

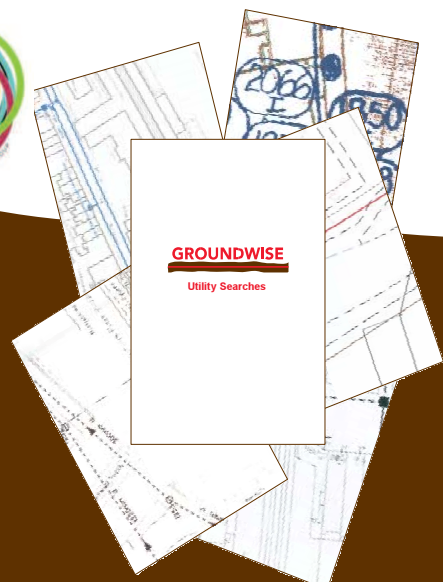
GROUNDWISE

Groundwise Searches Ltd



Groundwise Searches Limited
Suite 6, Princess Caroline House
1 High Street
Southend-on-Sea
Essex, SS1 1JE
Telephone 01702 615566
Email mail@groundwise.com
Website www.groundwise.com

*Registered Office Address:
Matrix House, 12-16 Lionel Road,
Canvey Island, Essex, England, SS8 9DE*



GROUNDWISE

Groundwise Searches Ltd

Product Desktop Utility Search

Scope PAS 128 – Level D

Groundwise Reference 28225FM

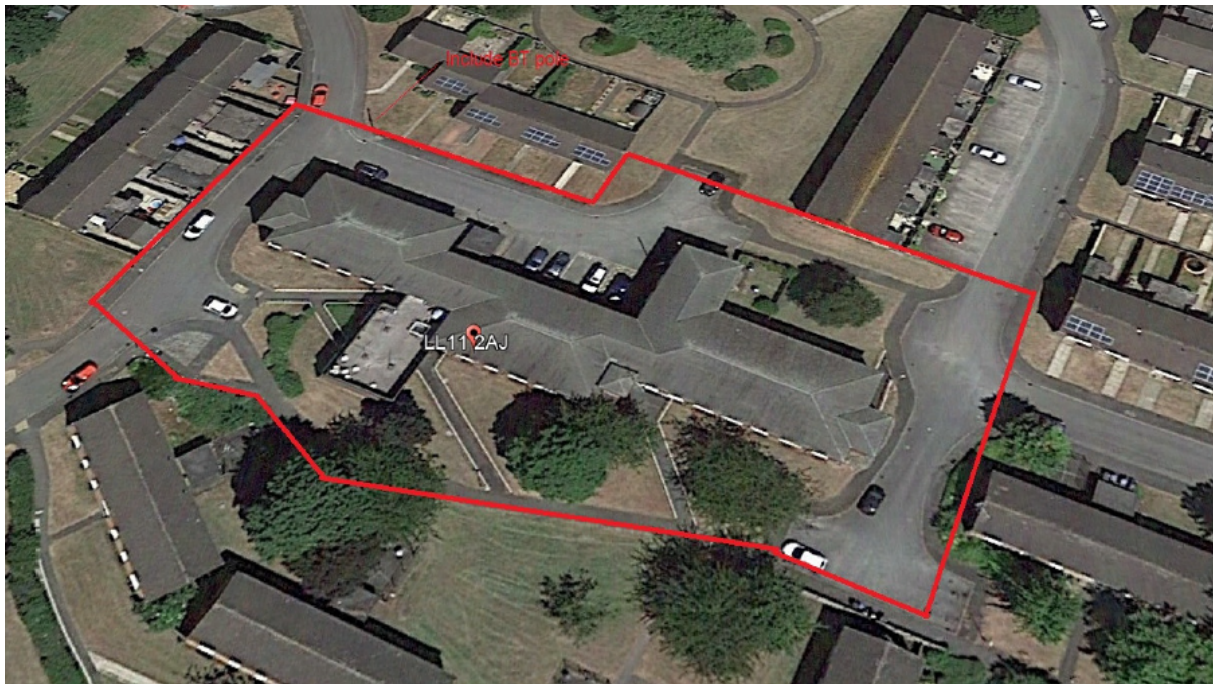
Site Wisteria Court, Maesgwyn, Wrexham, LL11 2AJ

Client Tracey Roberts

Company Wrexham County Borough Council

Client Reference Wisteria Court

Purchase Order PO1359845



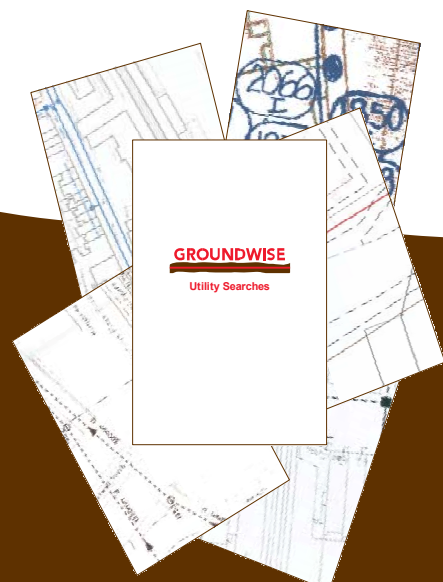
Researcher Fran Margiotta
fmargiotta@groundwise.com

Groundwise Searches Limited

Suite 6, Princess Caroline House
1 High Street
Southend-on-Sea
Essex, SS1 1JE

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Groundwise Reference 28225FM

Site Wisteria Court, Maesgwyn, Wrexham, LL11 2AJ

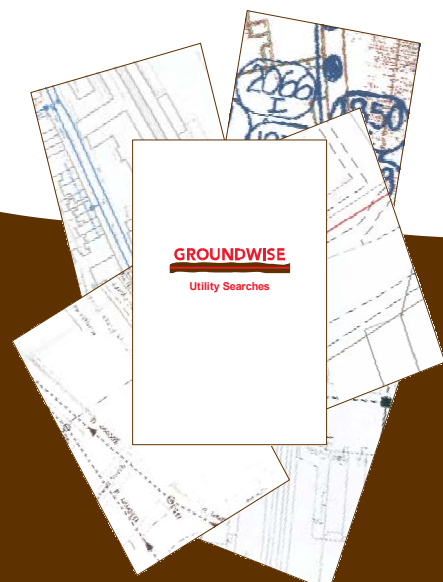
Version	Date Issued	Notes
#1	28/04/2021	Utility Report issued – complete (no results outstanding)

Groundwise Searches Limited

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1 High Street
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Essex, SS1 1JE

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GROUNDWISE

Groundwise Searches Ltd

Groundwise Reference 28225FM

Site Wisteria Court, Maesgwyn, Wrexham, LL11 2AJ

Click on a Data Supplier to view their response

Type	Data Supplier	Date Sent	Assets in Area
Electricity	Last Mile	28/04	
Electricity	SP Energy Networks	28/04	X
Electricity	Utility Assets Ltd	28/04	
Gas	GTC	28/04	
Gas	Wales and West	28/04	X
Gas/Electricity	ESP Utilities	28/04	X
Mobile Phone Masts	Mast Data	28/04	
Telecom	BskyB Telecommunications Services Ltd	28/04	
Telecom	BT	28/04	X
Telecom	C.A. Telecom - Colt	28/04	
Telecom	CityFibre	28/04	
Telecom	euNetworks	28/04	
Telecom	Instalcom Ltd	28/04	
Telecom	MBNL	28/04	
Telecom	Trafficmaster	28/04	
Telecom	Verizon	28/04	
Telecom	Virgin Media	28/04	
Telecom	Vodafone	28/04	
Transport	Network Rail	28/04	
Various	HSE	28/04	
Various	LinesearchbeforeUdig	28/04	
Water Mains	Hafren Dyfrdwy	28/04	X
Sewers	Welsh Water	28/04	X
District Energy	ENGIE	28/04	
Street Lighting	Wrexham County Borough Council	28/04	X

Francesca Margiotta

From: Plant Enquiries <plantenquiries@lastmile-uk.com>
Sent: 14 April 2021 12:37
To: Francesca Margiotta
Subject: RE: EXEMPT SITE Ref: 28225FM Site: Wisteria Court, Maesgwyn, Wrexham, LL11 2AJ

Dear Sir/Madam,

Thank you for submitting your recent plant enquiry.

Based on the information provided, I can confirm that Last Mile **does not** have any plant within the area(s) specified in your request.

If you require further assistance with outstanding enquiries, please call 03300 587 443.

Please ensure all plant enquiries are sent to plantenquiries@lastmile-uk.com

Regards



Plant Enquiries

|
e: plantenquiries@lastmile-uk.com | w: www.energetics-uk.com
a: Fenick House, Lister Way, Hamilton International Technology Park



From: Francesca Margiotta <FMargiotta@groundwise.com>
Sent: 14 April 2021 11:48
To: Plant Enquiries <plantenquiries@lastmile-uk.com>; osm.enquiries@atkinsglobal.com;
plantenquiries@instalcom.co.uk; osp-team@uk.verizonbusiness.com; plantenquiries@psgservices.co.uk;
plantenquiries@catelecomuk.com; OPBuriedServicesEnquiries@networkrail.co.uk;
plantenquiries@trafficmaster.co.uk; assetrecords@utilityassets.co.uk; NRSWA@sky.uk;
mbnl.plant.enquiries@turntown.com
Subject: EXEMPT SITE Ref: 28225FM Site: Wisteria Court, Maesgwyn, Wrexham, LL11 2AJ

Ref: 28225FM
Site: Wisteria Court, Maesgwyn, Wrexham, LL11 2AJ
Easting/Northing: 332702,350778
Requests:

For your reference, we have provided a site plan. Please use both the grid reference/postcode & site plan when responding to our requests.

We are doing research on the above site for a client and would be grateful if you could confirm whether the above operators have any cabling or apparatus in the immediate vicinity. Should there be anything detected in the vicinity



This map image may not be used for planning application use

The position and depths of underground and overhead apparatus as indicated on this plan are approximate and are intended for guidance only. The depths may have changed if the land surface levels have altered. You are also informed that the plan may not show, or may inaccurately show, individual property services and services to street lighting installations. The onus of locating the apparatus precisely before commencing any excavations or other works in the immediate vicinity therefore rests entirely upon the person undertaking or responsible for those works. Before any such works are undertaken the precise location of the apparatus and cables should therefore be ascertained by suitable means. In the event of an emergency or for further assistance please contact 0800-092-9290 (ScottishPower area) or 0800-001-5400 (SP Manweb area).

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SP ENERGY NETWORKS
On behalf of SP Manweb plc

SP Manweb plc
Registered Office: c/o PowerSystems
3 Prenton Way, Prenton, CH43 3ET
Registered in England and Wales No 2360937

OVERHEAD LINE	
In Use	—————
Out of Use	- - - - -
Assumed route	<———>
VOLTAGE COLOUR KEY	
EHV	132kV BLUE
	33kV GREEN
HV	RED
LV	BROWN

Where cables have been laid SINCE 1 OCTOBER 1988, the following depths in mm apply (to the tops of cables or ducts) UNLESS OTHERWISE SHOWN, but see comments.
(TO TOP OF CABLE, ADD 75mm FOR BOTTOM OF TRENCH)

	EHV	HV	LV
IN FOOTPATHS :	775	600	450
ACROSS ROADS :	775	700	600
ALONG ROADS :	775	700	600
AGRICULTURAL :	910	910	910

Your attention is drawn to the Health and Safety Executive Booklet HSG47, available from HSE.

DATE

14/04/2021

SCALE

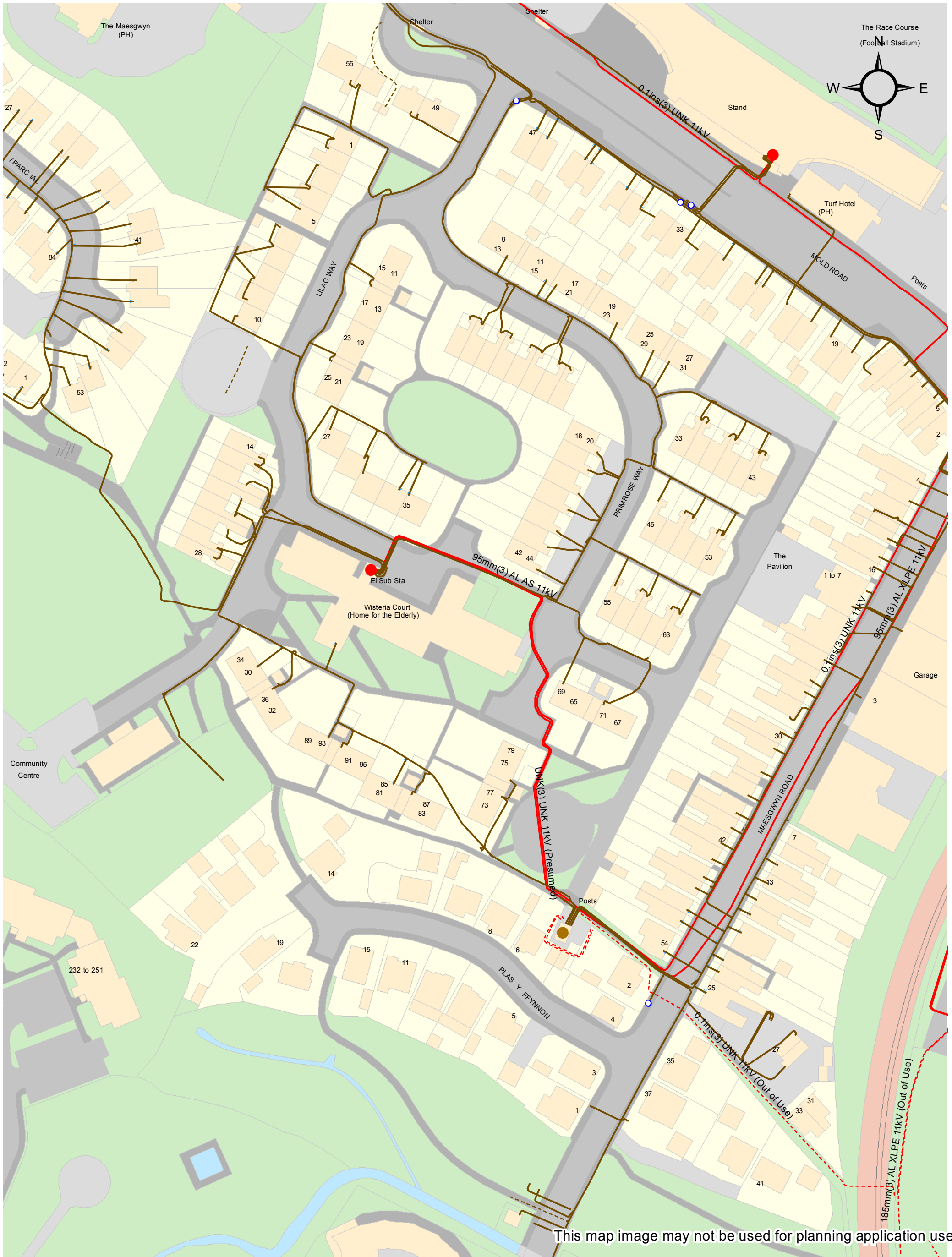
1 : 505

MAP REFERENCE

332,695 350,801

0 1.753.5 7 10.5 14

Metres



This map image may not be used for planning application use

The position and depths of underground and overhead apparatus as indicated on this plan are approximate and are intended for guidance only. The depths may have changed if the land surface levels have altered. You are also informed that the plan may not show, or may inaccurately show, individual property services and services to street lighting installations. The onus of locating the apparatus precisely before commencing any excavations or other works in the immediate vicinity therefore rests entirely upon the person undertaking or responsible for those works. Before any such works are undertaken the precise location of the apparatus and cables should therefore be ascertained by suitable means. In the event of an emergency or for further assistance please contact 0800-092-9290 (Scottish Power area) or 0800-001-5400 (SP Manweb area).



SP Manweb plc
Registered Office: c/o PowerSystems
3 Prenton Way, Prenton, CH43 3ET
Registered in England and Wales No 2366937

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OS 100019036.

OVERHEAD LINE

UNDERGROUND CABLES

In Use ———
Out of Use - - - - -
Assumed route <----->

VOLTAGE COLOUR KEY

EHV	132kV	BLUE
	33kV	GREEN
HV		RED
LV		BROWN

Where cables have been laid SINCE 1 OCTOBER 1988, the following depths in mm apply (to the tops of cables or ducts) UNLESS OTHERWISE SHOWN, but see comments. (TO TOP OF CABLE, ADD 75mm FOR BOTTOM OF TRENCH)

	EHV	HV	LV
IN FOOTPATHS :	775	600	450
ACROSS ROADS :	775	700	600
ALONG ROADS :	775	700	600
AGRICULTURAL :	910	910	910

Your attention is drawn to the Health and Safety Executive Booklet HSG47, available from HSE.

