

Sandwash Close, Rainford

UCML Utility Statement

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UCML Utility Statement

Sandwash Close,
Rainford,
St Helens

Produced for: GRM Property Consultants

Issue/Revision	Comments	Date	Prepared By	Checked By
1	First Issue	12/05/21	Casey Watmore	Joanne Blackburn
2	Second Issue	18/05/21	Casey Watmore	Joanne Blackburn
3				

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1.0 Introduction

UCML has been instructed by GRM Property Consultants (hereafter referred to as 'the Developer') to provide a utility statement to identify the outline constraints derived from the statutory utility infrastructure on a proposed commercial development of up to 5 no. units. The site is located off Sandwash Close, and this study includes the land within the aerial image as indicated within Figure 1.1 below.



Figure 1.1 – Aerial view of existing site

UCML has been commissioned to provide a utility statement to support a Planning Application for the proposed commercial development. The principal aim of this utility study is to identify the key constraints derived from statutory utility infrastructure on the proposed development. The information provided within this desktop study is based on review of the Site Layout provided to UCML by GRM Property Consultants.

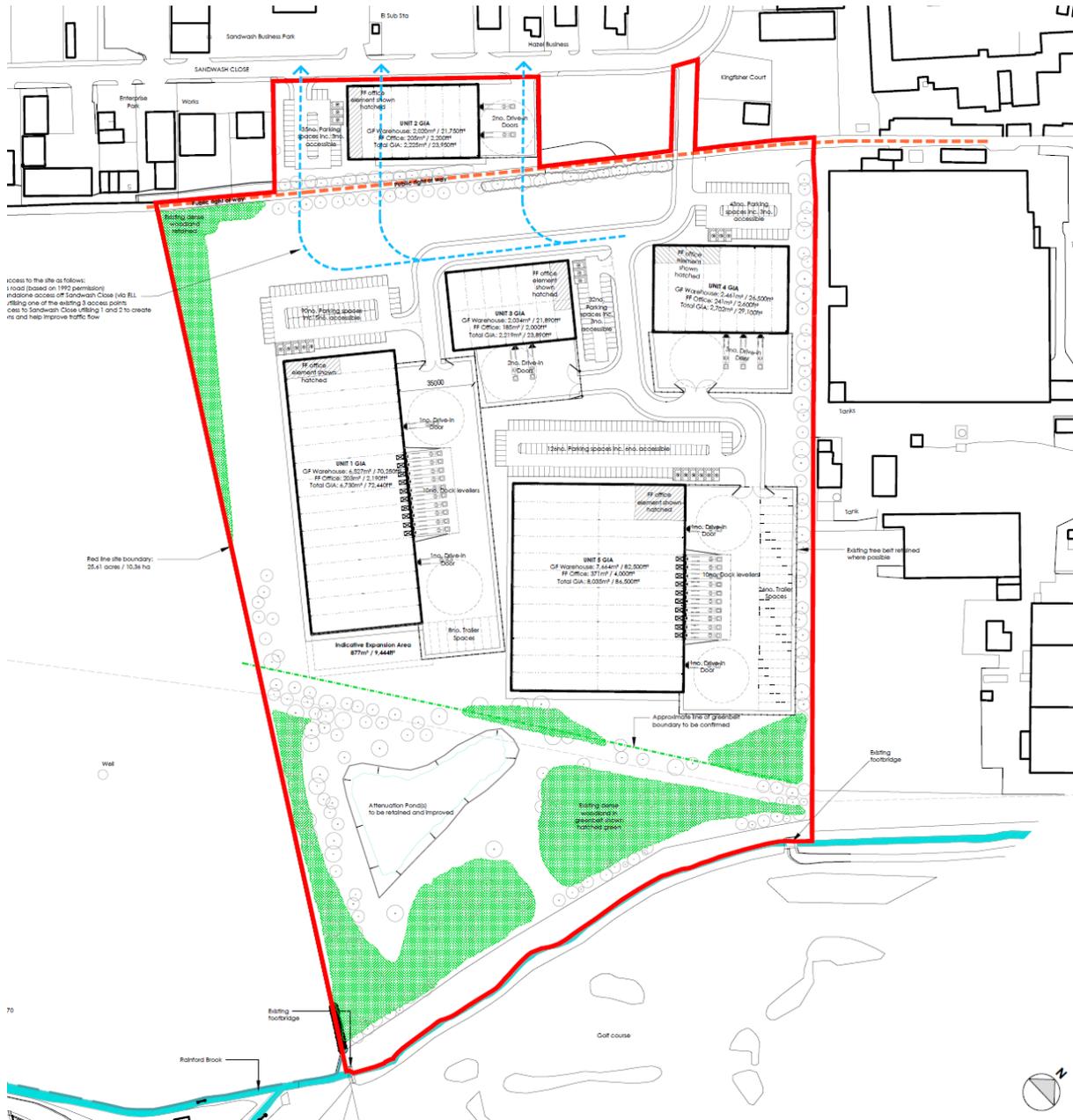


Figure 1.2 – Site Layout Plan

This desktop study has been produced using the statutory records received from each relevant body. The host statutory network operators which operate in the vicinity of the development site and covered within this study are listed in Table 1.1 below. UCML is not responsible for the accuracy or quality of the information provided on statutory utility infrastructure records, and has attempted to use reasonable skill and care in investigating the existing site services. Unless stated otherwise, UCML has not made any provision for out-of-area water mains, private networks, unrecorded networks, Liquid Petroleum Gas (LPG) networks, street lighting,

CCTV, traffic signals/illuminated signage, data centre networks, electricity generation installations, interconnectors, or drainage/sewerage networks.

Utility	Statutory Operator
Electricity	SP Energy Networks
Gas	Cadent Gas
Water	United Utilities
Telecoms	Openreach / Virgin Media

Table 1.1 – Host Statutory Network Operators

Please note, all information on the drawings contained within this utility study and elsewhere is indicative only. The verification of the details and plant location given on the relevant infrastructure records should be undertaken using the following methods;

- The use of plant location equipment to trace all underground plant.
- The use of hand dug trial holes to confirm the precise location of plant.
- The use of suitable paint or markers on the surface to clearly indicate the position of buried apparatus.

All works undertaken are to be in accordance and compliance with the Construction Design and Management 2015 Regulations, published Health & Safety Guidelines, and the agreed working practices of the relevant utility companies. The following assumptions must be made in regards to any existing utility apparatus;

- All mains, services cables, and pipes should be assumed live until proven dead prior to any excavation, demolition or groundworks commencing.
- Any existing building is assumed to have live services until proven otherwise.
- Any site is assumed to have existing utility apparatus located within the boundary until proven otherwise.
- Service connections are not indicated on all utility infrastructure records. Where no service connections are indicated, their presence should be anticipated until proven otherwise.

2.0 Scope and Objectives

Utilities Connections Management Limited (UCML) is an independent Utility Consultancy providing services relating to the provision of utility connections to all types of developments.

This desktop utility study aims to provide a 'snapshot' in time of the current statutory utility networks and review the potential connection, diversion, and disconnection works that may be required to accommodate the development proposals. The objective of the commission is to provide a level of information relating to budgetary costs and risks, without incurring significant costs relating to distribution network studies. It should be noted that as this study is desktop in nature, no site visits or surveys have been undertaken during its completion.

This Utility Statement has been prepared to support an Outline Planning Application for the proposed commercial development and the associated accesses and landscaping, the extent and type of which is yet to be finalised. The conclusions resulting from this desktop study are not necessarily indicative of future conditions, available capacities, legislative framework, or operating practices at or adjacent to the development site.

The scope of works undertaken by UCML may be summarised as follows;

- Obtain the statutory Network Operators' infrastructure records.
- Review the existing utility distribution networks within the local area of the site.
- Identification of possible abnormal costs associated with existing and proposed infrastructure.

3.0 Assumptions and Exclusions

In view of the limitations of the available information, the following assumptions have been made in order to produce this utility study;

- All estimated loads have been based on information provided in the Network Operators Distribution Code and other documented standards.
- The information provided within the desktop study is based on the development site area as identified on the proposed site layout plan shown in Figure 1.2 within the introduction. Any land falling outside of the provided boundary is outside of the scope of this desktop study and, should it be incorporated within the proposed development boundary, this may affect the information and recommendations provided within this desktop study.
- The desktop study has been produced based on the specification provided by the Client/Developer at the time of instruction. Any changes to the size, type, number of specification of the development (for instance the extent of EV charging provision and/or use of Low Carbon heating solutions) may affect the information and recommendations provided within this desktop study.
- No allowances have been made in respect to the following unless stated otherwise;
 - Wayleaves, easements, or access rights.
 - Reinforcement charges.
 - Land transfers or lease arrangements for substation requirements if applicable.
 - Abnormal off-site civils.
 - Specialist traffic management (non-standard).
 - On-site civils and builders work.
 - Seasonal Embargoes.

