



UCML Utility Statement

M239
Stakehill, Rochdale

Produced for:
Millson Associates

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1	First Issue	27.06.18	Robbie Goodridge	Ryan Elliman
2				
3				

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1.0 Introduction

UCML has been instructed by Millson Associates to provide a utility study to identify the outline constraints derived from the statutory utility infrastructure on a proposed commercial development of up to 25 commercial units, 13 offices, a family pub and a hotel. The site is located off Stakehill Lane and Bentley Avenue in Stakehill, Rochdale. This study includes the land within the red line boundary.



Figure 1.1 – Existing Aerial Site Image

UCML has been commissioned to provide a utility study defining potential cost and timescale risks that could impact on the overall delivery of the project. The principal aim of this study is to identify the key constraints derived from statutory utility infrastructure on the proposed development.

Unless stated otherwise, UCML has not made any provision for private networks, Liquid Petroleum Gas (LPG) networks, street lighting, CCTV, traffic signals/illuminated signage or drainage/sewerage networks.

This desktop study has been produced using the statutory records received from each relevant body. UCML is not responsible for the accuracy or quality of this information and has attempted to use reasonable skill and care in investigating the existing site services.

All information on the drawings contained within this study and elsewhere is indicative only.



Figure 1.2 – Proposed Site Layout Plan

Verification of the details given on statutory records shall be undertaken by;

- The use of plant location equipment to trace all underground plant, and 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 to be carried out in accordance and compliance with Construction Design and Management 2015 Regulations, Health & Safety Guidelines and agreed working practices of the relevant utility companies.
- All mains/services cables/pipes should be assumed live until proven dead prior to any excavation, demolition or groundworks commencing.

2.0 Electricity

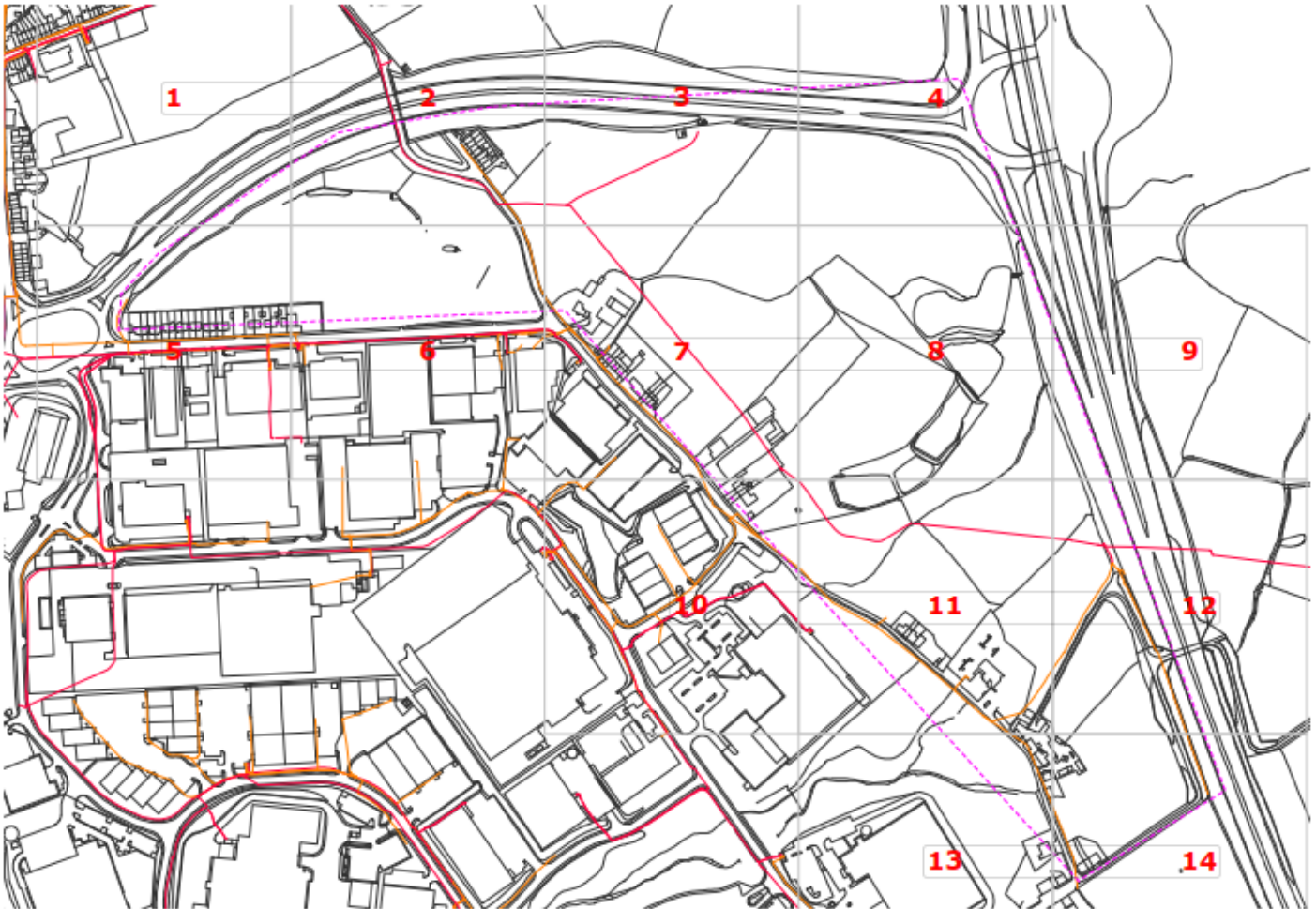


Figure 2.1 – Electricity North West Infrastructure Record

Operating Voltage	Colour Code	Line Colour
132kV	Black	—
33kV	Green	—
22kV-25kV	Yellow	—
11kV	Red	—
6kV-6.6kV	Blue	—
1kV-6kV	Violet	—
LV	Orange	—
Unknown Voltage	Brown	—

Disconnections: Electricity North West (ENW) statutory records indicate that Stakehill Nurseries may need to be disconnected from the Low Voltage (LV) main situated along Stakehill Lane prior to any proposed development works being undertaken.

ENW statutory records indicate an underground LV service cable running from the offsite road of Stakehill Lane into a property located within the field area illustrated in figure 2.2 on the ENW electricity record. Further investigation is required to establish if this property and its associated service are still existent.

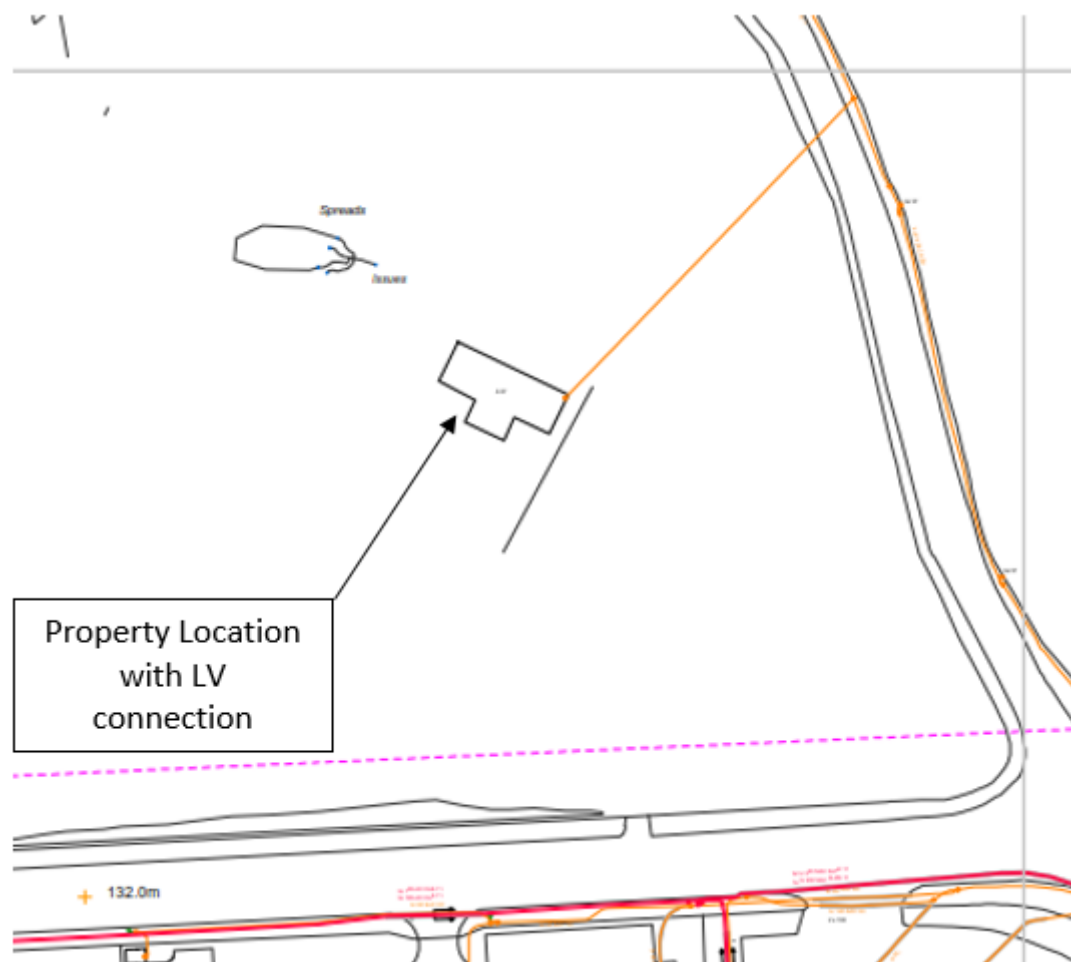


Figure 2.2 – Questionable Property adjacent to Stakehill Lane

Diversions: ENW statutory records indicate a High Voltage 11kV overhead line running directly through the proposed development. The overhead line begins at the overhead pole illustrated on grid reference 3 and stretches overhead to the east side of the proposed site. It is assumed that the current route of the 11kV overhead line may need diverting to accommodate the development. UCML envisages the overhead poles and apparatus to be dismantled and the 11kV overhead line will be routed within the new proposed road system illustrated on the proposed site plan drawing. (See figure 2.3 for a reference as to which electrical apparatus is deemed to be affected)

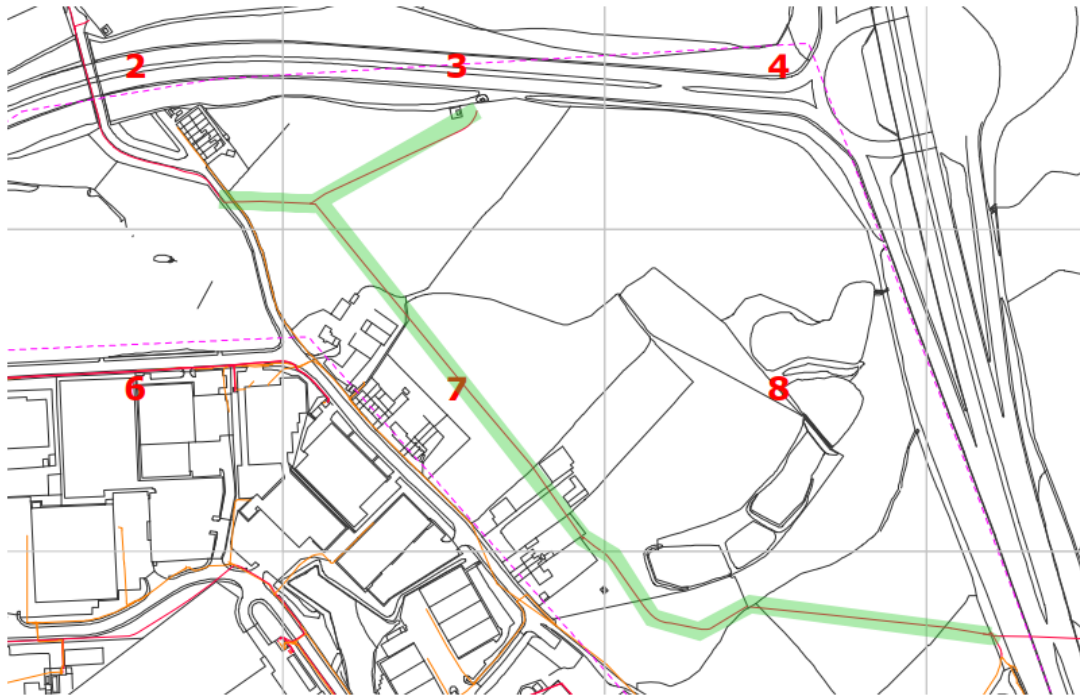


Figure 2.3 – Electrical Apparatus deemed to be affected shaded in green

UCML assumes that the O2 telecoms mast illustrated at grid reference 3 on ENW statutory record is to be incorporated into the new proposed development layout. However, the overhead 11kV spur line that provides supply to the O2 telecoms mast may need to be diverted underground. (See figure 2.3 for a reference as to which electrical apparatus is deemed to be affected). It may be assumed that the 11kV line can be routed within the new proposed road system illustrated on the proposed site plan drawing.

ENW statutory records indicates an underground Low Voltage (LV) cable running in the eastside verge of Stakehill Lane which services dwellings 214-226, (See figure 2.4). In order to accommodate the new road crossing system within the unpaved section of Stakehill Lane, the underground LV electricity cable may need to be diverted. It is suggested that trial holes are undertaken to identify the precise location and current depths of cover of the cable to establish if diversionary works may be negated. If the mains are found to be located at a depth of 600mm or greater below proposed finished ground level, diversionary measures may be negated subject to confirmation from ENW.

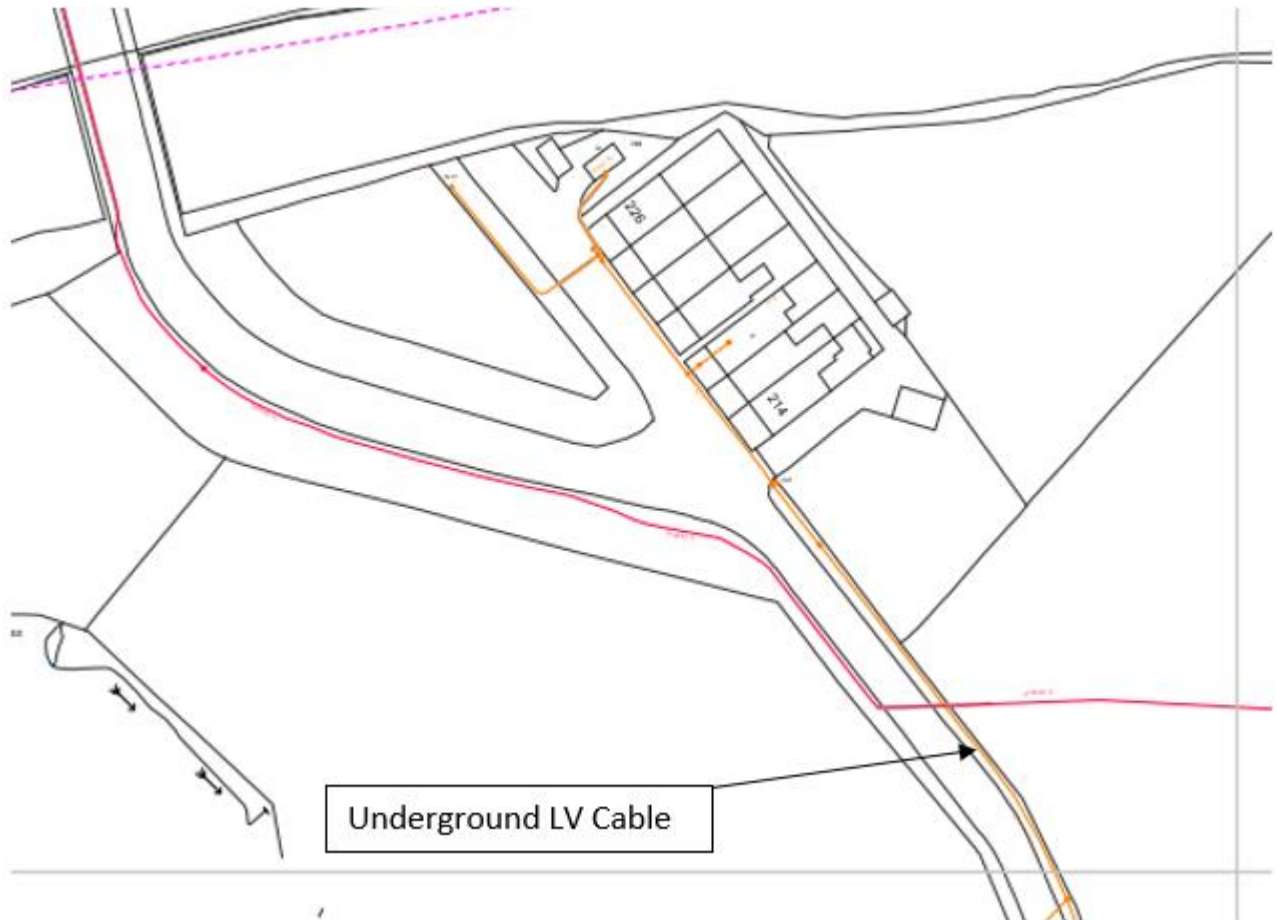


Figure 2.4 – LV Apparatus deemed to be affected

Furthermore, ENW statutory records indicates an underground LV electricity cable and overhead LV line running through the site side pavement and grass verge which also stems across Stakehill Lane to service a street lamp (See figure 2.5 and 2.6). The LV electricity cables, street lamp and the electrical pole may need to be repositioned to accommodate a site entrance stemming from Finlan Road into the adjacent proposed development site. It is suggested that trial holes are undertaken to identify the precise location and current depths of cover of the above mains to establish if diversionary works may be negated. If the mains are found to be located at a depth of 600 mm or greater below proposed finished ground level, diversionary measures may be negated subject to confirmation from ENW.