DATE 14/04/2021

SCALE 1 : 1,010

MAP REFERENCE 332,702 350,778

0 3.256.5 13 19.5 26
Metres

Key to common vector symbols used within GIS / UMV

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	
132/275kv	
132/275kv Disconnected	
Pilot/Tele/Auxilliary Cable	
Pilot/Tele/Auxilliary Cable Disconnected	
Cable Duct	
Third Party Pipeline (SP staff only)	

Cable Joint	
Building or Site only Substation	
Grid Substation	
LV Substation	
Primary Substation	
Secondary Substation	
Pole Mounted Primary Substation	
Pole Mounted Secondary Substation	
Single Pole	
H Pole	
LV Switching Point (Linkbox)	
Tower	
Approximation (Precise location of apparatus unknown)	
Assumed Position	
Quality Point (Issue with Data Quality-further info available to user via a note field, SP staff only)	
Clarity Point (Further info on Data available to user via a note field, SP staff only)	
Edge Connector (Placed on the end of a cable when route unknown)	

Service Termination (Metered)



Service Termination (Unmetered)



Medically Sensitive Customer
(SP staff only)



Contact

General **UMV** enquiries: Application Administrator
email: fieldsupportgroup@scottishpower.com

LOOK OUT! LOOK UP!

Follow the advice in HSE Guidance Note GS6
'Avoidance of Danger from Overhead Electric Power Lines'



Keep overhead lines in view when unloading



Carry long objects in a horizontal position near overhead lines



Don't tip under overhead lines and don't drive along with tipper raised



Check falling distance before felling trees



Check maximum height and reach of your own and contractors machinery



Look out for the Danger of Death sign – it means what it says. If in doubt contact us for free safety advice.

** Calls to 03 numbers cost no more than a national rate call to an 01 or 02 number and must count towards any inclusive minutes in the same way as 01 and 02 calls. These rules apply to calls from any type of line including mobile, BT, other fixed line or payphone.*

Visit: www.spenergynetworks.com

Email: customer.care@sppowersystems.com

General Network Enquiries (England, Wales & Scotland): 0845 273 4444 / 0330 10 10 444

Power Loss & Emergencies (England & Wales): 0800 001 5400 / 0330 10 10 400

Power Loss & Emergencies (Scotland): 0800 092 9290 / 0330 10 10 222



WATCH OUT! THERE'S A CABLE ABOUT!

Follow the advice in HSE Guidance
Note HSG47 'Avoiding Danger from
Underground Services'

REMEMBER

Houses, offices, shops, factories and street furniture all have electric cables supplying them.

CHECK PLANS

Ensure current cable records are on site.

Carry out a risk assessment in accordance with HSG47.

Be aware that not all cables are shown on plans.



USE CABLE LOCATIONS

Before every use of CAT and Genny make sure they are calibrated and working properly.

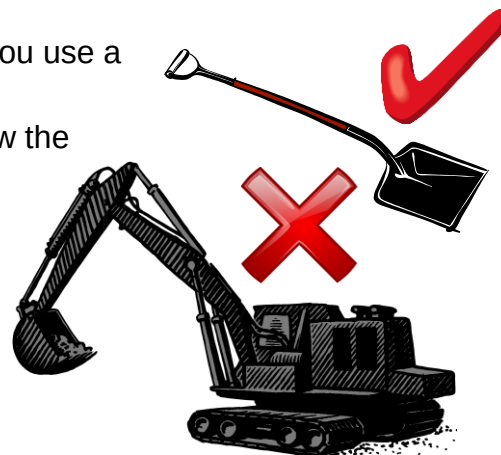
Check plans by tracing cables and marking their position using paint, crayon, chalk or pegs.

Always scan the area you intend to excavate before you start to dig.



NOW DIG SAFELY

- ❗ Hand-dig trial holes to find the exact position of cables **before** you use a mechanical excavator.
- ❗ Be aware that cables can be found at any depth, even just below the surface.
- ❗ If you find a cable embedded in concrete **do not** attempt to break it out. Contact us to ensure it is de-energised.
- ❗ If you cannot find cables shown on the plans **never assume** they are not there – contact us.
- ❗ If you damage a cable vacate the excavation, immediately phone out emergency number and keep everybody clear.



Visit www.spenergynetworks.com/safety/saferexcavations or
contact us for free safety advice

** Calls to 03 numbers cost no more than a national rate call to an 01 or 02 number and must count towards any inclusive minutes in the same way as 01 and 02 calls. These rules apply to calls from any type of line including mobile, BT, other fixed line or payphone.*

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Power Loss & Emergencies (England & Wales): 0800 001 5400 / 0330 10 10 400

Power Loss & Emergencies (Scotland): 0800 092 9290 / 0330 10 10 222



Customer Connections

Connections to SP Energy Networks (Manweb Area) electricity network

Diversions

Diversions and protection of SP Energy Networks (Manweb Area) overhead lines & underground cables

For either of the above services:

Tel: 0845 270 0783

e-mail: GettingConnected@scottishpower.com

Post: SP Energy Networks, Customer Connections, PO Box 290, Liverpool, L13 7WX

Disconnections

If you wish an electricity supply to be permanently disconnected you will need to contact your electricity supplier. You will find the details on your electricity account. The details for Scottish Power are:

ScottishPower
Electricity Disconnections
1st Floor Main Building
Cathcart Business Park
Spean Street
Glasgow
G44 4BE

Telephone: 0141 272 6068

Fax: 0141 568 4744

Emergency Disconnections: 0800 001 5400 or 0330 10 10 400

Land Agreements

Wayleaves, Easements and Substation Licences:

Tel: 01978 83 2297

e-mail: wayleavessouth@sppowersystems.com

Post: SP Energy Networks, Wayleaves Dept, Wrexham Rd, Pentre Bychan, Wrexham, LL14 4DU

Faults, Emergencies & Enquiries relating to exposed cables:

Tel: 0800 001 5400 or 0330 10 10 400

Safer Excavations Website

http://www.sppowersystems.co.uk/pages/safer_excavations.asp

General Enquiries for SP Energy Networks:

Tel: 0845 273 4444 or 0330 10 10 444

Requests

When requesting electrical network plans, please:

- Provide adequate information to define your area of interest, this will help us in locating it.
- For anything more than established property (where the address may be enough), a small, clearly marked-up location plan should define the area, whilst an address, postcode, and/or grid reference will help us to find it.
- Allow **10** working days for us to process the request.

Submit requests to;

e-mail: requestforplansmanweb@spenergynetworks.co.uk

Post: SP Energy Networks, Data Management, Prenton Way, Prenton, CH43 3ET

Please submit by one medium only.

Should you require any further information please contact us on **0141 614 5666**.



Note: * Calls to 03 numbers cost no more than a national rate call to an 01 or 02 number and must count towards any inclusive minutes in the same way as 01 and 02 calls. These rules apply to calls from any type of line including mobile, BT, other fixed line or payphone.

Utility Assets Ltd

Thank you for recently contacting Utility Assets plant record department. We will check whether we have any plant present at your site and contact you within 5 - 7 working days ONLY if we own any plant in the vicinity.

If we do not reply, we do not have any apparatus in the area of your works. However, PLEASE TAKE CARE when excavating around electricity cables in the event that not all cables present may be accurately shown. We recommend you use detecting equipment to map the site before excavating and fully comply with HSG47. DO NOT assume that a cable is dead if you don't have a record of its presence. The cable must be treated as live unless PROVEN DEAD by the cable owner. In case of emergency please contact your local electricity distribution company.

This is an automated reply from our dedicated asset records email address. If you receive further correspondence from us it will be from asset.manager@utilityassets.co.uk quoting a site reference number.

Asset Manager - Utility Assets Ltd

Francesca Margiotta

From: plantenquiryservice@gtc-uk.co.uk
Sent: 28 April 2021 13:33
To: Francesca Margiotta
Subject: GTC Plant Enquiry - Ref- 1820272
Attachments: 1820272.png

GTC Apparatus Not Found In Search Area

Our Plant Enquiry Service Ref: 1820272
Your Enquiry Ref: 28225FM

Dear Francesca,

Thank you for your enquiry concerning apparatus in the vicinity of your proposed work. GTC can confirm that we have no apparatus in the vicinity but please note that other asset owners may have and ensure all utility owners have been consulted. For your records, the search area is shown in the attached map.

Please note our assets now include those owned and operated by:

- GTC Pipelines Limited
- Independent Pipelines Limited
- Quadrant Pipelines Limited
- Electricity Network Company Limited
- Independent Power Networks Limited
- Independent Water Networks Limited
- Open Fibre Networks Limited
- Independent Community Heating Limited

If you have any queries or require any further information please do not hesitate to contact us.

Your sincerely,

GTC Plant Enquiry Service.

GTC
Synergy House
Woolpit Business Park
Woolpit
Bury St Edmunds
Suffolk, IP30 9UP
Tel: 01359 240363
plant.enquiries@gtc-uk.co.uk

NOTE:

This E-Mail originates from GTC, Synergy House, Woolpit Business Park, Woolpit, Bury St Edmunds, Suffolk, IP30 9UP
VAT Number: GB688 8971 40. Registered No: 029431.

DISCLAIMER

The information in this E-Mail and in any attachments is confidential and may be privileged. If you are not the



**Company Address**

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

Our Ref: 21810780 28225

Monday, 12 April 2021

Joe Shawyer
Suite 6 Princess Caroline House 1 High Street
Southend on Sea
Essex
SS1 1JE

Dear Joe Shawyer

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,

**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:

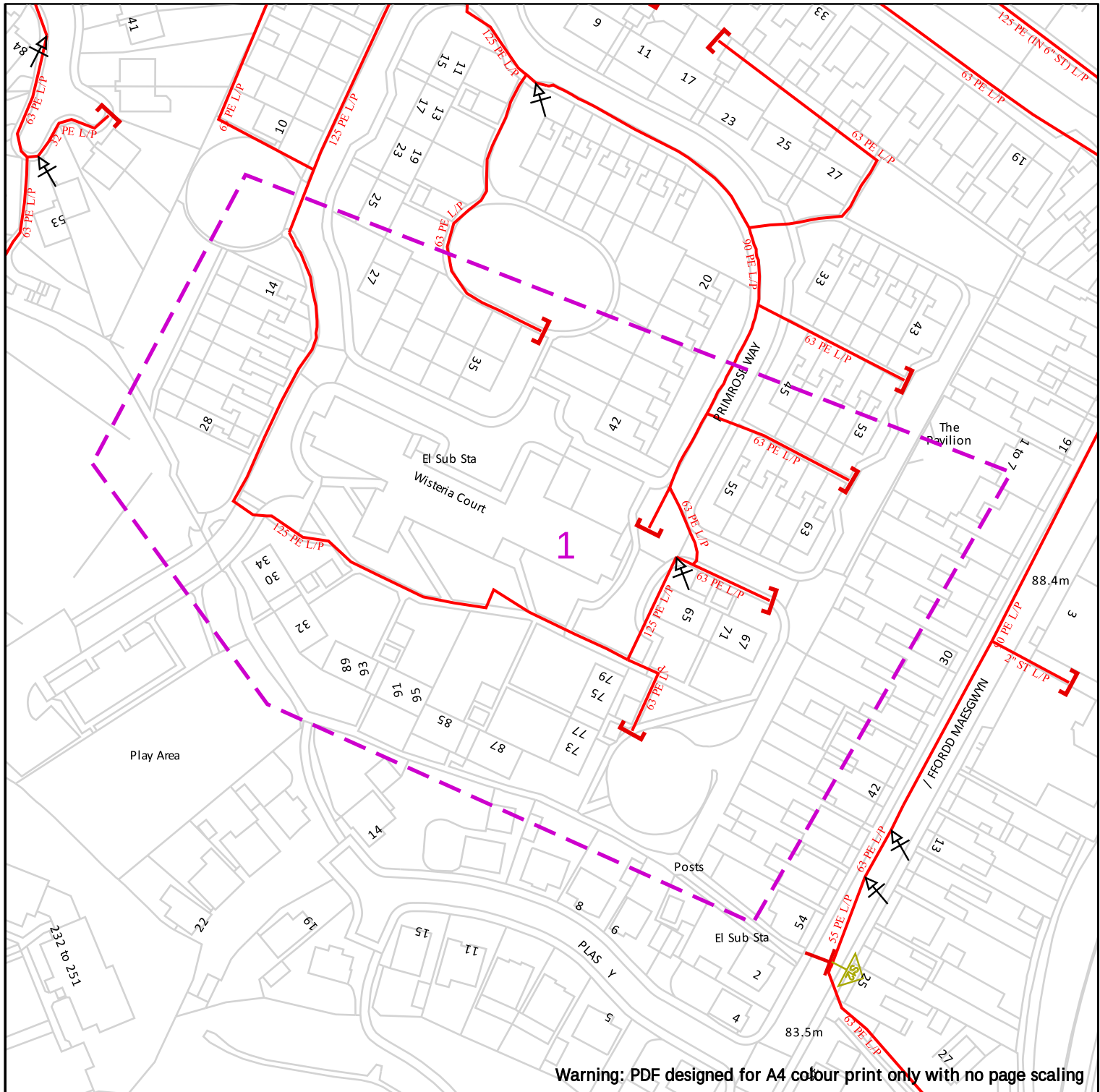
If you have a general enquiry, please call us on the following number

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



Contact Us

Mapping Enquiries:

All areas 02920 278 912

General Enquiries:

All areas 0800 912 2999

Dig Sites

Area:

Line:

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



Change of Diameter



End Cap



Depth of cover



Line/Fire Valve



Governor Station

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 H5(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 27891

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999

Date Requested: 12/04/2021
Job Reference: 21810780
Site Location: 332702 350778
Requested by: Mr Joe Shawyer
Your Scheme/Reference: 28225

Scale: 1:1250 (When plotted at A4)

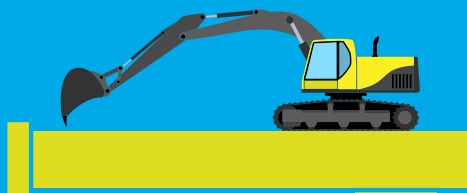
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Smell gas?
Call the Gas Emergency Service on
0800 111 999.

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.



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



**Dial
before
you dig**

We need
10 days'
notice



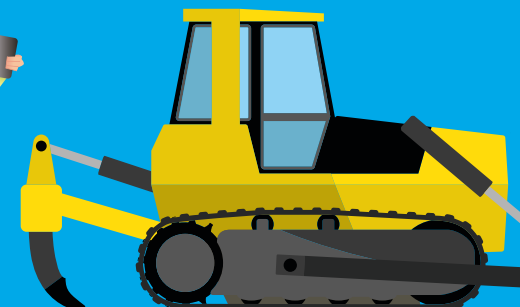
Need help or advice?

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.



dig@wwutilities.co.uk



029 2027 8912



www.wwutilities.co.uk



facebook.com/wwutilities



@WWUtilities



**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@wwwutilities.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@wwwutilities.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.

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

Francesca Margiotta

From: esp@safedigs.co.uk
Sent: 12 April 2021 12:54
To: Exempt
Subject: ESP Utilities Group Plant Affected Notice LSBUD Ref. 21810780
Attachments: ESPE0422.PDF; ESPE0302.PDF; Guidelines when working in vicinity of electricity cables July 2016.pdf; 341714846_ESP Utilities Group - Gas.pdf; Guidelines when working in vicinity of gas apparatus up to 7barg MOPV3.1.pdf

12/04/2021

LinesearchbeforeUdig Ref: 21810780
Your Ref: 28225

Dear Sir/Madam,

Further to your enquiry received on 12/04/2021 11:50:48 AM please find attached the ESP Utilities Group (ESP) response to your enquiry.

If your proposed work site was found to be in the vicinity of ESP plant, project drawing as laid extracts for these sites are enclosed (not to scale) for your information which show the approximate location of the ESP gas/electric network close to the area of interest.

As your plans for the proposed work develop you are required to keep ESP regularly updated about the extent and nature of your proposed works in order for us to fully establish whether any additional precautionary or diversionary works are necessary to protect our gas network.

Arrangements can be set in place so that one of our representatives can meet on site (date to be agreed) and we will be happy to discuss the impact of your proposals on the gas network once we have received the details.

ESP are continually constructing new gas and electricity networks and this notification is valid for 90 days from the date of this letter. If your proposed works start after this period of time, please re-submit your linesearchbeforeUdig enquiry.