4.0 Electricity

The electricity distribution network in the vicinity of the development site is under the ownership of SP Energy Networks and is operated within the terms of its Electricity Distribution License issued by Ofgem. The local electricity distribution network in the immediate vicinity of the site comprises of underground cables and associated substations operating at Extra High Voltage (EHV), High Voltage (HV) and Low Voltage (LV).

The diagram below illustrates the location of existing SP Energy Networks infrastructure which has been extracted from its network records. The cables shown in green are operated at 33,000 Volts (EHV), those shown in red are operated at 11,000 Volts (HV). Please refer to the infrastructure record appended to this study for further detail.

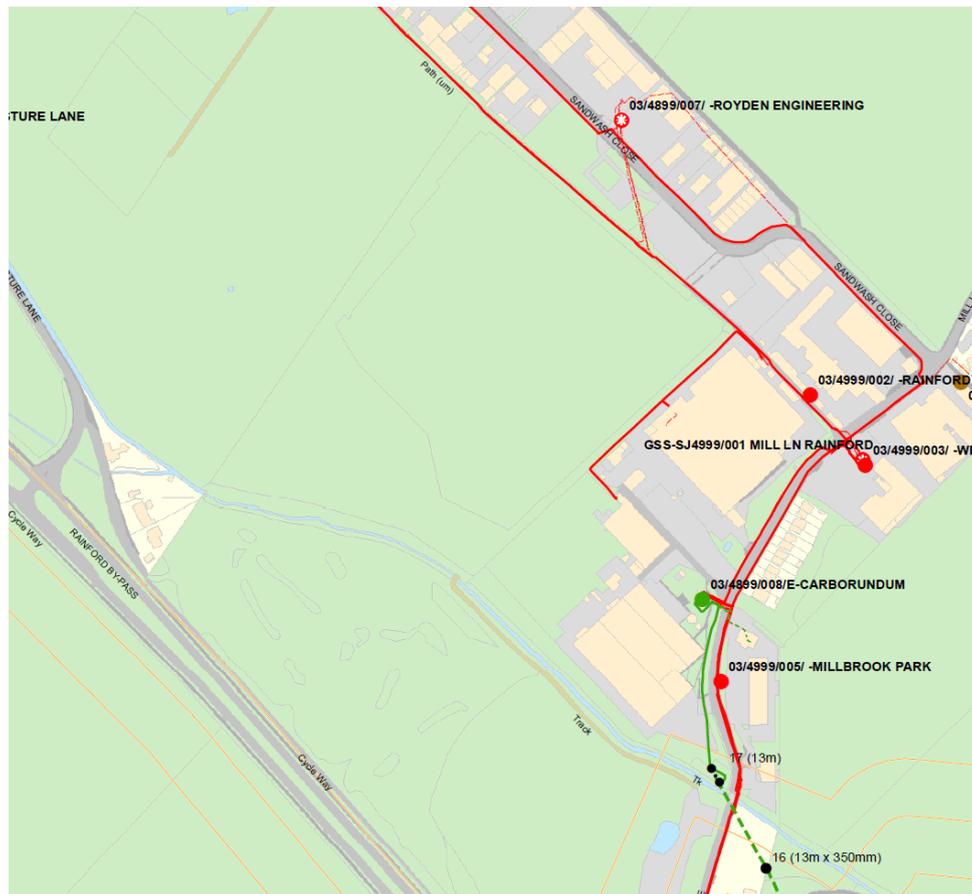
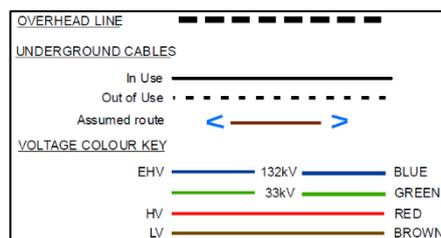


Figure 4.1 – Existing Electricity Infrastructure Plan



Disconnections: SP Energy Networks infrastructure records do not typically indicate individual service connections however, their presence should be anticipated until proven otherwise. Any buildings that may have once occupied the development site appear to have been demolished therefore, it is assumed that any service cables will have been disconnected prior to the demolitions. It may be prudent to undertake a site survey to confirm this.

Diversions: SP Energy Networks infrastructure records an 11kV High Voltage cable routed across the site boundary in an east west direction, roughly parallel to Sandwash Close. Based on review of the current site layout, this may require diverting where it crosses the location of the proposed on-site car park. It may be prudent to undertake below ground investigation works to prove the location and depth of the cable in order to determine the extent of works required. UCML also recommended SP Energy Networks are contacted at the earliest opportunity to review the proposed layout plan and confirm the majority of the cable can be retained in situ, where it is routed along the existing public right of way and will not be directly affected by construction works.

SP Energy Networks infrastructure records indicates an 11kV High Voltage cable routed within the adjacent side footpath of Sandwash Close, which then crosses the carriageway and continues westwards in the site side footpath of Sandwash Close. This apparatus may already be located at sufficient depth to comply with Streetworks UK guidelines as it is routed across an existing entrance with an existing dropped kerb. As the site layout indicates that the existing entrances will be utilised for the new development, it is assumed that there will be minimal reduction of cover level above the aforementioned apparatus as part of the proposed construction works. Therefore, diversion of the aforementioned apparatus may not be required. UCML recommend review of the detailed section 278 drawings is undertaken, along with the results of trial hole excavations to confirm the exact location and depth of the existing cable, to determine the extent to which the cable may be affected. Should the cable already be located at sufficient depth, any requirement for diversions may be negated through discussions with SP Energy Networks.

SP Energy Networks infrastructure records also indicate an 11kV High Voltage cable routed along the eastern boundary of the site which is providing supply to the neighbouring commercial units. Based on review of the site layout plan currently available, it appears the cable will likely be unaffected by development proposals, provided it is located on the boundary as indicated. It is recommended that below ground investigations are undertaken to confirm the location of the HV asset. Following completion of the investigations, it is suggested that further consultation is undertaken with SP Energy Networks at the earliest opportunity to ensure that the site layout can accommodate the retention of the cables, if required. If the existing location of the cables is maintained, the cables will be subject to an easement and further review of the site layout will need to be undertaken to ensure the required easement distance is maintained.

There are also a number of redundant 11kV High Voltage cables routed within the site boundary that will need to be disconnected to allow for the proposed construction works. Again, these cables appear to have been left in situ following disconnection as they are no longer connected to the wider network. For the redundant cables, UCML recommends the contractor locates the cables and excavates at certain points along the route following consultation with SP Energy Networks, who can then attend site to complete a live or dead check. If confirmed dead, redundant cables can be removed by the contractor if required. Please ensure that HSG 47 is complied with and safe digging techniques are utilised when excavating within the immediate vicinity of the aforementioned cables.

Connections: It is envisaged there may be sufficient capacity in the existing High Voltage (HV) network to provide supply to the proposed development. A Point of Connection (POC) application is recommended to confirm the actual availability of capacity within the local network, following the completion of a detailed load assessment for the development. For the purpose of this study, UCML has assumed a connection can be taken at High Voltage (HV).

5.0 Gas

The local Gas Distribution Network in the vicinity of the development site is owned and operated by Cadent Gas under its Gas Transportation License issued by Ofgem. The gas network in the immediate vicinity of the site comprises of gas mains and apparatus operating at Medium Pressure and Low Pressure.

The following diagram is an extract from Cadent Gas statutory records and details the currently indicated position of existing infrastructure, however it may be prudent to undertake a below ground survey to ensure there are no services present which are not recorded on statutory records. Please refer to the infrastructure record appended to this study for further detail.