Figure 2.5 – Utility Apparatus on Stakehill Lane

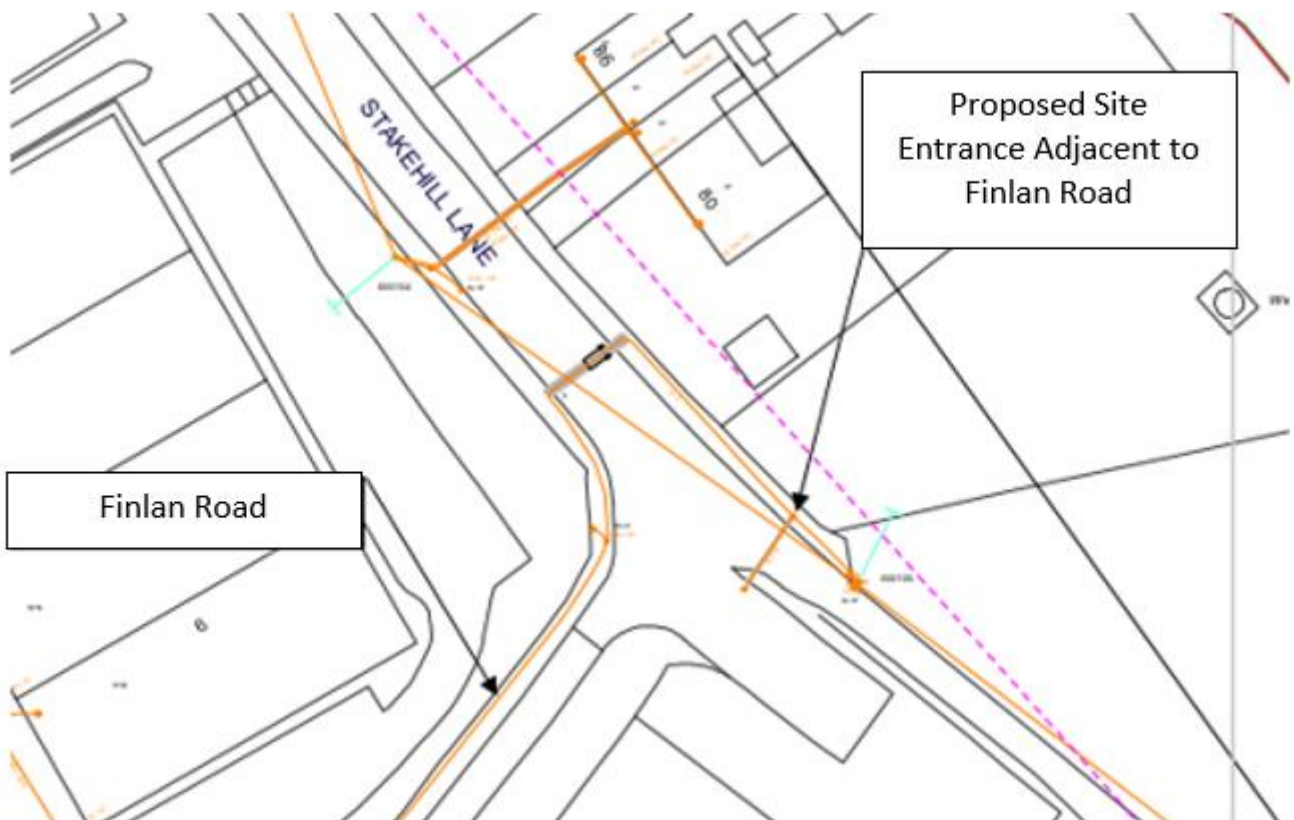


Figure 2.6 – Underground LV Apparatus on Stakehill Lane

On grid reference 11, ENW statutory records indicate an LV overhead electrical cable and pole servicing the site side dwelling 68a. UCML envisages that the pole may be retained within the proposed site. No diversions are currently anticipated for this. (See figure 2.7).



Figure 2.7 – Electrical Pole on Stakehill Lane

ENW statutory records indicate 2 underground High Voltage 11kV cables and a single LV cable running through the offside pavement of Bentley Avenue (See figure 2.8). According to the proposed site plan, the proposed establishment of the roundabout is offsetting to the pathway opposite the site and so it may be assumed that these electrical cables are to be retained within the existing pathway level. However, this is subject to further investigation of comprehensive highway and layout drawings once they become available and subject of confirmation from ENW. For the purpose of this study, UCML has assumed this apparatus may be unaffected by formation of the proposed roundabout.

Moreover, ENW statutory records indicate 2 underground High Voltage 11kV cables and a single LV cable running through the offside pavement of Bentley Avenue (See figure 2.8). According to both the proposed site plan and ENW statutory records, the car park site entrance may not coincide with the electrical services running through the offside pavement of Bentley Avenue. UCML assumes that no diversions are currently anticipated.

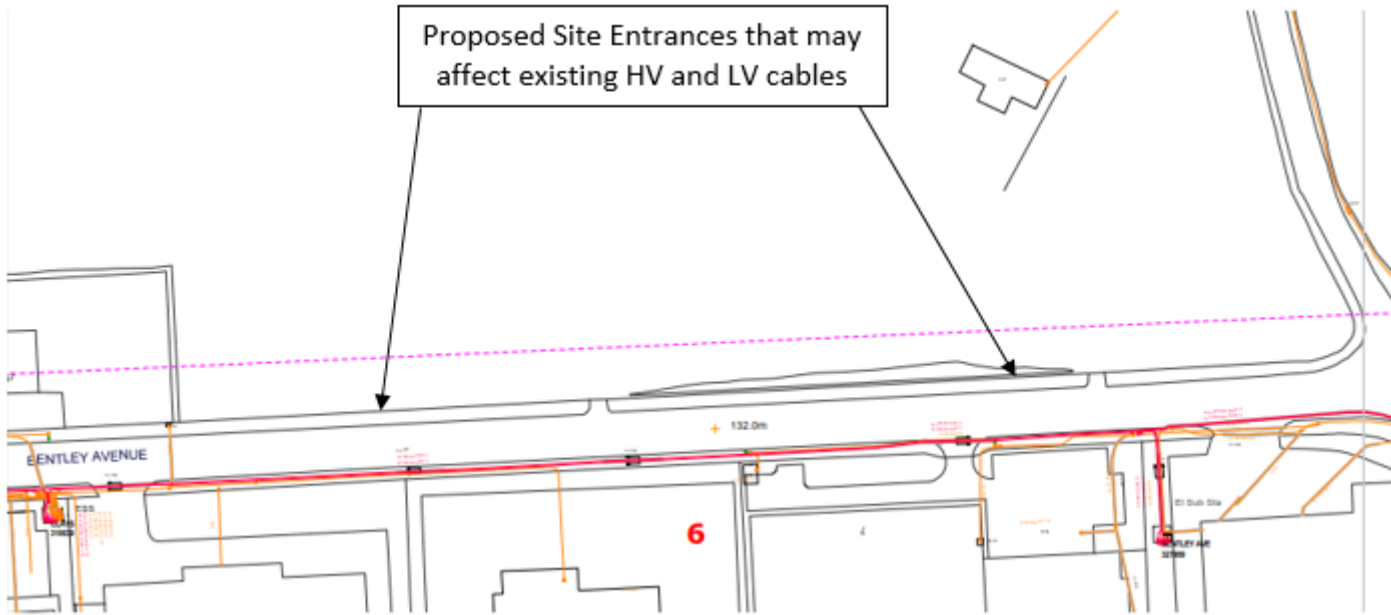


Figure 2.8 – Bentley Avenue Proposed Site Entrances

According to grid reference 11 and 12 on ENW statutory records, an underground LV cable running from Stakehill Lane through the green field adjacent to the public footpath may be affected by the proposed development works. ENW records illustrate that this LV cable is providing an electrical connection to sign boards situated on the A627(M) via the traffic management cabinet illustrated on grid reference 14. Because of this, the LV mains cable may need to be diverted through the new road system situated between units 23 and 24 as illustrated on the proposed site plan. (See figure 2.9 for a reference as to which electrical apparatus is deemed to be affected).



Figure 2.9 – Electrical Apparatus deemed to be affected shaded in Green

Connections: A Point of Connection (POC) application is recommended to confirm the availability of capacity within the local network. For the purpose of this study, UCML has assumed a connection can be taken at High Voltage (HV).

3.0 Gas

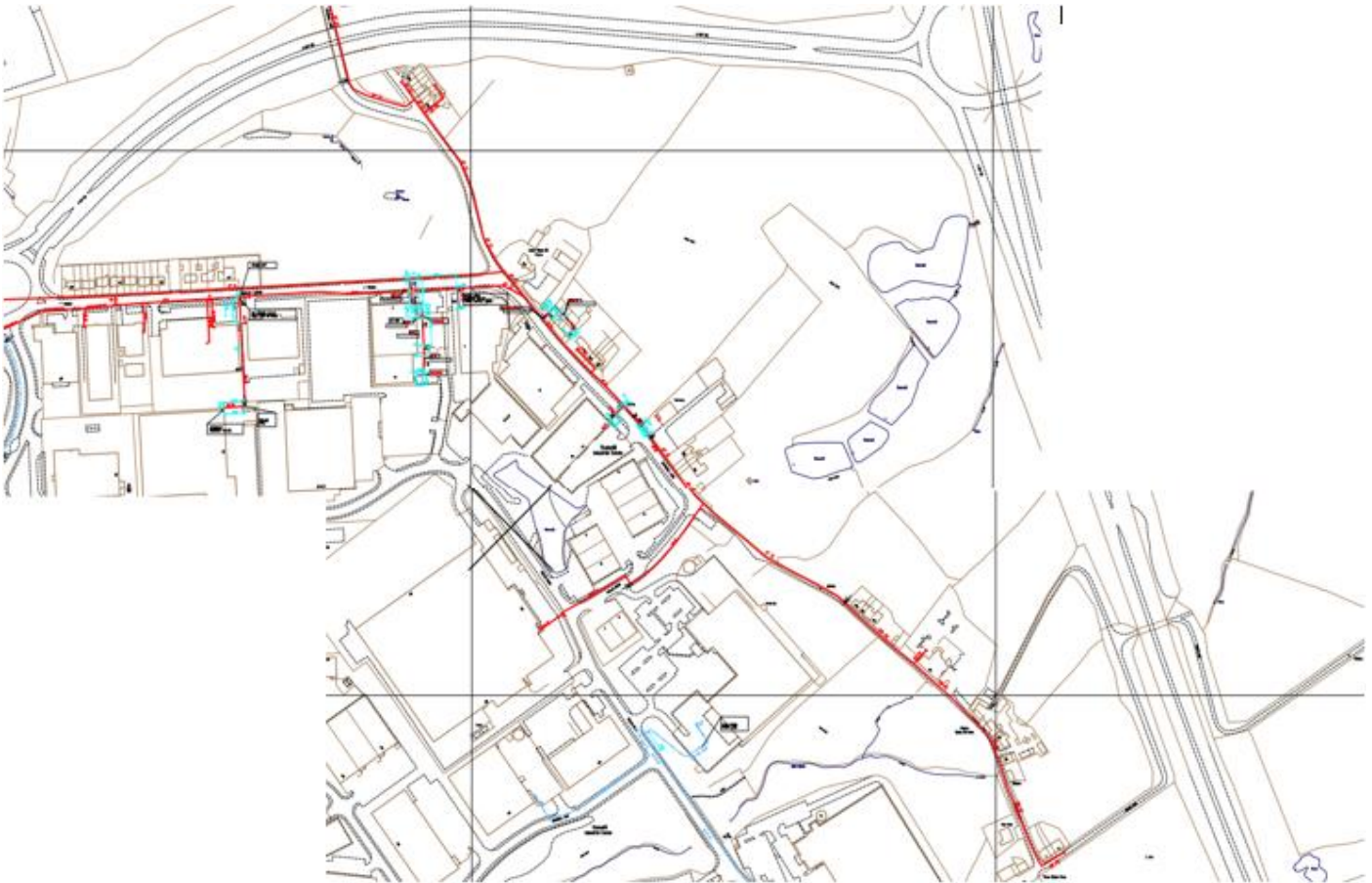
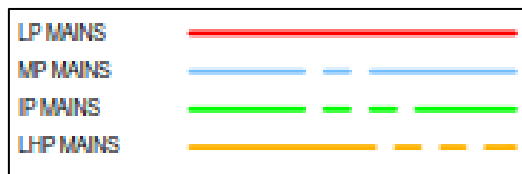


Figure 3.1 – Existing Cadent Gas Infrastructure



Disconnections: Cadent Gas infrastructure records indicate a Low Pressure (LP) 63mm PE service supplying the Stakehill Nursery establishment (see figure 3.2). This gas service may need to be disconnected prior to any proposed developments works commencing.

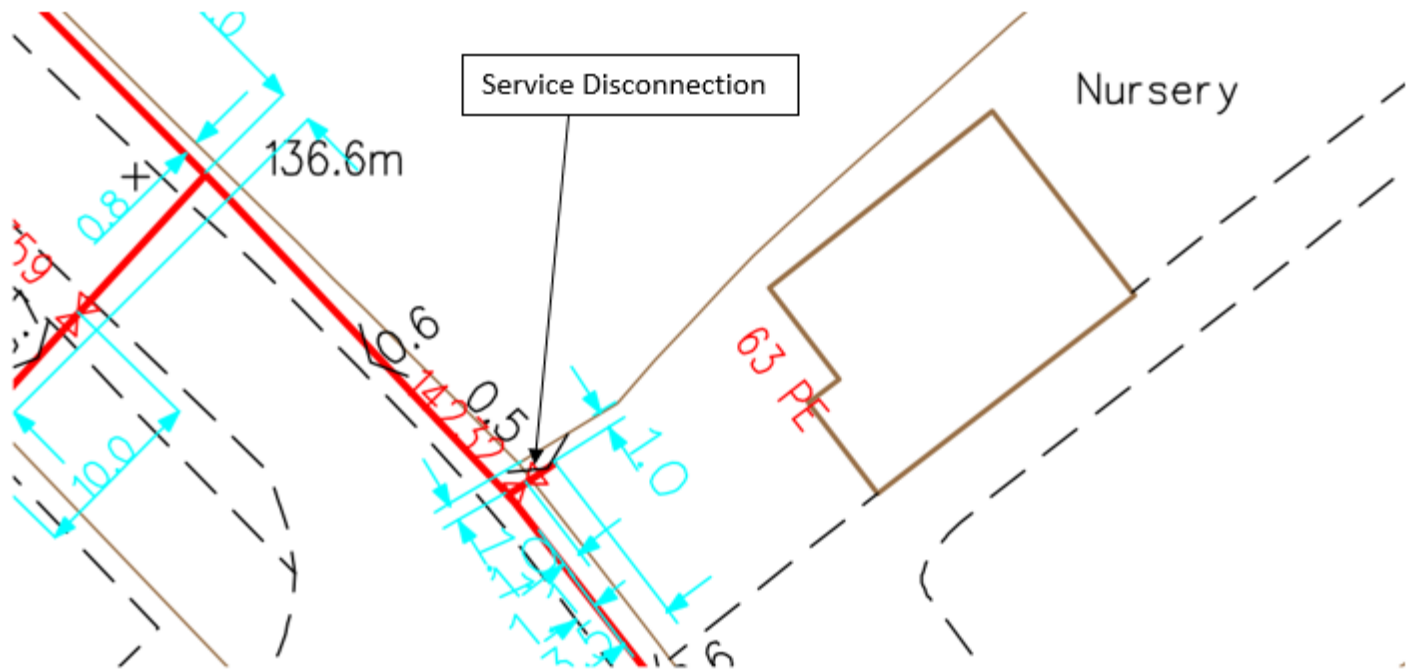


Figure 3.2 –Stakehill Nursery Disconnection

Diversions: Cadent Gas infrastructure records indicate a Low Pressure 6" cast iron gas main running in the eastside verge of Stakehill Lane which services dwellings 214-226 (see figure 3.3). In order to accommodate the new road crossing system within the unpaved section of Stakehill Lane, the LP 6" cast iron gas main may need to be diverted. It is suggested that trial holes are undertaken to identify the precise location and current depths of cover of the above main to establish if diversionary works may be negated. If the main is found to be located at a depth of 750mm or greater below proposed finished ground level, diversionary measures may be negated subject to confirmation from Cadent Gas.

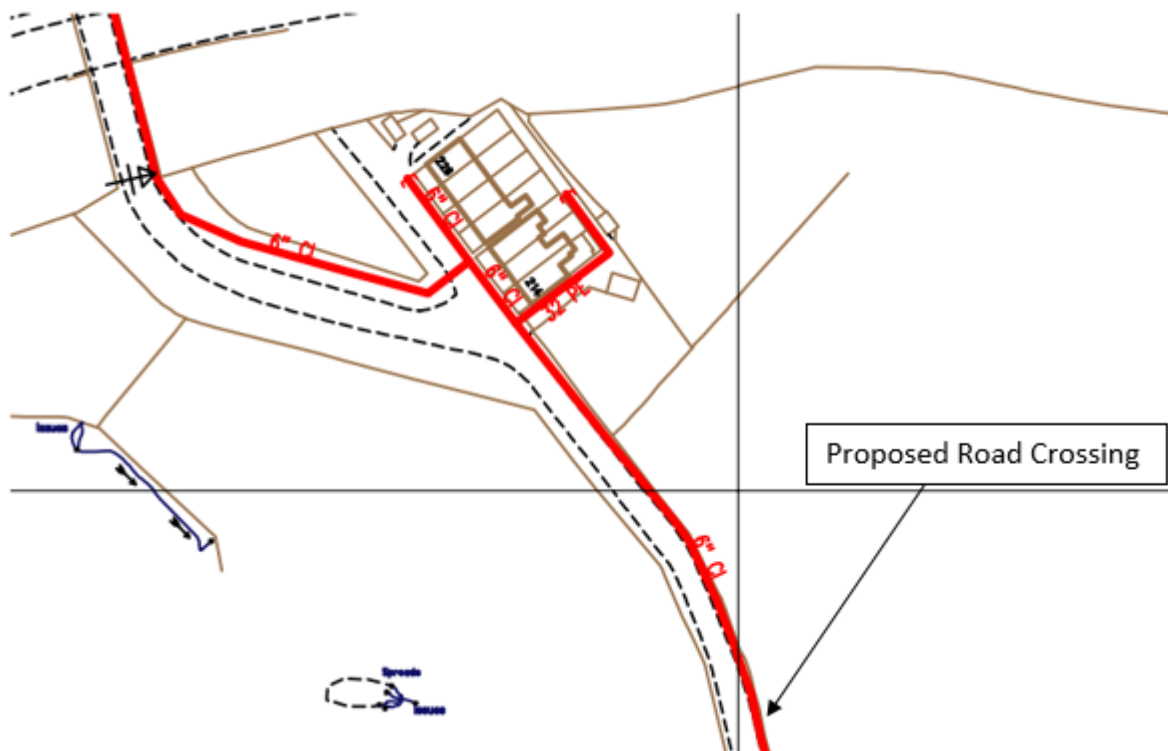


Figure 3.3 - Gas main running through potential new road system

Furthermore, Cadent Gas infrastructure records indicates a Low Pressure 6" cast iron gas main running through the site side pavement of Stakehill Lane linking directly into a LP 4" cast iron gas main running through the grass verge of Stakehill Lane. This gas main routed in Stakehill Lane also has a 6" cast iron main that T's into the gas main from Finlan Road. (See figure 3.4). UCML envisages the gas main may be affected by a site entrance stemming from Finlan Road into the proposed development site. It is suggested that trial holes are undertaken to identify the precise location and current depths of cover of the above main to establish if diversionary works may be negated. If the main is found to be located at a depth of 750mm or greater below proposed finished ground level, diversionary measures may be negated subject to confirmation from Cadent Gas.