The attached files are in PDF format, to view them you will need Adobe Acrobat Reader(R). You can download it free of charge from <http://get.adobe.com/reader>

Yours sincerely,

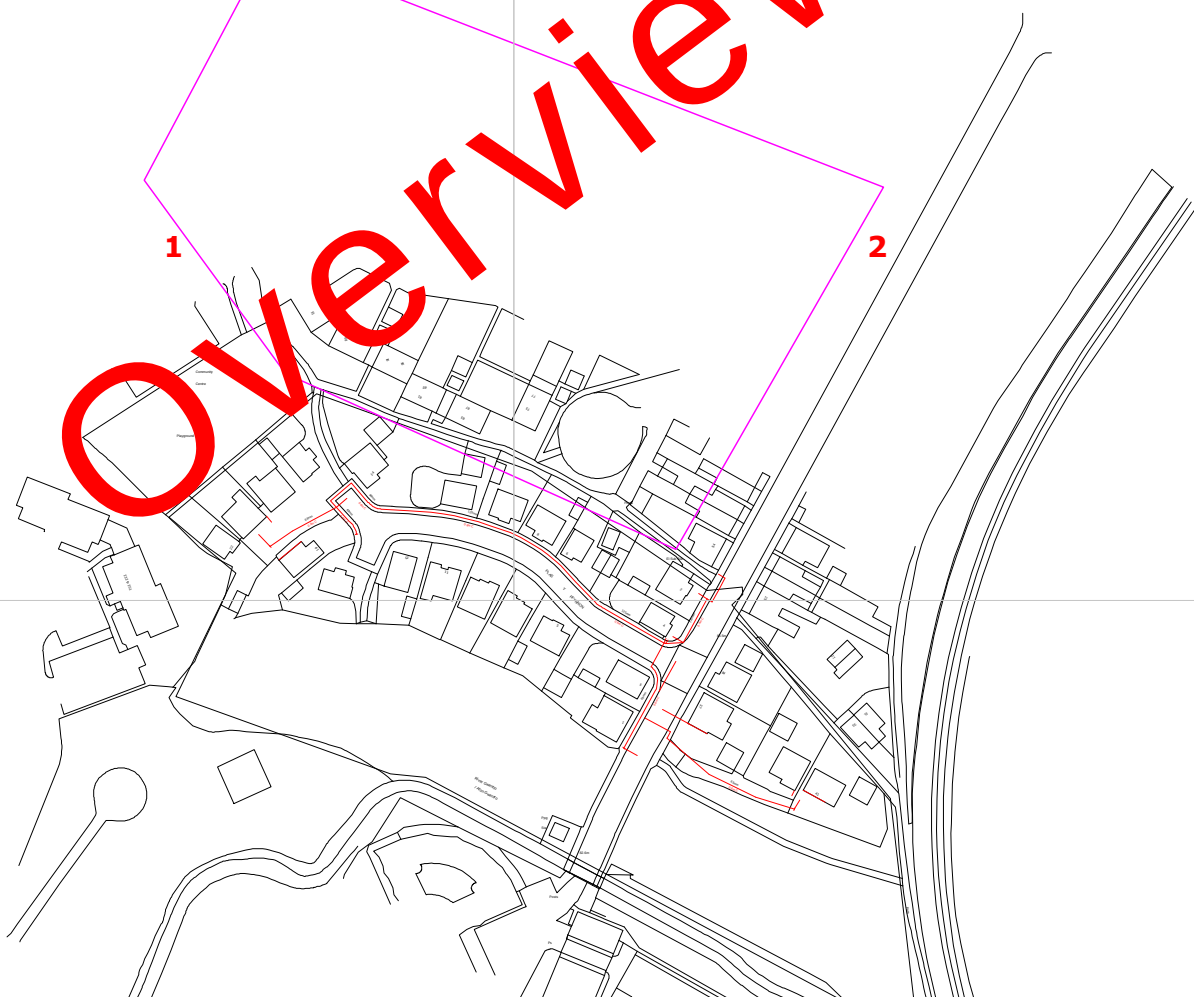
ESP Utilities Group Ltd

ESP Utilities Group Ltd can be contacted at:

Office Address: Bluebird House, Mole Business Park, Leatherhead, Surrey, KT22 7BA

Office Tel: 01372 587500; email: PlantResponses@espug.com

Overview



Date Requested: 12/04/2021

Requested by: Joe Shawyer

Job Reference: 21810780

Company: Groundwise Searches Ltd

Your Scheme/Reference: 28225

Key for Mains & Service Pipework



Existing LP mains or services operating up to 75 millibar gauge



Existing MP mains or services operating between 75 millibar and 2 bar gauge



Existing IP mains or services operating between 2 bar and 7 bar gauge

Whilst ESP Utilities Group Ltd (ESP) try to ensure the asset information we provide is accurate, the information is provided Without Prejudice and ESP accept no liability for claims arising from any inaccuracy, omissions or errors contained in this response. 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 ESP apparatus and all claims made against them by Third parties as a result of any interference or damage.

REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE © CROWN COPYRIGHT RESERVED.

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UTILITIES GROUP

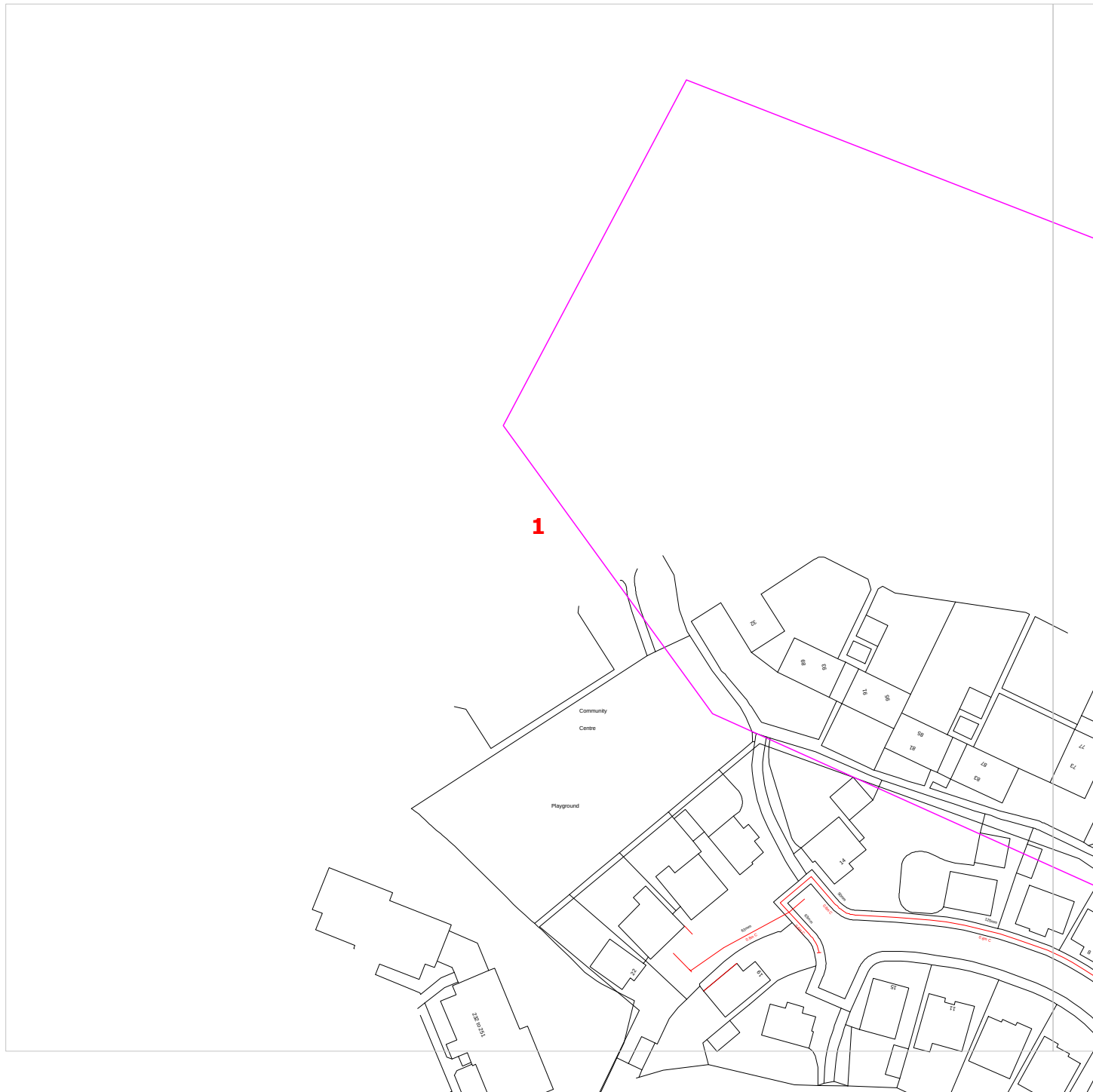
ESP Utilities Group Ltd
Bluebird House
Mole Business Park
Leatherhead
Surrey
KT22 7BA

Phone: 01372 587500
Email: PlantResponses@espug.com

Dig Sites:

Area  Line 

Approx scale on A4 paper: 1:1000
(excluding Overview map)



Date Requested: 12/04/2021

Requested by: Joe Shawyer

Job Reference: 21810780

Company: Groundwise Searches Ltd

Your Scheme/Reference: 28225

Key for Mains & Service Pipework



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UTILITIES GROUP

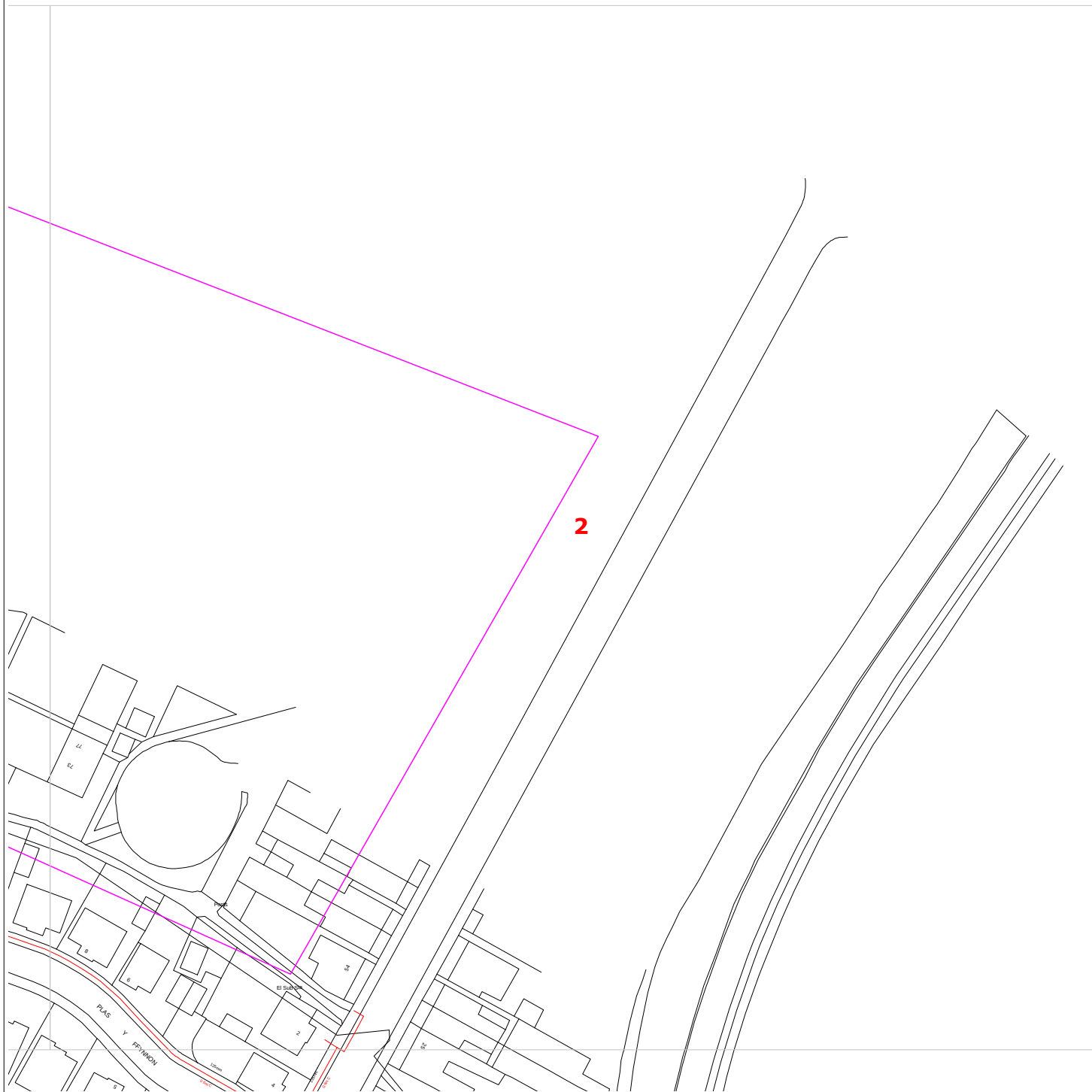
ESP Utilities Group Ltd
Bluebird House
Mole Business Park
Leatherhead
Surrey
KT22 7BA

Phone: 01372 587500
Email: PlantResponses@espug.com

Dig Sites:

Area Line

Approx scale on A4 paper: 1:1000
(excluding Overview map)



Date Requested: 12/04/2021

Requested by: Joe Shawyer

Job Reference: 21810780

Company: Groundwise Searches Ltd

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UTILITIES GROUP

ESP Utilities Group Ltd
Bluebird House
Mole Business Park
Leatherhead
Surrey
KT22 7BA

Phone: 01372 587500
Email: PlantResponses@espug.com

Dig Sites:

Area Line

Approx scale on A4 paper: 1:1000
(excluding Overview map)



REV	NOTES	DATE	ENG
REVISIONS			
NOTE: UNLESS OTHERWISE STATED, ALL SINGLE PHASE DOMESTIC SERVICES TO BE 2x 35mm sac pc AND WILL BE ACCOMMODATED IN EXTERNAL METER BOXES. THESE BOXES WILL BE INSTALLED BY THE BUILDER IN LINE WITH HOST REG SPECIFICATIONS. SERVICES WILL BE CONNECTED TO THE L.V. MAIN IN SEQUENCE BROWN, BLACK, GREY, GREY, BLACK, BROWN ECT.			
CONTRACTOR TO INSTALL CABLE MARKER TAPE.			
ROAD CROSSING AT ROAD CROSSING POSITIONS DUCTS TO BE INSTALLED TO MATCH SERVICES SHOWN			
IN THE CASE OF: ELECTRIC: HV & LV. MAINS: 150MM RED RIGI DUCT SERVICES: 100MM RED RIGI DUCT			
IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT ALL SERVICE ROUTES ARE WITHIN THE DEMISE OF THE PROPERTY BEING SUPPLIED AND THE LOCATION OF ALL DUCTS ARE CLEARLY MARKED.			
THIS DRAWING IS FOR PLANNING PURPOSES AND IT IS NOT INTENDED TO IDENTIFY EXACT POSITIONS OF PLANT. THE POSITION OF EXISTING PLANT MUST IN ALL CASES BE IDENTIFIED BY MAKING REFERENCE TO THE RELEVANT UTILITIES RECORDS.			
DESIGN RISK ASSESSMENTS: HEALTH & SAFETY ISSUES: FORMAL PROCEDURES FOR WORK ON SITE TO COMPLY WITH RELEVANT STATUTORY REQUIREMENTS WILL BE DEVELOPED ON FINAL ACCEPTANCE OF THE QUOTATION.			
IDENTIFIED HAZARDS: 1. CARE TO BE TAKEN WHILST EXCAVATING TO THE POOL IN AVOIDING DANGER FROM EXISTING SERVICES. 2. SIMILARLY CARE TO BE TAKEN WHILST EXCAVATING ON SITE IN AVOIDING DANGER FROM DEMOLITION DEBRIS AND REDUNDANT SERVICES. 3. THE HOST CLH MUST BE CONTACTED WITH REGARDS TO ANY DIVERSIONS AND SAFE METHODS OF WORK IN THE VICINITY OF EXISTING AND DIVERTED CABLES, PRIOR TO THE START OF ANY WORK.			
COMMERCIAL ISSUES: 1. FINAL POSITION OF THE BUILDERS SERVICE ENTRY POINTS TO BE CONFIRMED. 2. EASEMENTS WILL BE REQUIRED WHERE CABLES ARE LAID IN ALL AREAS OTHER THEN ADOPTED PATHWAYS / HIGHWAYS. 3. MAXIMUM USE OF MULTIPLE SERVICE CONNECTIONS TO BE DETERMINED ON FINAL SERVICE CONNECTION POINTS.			
NOTES:			

PHASE COLOURS

R - L1 Y - L2 B - L3

BR BL GR

FIGURE 1 - RECOMMENDED ARRANGEMENT IN A 2M FOOTWAY

ELECTRIC KEY

- HV EXISTING CABLE
- - - HV PROPOSED CABLE
- - - LV EXISTING CABLE
- - - LV PROPOSED CABLE
- - - LV PROPOSED SERVICE
- - - 150mm CABLE DUCTS
- - - 100mm SERVICE DUCTS
- LIGHTING COLUMN
- BOTTLE END & EARTH ROD