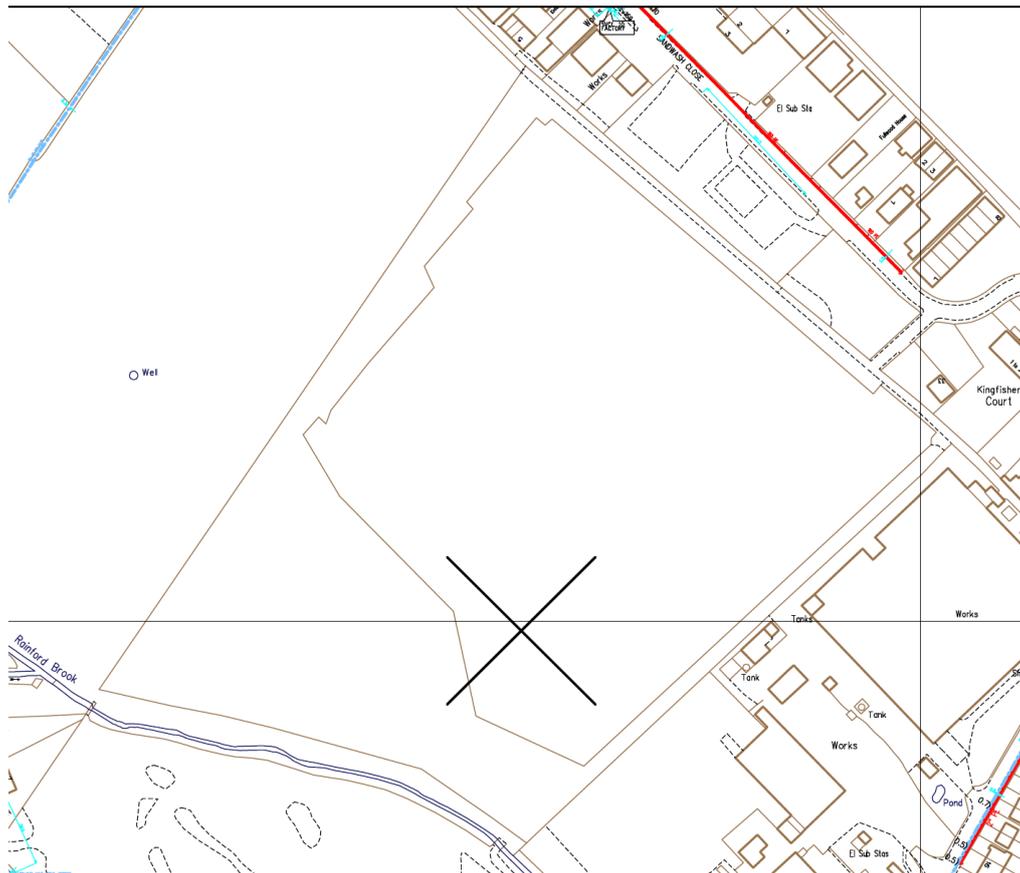
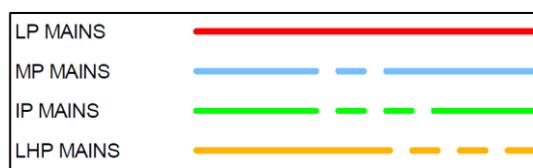


Figure 5.1 – Existing Gas infrastructure plan



Disconnections: Cadent Gas infrastructure records do not typically indicate individual service connections however, their presence should be anticipated until proven otherwise. Any buildings that may have once occupied the development site appear to have been demolished therefore, it is assumed that any gas service pipes will have been disconnected prior to the demolitions. It may be prudent to undertake a site survey to confirm this.

Diversions: Cadent Gas infrastructure records indicate a 180mm Polyethylene Low Pressure main routed within the adjacent side footpath of Sandwash Close. Provided no alterations will be made to the line and level of the adjacent footpath during construction and following completion of the development proposals, diversion of this apparatus is not currently anticipated.

Connections: It is envisaged there may be sufficient capacity in the existing Medium Pressure (MP) network to provide supply to the proposed development. A point of connection application is recommended to confirm the actual availability of capacity within the local network. For the purpose of this study, UCML has assumed a connection can be taken at Medium Pressure (MP). Depending on the actual gas requirements for the proposed units, it may be possible to take a connection at Low Pressure. Further review is recommended once a detailed load assessment has been completed for the site.

6.0 Water

The local clean water distribution network in the vicinity of the development site is owned and operated by United Utilities within the terms of its statutory license issued by Ofwat. The clean water network in the immediate vicinity of the site comprises of distribution and trunk water mains and associated apparatus. Please refer to the infrastructure record appended to this study for further detail.

The following diagram is an extract from United Utilities statutory records and details the current indicated position of existing infrastructure, however it may be prudent to undertake a below ground survey to ensure there are no unknown services which are not recorded.

Please note on rare occasions 'out of area' water supply authorities have water mains crossing other water supply authority areas. This is typically trunk or raw water mains transporting water extracted from reservoirs or water courses between areas. Unless stated otherwise, UCML's utility study covers the statutory water network operator for this region as identified within Section 5.0 only.

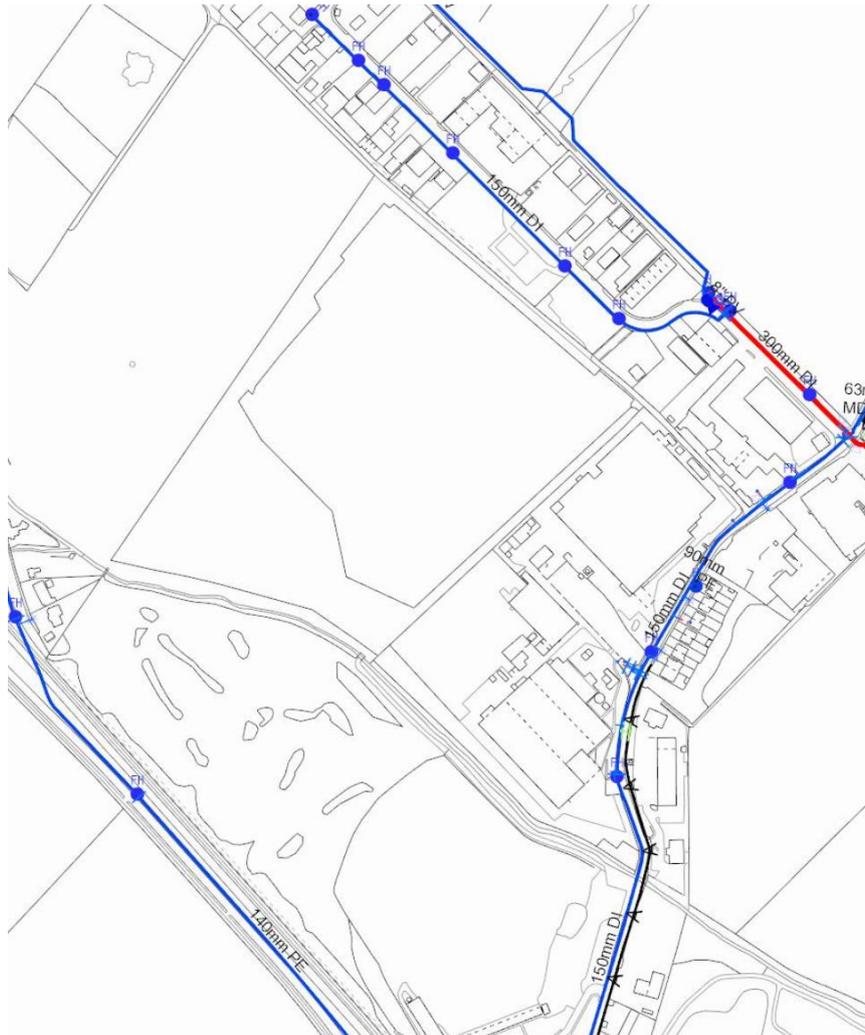


Figure 6.1 – Existing Water infrastructure plan

Clean Water Symbology			
Proposed	Abandoned	Live	
			Distribution Main
			Trunk Main
			Comms Pipe
			Private Pipe
			Concessionary Service
			Raw Water
			LDTM Raw Water
			LDTM Treated Water

Disconnections: United Utilities infrastructure records do not typically indicate individual service connections however, their presence should be anticipated until proven otherwise. Any buildings that may have once occupied the development site appear to have been demolished therefore, it is assumed that any service pipes will have been disconnected prior to the demolitions. It may be prudent to undertake a site survey to confirm this.

Diversions: United Utilities infrastructure record indicates a 150mm Ductile Iron distribution main with associated fire hydrants routed within the site side footpath of Sandwash Close. This apparatus may already be located at sufficient depth to comply with Streetworks UK guidelines as it is routed across 2 no. existing entrances with existing dropped kerbs. As the site layout indicates that the existing entrances will be utilised for the new development, it is assumed that there will be minimal reduction of cover level above the aforementioned apparatus as part of the proposed construction works. Therefore, diversion of the aforementioned apparatus may not be required. UCML recommend review of the detailed section 278 drawings, along with trial hole excavations are undertaken to confirm the exact location and depth of the existing mains. Should they already be located at sufficient depth, any requirement for diversions may be negated through discussions with United Utilities.

Connections: It is envisaged there may be sufficient capacity in the existing infrastructure to supply the proposed development. However, a pre-development enquiry is recommended to confirm the availability of pressure within the existing network.

From April 2018, off-site network reinforcement costs have been funded through infrastructure charges. However, if extensive reinforcement works are required a developer may need to provide further contribution to the costs. Any additional contribution required will be advised by United Utilities following formal application for a mains requisition offer and the completion of any required network modelling works.