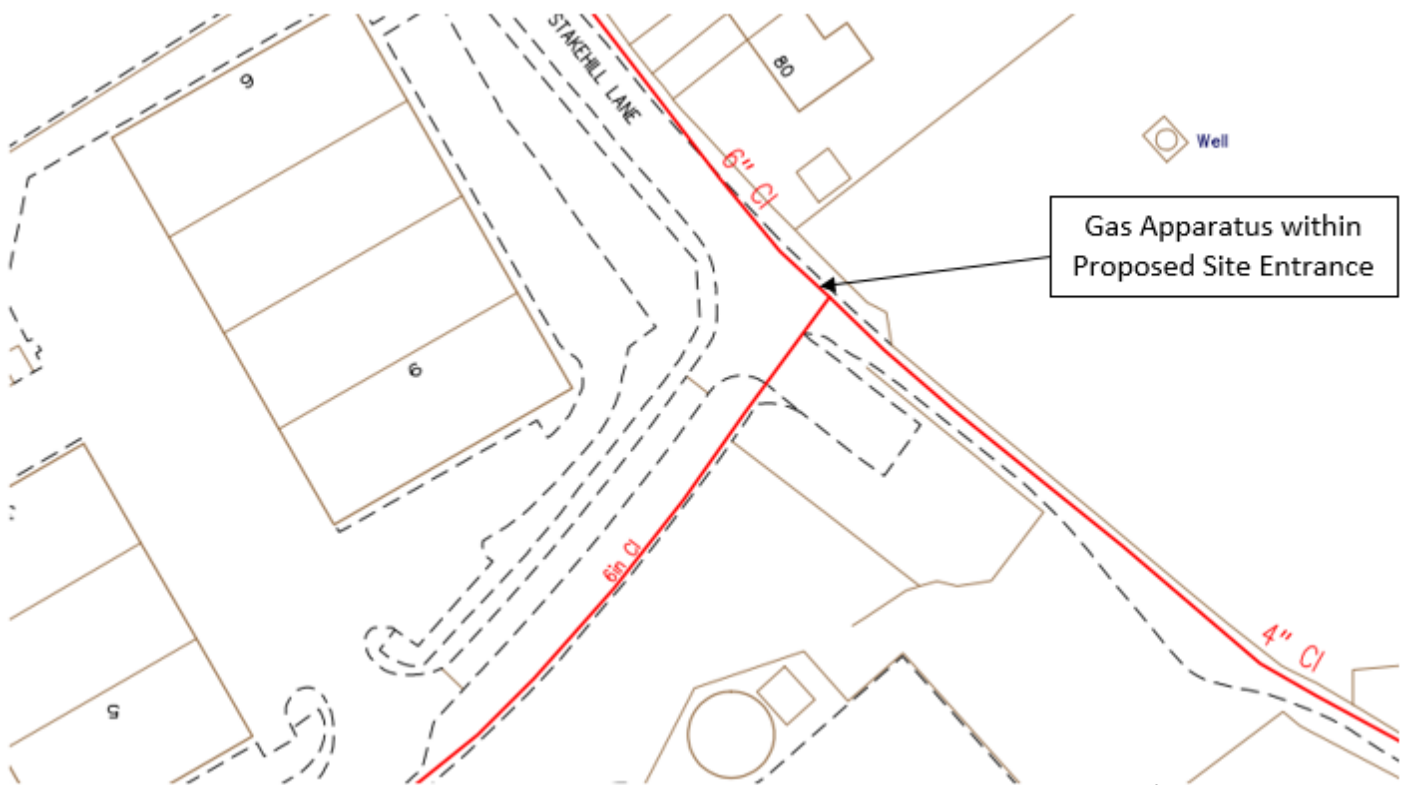


Figure 3.4 – Gas Apparatus on Stakehill Lane and Finlan Road

Cadent Gas statutory records indicate a Low Pressure 6" cast iron gas main routed through the carriageway and offside pavement of Bentley Avenue to the proposed development site (See figure 3.5). According to the proposed site plan, the proposed establishment of the roundabout is offsetting to the pathway opposite the site and so it may be assumed that the aforementioned gas main may be retained within the existing pathway and carriageway level, provided that existing cover levels are maintained. However, this is subject to further investigation of comprehensive highway and layout

drawings once they become available and subject of confirmation from Cadent Gas. For the purpose of this study, UCML has assumed this apparatus may be unaffected by formation of the proposed roundabout.

Cadent Gas statutory records indicate a Low Pressure 4" cast iron main routed through the site side pavement of Bentley Avenue (please see figure 3.5). The proposed establishment of the roundabout may coincide with the existing gas main, therefore UCML envisages this main may be affected by the proposed roundabout. It is suggested that trial holes are undertaken to identify the precise location and current depths of cover of the above mains to establish if diversionary works may be negated. If the mains are found to be located at a depth of 750mm or greater below proposed finished ground level, diversionary measures may be negated subject to confirmation from Cadent Gas.

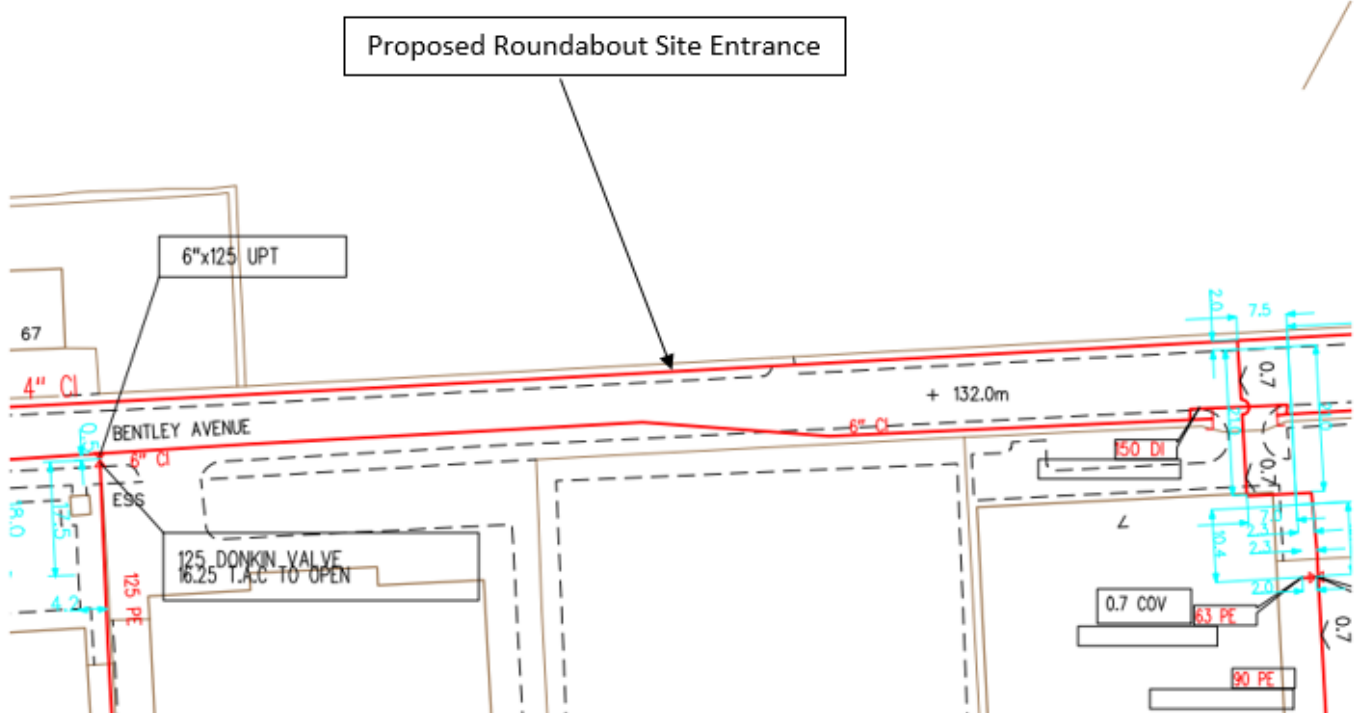


Figure 3.5 – 4" and 6" Gas Mains on Bentley Avenue

Cadent Gas statutory records indicate a Low Pressure 4" cast iron gas main routed through the site side pavement of Bentley Avenue (see figure 3.6). According to both the proposed site plan and Cadent Gas statutory records, the car park site entrance may be affected by the Low Pressure 4" cast iron gas main running through the site side pavement of Bentley Avenue at the approximate position where a 90mm PE main T's onto the main within the footpath. Cadent Gas records indicate a 6" cast iron gas main routed through the offside pavement. It may be assumed that this will be unaffected by the new proposed site entrance. It is suggested that trial holes are undertaken to identify the precise location and current depths of cover of the above mains to establish if diversionary works may be negated. If the mains are found to be located at a depth of 750mm or greater below proposed finished ground level, diversionary measures may be negated subject to confirmation from Cadent Gas.

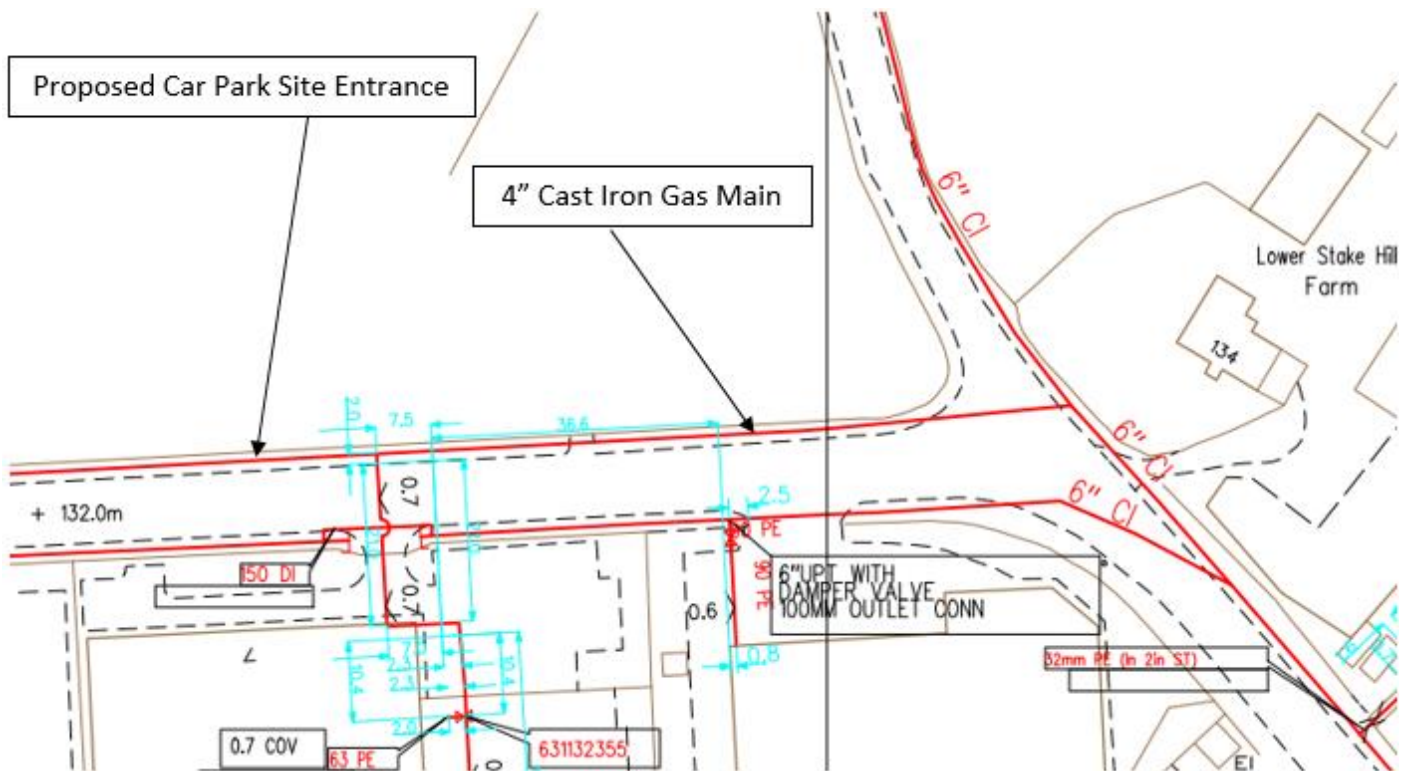


Figure 3.6 – 4" and 6" Gas Mains on Bentley Avenue

Connections: A point of connection application is recommended to confirm the availability of capacity within the local network. For the purpose of this study, UCML has assumed a connection can be taken at Low Pressure (LP).

4.0 Water



Figure 4.1 – United Utilities Existing Water Infrastructure

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

Disconnections: United Utilities infrastructure records indicate a service connection supplying Stakehill Nursery. It may be assumed that this service may require disconnection from the 110mm cast iron PE distribution main running along Stakehill Lane in order to accommodate the proposed development. (See figure 4.2).



Figure 4.2 – Water Service Disconnection

Diversions: United Utilities infrastructure records indicate a 110mm cast iron PE distribution main routed through the site side pavement of Bentley Avenue. UCML envisages that the 110mm distribution main may be affected by new proposed roundabout and car park site entrance, (Figure 4.3). It is suggested that trial holes are undertaken to identify the precise location and current depths of cover of the above main to establish if diversionary works may be negated. If the main is to be found at a depth of 900mm or greater below proposed finished ground level, diversionary measures may be negated subject to confirmation from United Utilities.

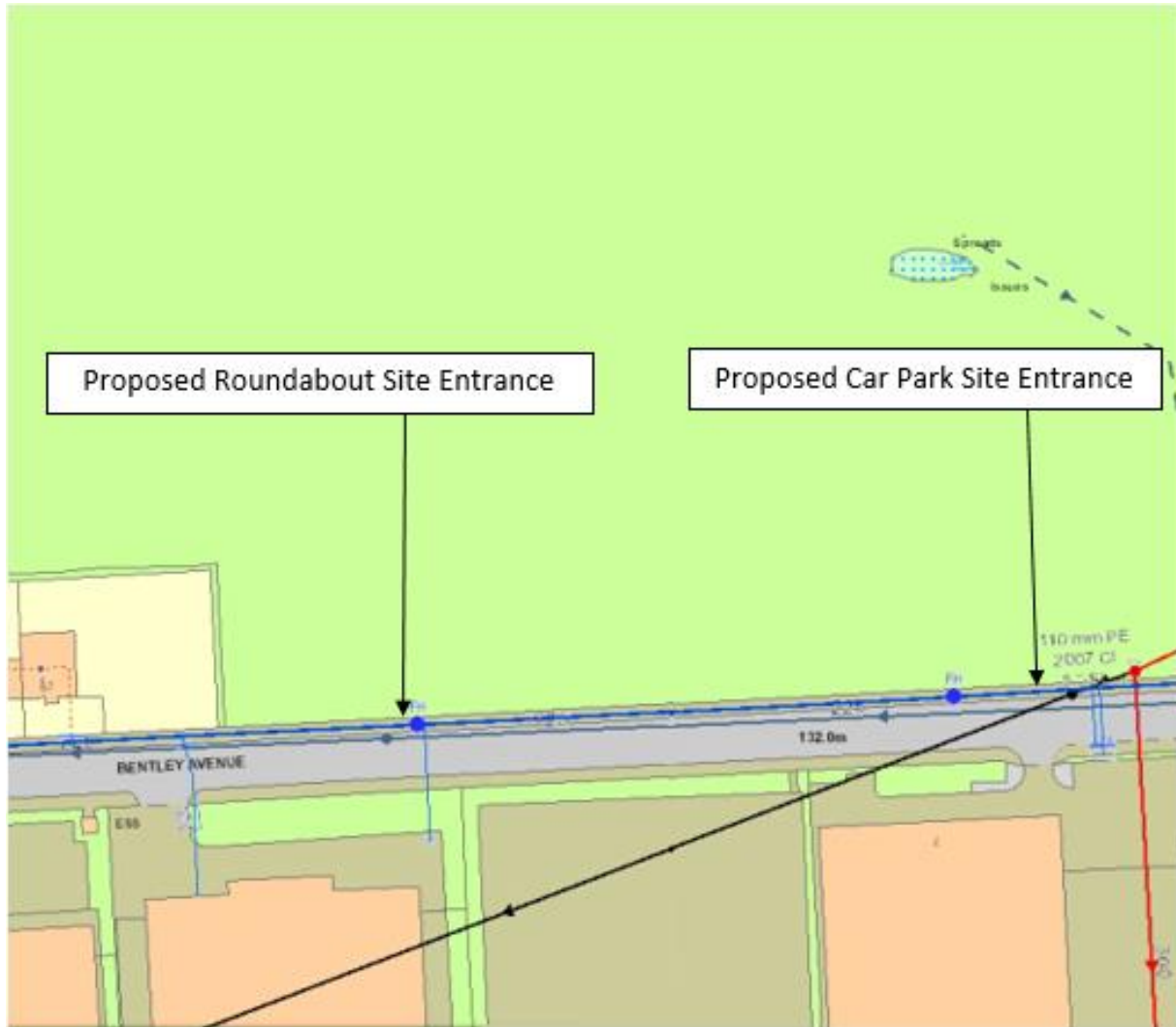


Figure 4.3 – Existing Water Service on Bentley Avenue

United Utilities infrastructure records indicate a 110mm PE distribution main slip lined in a 6" cast iron main routed through the west side carriageway of Stakehill Lane which services dwellings 214-226, (Figure 4.4). In order to accommodate the new road crossing within the unpaved section of Stakehill Lane, the main may be affected. It is suggested that trial holes are undertaken to identify the precise location and current depths of cover of the above mains to establish if diversionary works may be negated. If the mains are found to be located at a depth of 900mm or greater below proposed finished ground level, diversionary measures may be negated subject to confirmation from United Utilities.

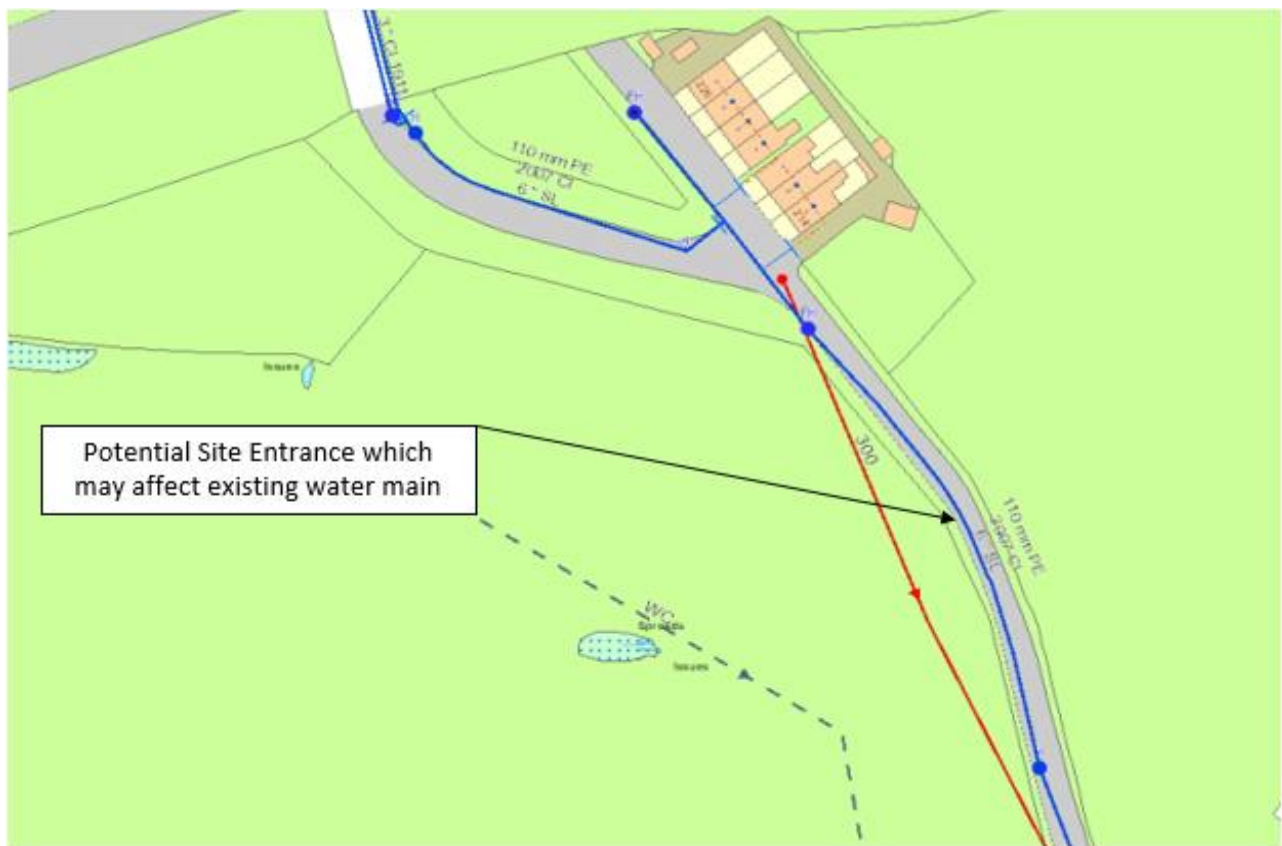


Figure 4.4 – Existing Water Service to dwellings 214-226

United Utilities infrastructure records indicate a 110mm PE distribution main slip lined in a 6" cast iron main routed through within the carriageway of Stakehill Lane, (See figure 4.5). This water main routed in Stakehill Lane also has a 4" cast iron main that T's into the water main from Finlan Road. As the aforementioned water mains are already routed within the carriageways, it is assumed that they may already be located at sufficient depth to comply with NJUG specification. For the purpose of this study, UCML envisage that this apparatus be unaffected by formation of the site entrance. However, this will be subject to review from United Utilities once detailed highways specification drawings become available.