ELECTRIC CONSTRUCTION DRAWING

MEASGWYN ROAD, WREXHAM

ENGINEER: L.BOCHINSKI DRAWN: L.SAGAR
SCALE: 1:500 @ A1 DATE: 29.08.12
GRID REF: 332751 350659

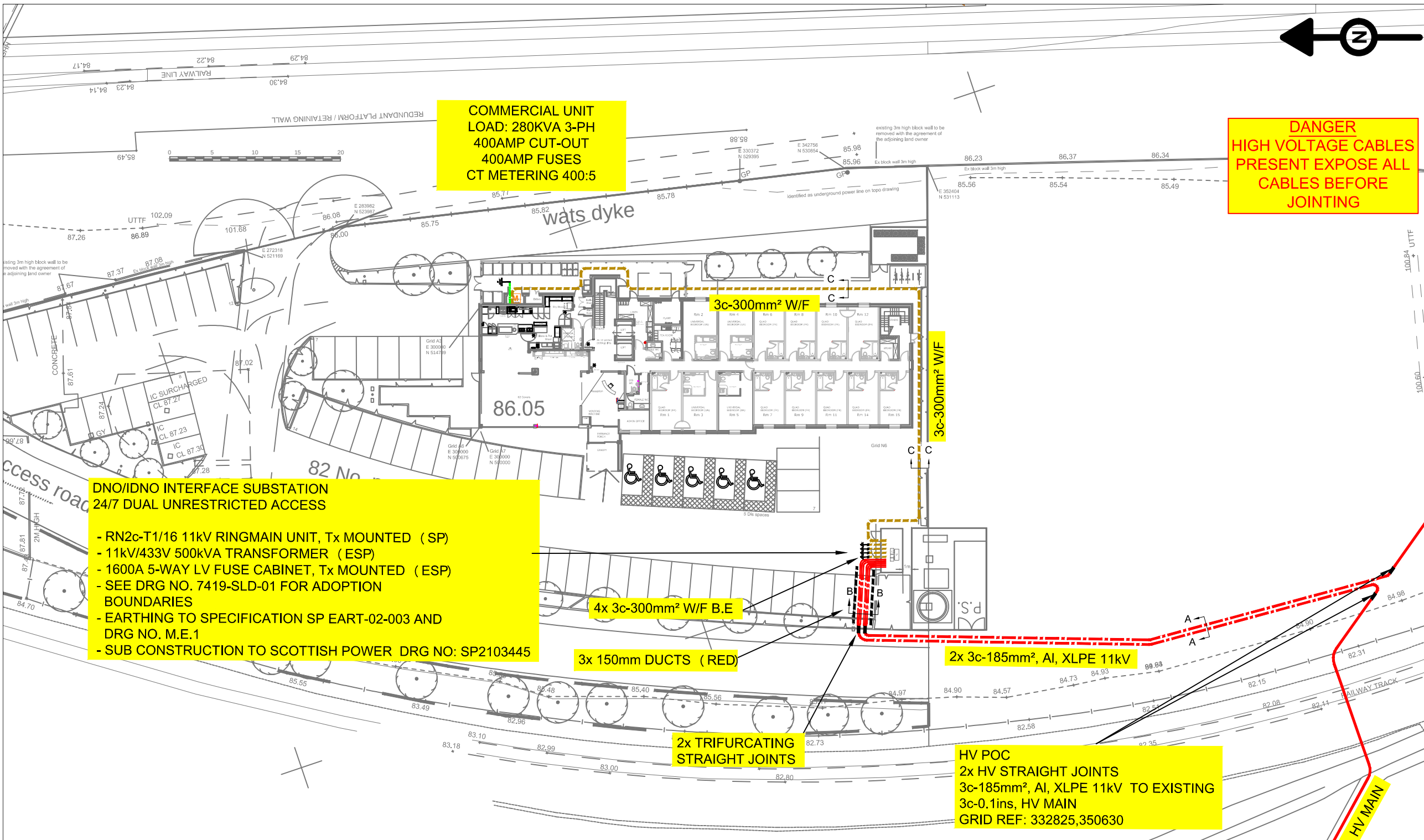
SCHEME No: PND.3744

DRAWING No: PND / 3744 / 01E / IDNO

REVISION: 0

P.N.D.ALY

BUTTERWORTH-HALL WORKS
CONSTRUCTION
WREXHAM
CHESHIRE
TEL: 01758 689701
FAX: 01758 689702



COMMERCIAL UNIT
LOAD: 280KVA 3-PH
400AMP CUT-OUT
400AMP FUSES
CT METERING 400:5

DANGER
HIGH VOLTAGE CABLES
PRESENT EXPOSE ALL
CABLES BEFORE
JOINTING

DNO/IDNO INTERFACE SUBSTATION
24/7 DUAL UNRESTRICTED ACCESS

- RN2c-T1/16 11kV RINGMAIN UNIT, Tx MOUNTED (SP)
- 11kV/433V 500kVA TRANSFORMER (ESP)
- 1600A 5-WAY LV FUSE CABINET, Tx MOUNTED (ESP)
- SEE DRG NO. 7419-SLD-01 FOR ADOPTION BOUNDARIES
- EARTHING TO SPECIFICATION SP EART-02-003 AND DRG NO. M.E.1
- SUB CONSTRUCTION TO SCOTTISH POWER DRG NO: SP2103445

4x 3c-300mm² W/F B.E

3x 150mm DUCTS (RED)

2x 3c-185mm², Al, XLPE 11kV

2x TRIFURCATING STRAIGHT JOINTS

HV POC
2x HV STRAIGHT JOINTS
3c-185mm², Al, XLPE 11kV TO EXISTING
3c-0.1ins, HV MAIN
GRID REF: 332825,350630

A	FOR APPROVAL	23/05/13	PA
REV	REVISION NOTES	DATE	ENG.

DRAWING KEY		
SOLID LINE - EXISTING		
COLOUR DEFINES VOLTAGE		
DASHED LINE - PROPOSED		
COLOUR DEFINES VOLTAGE		
PROPOSED 11kV MAIN CABLING.	RED	
PROPOSED 6.6kV MAINS CABLING.	BLUE	
PROPOSED LV MAINS CABLING.	BROWN	
PROPOSED LV SERVICE CABLING.	BROWN	
PROPOSED CABLE DUCT.		
PROPOSED EARTHING CABLE.		
PROPOSED EARTHING ROD (S)		
B.J./S.J./B.E. (JOINT)		
PHASE ALLOCATION.	L1	L2 L3
METER POSITIONS.		M

NOTE: UNLESS OTHERWISE STATED; ALL SINGLE PHASE DOMESTIC SERVICES TO BE 2c.35.SAC.PC AND ALL DOMESTIC ELECTRICITY METERS TO BE INSTALLED IN EXTERNAL METER BOXES. CONTRACTOR TO INSTALL CABLE MARKER TAPE.

SERVICE ROUTES

ALL SERVICE ROUTES ARE INDICATIVE ONLY AND MUST BE CONFIRMED ON SITE BY THE INSTALLATION CONTRACTORS REPRESENTATIVE. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO ENSURE THAT ALL SERVICE ROUTES ARE WITHIN THE DEMISE OF THE PROPERTY BEING SUPPLIED AND THE EXACT LOCATION OF DUCTS ARE CLEARLY IDENTIFIED.

****Planning Drawing Only****

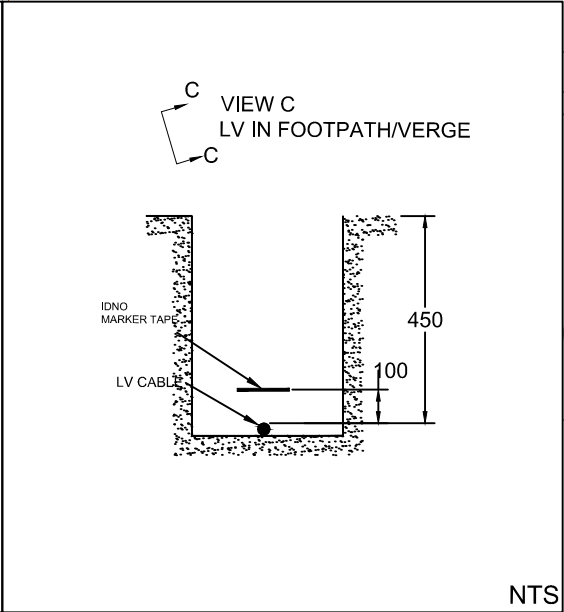
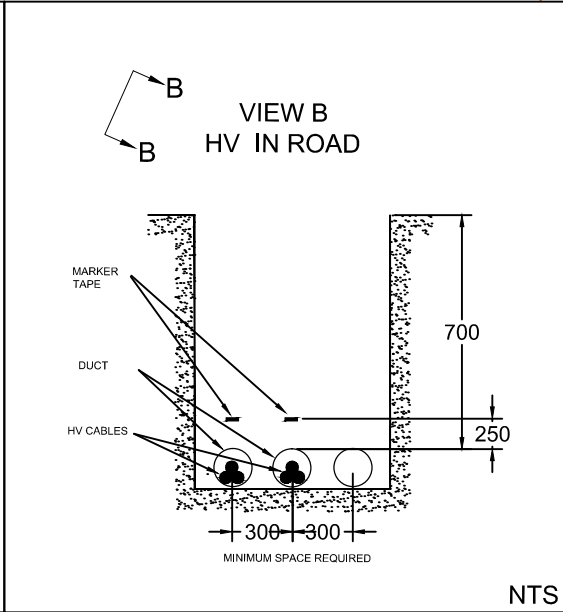
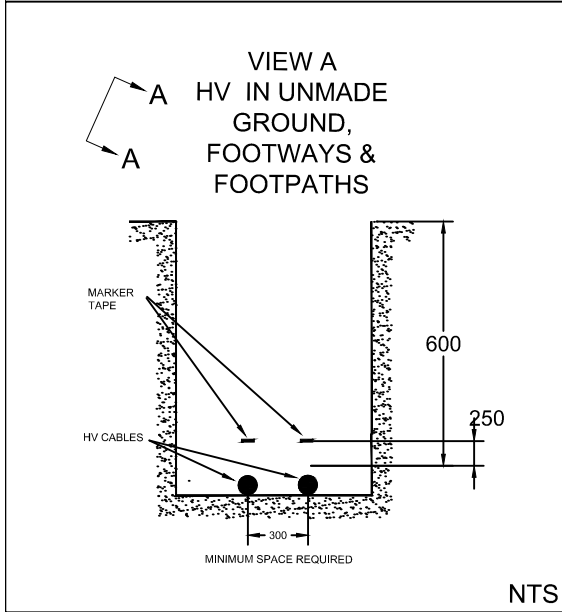
Obtain up-to-date utility records from asset owner before commencing work.

The details supplied on this drawing are intended to be used for information only and are not representative of any binding or contractual agreement between R & D Network Design and any other parties involved. The positions of existing mains is given for guidance only and, as such, no liability can be accepted by R & D Network Design Ltd for any damage caused to, nor any injury sustained, as a result of interference with such apparatus. Before any onsite works commence an up to date copy of the relevant utilities records must be obtained.



R & D Network Design Ltd.
Blue Pit Mill
Queensway
Rochdale
OL11 2YW

Client	CROWN	Client Ref	CU1357
Site Address	Premier Inn, Mold Road, Wrexham		
Title	Site Plan with Cable Routes		
Drawn By	PA	Date	23/05/2013
Checked By	DK	Date	23/05/2013
Approved By	SD	Date	23/05/2013
Scale	1:500 @ A3		
Revision	A		
Drawing No	7419/SP/01		



WARNING
ALL EXCAVATION SHOULD BE DONE BY TAKING THE APPROPRIATE SAFETY PRECAUTIONS IN THE "HEALTH & SAFETY EXECUTIVE GUIDE Note47" (HSEg47)
"AVOIDING DANGER FROM UNDERGROUND SERVICES" TAKING COGNIZANCE OF THE FACT THAT OTHER PLANT MAY BE IN THE VICINITY WHICH IS NOT SHOWN ON THE PLANS.

PRECAUTIONS TO BE TAKEN WHEN CARRYING OUT WORK IN THE VICINITY OF UNDERGROUND GAS PIPES

ADVICE TO SITE PERSONNEL

MANAGEMENT NOTE

Please ensure that a copy of this note is read by your site management and to your site operatives.

Early consultation with ESP Utilities Group prior to excavation is recommended to obtain the location of plant and precautions to be taken when working nearby.

This Guidance Note should be read in conjunction with the Health and Safety Executive guidance HSG47 "Avoiding danger from underground services".

Introduction

Damage to ESP Utilities Group's plant can result in uncontrolled gas escapes which may be dangerous. In addition these occurrences can cause expense, disruption of work and inconvenience to the public.

Various materials are used for gas mains and services. Cast Iron, Ductile Iron, Steel and Plastic pipes are the most widely found. Modern Plastic pipes are either bright yellow or orange in colour.

Cast Iron and Ductile Iron water pipes are very similar in appearance to Cast Iron and Ductile Iron gas pipes and if any Cast Iron or Ductile Iron pipe is uncovered, it should be treated as a gas pipe. ESP Utilities Group do not own any metallic gas pipes but their gas network infrastructures may be connected to Cast Iron, Ductile Iron or Steel pipes owned by Distribution Network Operators.

The following general precautions apply to Intermediate Pressure (2-7barg MOP), Medium Pressure (75mbarg-2barg MOP), Low Pressure (up to 75mbarg MOP) and other gas mains and services likely to be encountered in general site works and are referred to within this document as 'pipes'.

Locating Gas Pipes

It should be assumed when working in urban and residential areas that gas mains and services are likely to be present. On request, ESP Utilities Group will give approximate locations of pipes derived from their records. The records do not normally show the position of service pipes but their probable line can be deducted from the gas meter position. ESP Utilities Group's staff will be pleased to assist in the location of gas plant and provide advice on any precautions that may be required. The records and advice are given in good faith but cannot be guaranteed until hand excavation has taken place. Proprietary pipe and cable locators are available although generally these will not locate plastic pipes.

Safe working Practices

To achieve safe working conditions adjacent to gas plant the following must be observed:

Observe any specific request made by ESP Utilities Group's staff.

Gas pipes must be located by hand digging before mechanical excavation. Once a gas pipe has been located, mechanical excavation must proceed **with care**. A mechanical excavator must not in any case be used within 0.5 metre of a gas pipe and greater safety distances may be advised by ESP Utilities Group depending on the mains maximum operating pressure (MOP).

Where heavy plant may have to cross the line of a gas pipe during construction work, the number of crossing points should be kept to a minimum. Crossing points should be clearly indicated and crossings at other places along the line of the pipe should be prevented.

Where the pipe is not adequately protected by an existing road, crossing points should be suitably reinforced with sleepers, steel plates or a specially constructed reinforced concrete raft as necessary. ESP Utilities Group staff will advise on the type of reinforcement necessary.

No explosives should be used within 30 metres of any gas pipe without prior consultation with ESP Utilities Group.

ESP Utilities Group must be consulted prior to carrying out excavation work within 10 metres of any above ground gas installation.

Where it is proposed to carry out piling or boring within 15 metres of any gas pipe, ESP Utilities Group should be consulted prior to the commencement of the works.

Access to gas plant must be maintained at all times during on site works.

Proximity of Other Plant

A minimum clearance of 300 millimetres (mm) should be allowed between any plant being installed and an existing gas main to facilitate repair, whether the adjacent plant be parallel to or crossing the gas pipe. No apparatus should be laid over and along the line of a gas pipe irrespective of clearance.

No manhole or chambers 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 ESP Utilities Group.

Support and Backfill

Where excavation of trenches adjacent to any pipe affects its support, the pipe must be supported to the satisfaction of ESP Utilities Group and must not be used as an anchor or support in any way. In some cases, it may be necessary to divert the gas pipe before work commences.

Where a trench is excavated crossing or parallel to the line of the gas pipe, the backfill should be adequately compacted, particularly beneath the pipe, to prevent any settlement which could subsequently cause damage to the pipe.

In special cases it may be necessary to provide permanent support to the gas pipe, before backfilling and reinstatement is carried out. Backfill material adjacent to gas plant must be selected fine material or sand, containing no stones, bricks or lumps of concrete, etc., placed to a minimum depth of 150mm around the pipes and well compacted by hand. No power compaction should take place until 300mm of selected fine fill has been suitably compacted.

If the road construction is in close proximity to the top of the gas pipe, a "cushion" of selected fine material such as sand must be used to prevent the traffic shock being transmitted to the gas pipe. The road construction depth must not be reduced without permission from the local Highway Authority.

No concrete or other hard material must be placed or left under or adjacent to any Cast Iron pipe as this may cause fracture of the pipe at a later date.

Concrete backfill should not be used closer than 300 mm to the pipe.

Damage to Coating

Where a gas pipe is coated with special wrapping and this is damaged, even to a minor extent ESP Utilities Group must be notified so that repairs can be made to prevent future corrosion and subsequent leakage.

Welding or "Hot Works"

When welding or other "hot works" involving naked flames are to be carried out in close proximity to gas plant and the presence of gas is suspected, ESP Utilities Group must be contacted before work commences to check the atmosphere. 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 flame to plastic gas pipes or to the protective coating on other gas pipes.

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;
- ❖ Contact the National Gas Emergency Service on: **0800 111 999**;
- ❖ Prevent any approach by the public, prohibit smoking, extinguish all naked flames or other source of ignition for at least 15 metres from the leakage;
- ❖ Assist gas personnel, Police or Fire Service as requested.

REMEMBER - IF IN DOUBT; SEEK ADVICE FROM ESP UTILITIES GROUP.

ESP Utilities Group can be contacted at:

Office Address: Bluebird House, Mole Business Park, Leatherhead, Surrey, KT22 7BA

Office Tel: 01372 587 500; **Fax:** 01372 377 996

PRECAUTIONS TO BE TAKEN WHEN CARRYING OUT WORK IN THE VICINITY OF ELECTRICITY CABLES

ADVICE TO SITE PERSONNEL

MANAGEMENT NOTE

Please ensure that a copy of this note is read by your site management and to your site operatives.