Infrastructure charges are calculated based on the estimated costs of all off-site reinforcement works required to facilitate connections to new developments within United Utilities' supply area over a rolling 5 year period, based on the total anticipated number of new connections within that supply area. Please note, the infrastructure charge costs can vary year on year and therefore long term developments may be affected by the possible variance in infrastructure charges. Each water company has a differing infrastructure charge based on their individual network and anticipated levels of reinforcement works, and the cost of the infrastructure charges for clean and waste water are likely to differ.

A Phase 2 ground investigation and risk assessment will be required to precisely identify contaminated and uncontaminated ground within the site. The level of contamination on-site will determine the material used for the water mains and service pipes on-site. If the level of contamination is low, standard polyethylene pipe could be used. However, if the level of contamination on-site is determined to be high, the site will require the use of barrier pipe laid in a sterile trench. Should the use of barrier pipe be required, this will increase the cost of connections significantly. As this is generally a greenfield site, it has been anticipated that the levels of contamination may be low and so standard polyethylene pipe could be used.

7.0 Communications

7.1 Openreach

Openreach own and operate telecommunications apparatus in the vicinity of the development site within the terms of its statutory license issued by Ofcom. The Openreach network in the immediate vicinity of the site comprises of underground and overhead cables/lines and associated apparatus. Please refer to the infrastructure record appended to this study for further detail.

The following diagram overleaf is an extract from Openreach records and details the current indicated position of existing infrastructure, however it may be prudent to undertake a below ground survey to ensure there are no unknown services which are not recorded.



Figure 7.1 – Existing Openreach infrastructure

KEY TO BT SYMBOLS		Pole	○
DP	●	Planned Pole	○
Planned DP	●	Joint Box	■
PCP	⊗	Change Of State	+
Planned PCP	⊗	Split Coupling	×
Built	—	Duct Tee	▲
Planned	- - -	Planned Box	■
Inferred	~ ~ ~	Manhole	■
Building	■	Planned Manhole	■
Kiosk	Ⓚ	Cabinet	■
Hatchings	⊗	Planned Cabinet	■

Disconnections: Openreach infrastructure record indicates a section of underground duct routed within the site boundary, which appears to have been left in situ following previous disconnection works and will need to be disconnected prior to construction works beginning on-site.

Diversions: Openreach infrastructure record indicates 3 no. chambers and associated underground duct routed within the site side footpath of Sandwash Close. This apparatus may already be located at sufficient depth to comply with Streetworks UK guidelines as it is routed across 2 no. existing entrances with existing dropped kerbs. As the site layout indicates that

the existing entrances will be utilised for the new development, it is assumed that there will be minimal reduction of cover level above the aforementioned apparatus as part of the proposed construction works. Therefore, diversion of the aforementioned apparatus may not be required. UCML recommend review of the detailed section 278 drawings, along with the results of trial hole excavations, are undertaken to confirm the exact location and depth of the existing apparatus. Should they already be located at sufficient depth, any requirement for diversions may be negated through discussions with Openreach.

The above mentioned diversionary costs are based on the underground infrastructure being copper, as opposed to fibre optic cables. UCML recommend that Openreach is formally contacted in the early stages of the scheme in order for Openreach to provide a survey to determine the extent of any potential diversionary works and the associated costs. Openreach infrastructure records do not currently differentiate between copper and fibre optic cables, and as such the type of infrastructure within the ground cannot be determined by reviewing their statutory infrastructure records. Please note, the presence of fibre optic cables could significantly increase anticipated diversion costs.

Connections: A reasonable assumption can be made that a connection can be taken from the existing infrastructure located within the vicinity of the development site. It is likely that Openreach will provide a Fibre to the Premise (FTTP) connection option for this development.

7.2 Virgin Media

Virgin Media has confirmed that they own and operate telecommunications apparatus in the vicinity of the development site. The Virgin Media network in the immediate vicinity of the site comprises of underground cables and associated apparatus.

The following diagram is an extract from Virgin Media records and details the current indicated position of existing infrastructure, however it may be prudent to undertake a below ground survey to ensure there are no unknown services which are not recorded. Please refer to the infrastructure record appended to this study for further detail.

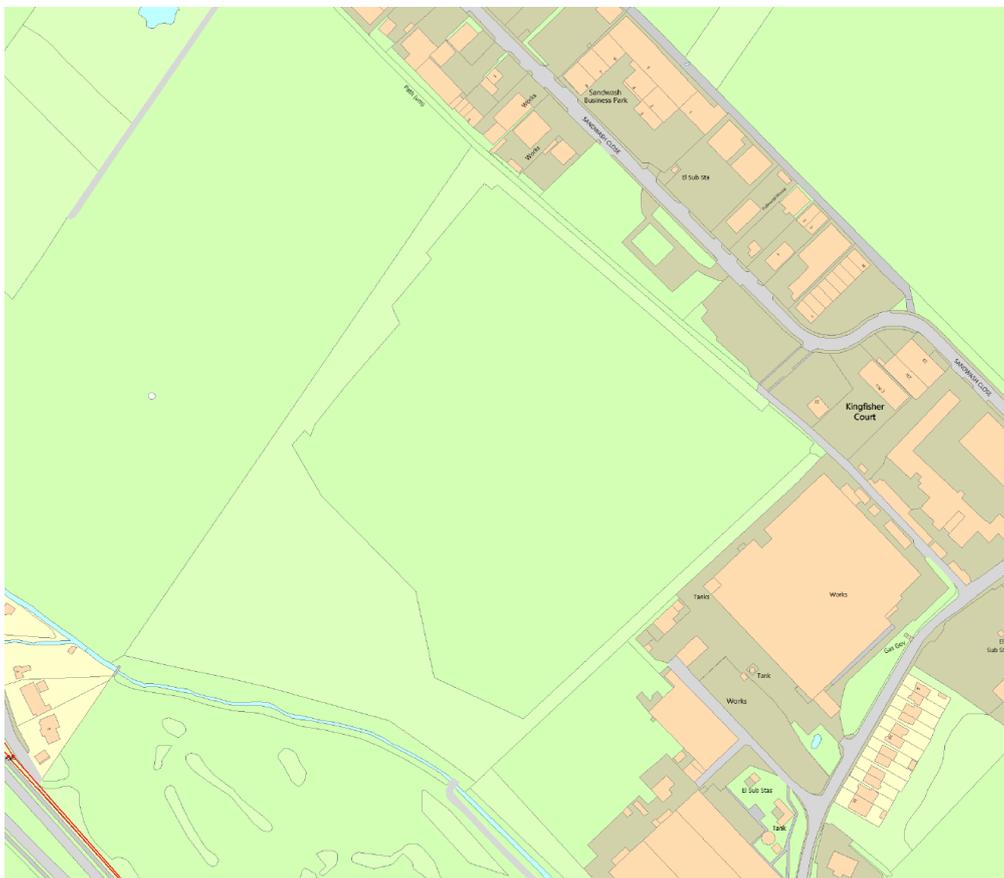
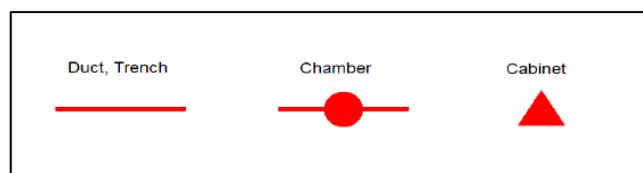


Figure 7.2 – Existing Virgin Media Infrastructure



Disconnections: Virgin Media infrastructure records do not typically indicate individual service connections however, their presence should be anticipated until proven otherwise. In this instance, given the location of the existing Virgin Media apparatus within the area, it can be assumed that no existing apparatus is routed within the site boundary. Therefore, no disconnections are currently anticipated.

Diversions: Virgin Media infrastructure records indicate apparatus routed to the south of the development site. Given the distance that this apparatus is located from the development site, it is assumed to be unaffected by the development proposals.

8.0

8.0 HSE PADHI Search

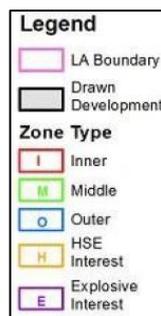
The Health and Safety Executive sets a consultation distance around high pressure gas mains and major pipelines after assessing the risks and likely effects of a major accident at the pipeline location. The Planning Authority has a statutory duty to consult with the HSE on planning applications and enquiries within the consultation distance of hazardous installations. HSE's advice on developments located in the vicinity of hazardous installations is documented within PADHI (Planning Advice for Developments near Hazardous Installations). This document sets out a 'three-zone' system (Inner, Middle, Outer) which can affect the density of development within these zones, and impact whether the approval of any development will be advised by the HSE. The zone distances vary per site and installation based on the type of hazard, the associated risks and the potential consequences.