Figure 4.5 – Existing Water Service to dwellings 214-226

Connections: A pre-development enquiry is recommended to confirm the availability of pressure within the existing network. From April 1st 2018, the methodology for developer services charges are changing and these changes are applicable to all water companies who are based wholly or mainly in England. The changes being made are based on four guidance principles developed by Ofwat, which state that developer services charging must be fair and affordable, promote environmental protection, be stable and predictable and be both transparent and customer focused. Each water company must develop a connections charging framework which follows these principles.

As part of the changes to charging methodology, the way in which off-site reinforcement costs are funded are being significantly altered. After April 1st 2018, the cost of off-site reinforcement works will no longer be funded through the mains requisition process. Any required reinforcement works to provide capacity for development works will be funded through infrastructure charges. The cost of infrastructure charges will be changing, and will be based on the estimated costs of all off-site reinforcement required to facilitate development works over a rolling 5 year period based on the number of new connections expected.

5.0 Openreach



Figure 5.1 – Existing Openreach Infrastructure Record

KEY TO BT SYMBOLS			
DP		Pole	
Planned DP		Planned Pole	
PCP		Joint Box	
Planned PCP		Change Of State	
Built		Split Coupling	
Planned		Duct Tee	
Inferred		Planned Box	
Building		Manhole	
Kiosk		Planned Manhole	
Hatchings		Cabinet	
		Planned Cabinet	

Disconnections: Openreach infrastructure records indicate an overhead service connection stemming from Stakehill Lane into Stakehill Nurseries. It is assumed this overhead service may need disconnecting prior to any proposed works being carried out.

Diversions: Openreach infrastructure records indicate an overhead telecoms line routed within the westside verge of Stakehill Lane which services dwellings 214-226. It is assumed that a section of this overhead line may require diverting underground to accommodate the proposed road crossing of the lane. Openreach infrastructure records indicate a pole within this area may need to be recovered as the existing overhead line may not be of sufficient height to accommodate road traffic, (please see figure 5.2).



Figure 5.2 – Existing Openreach Apparatus to be diverted

Openreach infrastructure records indicate an underground apparatus routed within the westside footpath of Stakehill Lane around existing junction into the northern footpath of Finlan Road. In addition to this, a section of underground apparatus is routed across the junction from a service chamber to a pole located within Stakehill Lane to the south of the junction. From here, the apparatus is routed overhead in a southward direction towards Hough Lane, (Please see figure 5.3).

Based upon the site layout, it appears the existing kerb line of the junction between Stakehill lane and Finlan Road is proposed to be maintained. Openreach records do not indicate any apparatus within the eastern footpath of Stakehill Lane where the proposed site entrance is to be formed. It is therefore assumed that the existing apparatus may be unaffected by formation of the site entrance. However, this will be subject to review from Openreach once detailed highway specification drawings become available.

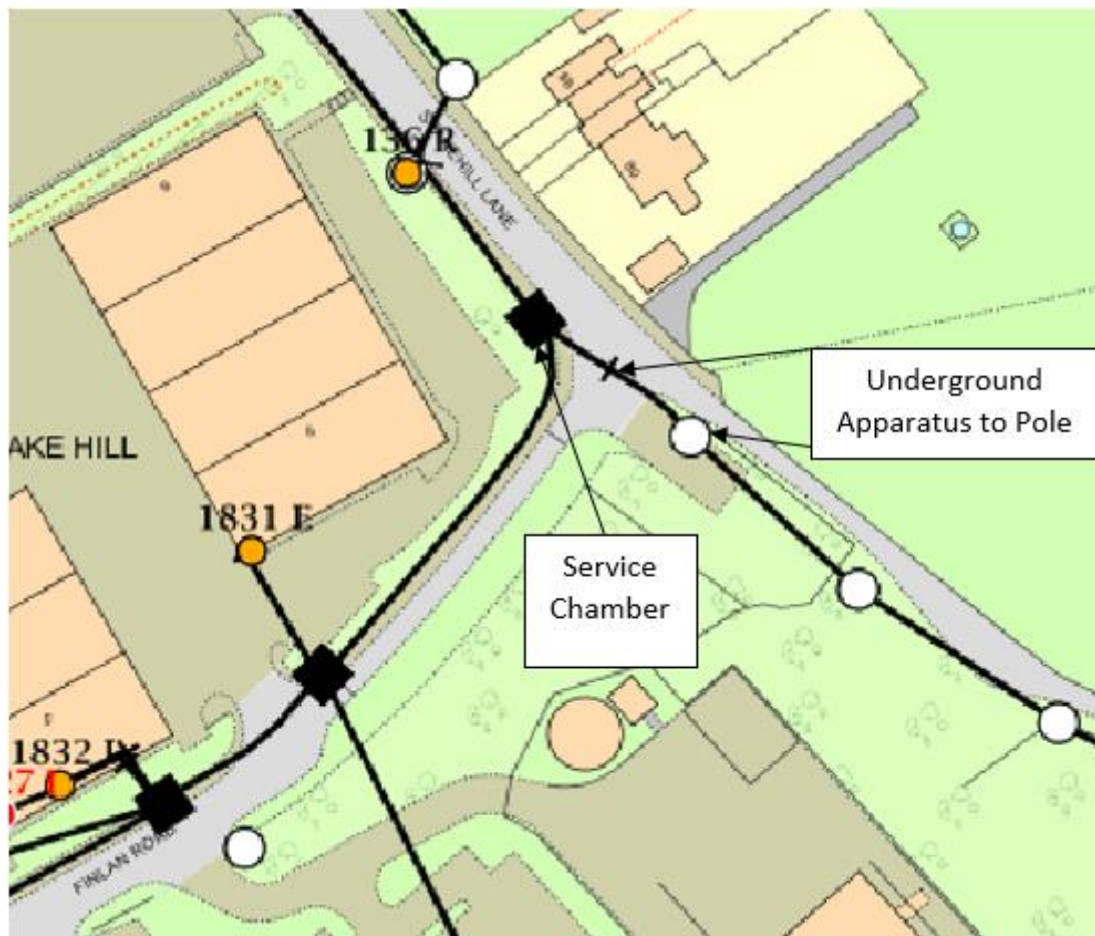


Figure 5.3 – Existing Openreach Apparatus

Openreach statutory records indicate underground apparatus routed through the offside pavement of Bentley Avenue, (please see figure 5.4). According to the proposed site plan, the proposed establishment of the roundabout is offsetting to the pathway opposite the site and so it may be assumed that the existing apparatus is to be retained within the existing pathway level and alignment. However, this is subject to further investigation of comprehensive highway and layout drawings once they become available and subject of confirmation from Openreach. For the purpose of this study, UCML has assumed this apparatus may be unaffected by formation of the proposed roundabout.

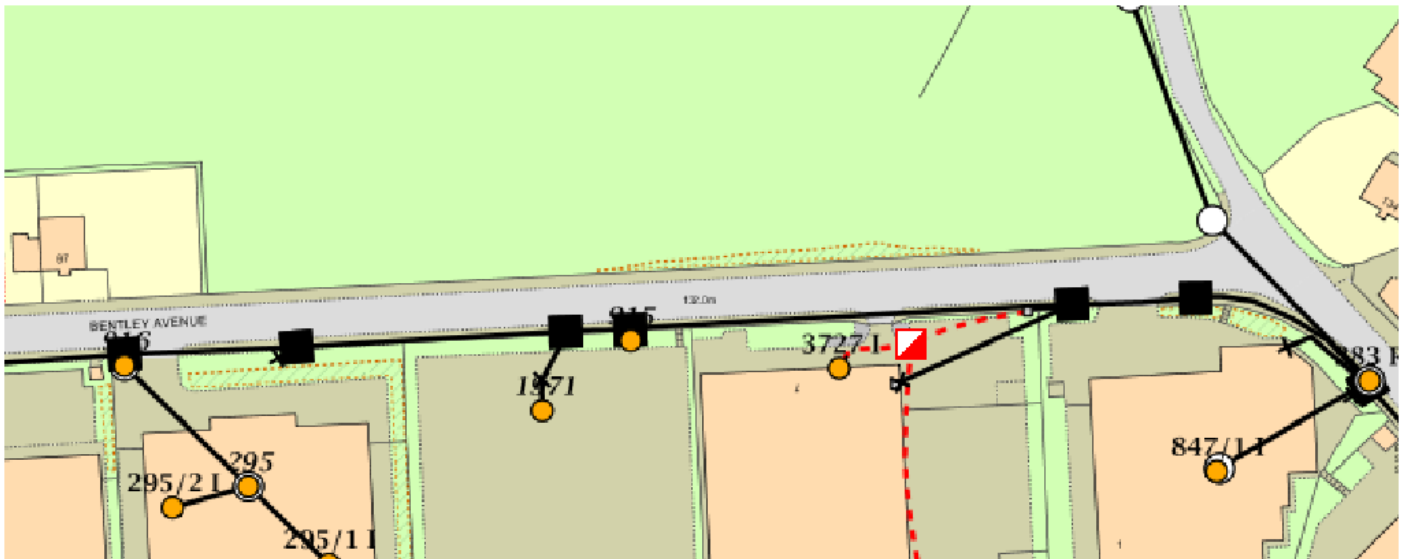


Figure 5.4 – Existing Openreach Underground Apparatus

Openreach statutory records indicate underground apparatus routed through the offside pavement of Bentley Avenue, (please see figure 5.4). According to both the proposed site plan and Openreach statutory records, the proposed site entrance into the car park does not appear to affect this underground apparatus as it is in the adjacent side of the road. UCML assumes that no diversions are currently anticipated.

The above mentioned diversionary costs are based on the underground infrastructure being copper, as opposed to fibre optics. 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 on Bentley Avenue and Stakehill Lane.

6.0 Virgin Media

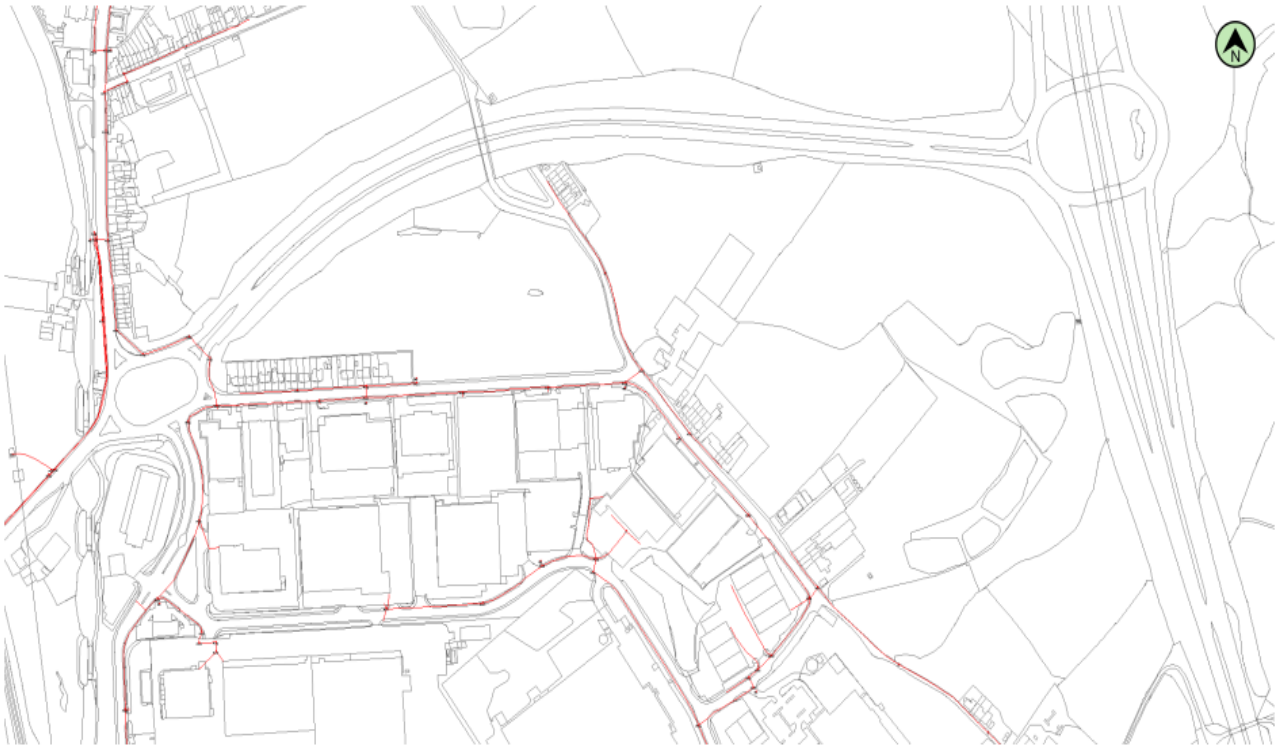
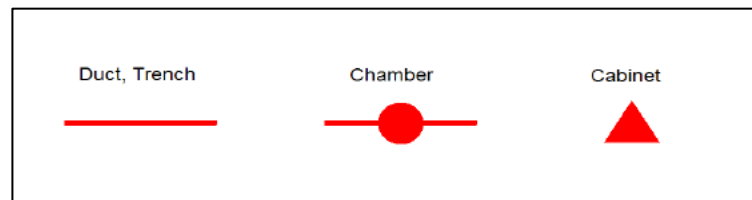


Figure 6.1 – Existing Virgin Media Infrastructure



Disconnections: None currently anticipated.

Diversions: Virgin Media statutory records indicate an underground apparatus routed through the offside pavement of Bentley Avenue. According to the proposed site plan, the proposed roundabout is offsetting to the pathway opposite the site and so it may be assumed that the existing apparatus is to be retained within the existing pathway level, (please see figure 6.2). However, this is subject to further investigation of comprehensive highway and layout drawings once they become available and subject to confirmation from Virgin Media.

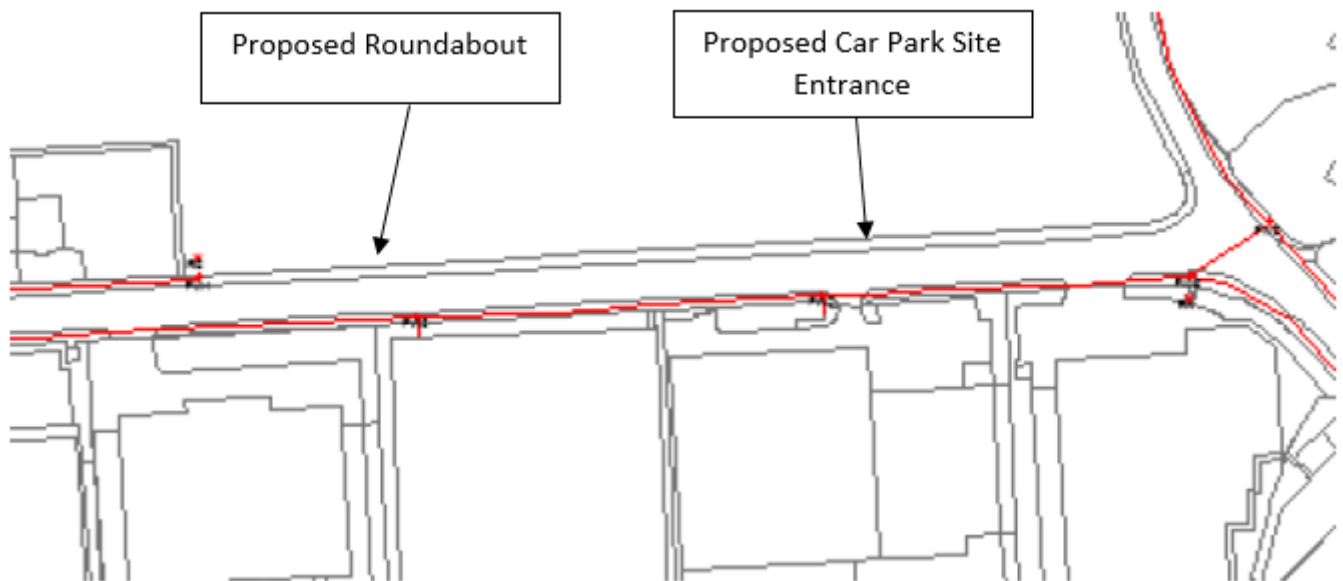


Figure 6.2 – Existing Virgin Media Infrastructure

Virgin Media statutory records indicate underground apparatus routed through the offside pavement of Bentley Avenue, (please see figure 6.2). According to the proposed site plan, the proposed establishment of the car park site entrance is offsetting to the pathway opposite the site. Therefore, it may be assumed that the existing apparatus may be unaffected.

Virgin Media statutory records indicate a Virgin Media joint box and cabinet situated in the site side pavement in close proximity to property 67 on Bentley Avenue, which may be affected by the formation of the new roundabout, please see figure 6.3 overleaf for further detail. However, this is subject to further investigation of comprehensive highway and layout drawings once they become available and subject to confirmation from Virgin Media.



Figure 6.3 –Joint Box and Cabinet Adjoining situated on Bentley Avenue

Virgin Media infrastructure records indicate apparatus routed in the eastside verge of Stakehill Lane which services dwellings 214-226, (see figure 6.4). In order to accommodate the new road crossing system within the unpaved section of Stakehill Lane, Virgin Media apparatus may need to be diverted. It is suggested that trial holes are undertaken to identify the precise location and current depths of cover of the above main to establish if diversionary works may be negated. If the main is found to be located at a depth of 450mm or greater below proposed finished ground level, diversionary measures may be negated subject to confirmation from Virgin Media.