Early consultation with ESP Utilities Group prior to excavation is recommended to obtain the location of plant and precautions to be taken when working nearby.

This Guidance Note should be read in conjunction with the Health and Safety Executive guidance HSG47 "Avoiding danger from underground services".

1.0 Introduction

This procedure should be read in conjunction with the ESP Electricity Distribution Safety Rules and other relevant procedures. The object of this procedure is:

- a) To lay down the rules for the location of cable before work is started.
- b) To specify the safe working procedure to be adopted by persons who have to work on or in the vicinity of cables.

2.0 Reference

ESP Electricity G81 – Design and Planning
ESP Electricity G81 – Installation and Records
National Joint Utilities Group (NJUG) Guidance Notes
Avoiding danger from underground services HSG47 HSE Advice Booklet.

3.0 Work

- 3.1 All cables and apparatus to which the cables are connected shall be treated as being live, until they have been proved dead and all points of isolation have been established and controlled.
- 3.2 All work carried out under this procedure shall also be carried out in strict accordance with the ESP Electricity Distribution Safety Rules and other relevant procedures.
- 3.3 For the purpose of this procedure:
 - a) Work on a cable includes the intentional cutting or removal of its Sheath or Armour, cutting of its core(s) or conductor(s) and the removal of a spiking gun.
 - b) Work in the vicinity of a cable includes digging or any activity carried out at any work location where cables are or may be present, whether or not for the specific purpose of preparation for work on a cable.

4.0 Cable Locating Devices

- 4.1 An approved cable locating device is to be used on every occasion before any surface is removed or any digging is started. It must also be used during the course of any digging work.
- 4.2 Cable location devices provide information on the position of cables. They must not be used as the only means of cable location.
- 4.3 Cable locating devices must be regularly checked for correct operation.

All persons using cable locating devices must be adequately trained in their use and must be Competent Persons.

5.0 Location of Cables

- 5.1 The depth of underground cables varies greatly. It is essential that a site specific risk assessment is undertaken for the proposed work you are planning this must include obtaining an up-to-date map of the electricity cables in the area and to make use of it. The electricity cable records must be checked before any work is started. Changes in surface level or reference points, and work carried out by other people may affect the reliability of these records. Anybody excavating must be told of these possibilities.
- 5.2 Before the start of any excavation work, a cable locating device shall be used to establish the run of live cables. Reasonable steps should be taken to establish the runs of cables both along and across the length of the intended area of digging. The cable avoidance tool shall be used together with mains records and where provided, service records.

- 5.3 All cable runs either confirmed by use of the cable locating device or indicated on the mains records must be marked out on the surface using a waterproof marker. Marked cable runs must be extended 300mm beyond either end or side of the intended digging area, and must stay visible while the digging is going on. The trial hole dig method can be used to identify the run of cables using hand dig tools only.
- 6.0 Precautions to be Taken while Working in Vicinity of Cables**
- 6.1 Work in the vicinity of cables must be carried out as if the cables are live and all excavation work must be personally supervised by a Competent Person. All persons shall wear a minimum of safety footwear, Safety Glasses, hard hat, Task Specific Gloves flame retardant overalls.
- 6.2 Approved hand tools should always be used in preference to power tools in the vicinity of cables, unless site conditions make this impracticable. Spades should always be used in preference to forks. Extreme care must always be taken when using a fork or pick. Forks must be of approved type with shortened chisel ended tines. Spades must have sharp corners of the blade rounded. The selection of a fork or pick will be assessed on a Task Specific Risk Assessment.
- 6.3 A proprietary air digging tool, which removes soil with a high-velocity jet of air, can be used to expose buried services without damage to the service. However, it will not penetrate asphalt, concrete or frozen ground. Also precautions need to be taken that will prevent injury to the operator and members of the public from ejected soil and other materials.
- 6.4 When site conditions require the use of hand held power tools they must be fitted with a short bit. The following method of work must be used:
- a) Using all the information provided, together with an approved cable locating device, the line of all known cables must be marked out at least 300mm past the hole that will be dug using waterproof marker.
 - b) Encroachment lines must be drawn 300mm parallel to and away from the outer and innermost cable marker lines. And as in (a) above these must be drawn to extend at least 300mm beyond the edge of the hole that will be dug.
 - c) Hand held power tools must not be used below ground level in between the encroachment lines. Hand tools must be used for progressive and careful undermining from outside the encroachment lines towards the cable(s). Hand power tools must only be used to break up any hard surface, keeping pace with, but not going past the undermining. Extreme care must, in particular, be exercised when using power tools above cables already exposed by undermining. The use of power tools must stop if at any time the cutting rate quickens, indicating softer ground. At all times, attention must be paid to the cable run marker lines outside the edges of the holes.
 - d) The safe digging procedure in (c) above must be followed until all cable(s) required for work or for identification have been located.
 - e) If all recorded or detected cables inside the digging area have been located then hand held power tools may be used below ground level to break up concrete or similar structures, but even then only when site conditions render the use of hand tools impractical.
- 6.5 During excavation, full use must be made of cable locating devices which must be used to assist in establishing the exact location of live cables.
- 6.6 Where exposed cables are likely to be damaged in any way they shall be adequately protected and/or supported. Where in the opinion of the person in charge on site it is appropriate, warning notices must be attached to cables e.g. 'live cable exposed above ground level' or 'live coiled cables'.
- 6.7 Irrespective of the color of the electricity cable it shall be considered as being in a 'live' status unless it has been confirmed and proven that the cable has been physically isolated or turned off.

If damage is caused or suspected the following action should be taken at once:

- ❖ Remove all personnel from the immediate vicinity
- ❖ Contact ESP Electricity 01372 587500 or out of hours Emergency contact Number 0800 731 6945
- ❖ Prevent any approach by the public.
- ❖ Assist electricity personnel, Police or Fire Service as requested.

REMEMBER – IF IN DOUBT; SEEK ADVICE FROM ESP Utilities Group.

ESP Utilities Group can be contacted at:

Office Address: Bluebird House, Mole Business Park, Leatherhead, Surrey, KT22 7BA

Office Tel: 01372 587 500; **Fax:** 01372 377996

Mast Data

Mobile Phone Masts

Search Reference: 28225FM

Search Date: 28/04/2021

A search for the location of mobile phone masts has been carried out using <http://www.mastdata.com/>

On this occasion there **does not** appear to be masts within the vicinity of your site.

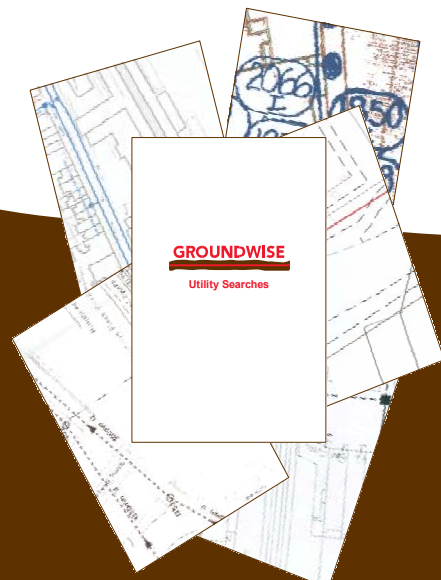
Please see the enclosed Mast Data map and information – the circular area, shaded yellow, shows the location of your site.

Further details can be found on the Mast Data website - <http://www.mastdata.com/>

Mast Data
North End House
Avon
Christchurch
Dorset
BH23 7BJ
020 8144 8143
info@mastdata.com

Groundwise Searches Limited
Suite 6, 3rd Floor, Princess Caroline House
1 High Street
Southend-on-Sea
Essex, SS1 1JE
Telephone 01702 615566
Email mail@groundwise.com
Website www.groundwise.com

*Registered Office Address:
Matrix House, 12-16 Lionel Road,
Canvey Island, Essex, England, SS8 9DE*



Map

Satellite

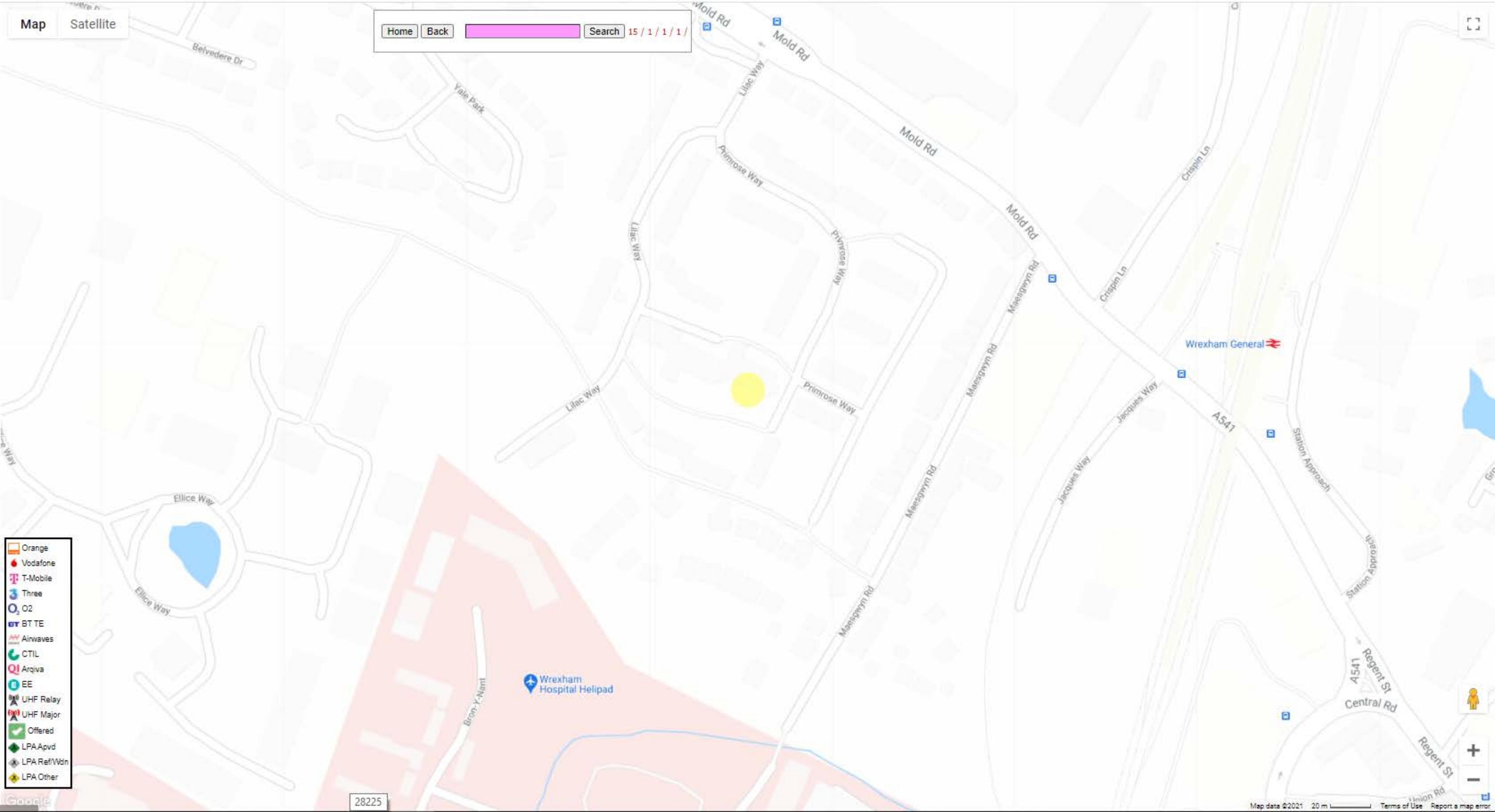
Home

Back

Search

15 / 1 / 1 / 1 /

- Orange
- Vodafone
- T-Mobile
- Three
- O2
- BT EE
- Airwaves
- CTIL
- Arqiva
- EE
- UHF Relay
- UHF Major
- Offered
- LPA Apvd
- LPA Ref Wdn
- LPA Other



28225

Francesca Margiotta

From: NRSWA <nrswa.nrswa@sky.uk>
Sent: 14 April 2021 15:07
To: Francesca Margiotta
Subject: EXEMPT SITE Ref: 28225FM Site: Wisteria Court, Maesgwyn, Wrexham, LL11 2AJ



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

From: Francesca Margiotta <FMargiotta@groundwise.com>
Sent: 14 April 2021 11:48
To: plantenquiries@lastmile-uk.com; osm.enquiries@atkingglobal.com; plantenquiries@instalcom.co.uk; osp-team@uk.verizonbusiness.com; plantenquiries@psgservices.co.uk; plantenquiries@catelecomuk.com; OPBuriedServicesEnquiries@networkrail.co.uk; plantenquiries@trafficmaster.co.uk; assetrecords@utilityassets.co.uk; NRSWA <nrswa.nrswa@sky.uk>; mbnl.plant.enquiries@turntown.com
Subject: [EXTERNAL] EXEMPT SITE Ref: 28225FM Site: Wisteria Court, Maesgwyn, Wrexham, LL11 2AJ

Ref: 28225FM
Site: Wisteria Court, Maesgwyn, Wrexham, LL11 2AJ
Easting/Northing: 332702,350778
Requests:

Groundwise Ref: 28225FM

Our Ref: Ref shown on map

Date of issue: shown on map

email: nnhc@openreach.co.uk

Dear Customer,

NR & SW ACT 1991 – PROPOSED WORKS AT: Wisteria Court, Maesgwyn, Wrexham, LL11 2AJ

Prior to commencement of work: For free onsite guidance and accurate up to date location of BT Apparatus please contact our Plant Protection Service by the following methods:-

Email the Click Before You Dig Team CBYD@openreach.co.uk

Visit the Click Before You Dig Website www.openreach.co.uk/cbyd

Thank you for your request of 28/04/2021 describing the above proposals.

Enclosed are copies of our drawings marked up to show the approximate locations of BT apparatus in the immediate vicinity of your works. It is intended for general guidance only. No guarantee is given of its accuracy.

The drawings are valid for 90 days from the date of issue and should not be relied upon after this time period has expired.

When planning excavation work or other works near to BT apparatus, please be mindful our apparatus may exist at various depths and may deviate from the marked route.

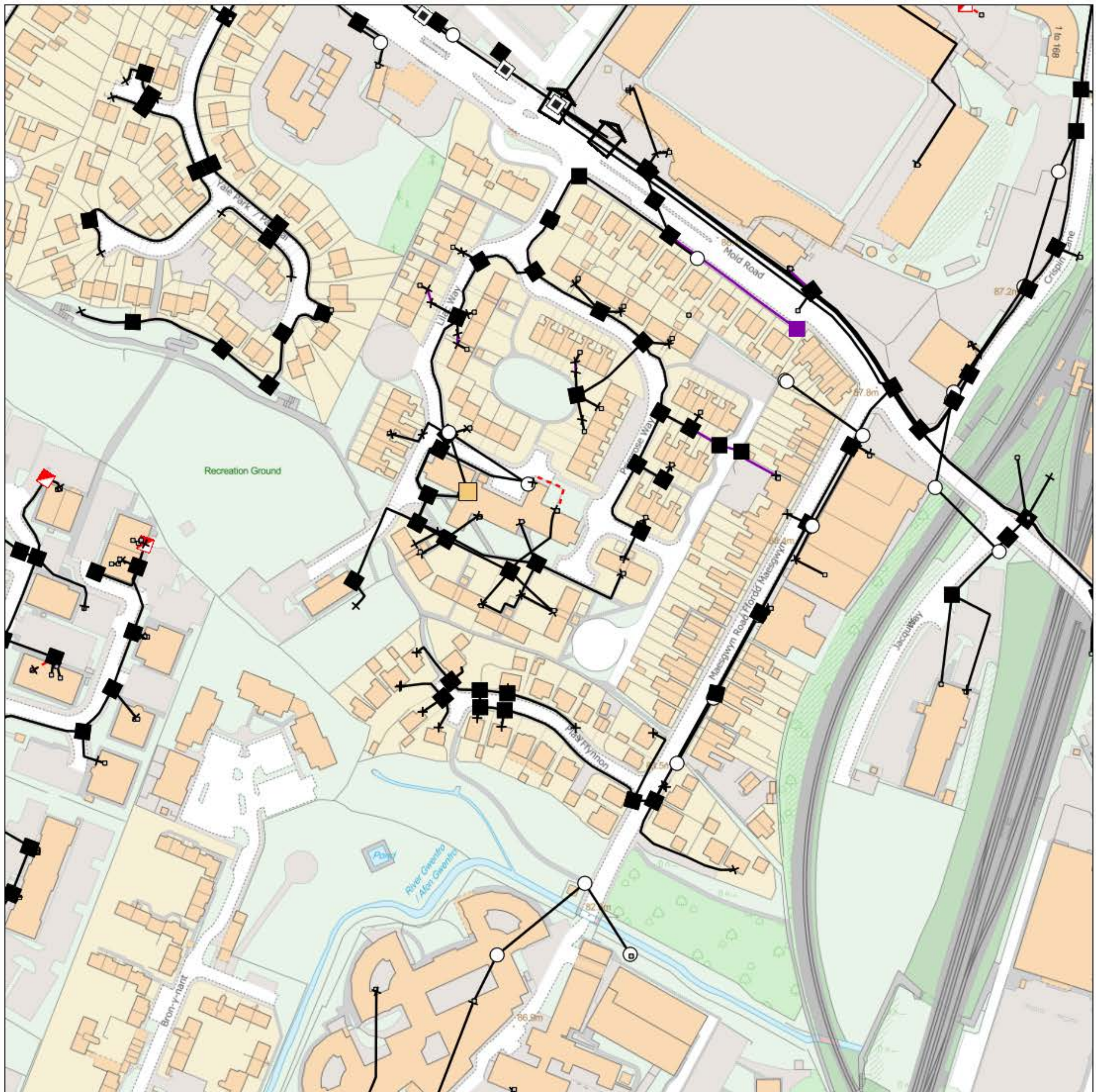
To avoid damage it is recommended that mechanical excavators or borers are not used within 600mm of BT apparatus. If scaffolding is erected, please ensure that our equipment is not enclosed, blocked, covered or otherwise obstructed by the scaffolding.