UCML has identified an existing pipeline within the vicinity of the development site. This is Essar Oil UK Ltd pipeline. Due to the position of this pipeline in relation to the development site, the Planning (Hazardous Substances) Regulations 1992, the Land Use Planning Rules and PADHI (Planning Advice for Developments near Hazardous Installations) guidance published by the Health and Safety Executive (HSE) may affect this development.

Based on the search response from HSE, it appears that the outer zone application to an existing Essar Oil UK Ltd pipeline crosses within the site boundary within the green space at the south west corner of the development site. Figure 8.1 overleaf illustrates the extent of the outer zone that extends within the boundary.



Figure 8.1 – HSE consultation zone distance



When HSE is consulted by the relevant Planning Authority to advise on developments in proximity to major hazards and pipelines, they will respond ‘Advise Against’ or ‘Don’t Advise Against’ the granting of planning permission based on the possible consequences of a major accident occurring at the pipeline location. The Planning Authority takes this advice into account when it makes a decision on a planning application.

Based on review of the current site layout plan, the area of the development site located within the outer zone is indicated as being retained as green space therefore, the existence of the zone does not appear to impact on the development proposals. It is recommended that HSE are further consulted to confirm the distances of the consultation zones surrounding the pipeline and this is plotted on the site layout plan to confirm the above.

9.0 Conclusion

Based on the information currently available for review, the existing utility infrastructure within the vicinity of the development site appears to be capable of supporting the additional demand required to provide connections for the proposed development of 5 no. units. There are existing electricity, gas, water and telecoms services immediately adjoining the development site, which should have sufficient capacity to serve the development.

It is recommended that formal applications are made to the relevant statutory network operators to confirm the actual availability of capacity within the existing networks, and to provide firm points of connection. Formal connection offers will only be valid for a limited period of time, and no capacity can be reserved until acceptance and payment of a formal quotation has been made.

The connection costs provided in the main body of the report are based on individual utility connection proposals being accepted. It may be possible to undertake the connections works as part of a multi utility offering which can combine the installation of electricity, gas, water and telecoms under a single works contract. For some sites, the appointment of a multi utility provider may be more cost-effective option for the connections.

This desktop utility statement covers statutory infrastructures surrounding the site. All information has been taken from the records of the statutory authorities and although this information is the most accurate available it may be prudent to undertake trial excavations in strategic locations to definitively determine the depth and location of infrastructure. Utility Providers Networks are constantly under review and subject to applications from other parties and the capacities and loads currently available may be subject to change.

Produced;

Casey Watmore – Technical Coordinator
Utilities Connections Management Ltd.

Checked by;

Joanne Blackburn BA (Hons) – Senior Technical Engineer
Utilities Connections Management Ltd.

This document has been prepared solely as a Desktop Utility Study for GRM Property Consultants. Utilities Connections Management Ltd accepts no responsibility or liability for any use that is made of this document other than by GRM Property Consultants for the purposes for which it was originally commissioned and prepared.

No individual is personally liable in connection with the preparation of this Desktop Utility Study. By receiving this study and acting on it, the client or any other person accepts that no individual is personally liable whether in contract, tort, for breach of statutory duty or otherwise.

Completeness – Due care and effort is made to locate all Utility companies in a search area, however, due to the existence of redundant utilities, emergence of new companies and the combining of, takeover or sale of existing companies, UCML cannot guarantee to provide details on all utilities in a given area.

There may be a time delay between the physical installation, repair or upgrading of utilities networks and the subsequent recording of the works on utility infrastructure records. Therefore, it should be noted there may be utilities present that are not shown on the records.

Appendices

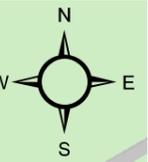
Appendix 1 – SP Energy Networks Infrastructure Plan

Appendix 2 – Cadent Gas Infrastructure Plan

Appendix 3 – United Utilities Infrastructure Plan

Appendix 4 – Openreach Infrastructure Plan

Appendix 5 – Virgin Media Infrastructure Plan



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 2366937

OVERHEAD LINE
- - - - -

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

VOLTAGE COLOUR KEY

EHV	132kV	BLUE
HV	33kV	GREEN
LV		RED
		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

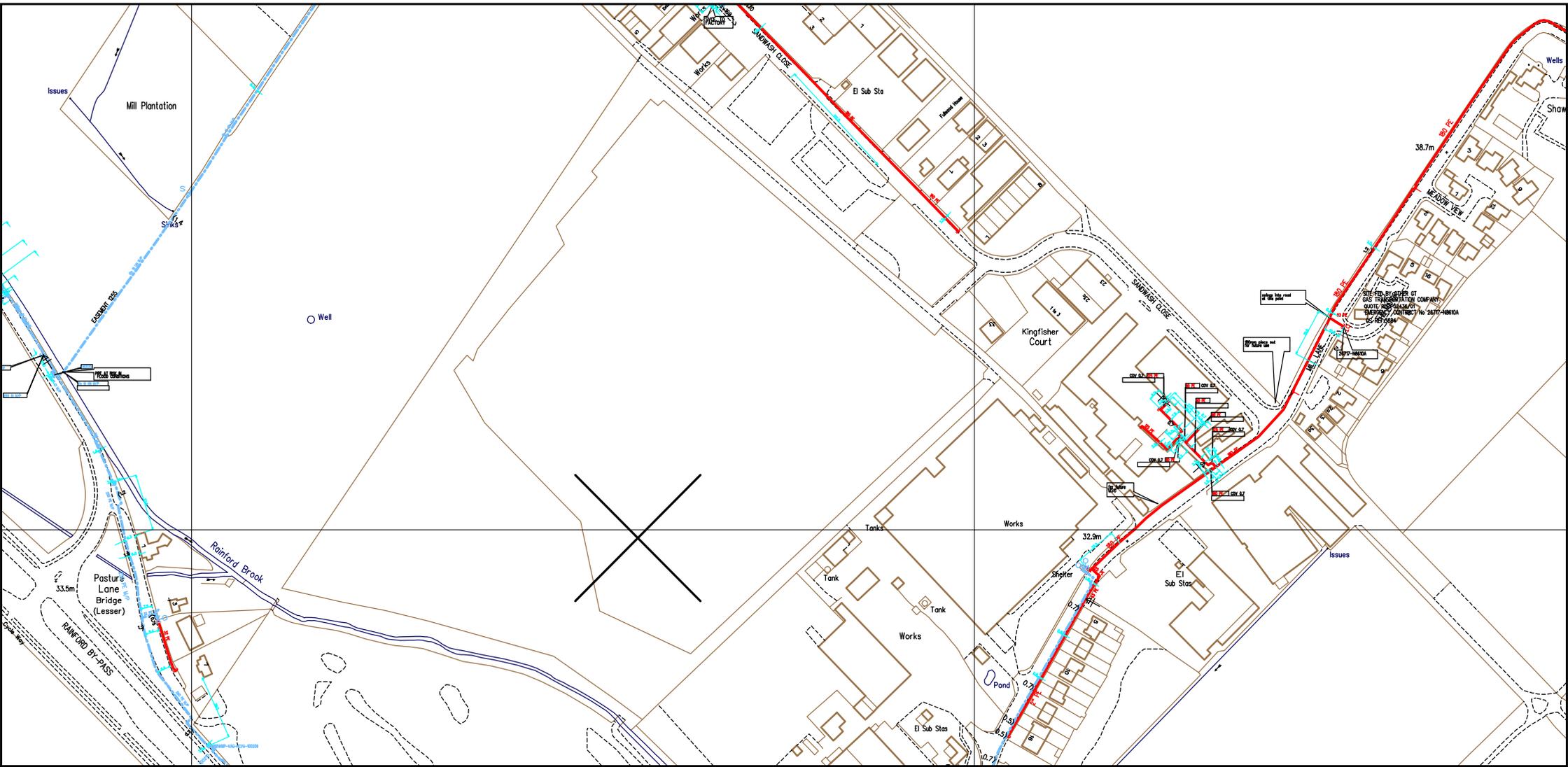
Your attention is drawn to the Health and Safety Executive Booklet HSG47, available from HSE.

DATE: 04/05/2021

SCALE: 1 : 4,040

MAP REFERENCE: 349,046 399,354

0 12.525 50 75 100 Metres



SCALE: Not to scale
USER ID: SteffanLloyd
DATE: 04/05/2021
EXTRACT DATE: 01/03/2021
MAP REF: SJ4899
CENTRE: 348878, 399592

LP MAINS	
MP MAINS	
IP MAINS	
LHP MAINS	

This plan shows those pipes owned by Cadent Gas Ltd in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof 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 Cadent Gas Ltd or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue. Further information on all DR4s can be determined by calling the DR4 hotline on 01455 892426 (9am-5pm) A DR4 is where a potential error has been identified within the asset record and a process is currently underway to investigate and resolve the error as appropriate.