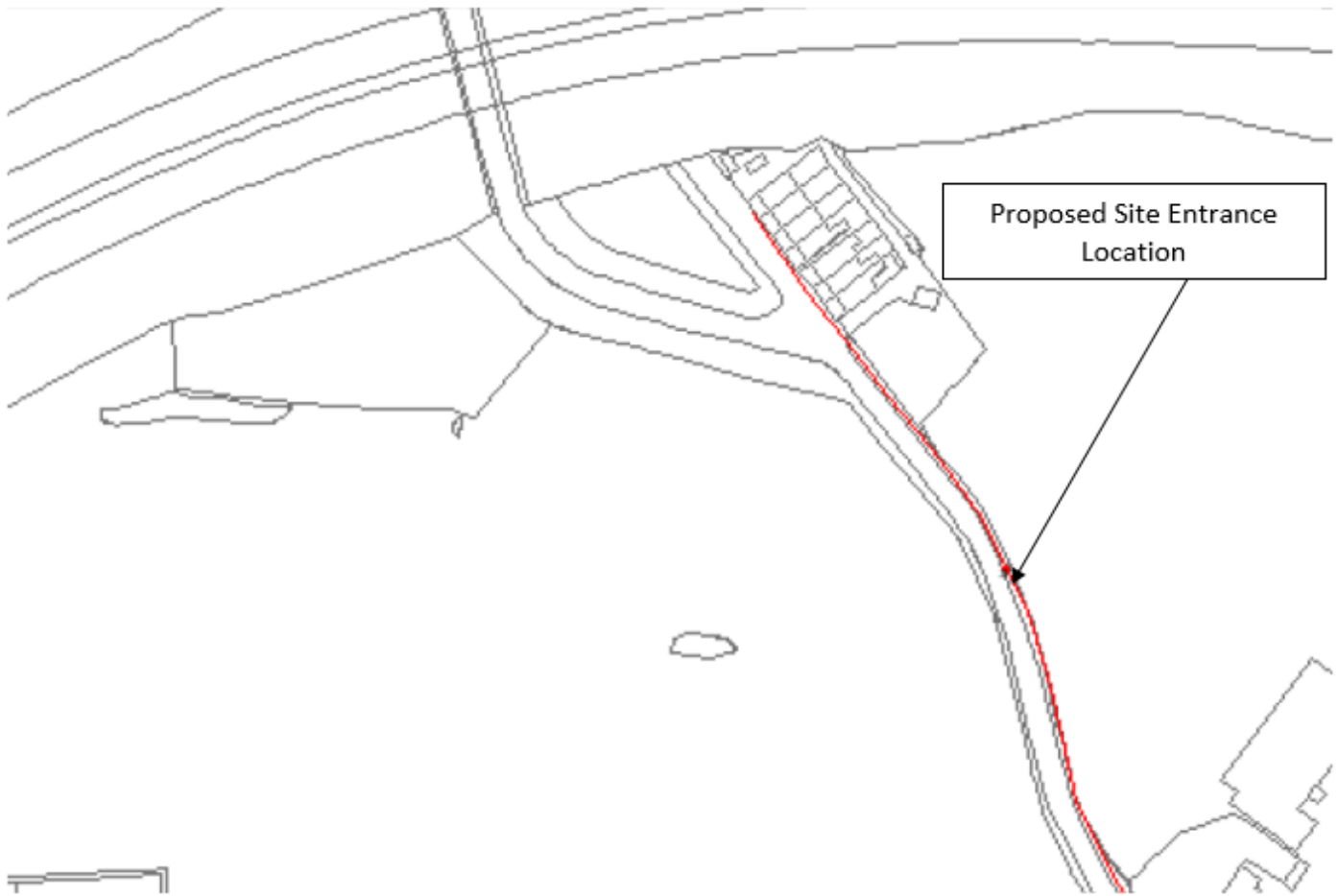


Figure 6.4 –Virgin Media services into dwellings 214-226.

Virgin Media statutory records indicate apparatus routed through the site side pavement which stems under Stakehill Lane to join the apparatus running through Finlan Road, (see figure 6.5). The apparatus may be affected by formation of the proposed site entrance. It is suggested that trial holes are undertaken to identify the precise location and current depths of cover of the apparatus to establish if diversionary works may be negated. If the apparatus is found to be located at a depth of 450mm or greater below the proposed finished ground level, then diversionary measures may be negated subject to confirmation from Virgin Media.

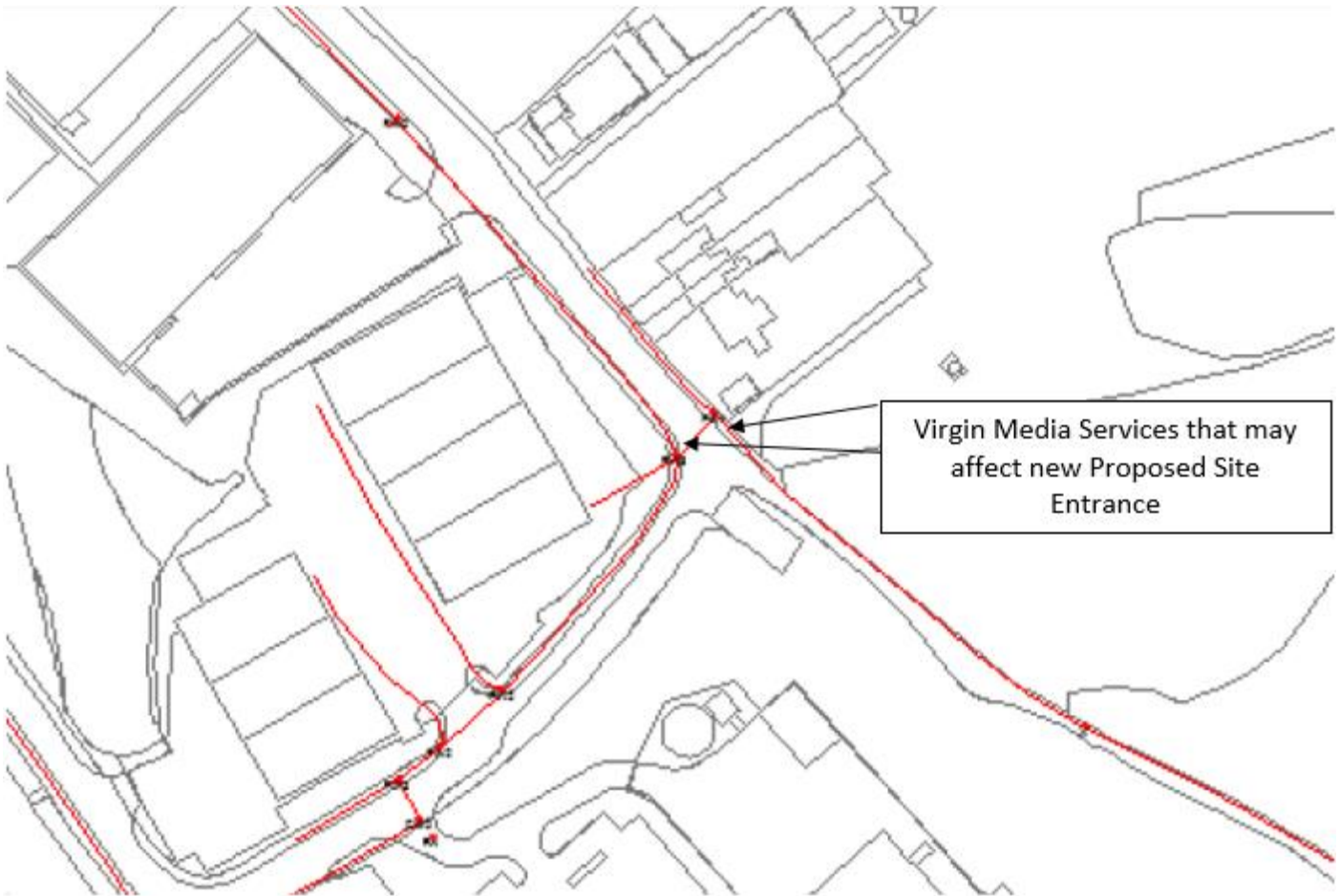


Figure 6.5 – Virgin Media service connection running through Finlan Road and Stakehill Lane

Connections: A reasonable assumption can be made that a connection can be taken from the existing infrastructure located on Bentley Avenue and Stakehill Lane.

7.0 Other

Infrastructure records indicate the presence of an O2 telecoms mast located within the boundary of the proposed development site as shown in figure 7.1 below. Based upon the proposed site layout plan, it appears that the mast is to be retained and incorporated into the development. It is suggested that further consultation is undertaken with the mast operator to identify any specific requirements associated with the mast. UCML has discussed diverting the electricity supply to refeed the mast within section 2 of this study.

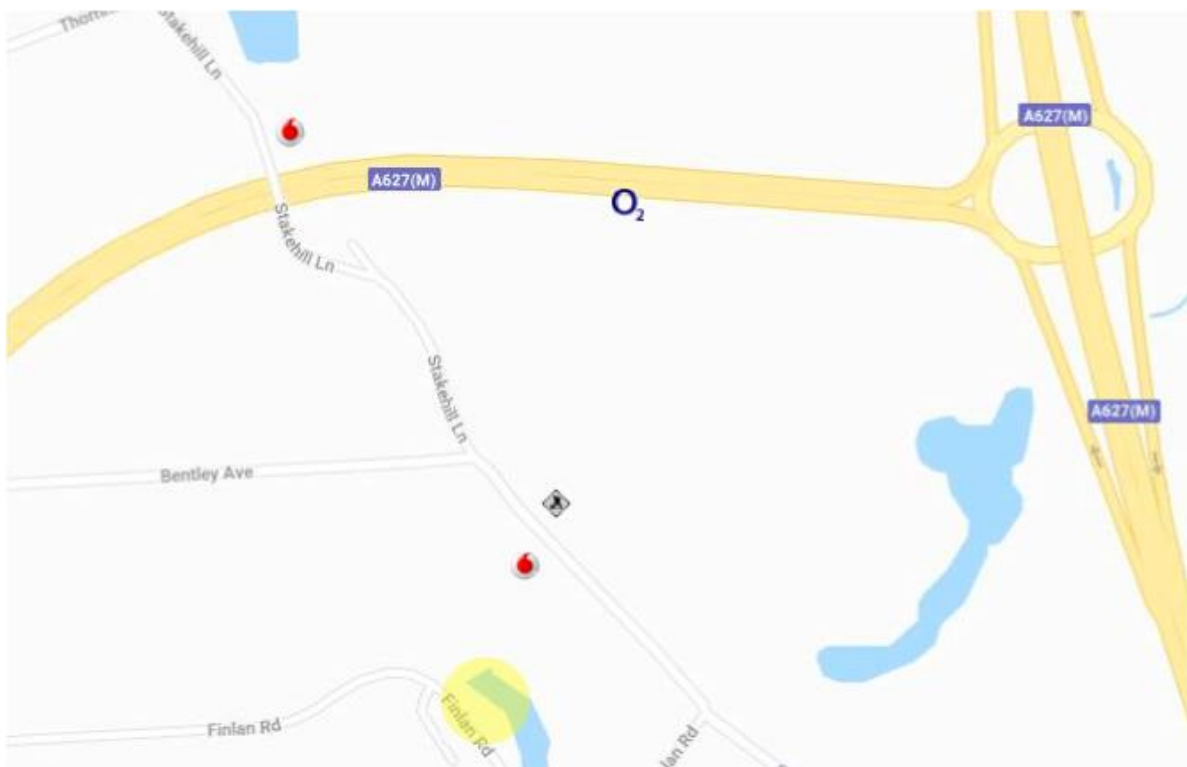


Figure 7.1 – Existing O2 Telecomms Mast assumed to be retained

8.0 HSE PADHI Search

The Health and Safety Executive sets a consultation distance around high pressure gas mains, hazardous installations and major pipelines after assessing the risks and likely effects of a major accident at their 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 gas storage tank within the vicinity of the development site. This is a Medium Pressure gas storage tank (See figure 8.1). Due to the position of this installation 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.



Figure 8.1 – Medium Pressure Gas Storage Tank

Dependent on the planned commercial development density, it may be likely that the construction of multiple units may be restricted within the inner zone.

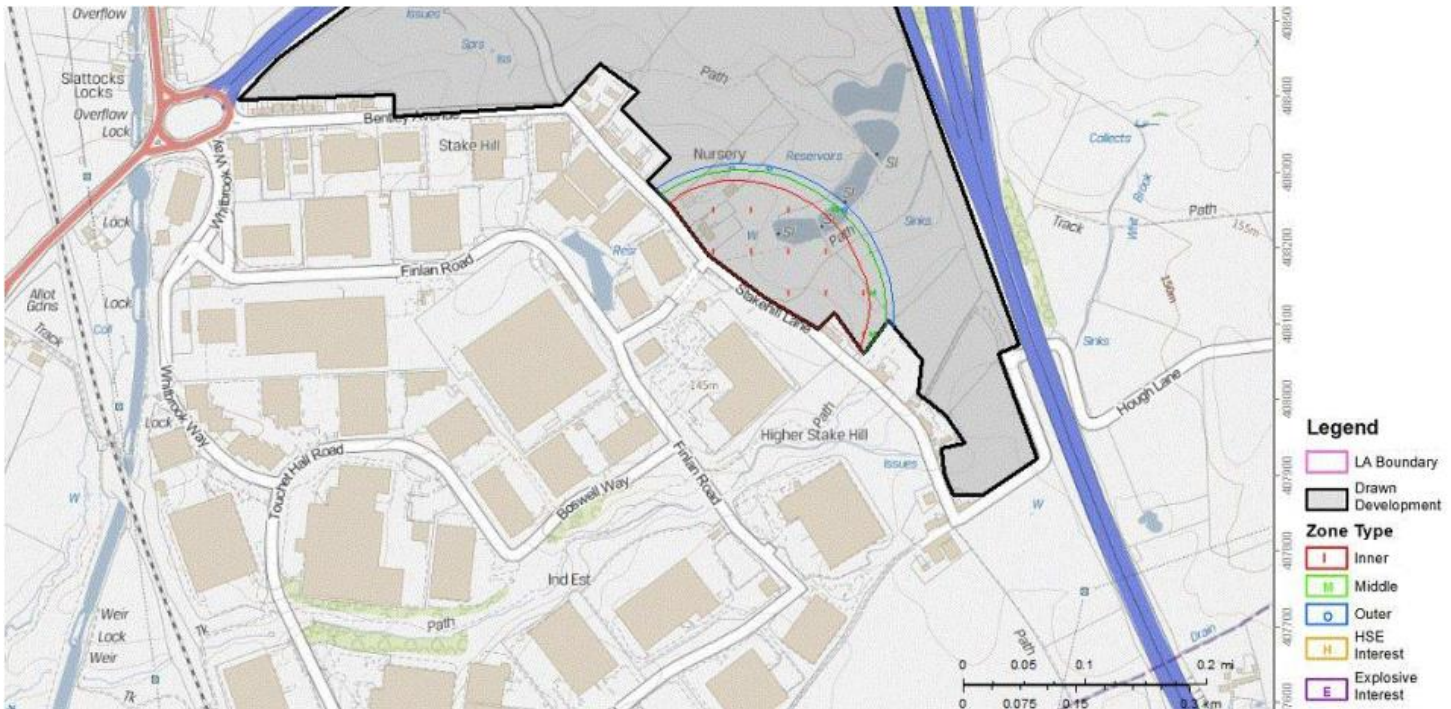


Figure 8.2 – HSE consultation zone distances

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.

The advice issued by the HSE using the PADHI methodology is generated from the following 2 major factors;

1. the zone that HSE sets around the major pipeline within which the development is located
2. The ‘sensitivity level’ of the proposed development derived from the HSE categorisation of development types

Using the HSE PADHI guidelines for categorization of the development types, an assumption can be made as to the ‘sensitivity level’ applicable to a development of this type. The proposed development appears as if it may fall under sensitivity level 2 of the HSE classification of risk sensitivity. However

this will be subject to further investigation once the proposed scheme is at a more progressed stage and the number of potential site occupants is known. Level 2 sensitivity are developments predominantly non-retail providing for 100 occupants in any building or 3 or more stories in height. Having determined which zone the development falls into and also the sensitivity level of the development, the following matrix is used to decide the type of advice issued.

Level of sensitivity	Development in inner zone	Development in middle zone	Development in outer zone
1	DAA	DAA	DAA
2	AA	DAA	DAA
3	AA	AA	DAA
4	AA	AA	AA

DAA = Don't Advise Against development
AA = Advise Against development

Figure 8.3 – HSE decision matrix

It is envisaged that HSE are likely to advise that development of Level 2 sensitivity is permitted up to the boundary between the inner and middle zones. HSE advice and methodology will need to be taken into account in developing a workable site layout design for the development. The HSE PADHI document sets out development examples for the classifications of sensitivity levels, and this document should be referred to when designing the final proposed site layout plan.

9.0 Conclusion

Based on the information currently available for review, the existing utility infrastructure within the vicinity of the development site may not be able to support the additional demand required to provide connections for the proposed commercial development. There are existing electricity, gas and water services immediately adjoining the development site, which may or may not 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. Formal applications to the relevant statutory network operators will identify the extent and costs associated with any network reinforcement works, if required.

This utility study 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.

Produced;

Robbie Goodridge BSc (Hons) – Technical Coordinator
Utilities Connections Management Ltd.

Checked by;

Ryan Elliman BEng (Hons) MIET | Technical Engineer
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No individual is personally liable in connection with the preparation of this report. By receiving this report 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

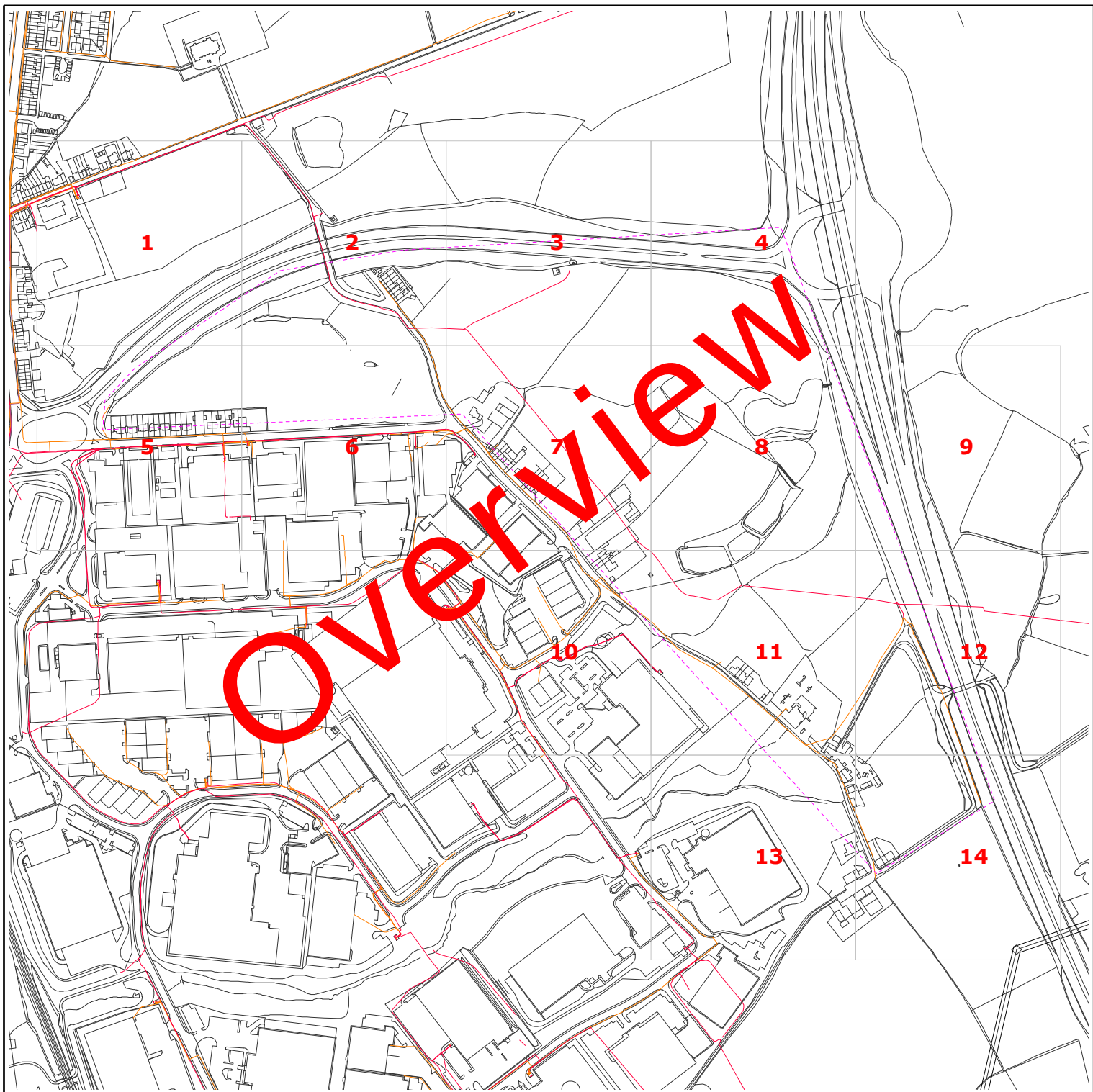
Appendix 1 – Electricity Northwest, Infrastructure Plan