In the event of BT apparatus being in the area of your works we recommend that your plant/vehicle crossing is either resited, or apply for a budget estimate by submitting detailed plans to our Network Relocation Team at <https://www.ournetwork.openreach.co.uk/altering-our-network.aspx>

Yours faithfully,

Julie Cullum
NNHC & MBE Manager

Maps by email Plant Information Reply



IMPORTANT WARNING

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



openreach

CLICK BEFORE YOU DIG

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

email cbyd@openreach.co.uk

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

Accidents happen

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

KEY TO BT SYMBOLS

			State	Hatchings		
	<i>Planned</i>	<i>Live</i>	Split Coupling		Built	
PCP			Duct Tee		Planned	
Pole			Building		Inferred	
Box			Kiosk		Duct	
Manhole			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
Cabinet						

	<i>Pending Add</i>	<i>In Place</i>	<i>Pending Remove</i>	<i>Not In Use</i>
Power Cable				
Power Duct				N/A

BT Ref : XOE12062K

Map Reference : (centre) SJ3270250778

Easting/Northing : (centre) 332702,350778

Issued : 14/04/2021 12:06:25

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Controller of Her Majesty's Stationary Office
(C) Crown Copyright British Telecommunications plc 100028040

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

Francesca Margiotta

From: Plantenquiries <plantenquiries@catelecomuk.com>
Sent: 16 April 2021 13:09
To: Francesca Margiotta
Subject: RE: EXEMPT SITE Ref: 28225FM Site: Wisteria Court, Maesgwyn, Wrexham, LL11 2AJ

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



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From: Francesca Margiotta <FMargiotta@groundwise.com>
Sent: 14 April 2021 11:48
To: plantenquiries@lastmile-uk.com; osm.enquiries@atkinsglobal.com; plantenquiries@instalcom.co.uk; osp-team@uk.verizonbusiness.com; plantenquiries@psgservices.co.uk; Plantenquiries

Francesca Margiotta

From: online.plantenquiries@cityfibre.com
Sent: 14 April 2021 12:07
To: Francesca Margiotta
Subject: CityFibre Plant Enquiry, issued on 4/14/21 11:06 AM. Reference 86fd2d4a-c302-4ce7-9545-c1925d1633ae.
Attachments: emap.pdf

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

Reference 86fd2d4a-c302-4ce7-9545-c1925d1633ae

User: User

Title: 28225FM

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.

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Plant Enquiries [CityFibre]

0203 5100 602

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

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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: 14/04/2021

Drawing No.

CFH_EP_000001

Revision

001

Scale: 1:2500

A4



Francesca Margiotta

From: plantenquiries@psgservices.co.uk
Sent: 21 April 2021 15:23
To: Francesca Margiotta
Subject: Ref: 28225FM Site: Wisteria Court, Maesgwyn, Wrexham, LL11 2AJ

To Whom It May Concern:

Thank you for your recent enquiry regarding your proposed work at the above location.

euNetworks Fiber UK Limited do not have plant in the vicinity of your proposed works and no strategic additions to our existing network are envisaged in the immediate future.

This information is only valid for a period of 3 months so, if your start date is 3 months or more from the date of this email, please re-apply for updated information at our generic email address: plantenquiries@psgservices.co.uk.

Kind regards

ALL PLANT ENQUIRIES AND DIVERSIONARY REQUESTS SHOULD BE ADDRESSED BY EMAIL TO THE OPERATIONS TEAM AT plantenquiries@psgservices.co.uk , WITH A PLAN AND FULL POSTAL ADDRESS OF YOUR ENQUIRY, THANK YOU



eunetworks

For and on behalf of euNetwork Fiber UK Limited

Thanks

Vivien Hart

T 01772 514453 | **E** plantenquiries@psgservices.co.uk



Telecommunications Survey, Planning, Engineering & GIS Services

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Virus-free. www.avg.com

Francesca Margiotta

From: Plantenquiries <Plantenquiries@instalcom.co.uk>
Sent: 15 April 2021 14:36
To: Francesca Margiotta
Subject: RE: E04-21-3197 EXEMPT SITE Ref: 28225FM Site: Wisteria Court, Maesgwyn, Wrexham, LL11 2AJ

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.

Instalcom 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.

Regards

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

Office: +44 (0)208 731 4613
Fax: +44 (0)208 731 4601
Email: plantenquiries@instalcom.co.uk
Web: <http://www.instalcom.co.uk>



From: Francesca Margiotta <FMargiotta@groundwise.com>
Sent: 14 April 2021 11:48
To: plantenquiries@lastmile-uk.com; osm.enquiries@atkinsglobal.com; Plantenquiries <Plantenquiries@instalcom.co.uk>; osp-team@uk.verizonbusiness.com; plantenquiries@psgservices.co.uk; plantenquiries@catelecomuk.com; OPBuriedServicesEnquiries@networkrail.co.uk; plantenquiries@trafficmaster.co.uk; assetrecords@utilityassets.co.uk; NRSWA@sky.uk; mbnl.plant.enquiries@turntown.com
Subject: EXEMPT SITE Ref: 28225FM Site: Wisteria Court, Maesgwyn, Wrexham, LL11 2AJ

Francesca Margiotta

From: MBNLplantenquiries <mbnl.plant.enquiries@turntown.com>
Sent: 14 April 2021 16:13
To: Francesca Margiotta
Subject: RE: EXEMPT SITE Ref: 28225FM Site: Wisteria Court, Maesgwyn, Wrexham, LL11 2AJ

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.

Further to your plant enquiry please see the response below to the NRSWA request submitted: 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.

PS: Please can you send all future Plant enquiries for EE or H3G to this email address:
mbnl.plant.enquiries@turntown.com

Thank you.
Kind regards,

MBNL SHQE Team

Turner & Townsend
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: Francesca Margiotta <FMargiotta@groundwise.com>
Sent: 14 April 2021 11:48
To: plantenquiries@lastmile-uk.com; osm.enquiries@atkinglobal.com; plantenquiries@instalcom.co.uk; osp-team@uk.verizonbusiness.com; plantenquiries@psgservices.co.uk; plantenquiries@catelecomuk.com; OPBuriedServicesEnquiries@networkrail.co.uk; plantenquiries@trafficmaster.co.uk; assetrecords@utilityassets.co.uk; NRSWA@sky.uk; MBNLplantenquiries <mbnl.plant.enquiries@turntown.com>
Subject: EXEMPT SITE Ref: 28225FM Site: Wisteria Court, Maesgwyn, Wrexham, LL11 2AJ

"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.

Ref: 28225FM
Site: Wisteria Court, Maesgwyn, Wrexham, LL11 2AJ
Easting/Northing: 332702,350778
Requests:

For your reference, we have provided a site plan. Please use both the grid reference/postcode & site plan when responding to our requests.

We are doing research on the above site for a client and would be grateful if you could confirm whether the above operators have any cabling or apparatus in the immediate vicinity. Should there be anything detected in the vicinity

Francesca Margiotta

From: TM Plant Enquiries <plantenquiries@trafficmaster.co.uk>
Sent: 15 April 2021 09:26
To: Francesca Margiotta
Subject: Re: EXEMPT SITE Ref: 28225FM Site: Wisteria Court, Maesgwyn, Wrexham, LL11 2AJ

Our ref: Damian Sweeney TEL: 01234759112 or 07712129249

New Roads and Street Works Act 1991- Sections 83, 84,142 and 143 Codes of Practice Appendix C2

In response to your notice regarding works which you, are proposing to undertake.

I can confirm that *Trafficmaster* does not have equipment installed within the boundary of the works.

If you have any further queries regarding this or any other programme, please do not hesitate to contact me on my details below.

Yours sincerely
For & on Behalf of
Trafficmaster Ltd

Infrastructure Maintenance
plantenquiries@trafficmaster.co.uk

From: Francesca Margiotta <FMargiotta@groundwise.com>
Sent: Wednesday, April 14, 2021 10:48 AM
To: plantenquiries@lastmile-uk.com <plantenquiries@lastmile-uk.com>; osm.enquiries@atkinsglobal.com <osm.enquiries@atkinsglobal.com>; plantenquiries@instalcom.co.uk <plantenquiries@instalcom.co.uk>; osp-team@uk.verizonbusiness.com <osp-team@uk.verizonbusiness.com>; plantenquiries@psgservices.co.uk <plantenquiries@psgservices.co.uk>; plantenquiries@catelecomuk.com <plantenquiries@catelecomuk.com>; OPBuriedServicesEnquiries@networkrail.co.uk <OPBuriedServicesEnquiries@networkrail.co.uk>; TM Plant Enquiries <plantenquiries@trafficmaster.co.uk>; assetrecords@utilityassets.co.uk <assetrecords@utilityassets.co.uk>; NRSWA@sky.uk <NRSWA@sky.uk>; mbnl.plant.enquiries@turntown.com <mbnl.plant.enquiries@turntown.com>
Subject: EXEMPT SITE Ref: 28225FM Site: Wisteria Court, Maesgwyn, Wrexham, LL11 2AJ

CAUTION: This email originated from outside the company.

Ref: 28225FM
Site: Wisteria Court, Maesgwyn, Wrexham, LL11 2AJ
Easting/Northing: 332702,350778
Requests:

For your reference, we have provided a site plan. Please use both the grid reference/postcode & site plan when responding to our requests.

Francesca Margiotta

From: UK OSP-Team <osp-team@uk.verizon.com>
Sent: 14 April 2021 18:13
To: Francesca Margiotta
Cc: UK OSP-Team
Subject: RE: EXEMPT SITE Ref: 28225FM Site: Wisteria Court, Maesgwyn, Wrexham, LL11 2AJ

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 E.mail osp-team@uk.verizon.com

From: Francesca Margiotta [mailto:FMargiotta@groundwise.com]
Sent: 14 April, 2021 11:48 AM
To: plantenquiries@lastmile-uk.com; osm.enquiries@atkingglobal.com; plantenquiries@instalcom.co.uk; UK OSP-Team <osp-team@intl.verizon.com>; plantenquiries@psgservices.co.uk; plantenquiries@catelecomuk.com; OPBuriedServicesEnquiries@networkrail.co.uk; plantenquiries@trafficmaster.co.uk; assetrecords@utilityassets.co.uk; NRSWA@sky.uk; mbnl.plant.enquiries@turntown.com
Subject: [E] EXEMPT SITE Ref: 28225FM Site: Wisteria Court, Maesgwyn, Wrexham, LL11 2AJ

Ref: 28225FM
Site: Wisteria Court, Maesgwyn, Wrexham, LL11 2AJ
Easting/Northing: 332702,350778
Requests:

For your reference, we have provided a site plan. Please use both the grid reference/postcode & site plan when responding to our requests.

We are doing research on the above site for a client and would be grateful if you could confirm whether the above operators have any cabling or apparatus in the immediate vicinity. Should there be anything detected in the vicinity plus 50 meters around the site, I would appreciate a plan showing the location. The reason we need the information is so our client can avoid digging through your cables or can investigate the potential for connecting with your network.

I enclose location plans of the site for your convenience and look forward to hearing from you. We shall of course be providing a copy of your response to our client as part of a wider report on the site including reports from other utility companies or providers.



Groundwise
Suite 6
Princess Caroline House
1 High Street
Southend-on-Sea
SS1 1JE

Virgin Media
Field Services
Units 1-12
Broad Lane
Mayfair Business Park
Bradford
Yorkshire
BD4 8PW

Tel: 0870 888 3116 Opt 2
Fax: 01268 468557

Plant Enquiry Ref: VM.1187879
Your Letter Date: 19/04/2021
Your Ref: 28225FM
Date: 20/04/2021

Dear Sir /Madam

Enquiry Location:

Wisteria Court, Maesgwyn, Wrexham, LL11 2AJ

Thank you for your enquiry regarding work at the above location.

Virgin Media and Viatel plant should not be affected by your proposed work and no strategic additions to our existing network are envisaged in the immediate future.

Should your request be in relation to a Residential New Development, Virgin Media would like the opportunity to assist with your diversionary quote and serve your site free of charge, offering your customers the fastest widely available broadband speeds on the market up to 500Mbps.

For Commercial New Developments our team can also be reached through the below link, ensuring future businesses to your site are connected to our fibre network.

Simply head over to www.virginmedia.com/developer and fill in the enquiry form and a member of our New Developments team will be in touch within 48 hours.

You will also find useful information about additional benefits to you and your site, plus a handy 'developers guide' can be downloaded with detailed installation requirements.

Or if you prefer to talk, please call the New Developments team on: 0800 408 0088 Option 2

Yours faithfully,

National Plant Enquiries Team

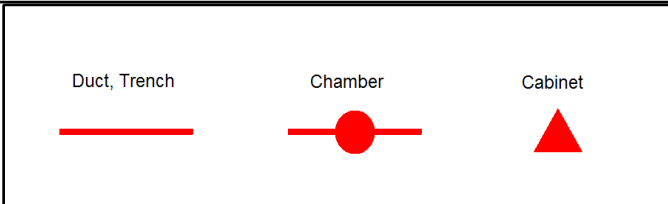
Email: plant.enquiries.team@virginmedia.co.uk

Please note: National Plant Enquiries Team (Bradford) cover and respond to plant enquiries for all ex ntl: Telewest franchise areas.



(c) Crown copyright and database rights 2021 Ordnance Survey 100019209 Date: 20/04/21 Scale: 1:1080 Map Centre: 332716,350795 Data updated: 01/04/21 Telecoms Plan A4

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 2021 Ordnance Survey 100019209.



tom.grice@virginmedia.co.uk
VM.1187879



Francesca Margiotta

From: Shivakumar, Gokila <Gokila.Shivakumar@atkinsglobal.com>
Sent: 19 April 2021 16:13
To: Francesca Margiotta
Subject: RE: EXEMPT SITE Ref: 28225FM Site: Wisteria Court, Maesgwyn, Wrexham, LL11 2AJ

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

ATKINS working on behalf of Vodafone: Fixed



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, Energis Communications Limited, Thus Group Holdings Plc and Your Communications Limited.

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: Francesca Margiotta <FMargiotta@groundwise.com>
Sent: 15 April 2021 16:47
To: National Plant Enquiries <OSM.enquiries@atkinsglobal.com>; Plant.enquiries.team@virginmedia.co.uk
Subject: EXEMPT SITE Ref: 28225FM Site: Wisteria Court, Maesgwyn, Wrexham, LL11 2AJ

EXEMPTION LETTER ATTACHED

Ref: 28225FM
Site: Wisteria Court, Maesgwyn, Wrexham, LL11 2AJ
Easting/Northing: 332702,350778
Requests:

Francesca Margiotta

From: Stephen Elcock <Stephen.Elcock@networkrail.co.uk> on behalf of OP Buried Services Enquiries <OPBuriedServicesEnquiries@networkrail.co.uk>
Sent: 14 April 2021 11:50
To: Francesca Margiotta
Subject: RE: EXEMPT SITE Ref: 28225FM Site: Wisteria Court, Maesgwyn, Wrexham, LL11 2AJ

OFFICIAL

With regards to your enquiry, Network Rail does not believe there is any Network Rail owned apparatus or underground services within the area you have defined. As there is always the possibility that new works could be planned and undertaken in this area by Network Rail this information is valid as at today's date and is supplied for general guidance only.

Please be aware that this response is based on Network Rail's records and knowledge and no guarantee can be given regarding accuracy or completeness. CAT scans, safe digging practices (as contained in HSE publications) and other appropriate investigative techniques should always be carried out.

There may be other apparatus or underground services owned or operated by Utility Companies and accordingly you should contact individual utilities for information.

If, in connection with your investigations and/or work, you become aware of Network Rail apparatus or underground services within your area of work, please ensure these are notified to our Asset Protection team via the following link as a matter of urgency so that appropriate measures for avoidance of risk and damage can be put in place.

Contact details can be found in the following link: [Network Rail Asset Protection Teams](#)

If you require any further clarification on any of the information please contact opburiedservicesenquiries@networkrail.co.uk.