MAPS Viewer Version 5.8.0.1

Local Machine

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Some examples of Plant Items:

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Megan Wright

**Mainetti House
Bedwell Road,
Wrexham,
LL13 0UT**

FAO:

How to contact us:

**United Utilities Water Limited
Property Searches
Haweswater House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP**

Telephone: 0370 7510101

E-mail: propertysearches@uuplc.co.uk

**Your Ref: Sandwash Close
Our Ref: UUPS-ORD-279560
Date: 09/05/2021**

Dear Sirs

Location: Sandwash Close

I acknowledge with thanks your request dated 04/05/2021 for information on the location of our services.

Please find enclosed plans showing the approximate position of United Utilities' apparatus known to be in the vicinity of this site.

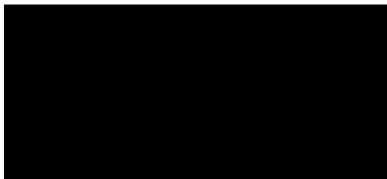
The enclosed plans are being provided to you subject to the United Utilities terms and conditions for both the wastewater and water distribution plans which are shown attached.

If you are planning works anywhere in the North West, please read United Utilities' access statement before you start work to check how it will affect our network. <http://www.unitedutilities.com/work-near-asset.aspx>.

I trust the above meets with your requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please [contact us](#).

Yours Faithfully,



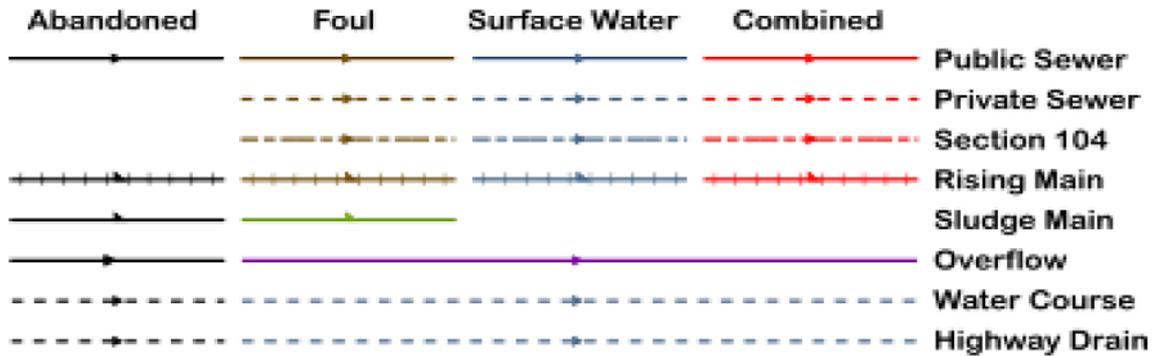
TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS

These provisions apply to the public sewerage, water distribution and telemetry systems (including sewers which are the subject of an agreement under Section 104 of the Water Industry Act 1991 and mains installed in accordance with the agreement for the self construction of water mains) (UUWL apparatus) of United Utilities Water Limited "(UUWL)".

TERMS AND CONDITIONS:

- This Map and any information supplied with it is issued subject to the provisions contained below, to the exclusion of all others and no party relies upon any representation, warranty, collateral contract or other assurance of any person (whether party to this agreement or not) that is not set out in this agreement or the documents referred to in it.
- This Map and any information supplied with it is provided for general guidance only and no representation, undertaking or warranty as to its accuracy, completeness or being up to date is given or implied.
- In particular, the position and depth of any UUWL apparatus shown on the Map are approximate only. UUWL strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UUWL apparatus. The exact location, positions and depths should be obtained by excavation trial holes.
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Wastewater Symbology



All point assets follow the standard colour convention: **red** – combined **brown** - foul
blue – surface water **purple** - overflow

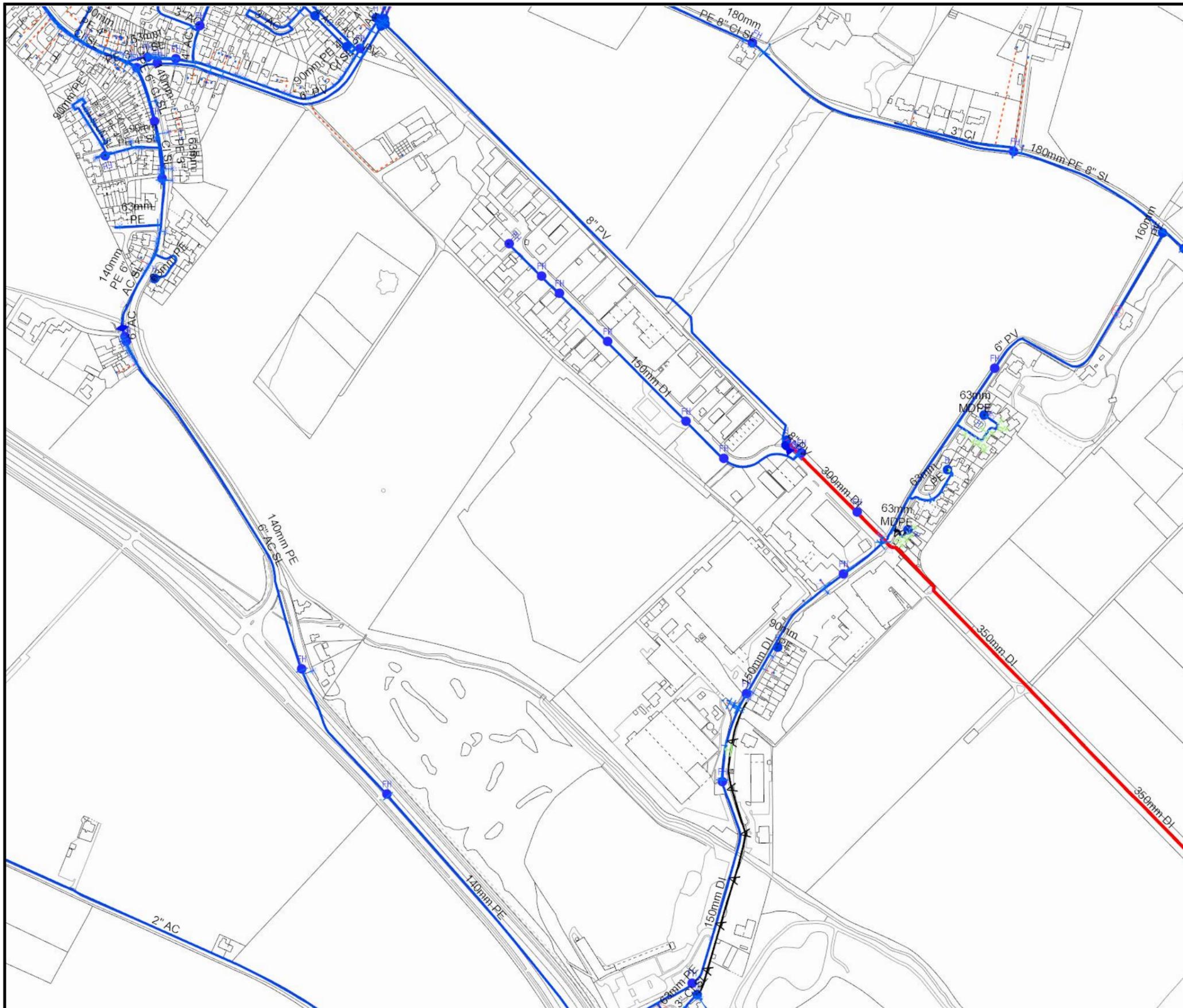
- | | |
|------------------|--------------------------|
| Manhole | Side Entry Manhole |
| Head of System | Outfall |
| Extent of Survey | Screen Chamber |
| Rodding Eye | Inspection Chamber |
| Inlet | Bifurcation Chamber |
| Discharge Point | Lamp Hole |
| Vortex | T Junction / Saddle |
| Penstock | Catchpit |
| Washout Chamber | Valve Chamber |
| Valve | Vent Column |
| Air Valve | Vortex Chamber |
| Non Return Valve | Penstock Chamber |
| Soakaway | Network Storage Tank |
| Gully | Sewer Overflow |
| Cascade | Ww Treatment Works |
| Flow Meter | Ww Pumping Station |
| Hatch Box | Septic Tank |
| Oil Interceptor | Control Kiosk |
| Summit | |
| Drop Shaft | Change of Characteristic |
| Orifice Plate | |