Appendix 2 – Cadent Gas, Infrastructure Plan

Appendix 3 – United Utilities, Infrastructure Plan

Appendix 4 – Openreach, Infrastructure Plan

Appendix 5 – Virgin Media, Infrastructure Plan



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 Company: UCML
 Date Requested: 30/05/2018
 Job Reference: 12944254
 Your Scheme/Reference: Stakehill 1

Dig Sites:
 Area  Line 

Operating Voltage	Colour Code	Line Colour
132kV	Black	
33kV	Green	
22kV-25kV	Yellow	
11kV	Red	
6kV-6.6kV	Blue	
1kV-6kV	Violet	
LV	Orange	
Unknown Voltage	Brown	

electricity
 north west

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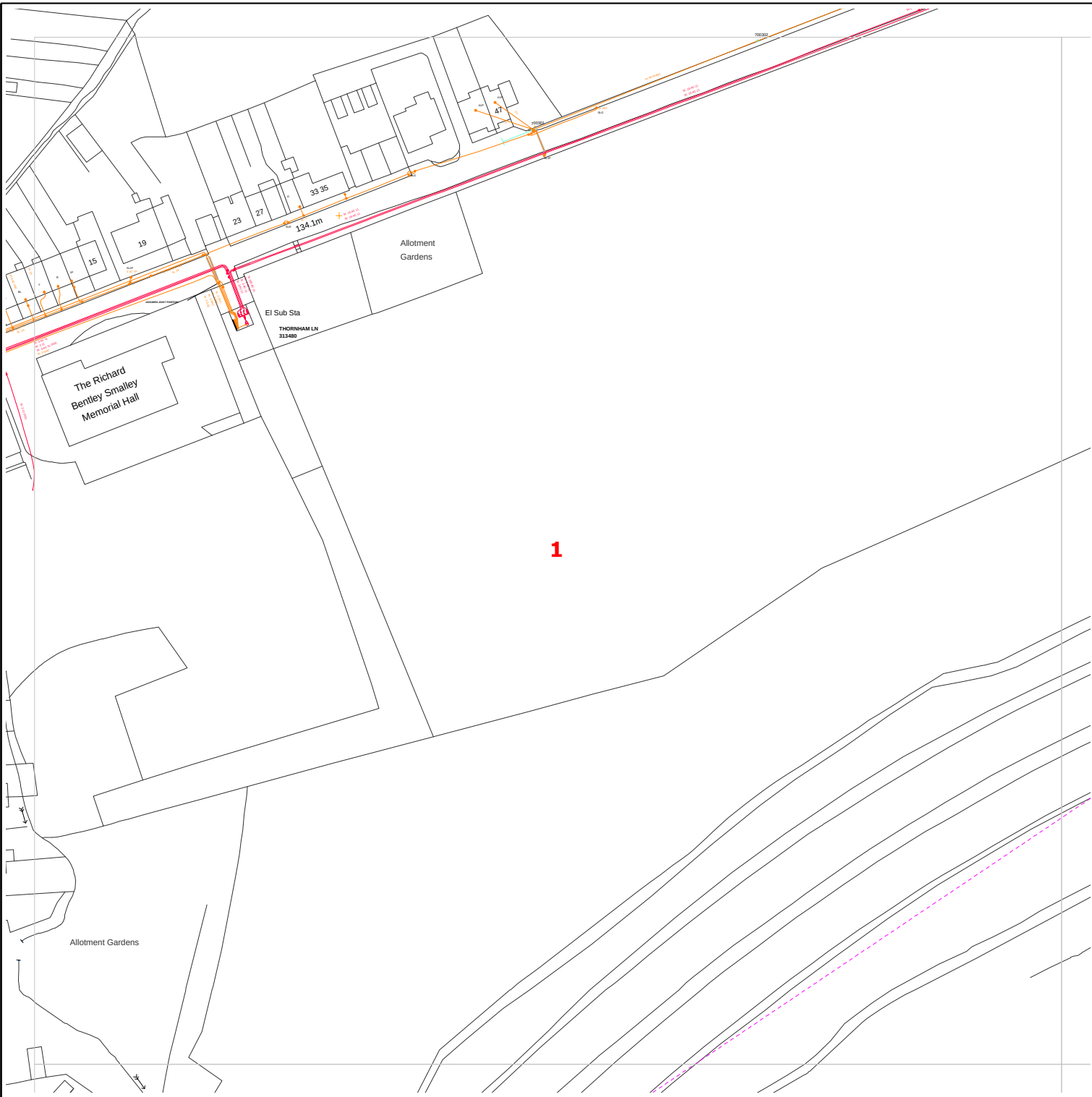
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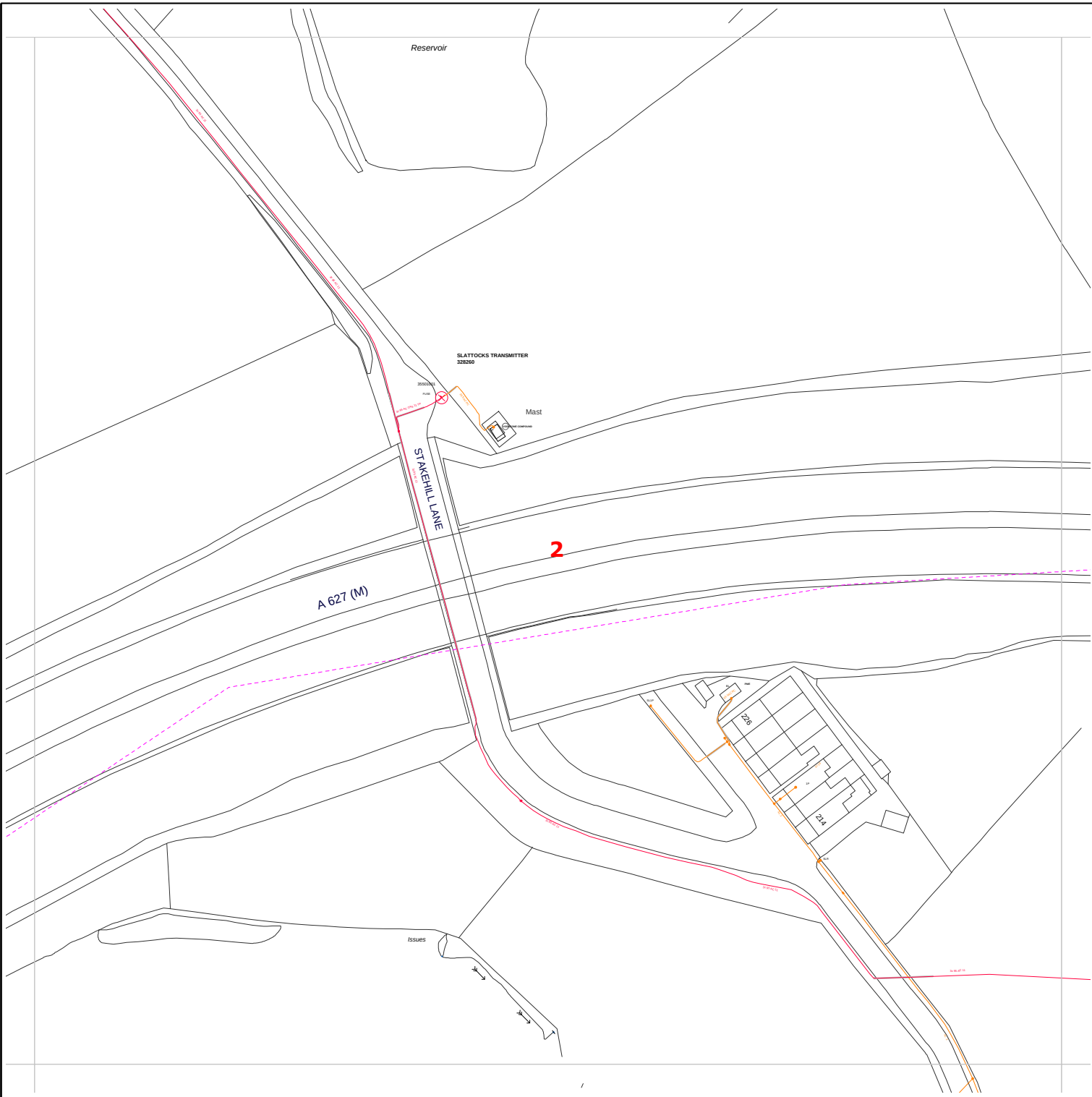
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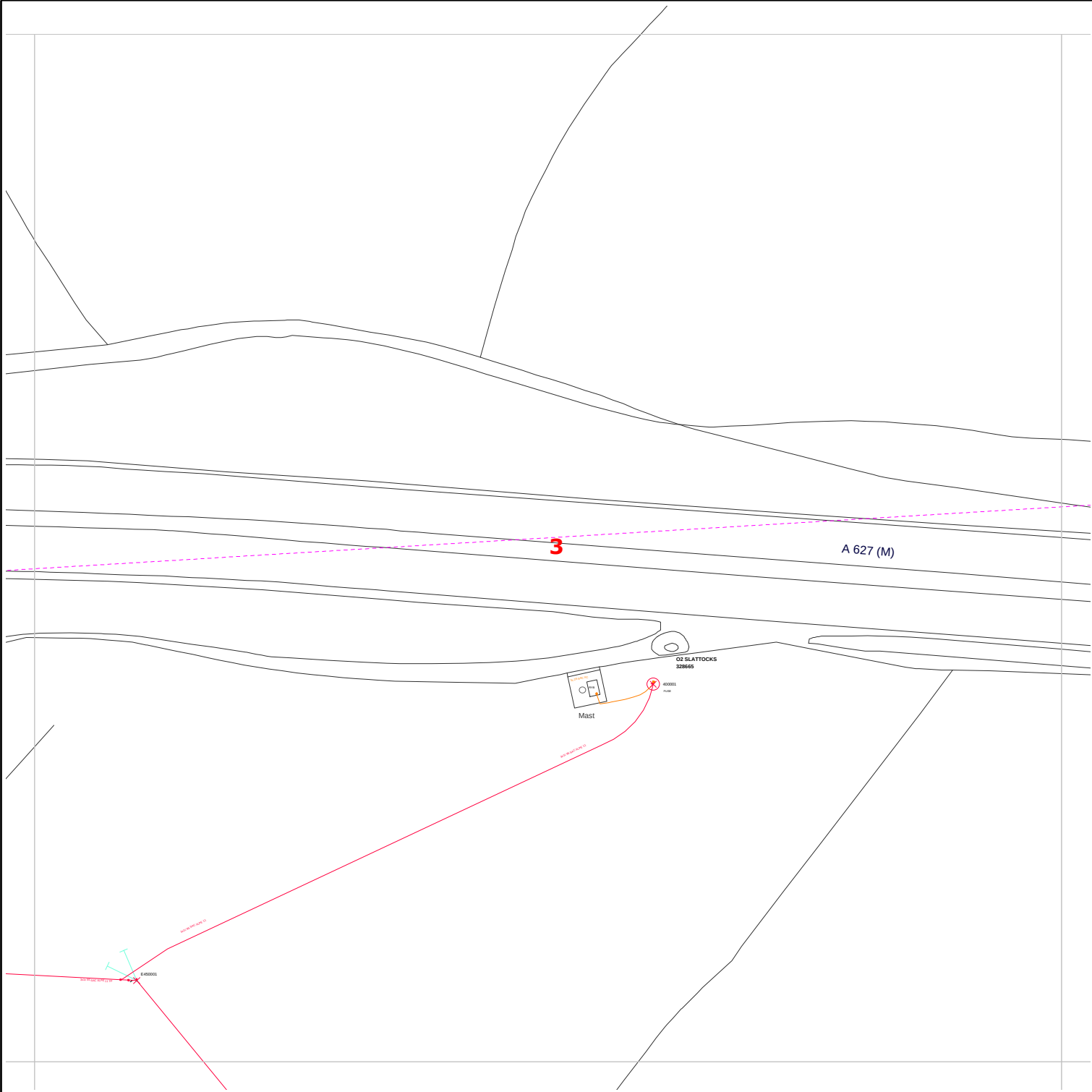
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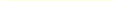