Regards,

Stephen Elcock
Distribution Administrator



Worksite Survey

National Records Centre, Audax Rd, York, North Yorkshire, YO30 4US

T: 01904 386375

E: Stephen.Elcock@networkrail.co.uk

W: www.networkrail.co.uk

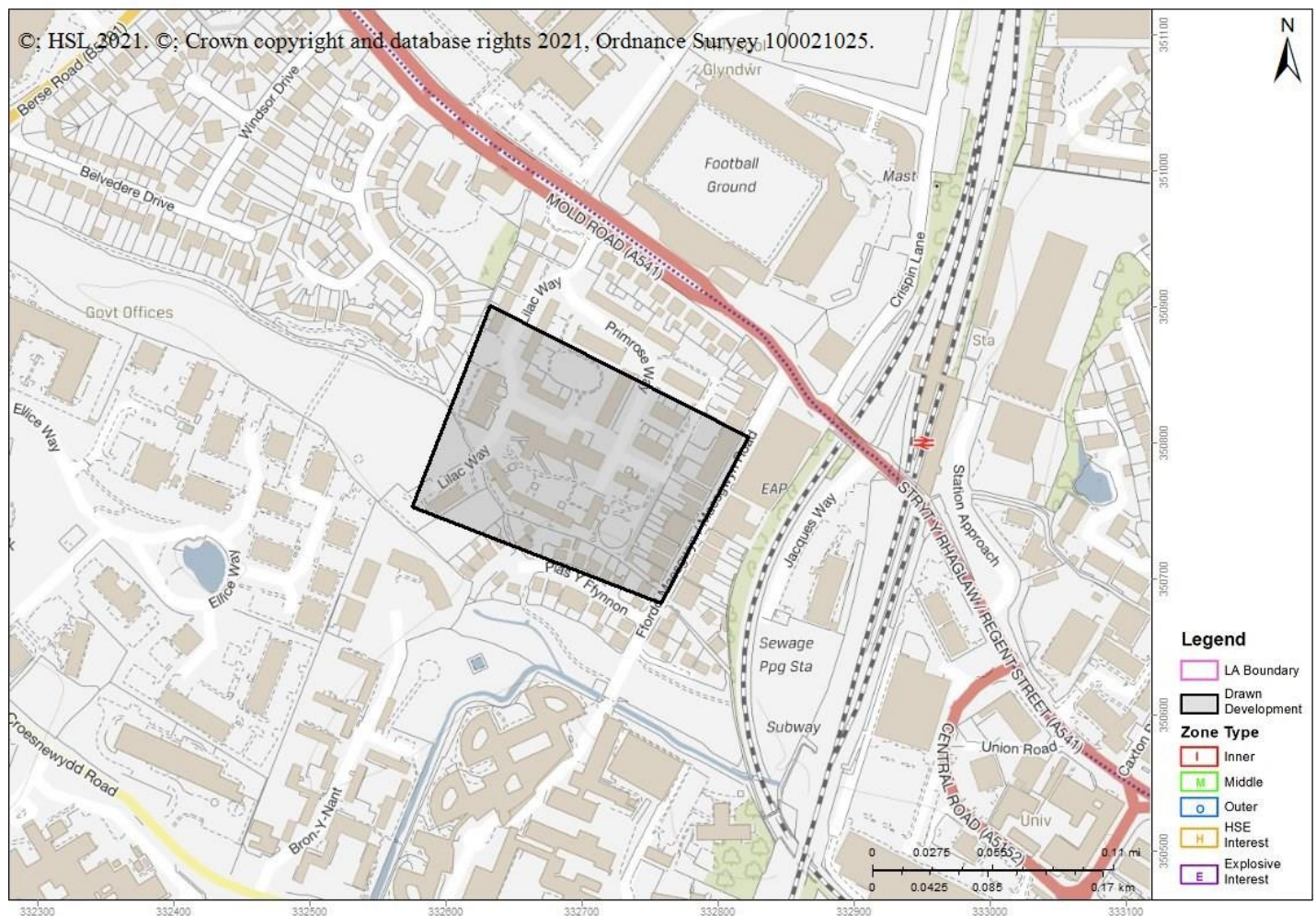
At Network Rail we work flexibly – so whilst it suits me to email now, I do not expect a response or action outside of your own working hours

Advice : HSL-210414122217-963 Does Not Cross Any Consultation Zones

Your Ref: 28225FM

Development Name:

Comments: STUDY



The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site. However, should there be a delay submitting a planning application for the proposed development on this site, you may wish to approach HSE again to ensure that there have been no changes to CDs in this area in the intervening period.

This advice report has been generated using information supplied by Francesca Margiotta at Groundwise Searches Ltd on 14 April 2021.

HSE's Advice

Your development does not intersect a pipeline or hazard zone, HSE Planning Advice does not have an interest in the development.

Our Reference : **HSL-210414122217-963**

Your Reference : **28225FM**

Development Name :

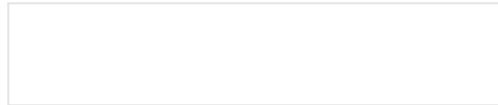
Date Created : **14/04/2021 12:22:17**

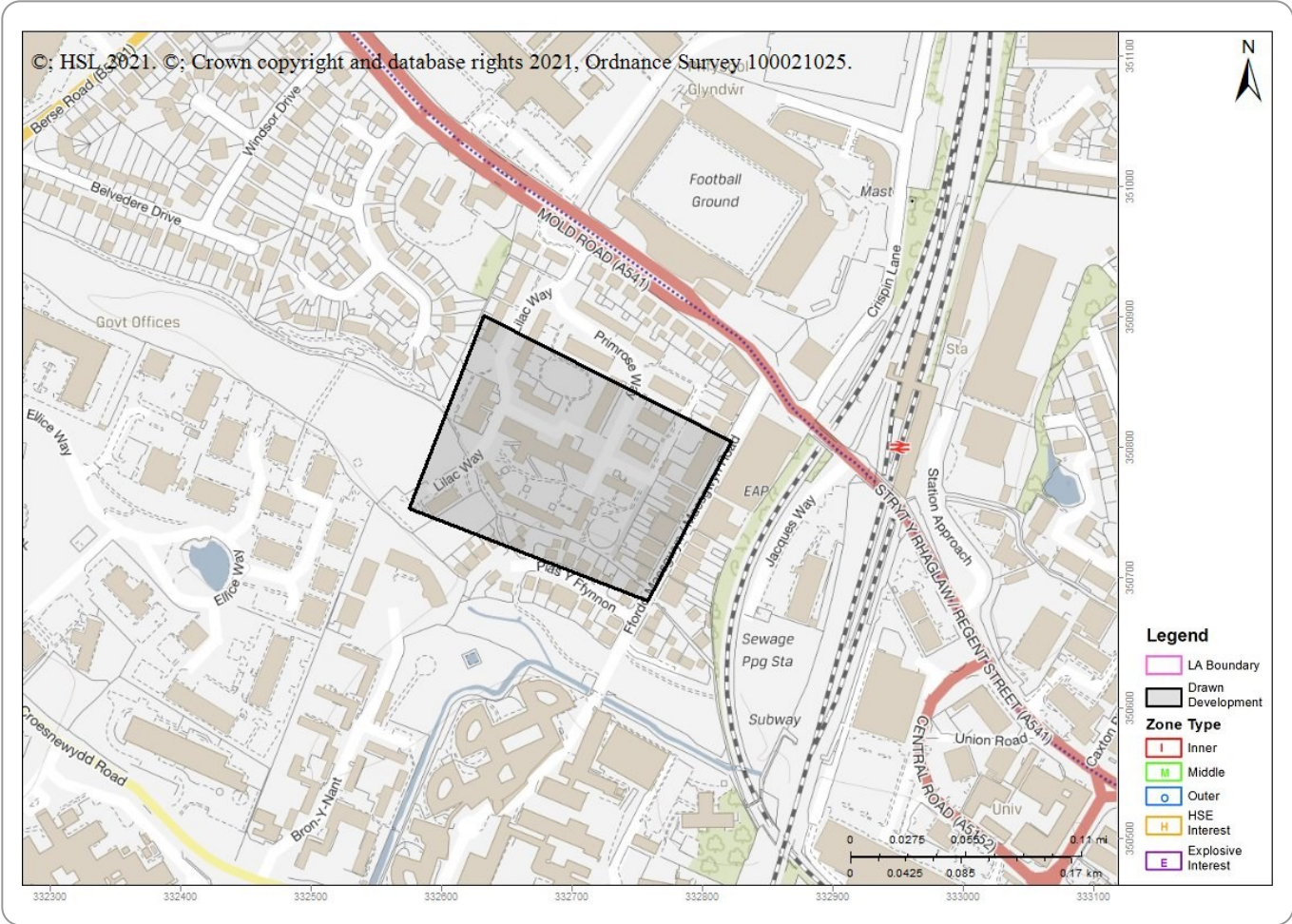
Description/Comments : **STUDY**

Created By : **FMARGIOTTA@GROUNDWISE.COM**

Phase 1 documents
No HI/MHP Interest Report
(../Download/File/?HSLRefer=HSL-
210414122217-
963&DownloadType=HSEHasNoInterest)

Please check all mapping details, including
the drawn planning boundary and
background mapping, are correct.



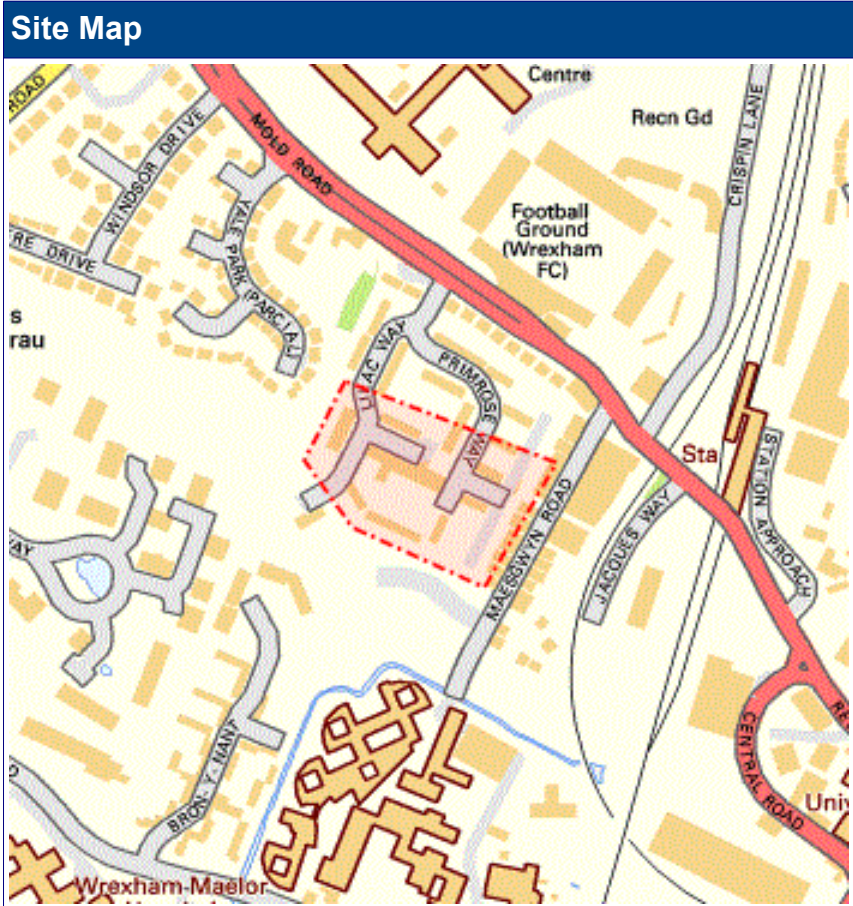


Menu

Enquirer			
Name	Mr Joe Shawyer	Phone	01702615566
Company	Groundwise Searches Ltd	Mobile	Not Supplied
Address	Suite 6 Princess Caroline House 1 High Street Southend on Sea Essex SS1 1JE		
Email	exempt@groundwise.com		

Enquiry Details			
Scheme/Reference	28225		
Enquiry type	Initial Enquiry	Work category	Development Projects
Start date	13/04/2021	Work type	Commercial/industrial
End date	14/05/2021	Site size	19904 metres square
Searched location	XY= 332683, 350762	Work type buffer*	25 metres
Confirmed location	332702 350778		
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.



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.

Notes. Please ensure your contact details are correct and up to date on the system in case the LSBUD Members need to contact you.

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

Asset Owner	Phone/Email	Emergency Only	Status
ESP Utilities Group	01372227560	01372227560	Await response
Wales and West Utilities	02920278912	0800111999	Await response

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	Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)
Box Broadband	BP Exploration Operating Company Limited	BPA
Carrington Gas Pipeline	CATS Pipeline c/o Wood Group PSN	Cemex
Centrica Storage Ltd	Chrysaor Production (UK) Limited	CNG Services Ltd
Concept Solutions People Ltd	ConocoPhillips (UK) Teesside Operator Ltd	Diamond Transmission Corporation
DIO (MOD Abandoned Pipelines)	DIO (MOD Live Pipelines)	E.ON UK CHP Limited
EirGrid	Electricity North West Limited	ENI & Himor c/o Penspen Ltd
EnQuest NNS Limited	EP Langage Limited	ESSAR
Esso Petroleum Company Limited	Exolum Pipeline System	Fulcrum Pipelines Limited
Gamma	Gas Networks Ireland (UK)	Gateshead Energy Company
Gigaclear Ltd	Gtt	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	Mainline Pipelines Limited
Manchester Jetline Limited	Manx Cable Company	Marchwood Power Ltd (Gas Pipeline)
Melbourn Solar Limited	Murphy Utility Assets	National Grid Gas (Above 7 bar), National Grid Gas Distribution Limited (Above 2 bar) and National Grid Electricity Transmission
Northumbrian Water Group	NPower CHP Pipelines	NYnet Ltd
Oikos Storage Limited	Ørsted	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	Scottish and Southern Electricity Networks
Scottish Power Generation	Seabank Power Ltd	SES Water
SGN	Shell	Shell NOP
SSE Enterprise Telecoms	SSE Generation Ltd	SSE Utility Solutions Limited
Tata Communications (c/o JSM Construction Ltd)	Total (Colnbrook & Colwick Pipelines)	Total Finaline Pipelines
Transmission Capital	UK Power Networks	Uniper UK Ltd

University of Cambridge Granta Backbone Network	Vattenfall	Veolia ES SELCHP Limited
Veolia ES Sheffield Ltd	VPI Power Limited	West of Duddon Sands Transmission Ltd
Western Power Distribution	Westminster City Council	Zayo Group UK Ltd c/o JSM Group Ltd

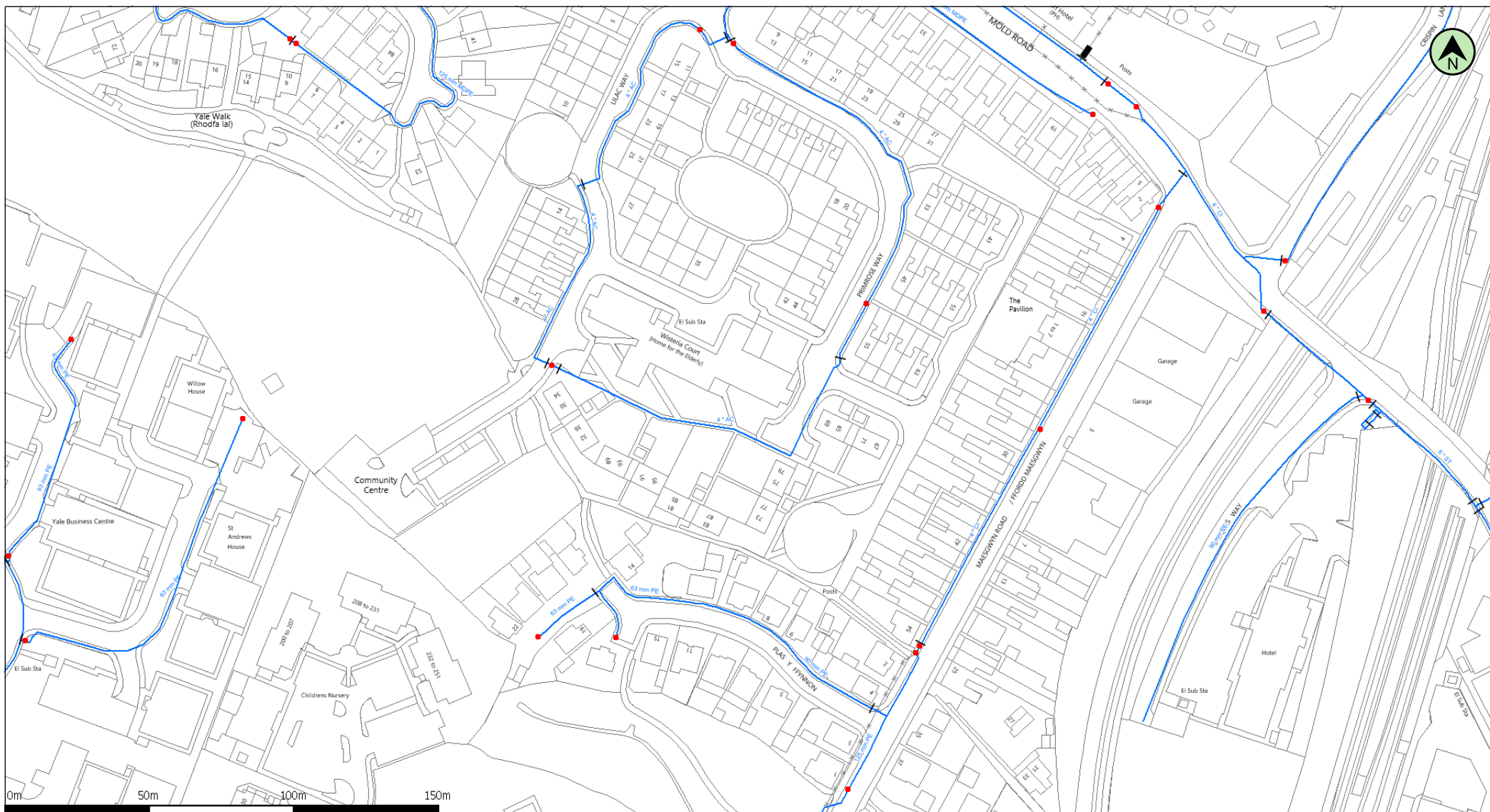
The following Non-LSBUD Members may have assets in your search area. It is **YOUR RESPONSIBILITY** to contact them before proceeding. Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners within your search area.