Clean Water Symbology

Proposed	Abandoned	Live	
			Distribution Main
			Trunk Main
			Comms Pipe
			Private Pipe
			Concessionary Service
			Raw Water
			LDTM Raw Water
			LDTM Treated Water

	Air Valve		Bore Hole
	AC Valve, open		Inlet Point
	AC Valve, closed		Bulk Supply Point
	CC Valve, open		End Cap
	CC Valve, closed		Site Termination
	Non Return Valve		Change of Characteristic
	Pressure Management Valve		Condition Report
	OMS Valve		
	Stop Tap		
	Flow Meter		
	Domestic Meter		
	Commercial Meter		
	Pump		
	Hydrant		
	Fire Hydrant		
	Anode		
	Chlorination Point		
	De-chlorination Point		
	Strainer Point		
	Access Point		
	Hatch Box		
	IP Point		
	Sampling Station		
	Logger Box		
			<u>Property Types</u>
			Water Tower
			Valve House
			Booster Pumping Station
			Intake Pumping Station
			Water Treatment Works
			Supply Reservoir
			Service Reservoir
			Impounding Reservoir
			Pipe Bridge

Symbology for proposed assets is the same as above, but shown in green
Symbology for abandoned assets is the same as above, but shown in black



Water for the North West

WATER MAIN RECORDS

Address or Site Reference

Sandwash Close,

Scale: 1:5000
Date: 09/05/2021

Printed by: Property Searches

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

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Megan Wright

**Mainetti House
Bedwell Road,
Wrexham,
LL13 0UT**

FAO:

How to contact us:

**United Utilities Water Limited
Property Searches
Haweswater House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP**

Telephone: 0370 7510101

E-mail: propertysearches@uuplc.co.uk

**Your Ref: Sandwash Close
Our Ref: UUPS-ORD-279560
Date: 09/05/2021**

Dear Sirs

Location: Sandwash Close

I acknowledge with thanks your request dated 04/05/2021 for information on the location of our services.

Please find enclosed plans showing the approximate position of United Utilities' apparatus known to be in the vicinity of this site.

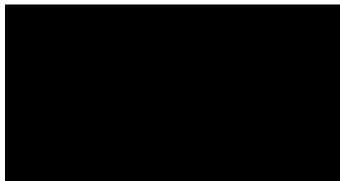
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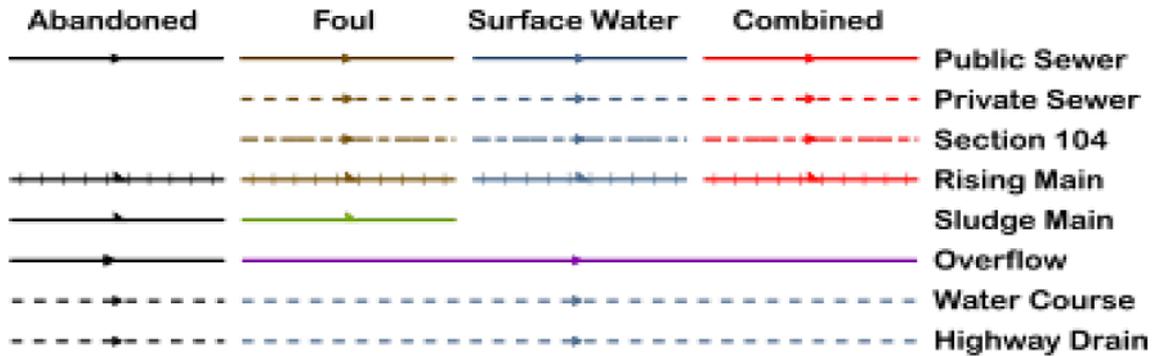
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- | | |
|------------------|--------------------------|
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| Valve | Vent Column |
| Air Valve | Vortex Chamber |
| Non Return Valve | Penstock Chamber |
| Soakaway | Network Storage Tank |
| Gully | Sewer Overflow |
| Cascade | Ww Treatment Works |
| Flow Meter | Ww Pumping Station |
| Hatch Box | Septic Tank |
| Oil Interceptor | Control Kiosk |
| Summit | |
| Drop Shaft | Change of Characteristic |
| Orifice Plate | |