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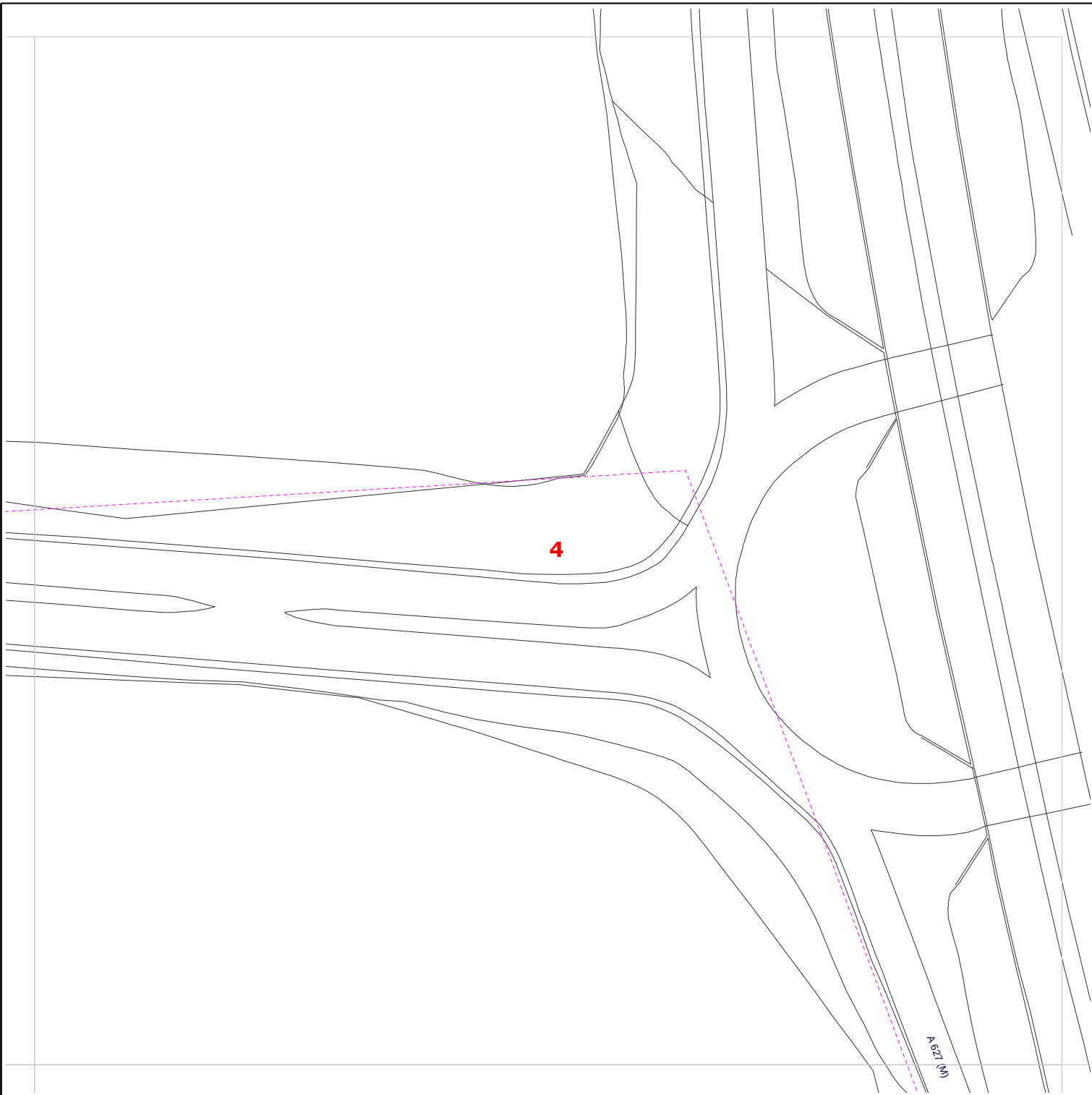
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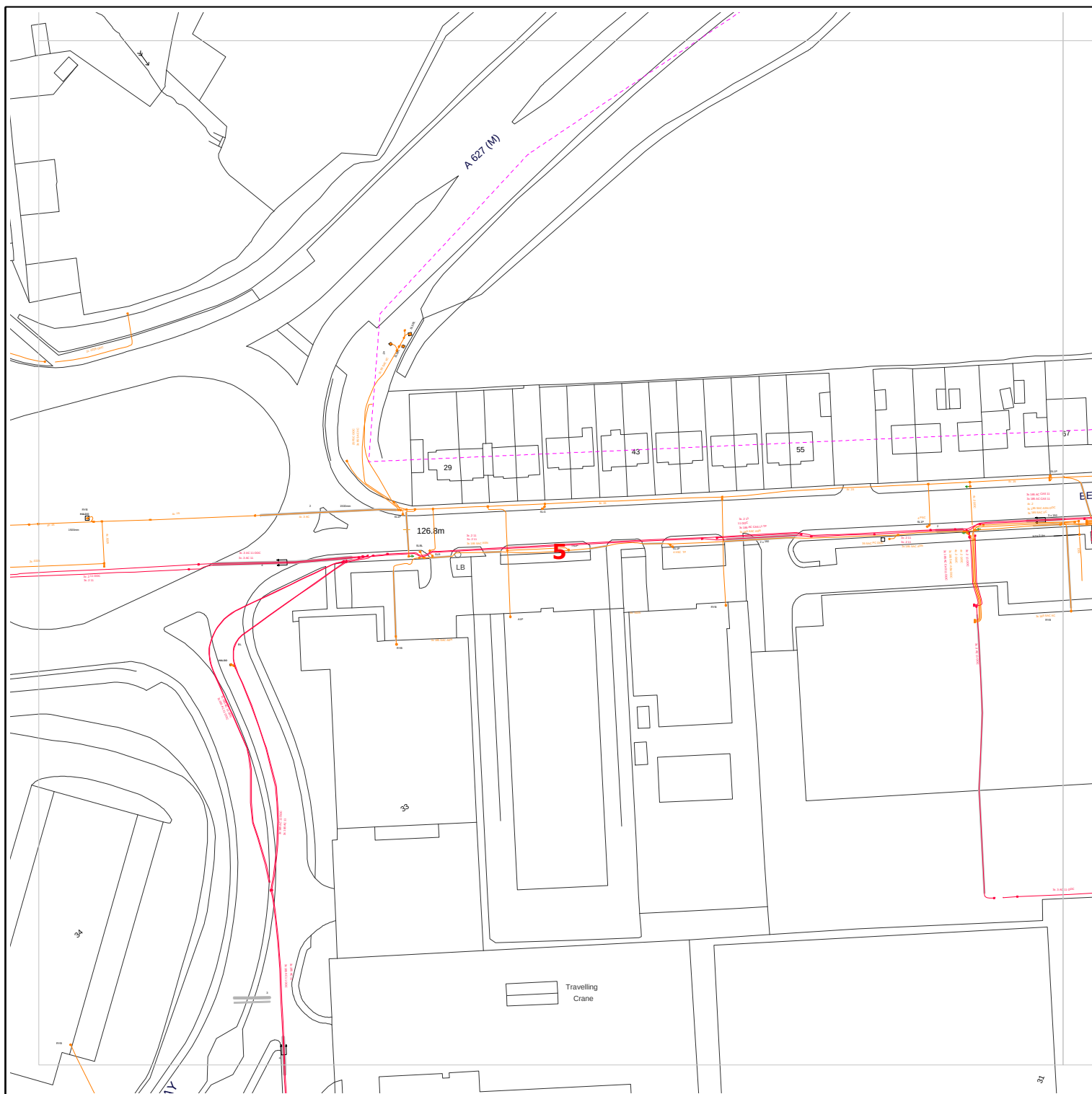
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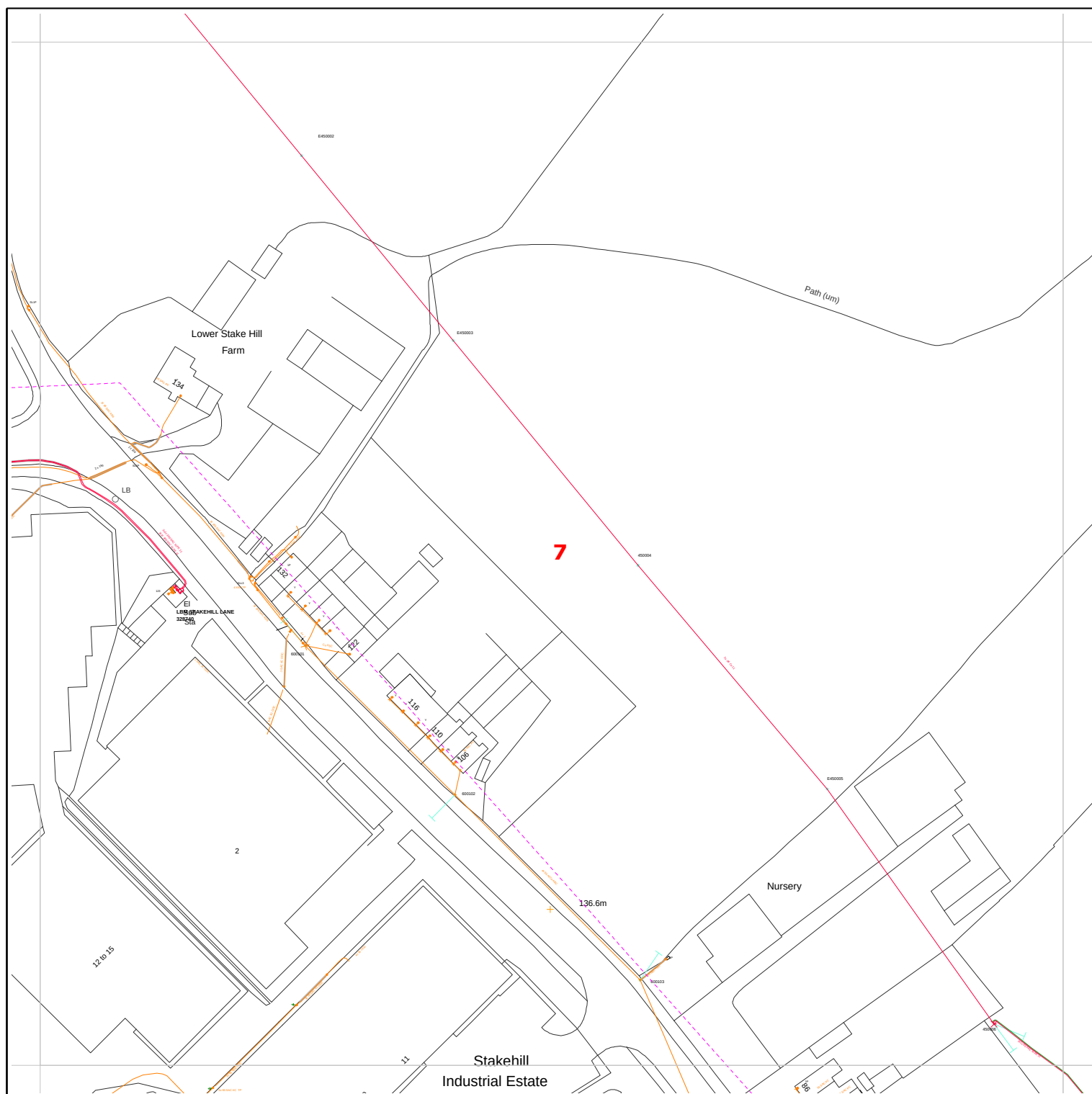
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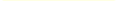
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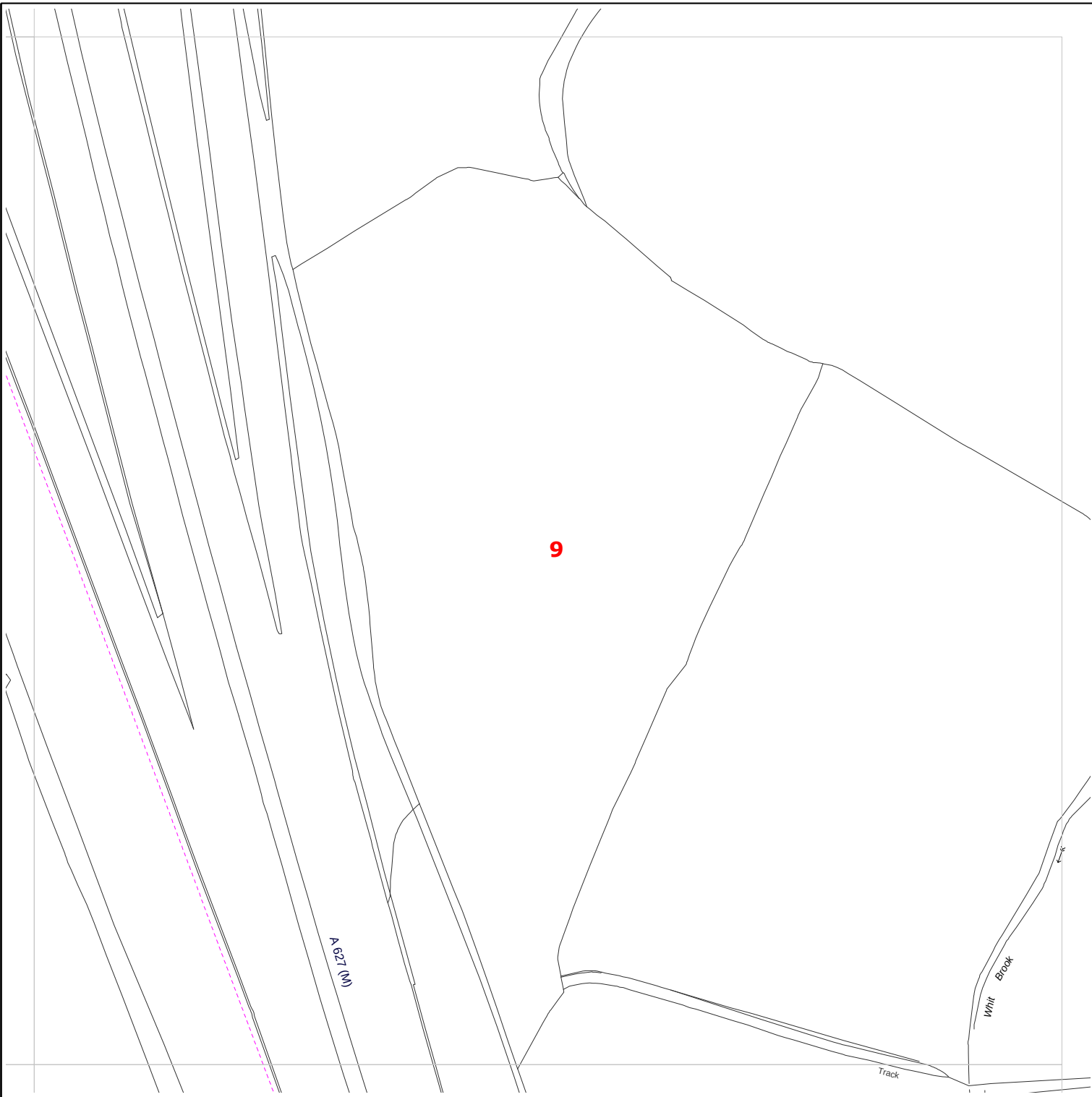
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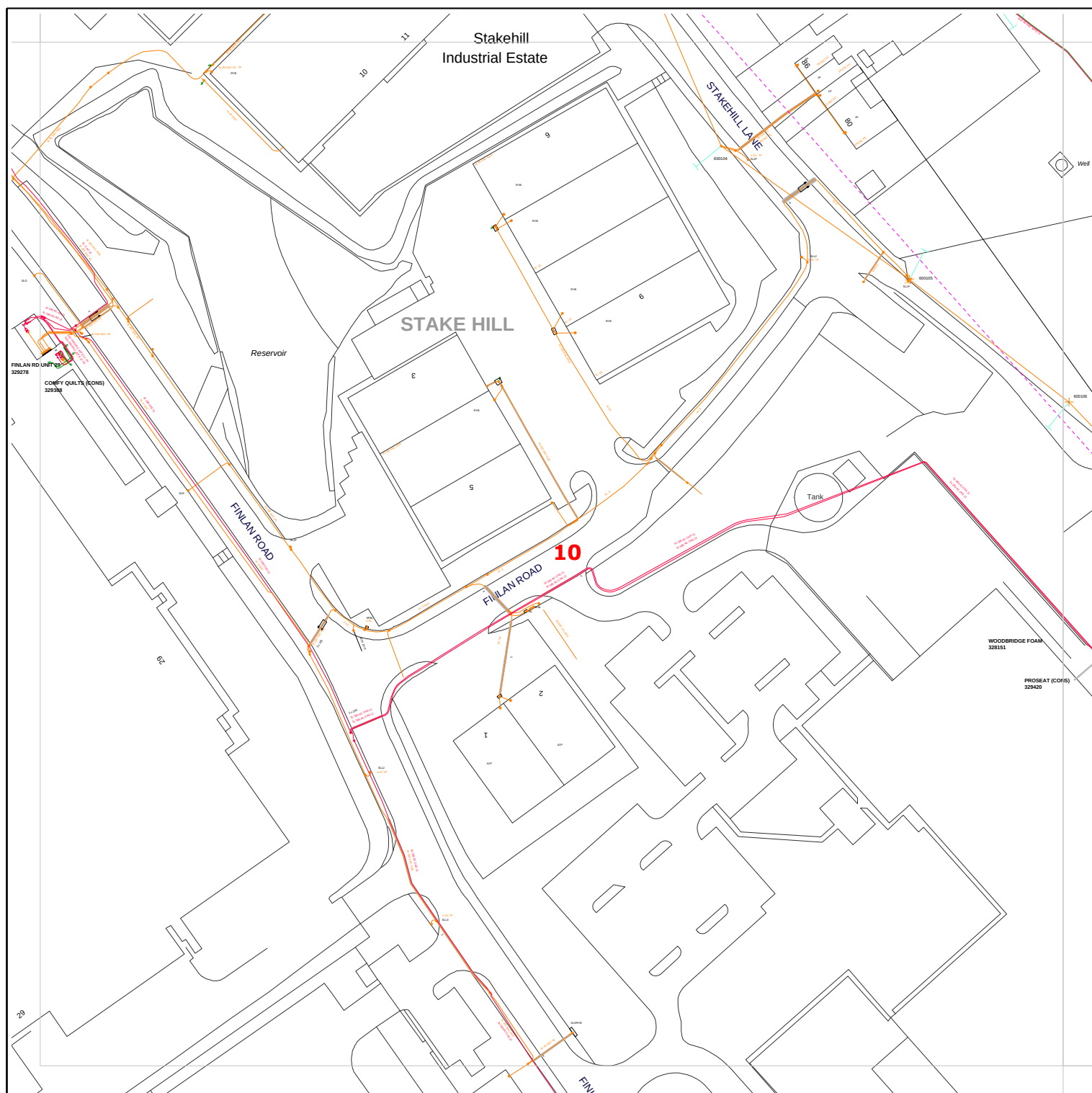
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 Your Scheme/Reference: Stakehill 1

Dig Sites:
 Area □ Line ---

Operating Voltage	Colour Code	Line Colour
132kV	Black	—
33kV	Green	—
22kV-25kV	Yellow	—
11kV	Red	—
6kV-6.6kV	Blue	—
1kV-6kV	Violet	—
LV	Orange	—
Unknown Voltage	Brown	—



Data Management
 Electricity North West
 Linley House
 Dickinson Street
 Manchester, M1 4LF
 Phone: 0800 195 4141
 Email: planrequest@enwl.co.uk

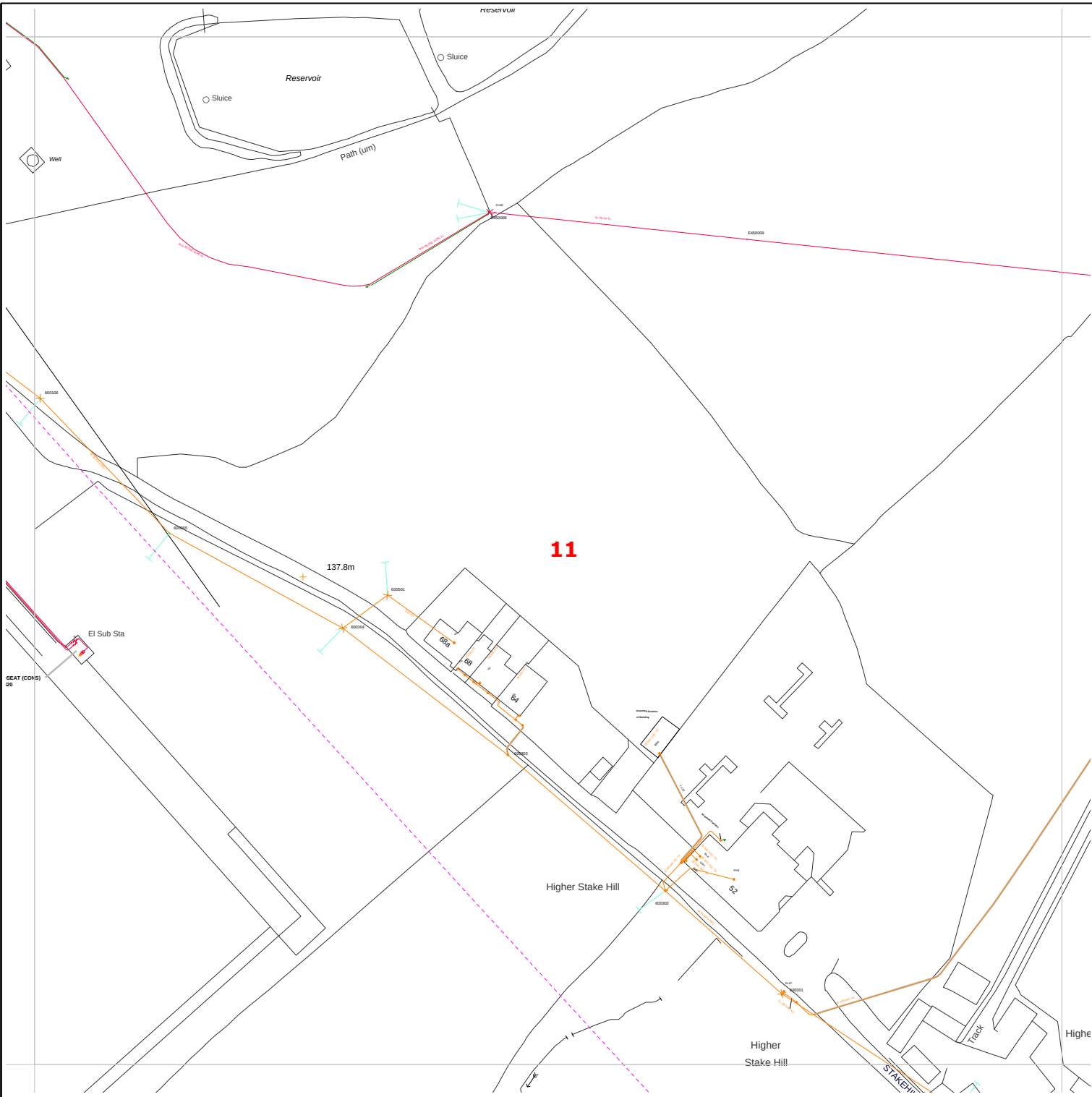
Scales on A4 paper:
 1:1250 Area dig site
 1:250 Line dig site

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Requested by: Owen Luke
Company: UCML
Date Requested: 30/05/2018
Job Reference: 12944254
Your Scheme/Reference: Stakehill 1

Dig Sites:
Area  Line 

Operating Voltage	Colour Code	Line Colour
132kV	Black	
33kV	Green	
22kV-25kV	Yellow	
11kV	Red	
6kV-6.6kV	Blue	
1kV-6kV	Violet	
LV	Orange	
Unknown Voltage	Brown	



