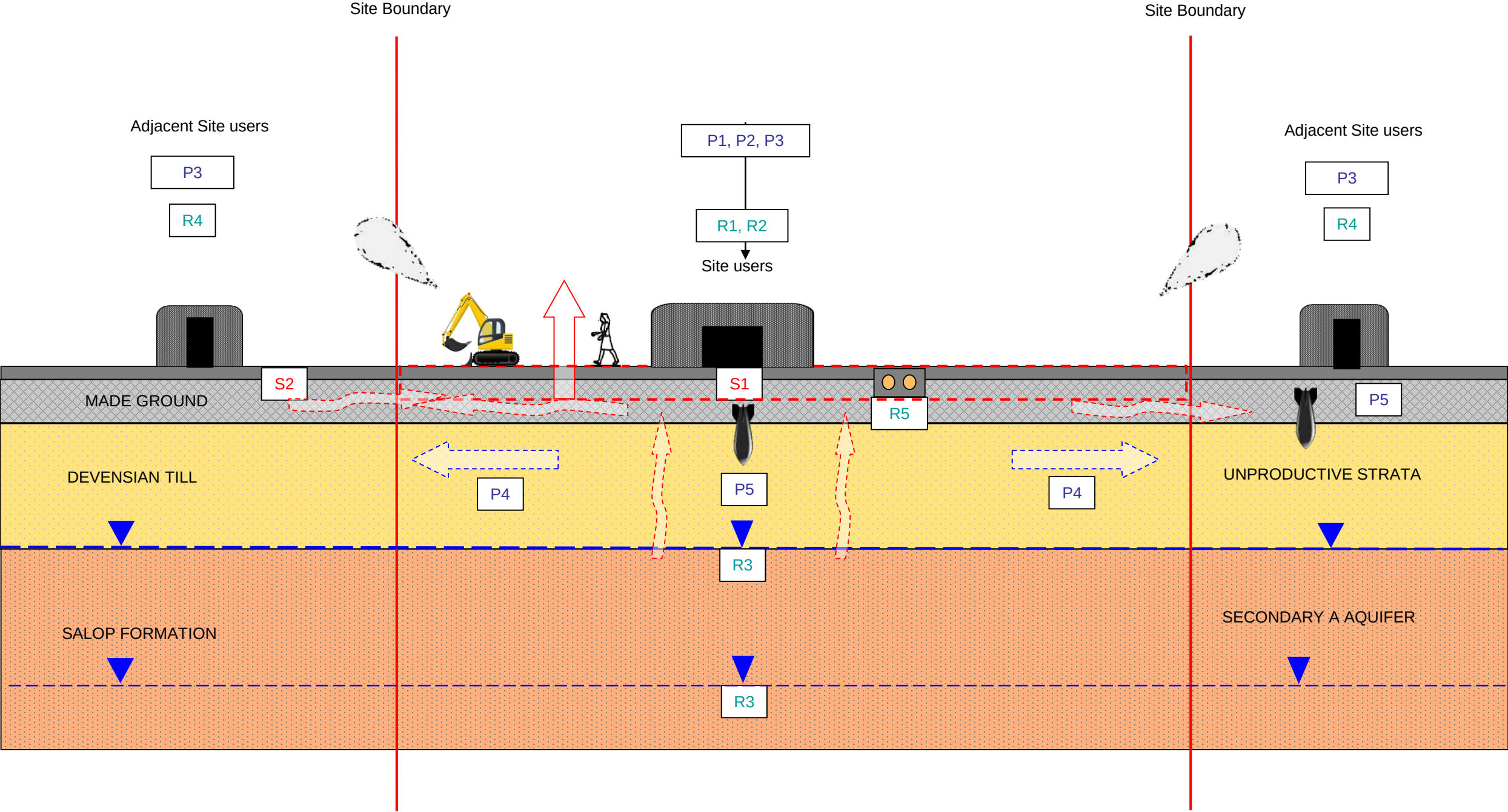
 /coalauthority



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Figure 4: Preliminary Conceptual Site Model



Key		
S1 – Potentially Contaminated Soil – On site		
S2 -- Potentially Contaminated Soil – Off site		
R1 Future site Users		
R2 Construction Workers		
R3 Controlled waters		
R4 Adjacent Site Users		
R5 Infrastructure & Buried services		
P1 Direct Contact		
P2 Ingestion		
P3 Inhalation		
P4 Leaching & Migration		
P5 Vertical & lateral migration of ground gas		

	Client: FI Real Estate Management		
	Project: The Bridgeway Centre		
	Figure 4 - Preliminary Conceptual Site Model (CSM)		
Purpose: Report	Draft		Scale (at A3)
	Issue	1	Not to scale
Issuing Office: Liverpool	Drawing number		Version
Telephone: 0151 227 3155			A