Water for the North West

SEWER RECORDS

Address or Site Reference

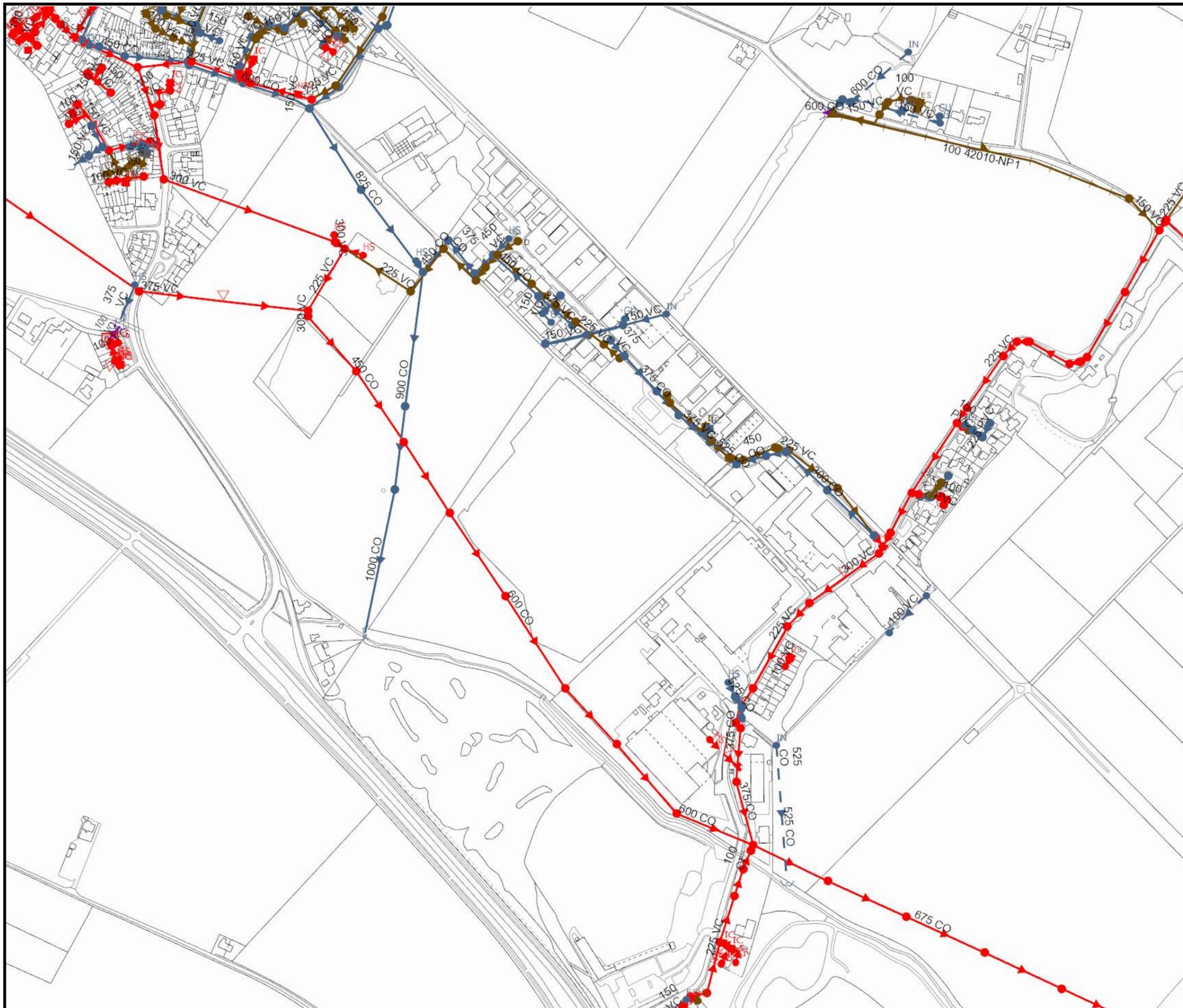
Sandwash Close,

Scale: 1:5000
Date: 09/05/2021

Printed by: Property Searches

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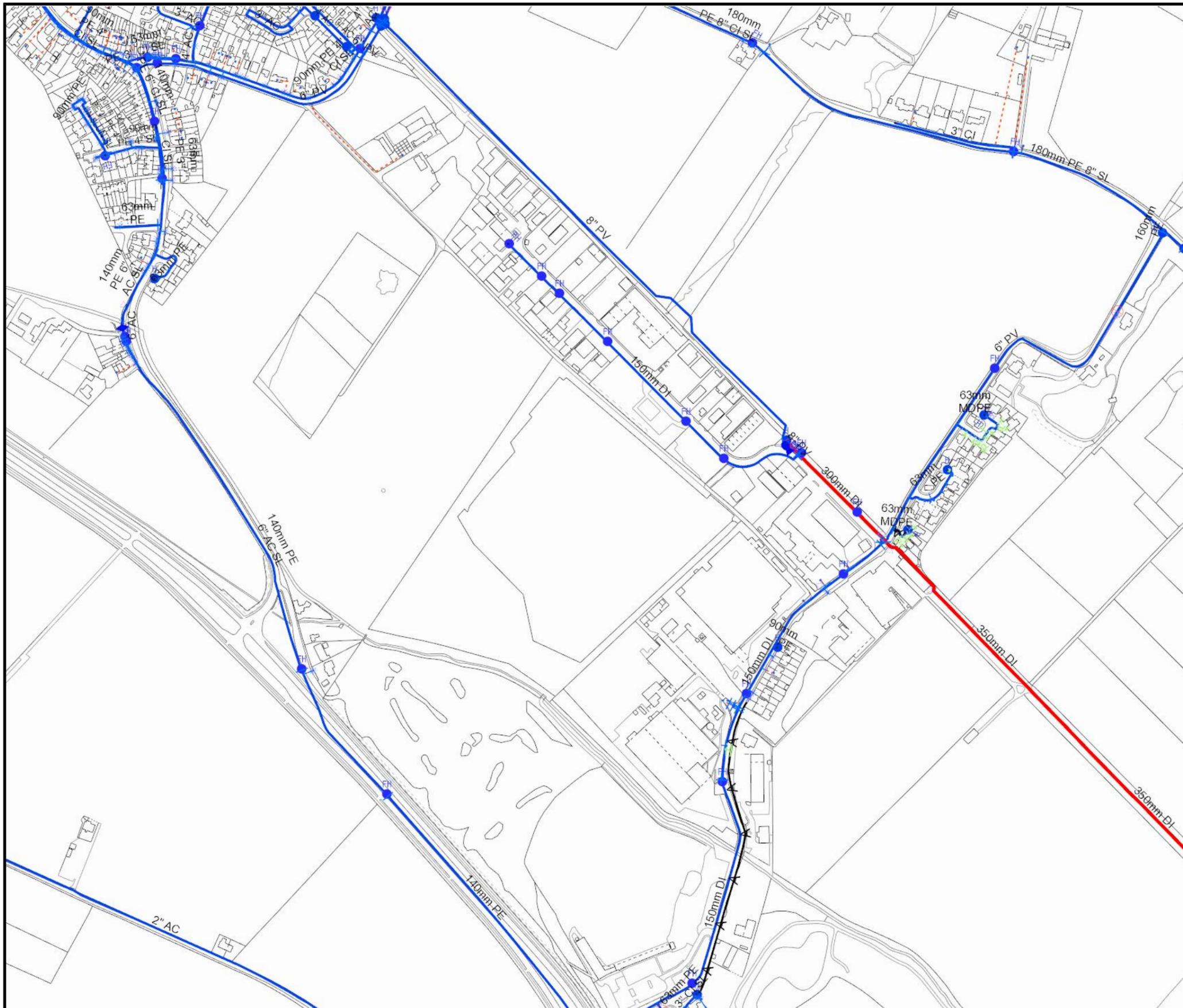


Clean Water Symbology

Proposed	Abandoned	Live	
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			Trunk Main
			Comms Pipe
			Private Pipe
			Concessionary Service
			Raw Water
			LDTM Raw Water
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	CC Valve, closed		Site Termination
	Non Return Valve		Change of Characteristic
	Pressure Management Valve		Condition Report
	OMS Valve		
	Stop Tap		
	Flow Meter		
	Domestic Meter		
	Commercial Meter		
	Pump		
	Hydrant		
	Fire Hydrant		
	Anode		
	Chlorination Point		
	De-chlorination Point		
	Strainer Point		
	Access Point		
	Hatch Box		
	IP Point		
	Sampling Station		
	Logger Box		
			<u>Property Types</u>
			Water Tower
			Valve House
			Booster Pumping Station
			Intake Pumping Station
			Water Treatment Works
			Supply Reservoir
			Service Reservoir
			Impounding Reservoir
			Pipe Bridge

Symbology for proposed assets is the same as above, but shown in green
Symbology for abandoned assets is the same as above, but shown in black



Water for the North West

WATER MAIN RECORDS

Address or Site Reference

Sandwash Close,

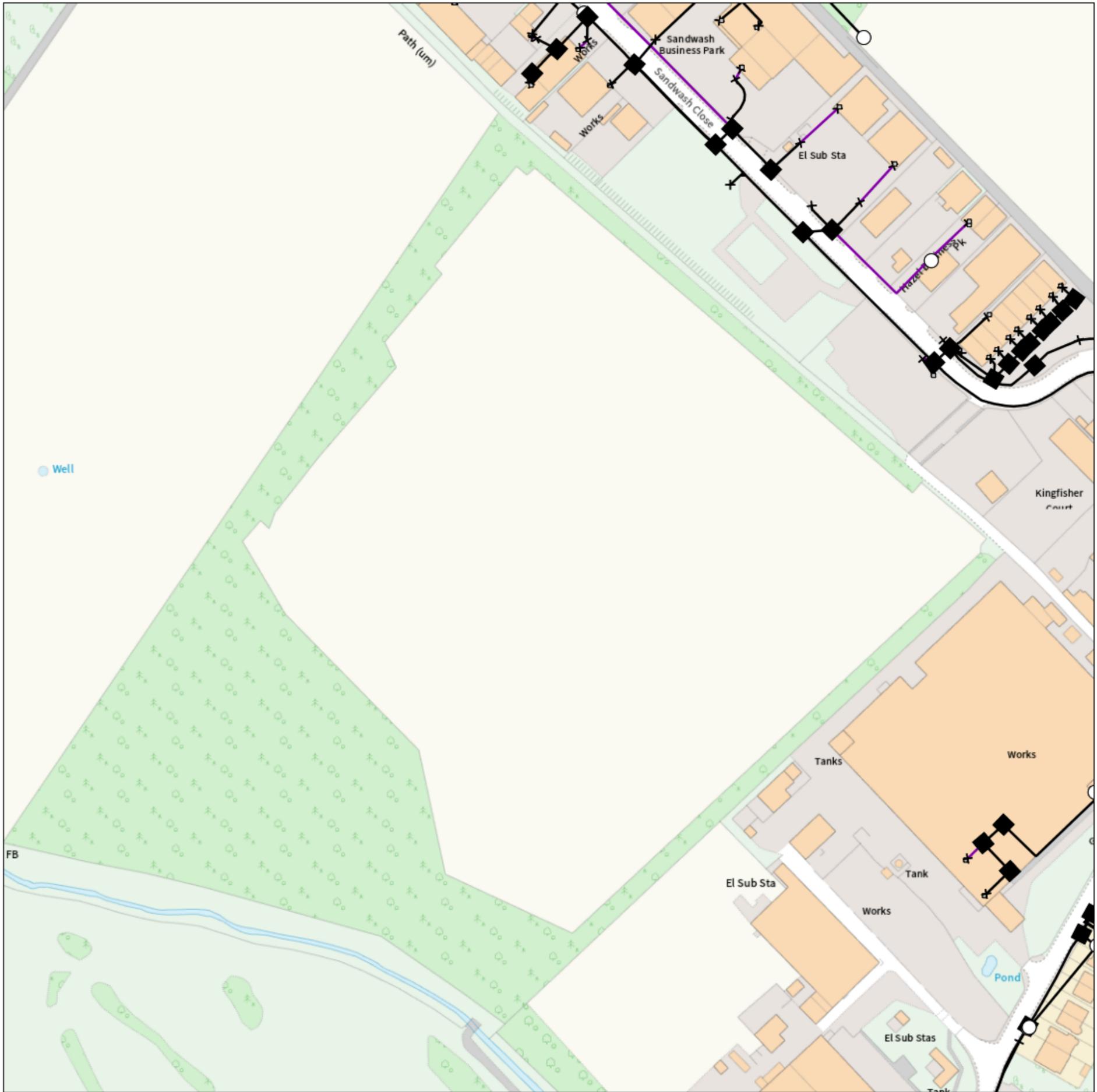
Scale: 1:5000
Date: 09/05/2021

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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				Change Of 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			

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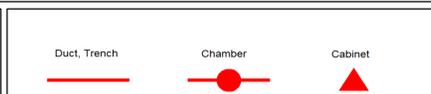
BT Ref : USS05273U
Map Reference : (centre) SJ4880799598
Easting/Northing : (centre) 348807,399598
Issued : 10/05/2021 17:27:52

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



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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.



megan.wright@ucml.co.uk
Sandwash Close