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	08000232023	Not Notified
CenturyLink Communications UK Limited	plantenquiries@instalcom.co.uk	02087314613	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
Dwr Cymru Welsh Water	ndcenquiries@dwrcymru.com	0800 917 2652	Not Notified
ENGIE	nrswa.uk@engie.com	01293 549944	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
Last Mile	plantenquiries@lastmile-uk.com	plantenquiries@lastmile-uk.com	Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquiries@turntown.com	01212 621 100	Not Notified
Scottish Power (South)	requestforplansmanweb@spenergynetworks.co.uk	01416145666	Not Notified
Sky UK Limited	nrswa@sky.uk	02070323234	Not Notified
Sota	SOTA.plantenquiries@instalcom.co.uk		Not Notified
Utility assets Ltd	enquiries@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@atkinglobal.com	01454662881	Not Notified

Disclaimer

Please refer to LineasearchbeforeUdig's Terms of Use for full terms of use available at www.lineasearchbeforeudig.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 LineasearchbeforeUdig 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 LineasearchbeforeUdig, including but not exclusively those set out above. Therefore, LineasearchbeforeUdig 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. LineasearchbeforeUdig 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.



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Date: 28/04/21

Scale: 1:1869

Map Centre: 332702,350778

Data updated: 14/04/21

Clean Water Plan A4

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Hydrant	●	Valve		Aqueduct	----
Meter	■	Water Main	—	Duct	==
Air Valve		Abandoned Pipe	× × × × × × × ×	Service Pipe	- - - -

dmiller@groundwise.com

28225

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.

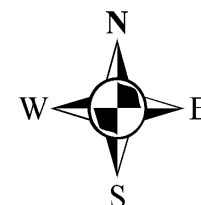
15. Please ensure that, in relation to HD Apparatus, the mature root systems and canopies of any tree planted do not and will not encroach within the recommended distances specified in the notes below.
16. Both Poplar and Willow trees have extensive root systems and should not be planted within 12 metres 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 or 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.

Wisteria Court, Maesgwyn



LEGEND(Representative of most common features)

 Waste network:	 Foul chamber	 Outfall
 Surface water chamber	 LH	 Lamphole
 Combined chamber	 Storm Overflow	 Rising main
 Combined sewer overflow	 Gravity sewer	 Private sewer
 Special purpose chamber	 Private sewer subject to Sect. 104 adoption agreement	 Private Sewer Transfer
 Treatment works	 S 104	 Lateral Drain
 Pumping station	 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.**

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Map Ref: 332702,350778
Map scale: 1:1250
Printed by: Emma John
Printed on: 26 Apr 2021

Joe Shawyer

From: nrswa.uk@engie.com
Sent: 05 September 2019 16:12
To: Joe Shawyer
Subject: Automatic reply:

ENGIE

Thank you for your enquiry. This mail box is monitored constantly

ENGIE owns and operates district energy networks in the following areas and have buried pipework either inside or very close to the area codes listed below:

- Birmingham - B1-B9, B15-B19
- Coventry - CV1, CV2 & CV3
- Eastleigh - SO50
- Hatfield - AL10
- Leicester - LE1-LE5
- Leeds - LS2
- London
 - Bloomsbury - W1, WC1, WC2, NW1 & N1C
 - Olympic Site - E3, E7, E9-E11, E13, E15 & E20
 - Whitehall -SW1A, SW1E, SW1H, SW1P, SW1V & SW1Y
 - ExCel Exhibition Centre - E16
 - Embassy Quarter - SW8, SW11
- Southampton - SO14, SO15 & SO17

Due to the volume of enquiries, ENGIE is only able to respond to enquiries which fall within the above Areas of Interest.

If your enquiry falls within these areas, ENGIE will respond with a further email containing details of buried assets which may or may not affect your work.

However, if no response is forthcoming please take this automated reply as evidence that ENGIE have no assets within the areas. In accordance with the NRSWA 1991 legislation, please allow 10 days a response.

If you have any further questions or queries, please email doccontrol@engie.com

ENGIE Document Control

Urban Energy
UK & Ireland
NRSWA.UK@engie.com

Cofely GDF SUEZ is now ENGIE
engie.co.uk

Kings Yard,
1 Waterden Road,
Queen Elizabeth Olympic Park
London E15 2GP - UK

Francesca Margiotta

From: Claire Parry <Claire.Parry@wrexham.gov.uk>
Sent: 15 April 2021 14:10
To: Francesca Margiotta
Cc: Paul Rogers
Subject: RE: EXEMPT SITE Ref: 28225FM Site: Wisteria Court, Maesgwyn, Wrexham, LL11 2AJ

Hi Francesca

Please find below a plan showing the illuminated assets we have in the vicinity.

KEY

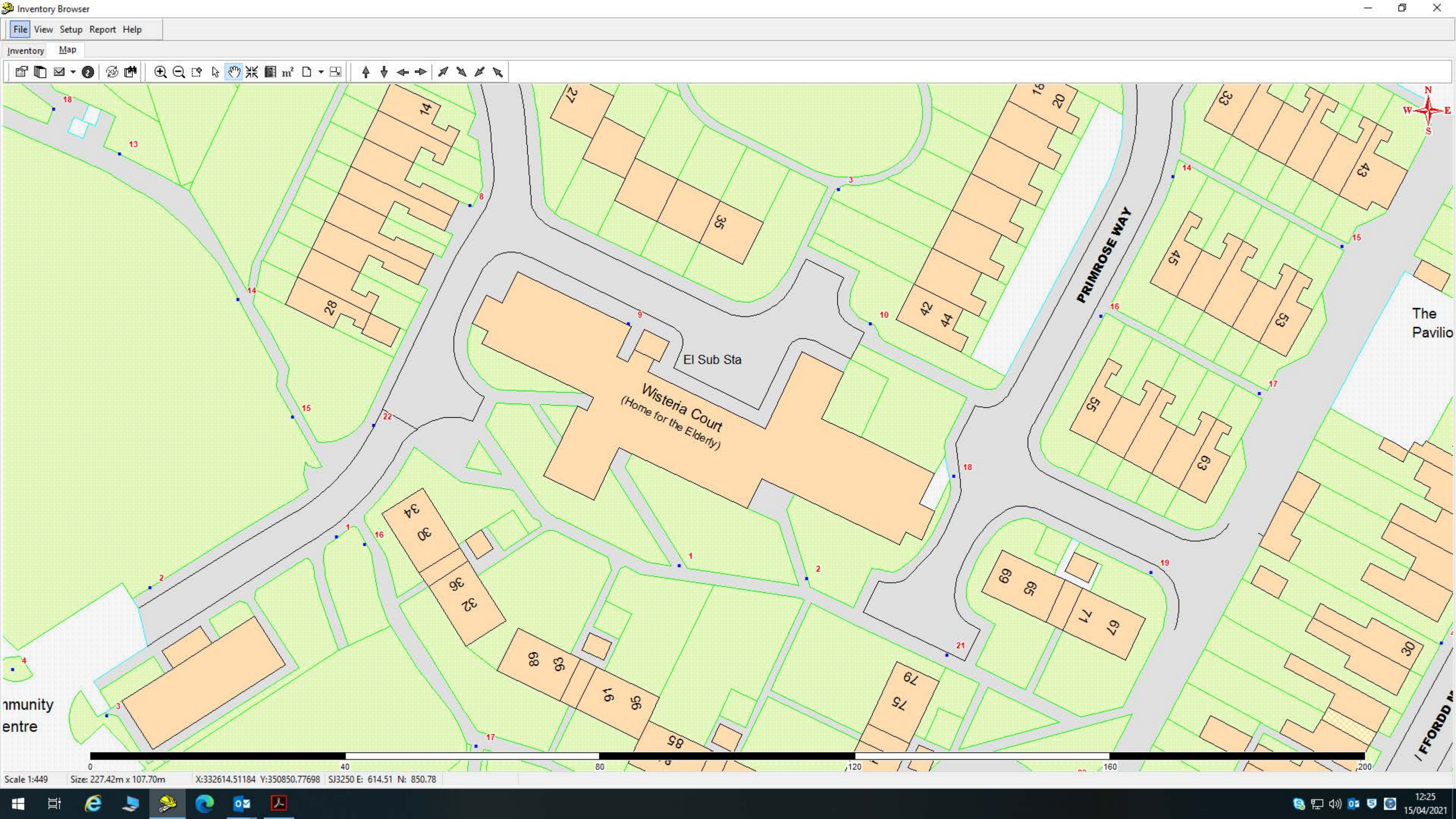
Blue dots – Street Lights

Please note we do not hold data on cable runs. If you need any further information let me know.

Regards

Claire







Groundwise Searches Ltd Terms & Conditions

1. Definitions

"Client" means any company or other person or body placing an Order with Groundwise;

"Equipment" means pipes wires cables and other plant or equipment;

"Fee" means in relation to a Site of an area not exceeding the Standard Maximum Area the fee for carrying out a Search identified either on Groundwise website (where an Order is placed through the website) or on the Order Form where an Order is placed using an Order Form plus Value Added Tax and in relation to a Site of an area exceeding the Standard Maximum Area shall be such sum as shall be agreed between Groundwise and a Client plus Value Added Tax;

"Groundwise" means Groundwise Searches Limited;

"Order" means an order by a Client from Groundwise for the provision of a Search whether placed electronically through Groundwise's website or in paper form using an Order Form;

"Order Form" means Groundwise's current standard Utility Searches Order Form for placing an order for a Search in hard copy;

"Report" means a written report provided by Groundwise to a Client in response to an Order reflecting the results of Groundwise's enquiries of Utility Companies made on or before the date of the Report;

"Search" means making enquiries of the Utility Companies likely to have utilised or operated Equipment on a Site, as to the location of any Equipment on that Site following acceptance by Groundwise of an Order, and providing the Client with a Report;

"Site" means a site identified on a plan submitted with an Order which in relation to any Order placed electronically shall not exceed the Standard Maximum Area;

"Standard Maximum Area" means an area no greater than 15 hectares or of a length no greater than one kilometre and a width no greater than two hundred metres;

"Terms of an Order" means in the case of an Order placed electronically the information requested from a Client relating to a Site, the provisions relating to the method of payment, the information contained in or accessed through the tabs appearing on an Order Summary and all other applicable information contained in Groundwise's website and in the case of an Order placed in hard copy means the provisions of a completed Order Form.

2. Agreement

2.1 The Terms of an Order together with these Terms and Conditions constitute the terms of a contract ("Contract") between Groundwise and a Client for the carrying out of a Search.

2.2 A Contract shall come into effect when Groundwise notifies a Client that it has accepted an Order. Where such notification is by email it shall be deemed to have occurred as soon as Groundwise has sent the email to the Client, where such notification is by letter, upon the posting of the letter to the Client, or where there is a verbal acceptance when Groundwise verbally confirms acceptance of an Order to the Client.

3. Payment and Refunds

3.1 Other than in the case of Clients who have set up an account with Groundwise, when placing an Order a Client shall provide Groundwise with credit card details sufficient to enable Groundwise to debit that credit card with the Fee and by such notification and subject to accepting the relevant Order Groundwise is authorised to debit that credit card with the Fee.

3.2 In the case of Clients who have an account with Groundwise the Fee shall be paid within 30 days of the delivery of the Report.

3.3 Groundwise shall be entitled to terminate any account set up with it by a Client any time without notice and to require payment in accordance with paragraph 3.1.

3.4 Where a Client cancels an Order :

3.4.1 within three hours of that Order being accepted by Groundwise, Groundwise shall promptly refund the Fee paid plus Value Added Tax in full, or where no fee has been paid no fee shall be payable;

3.4.2 within three days but after the elapse of three hours of an Order being accepted by Groundwise, Groundwise shall promptly refund 50% of the Fee paid plus Value Added Tax or where no fee has been paid 50% of the fee plus Value Added Tax shall be payable and in either such case following such reimbursement or where no payment has been made upon making any payment due the relevant Contract shall terminate without further liability on the part of Groundwise or of the Client.

4. Limitation of Liability

4.1 Groundwise shall use its reasonable endeavours to provide a Search within the period referred to in the Order and shall not be liable for any delay arising because of any act omission or delay of any Utility Company.

4.2 Without limiting the liability of Groundwise in the case of death or personal injury Groundwise shall have no liability to a Client:

4.2.1 for the information contained in a Report to the extent that any errors or omissions reflect the errors or omissions of a Utility Company in providing or omitting to provide information to Groundwise and to the extent that that Utility Company has no liability to Groundwise in relation to the provision of such information, or the omission to provide relevant information;

4.2.2 in relation to any Report for loss or damage arising in relation to loss of profits, loss of business, loss of use, or any special indirect consequential or pure economic loss, costs, damages, charges or expenses and subject as earlier provided Groundwise's total liability in contract, tort (including negligence or breach of statutory duty), misrepresentation restitution or otherwise in relation to the performance or contemplated performance of the Services shall be limited £5,000,000.00.

4.2.3 In the absence of express written agreement to the contrary, Groundwise shall have no liability to any third party for any errors or omissions contained in or omitted from a Report.

5. Copyright

5.1 The copyright in the Report is the property of Groundwise and the Report may not be copied or reproduced in whole or in part nor communicated or divulged to any third party without the prior written consent of Groundwise save as set out below.

5.2 The Report may, without further charge, be made available to the owner of the Site at the date of the Report, their agents, consultants and professional advisors, any person who purchases the whole of the Site, any person who provides funding secured on the whole of the Site, and prospective buyers of the Site, and any of their respective agents, consultants and professional advisors. The Report may also be published on a local authority planning portal in relation to a proposed development of the site.

5.3 The provisions concerning liability in Clause 4 shall apply to any of the third parties mentioned above in the same manner as they do to the Client.

6. Data Protection

In processing any personal data received from a Client or potential Client, Groundwise will comply with its privacy policy a copy of which can be viewed at [address] on its website.

7. Force Majeure

Groundwise will have no liability to the Client if it is prevented from or delayed in performing its obligations under a Contract by acts events omissions or accidents beyond its reasonable control, including strikes, lock-outs and other industrial disputes, failure of a utility service or transport network, act of God, war, riot, civil commotion, malicious damage, compliance with any law or governmental order rule regulation or direction, accident, breakdown of plant or machinery, fire, flood, storm or default of suppliers or sub-contractors.

8. Severance

8.1 If any provision or part of any provision in these terms and conditions or of any Contract is found by any court or administrative body of competent jurisdiction to be invalid, unenforceable or illegal, the other provisions will remain force.

8.2 If any invalid, unenforceable or illegal provision would be valid, enforceable or legal if some of it were deleted that provision will apply with whatever modification is necessary to make it valid, enforceable and legal.

8.3 The parties agree, in the circumstances referred to in paragraph 8.1 above to attempt to substitute for any invalid, unenforceable or illegal provision a valid, enforceable and legal provision which achieves to the greatest extent possible the same effect as would have been achieved by the invalid, unenforceable or illegal provision.

9. Status of Pre-Contractual Statements

Each of the parties acknowledges and agrees that in entering into a Contract it does not rely on any undertaking, promise, assurance, statement, representation, warranty or understanding (whether in writing or not) of any person (whether party to these terms and conditions or not) relating to the subject matter of a Contract, provided that without prejudice to the generality of the foregoing, any revision to the Terms and Conditions agreed in writing by Groundwise and a Client or a potential Client (including any express written agreement relating to the assignment of copyright or licensing of all or part of the contents of a Report) shall apply to the Contract to which it has been agreed that it will apply.

10. Assignment

A Client shall not, without the prior written consent of Groundwise, assign transfer charge sub-contract or deal in any other matter with any of its rights under a Contract.

11. Third Party Rights

For the purposes of the Contracts (Rights of Third Parties) Act 1999 it is not intended that the rights of either of the parties shall be contractually enforceable by any third party.

12. Governing Law and Jurisdiction

These terms and conditions and any Contract are governing by and construed in accordance with the laws of England and Wales and the parties irrevocably agree that the courts of England and Wales shall have non-exclusive jurisdiction to settle any dispute or claim that arises out of or in connection with these terms and conditions or any Contract.