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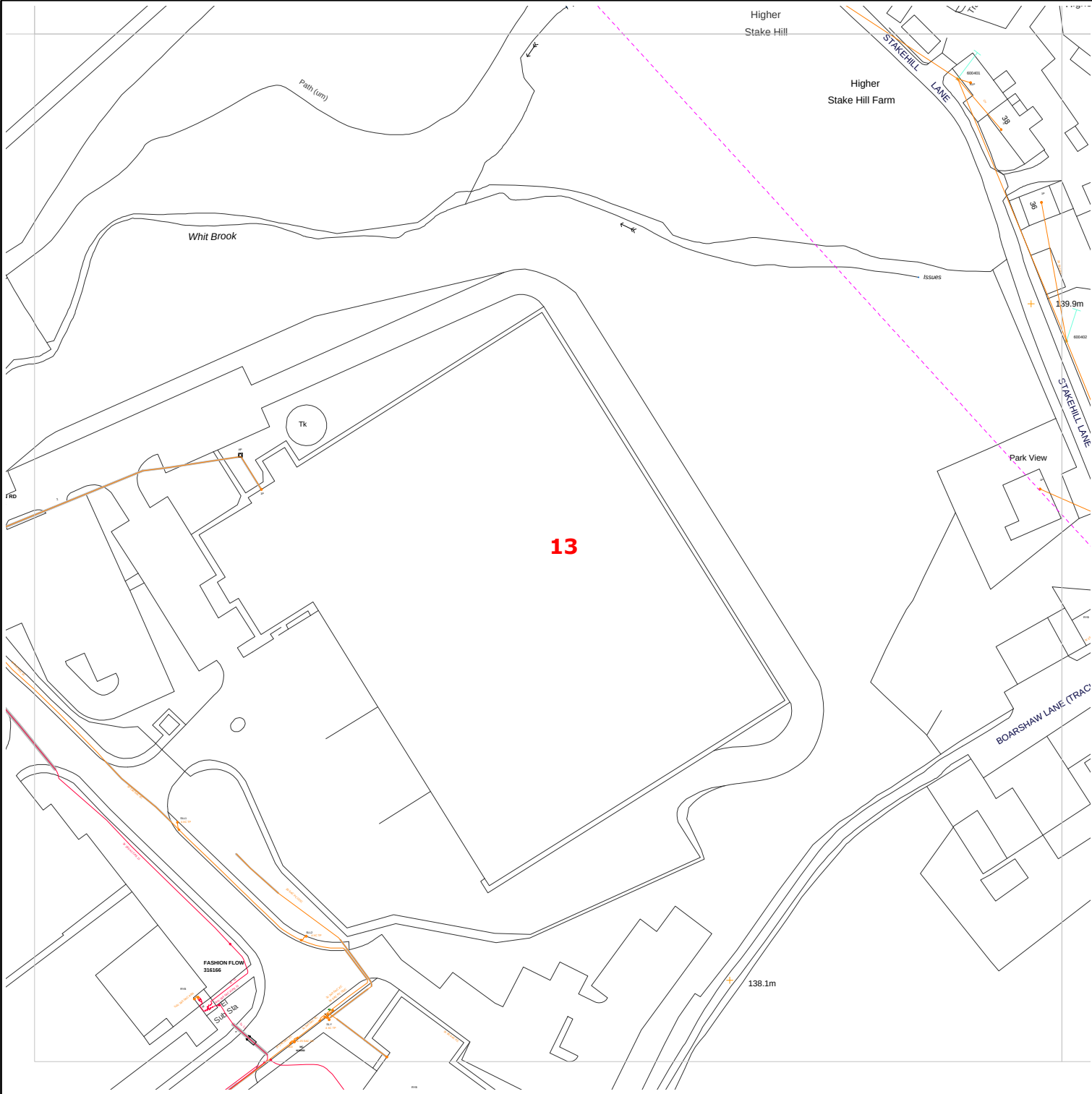
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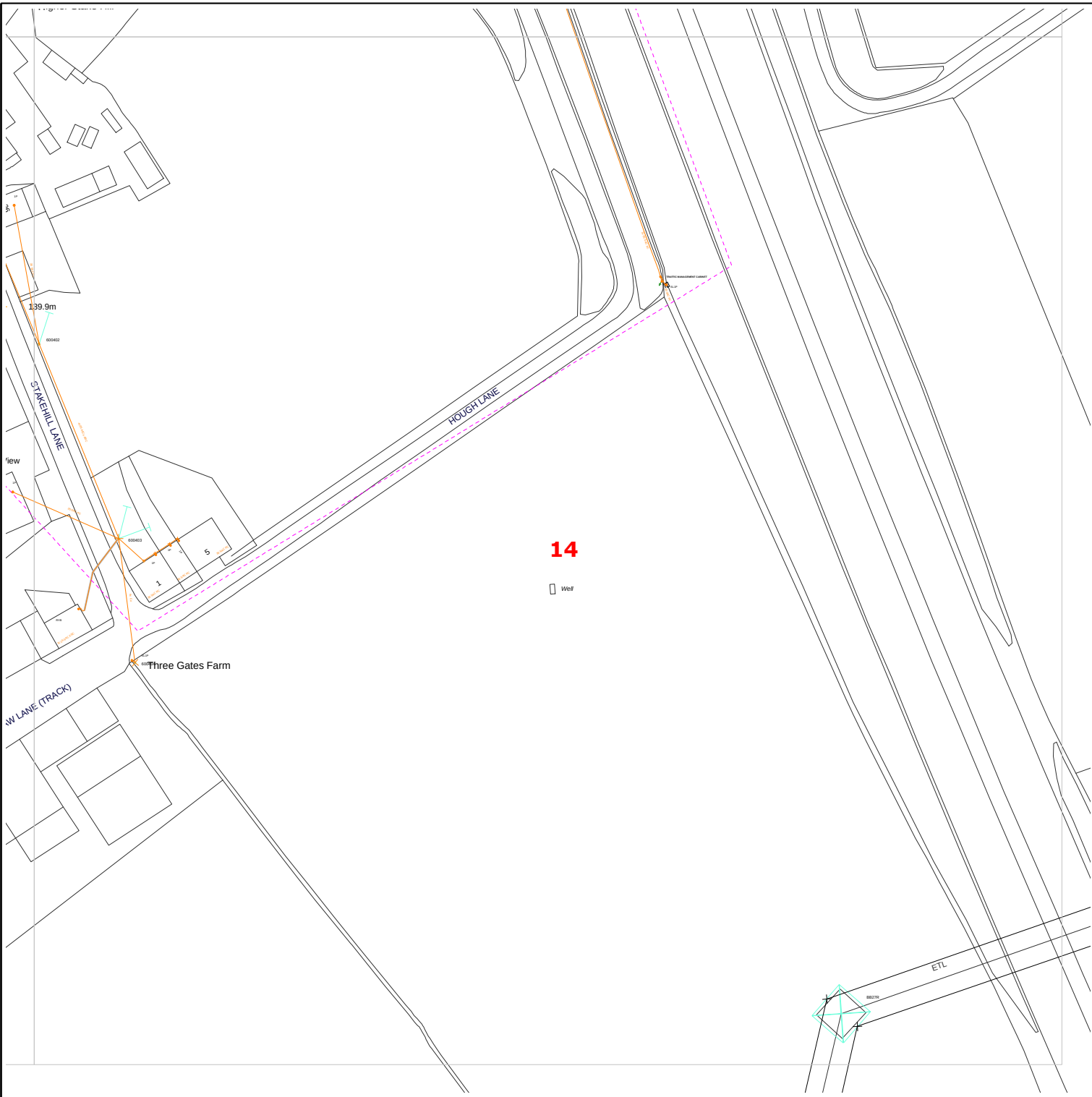
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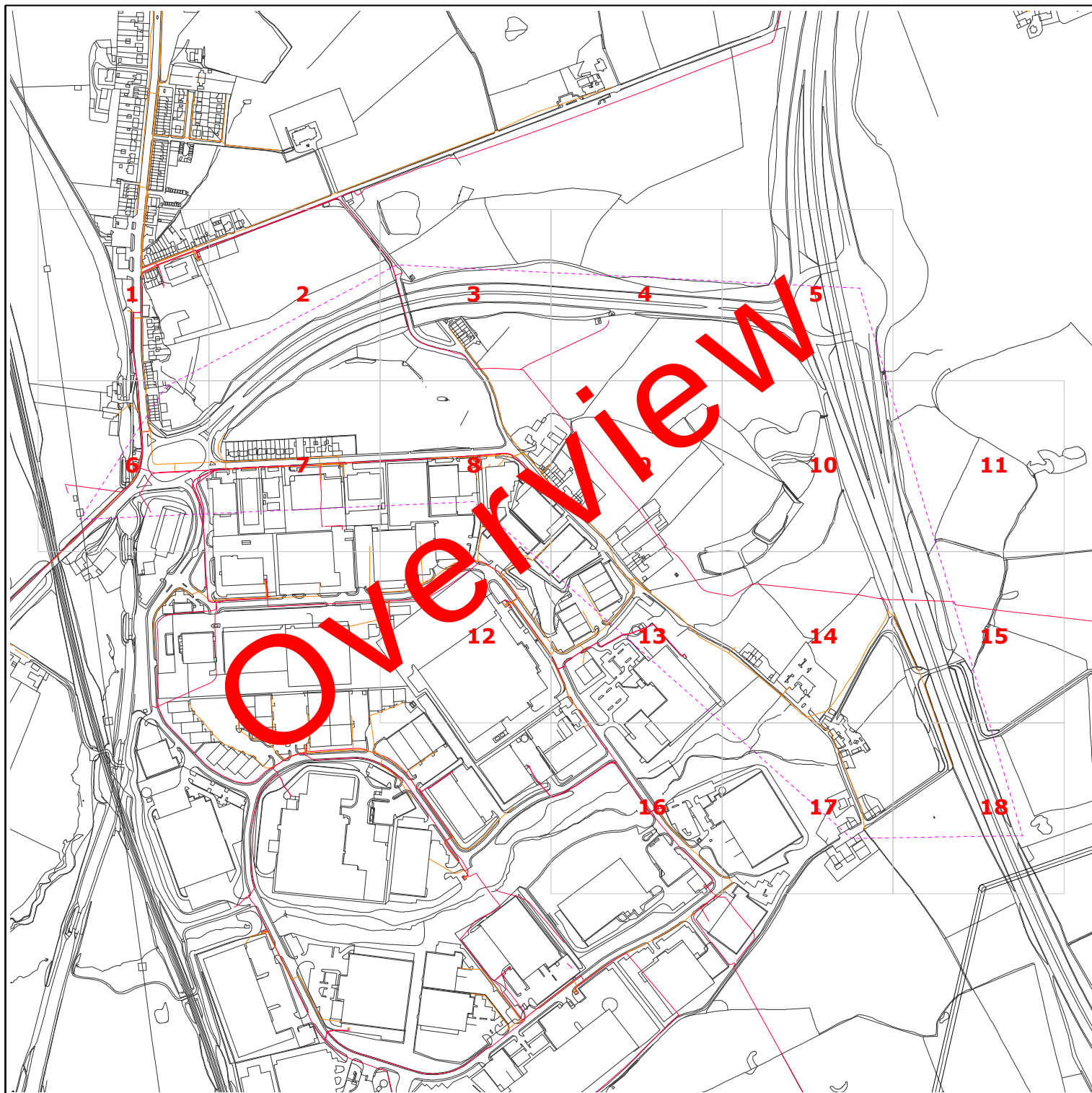
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Requested by: steffan lloyd

Company: ucml

Date Requested: 12/01/2018

Job Reference: 11991842

Your Scheme/Reference: Land At Stakehill ,

Dig Sites:

Area  Line 

Operating Voltage	Colour Code	Line Colour
132kV	Black	
33kV	Green	
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11kV	Red	
6kV-6.6kV	Blue	
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Unknown Voltage	Brown	

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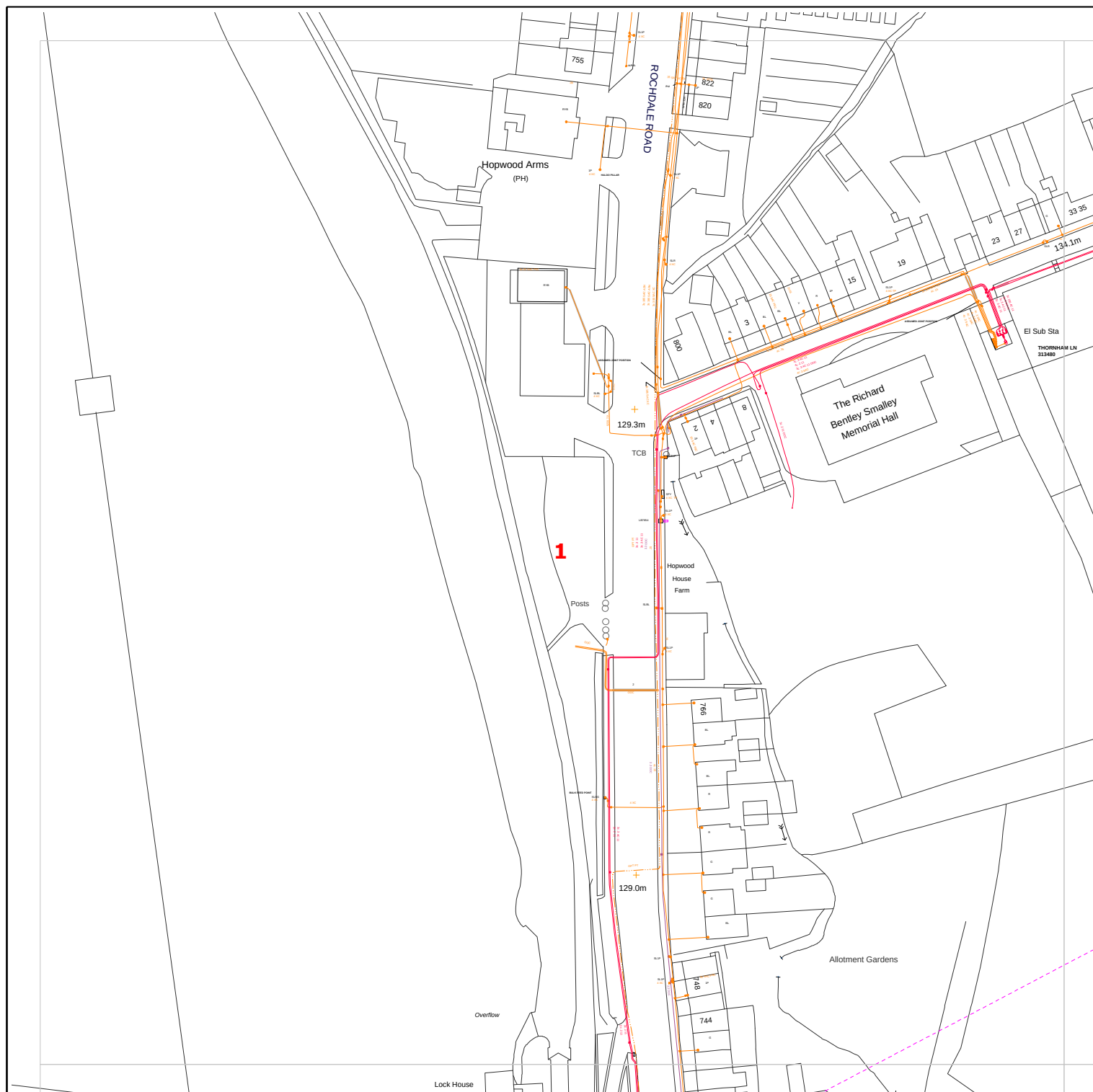
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Dig Sites:

Area  Line 

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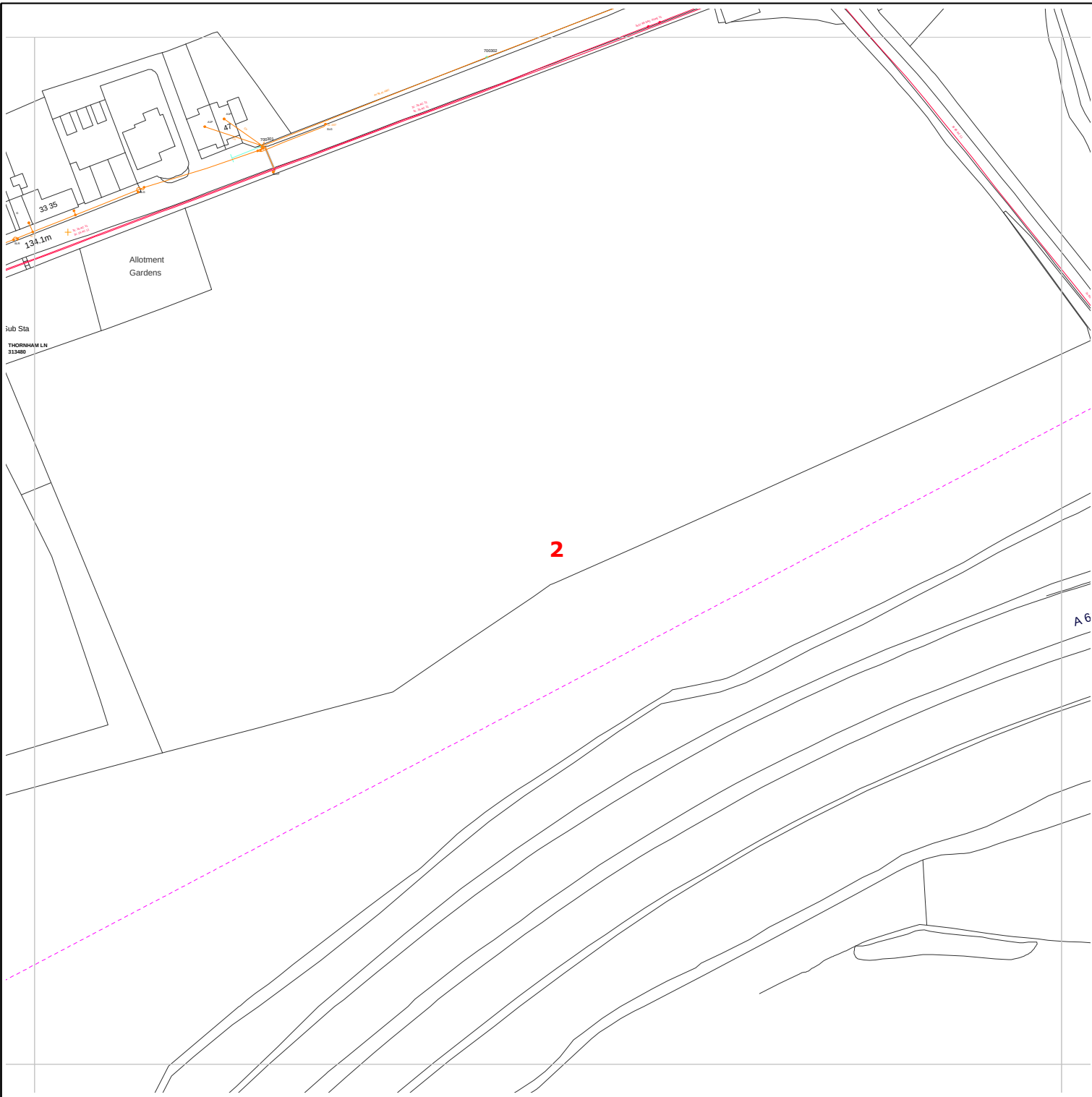
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Dig Sites:
Area  Line 

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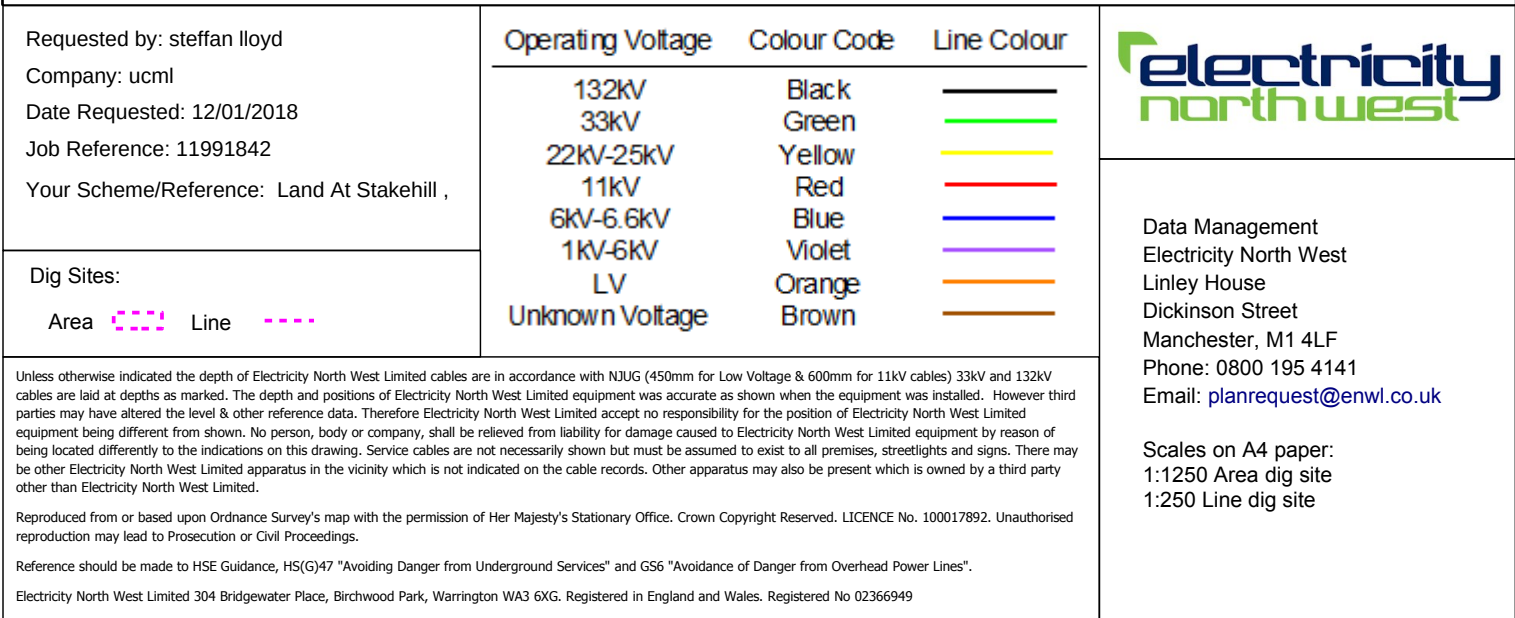
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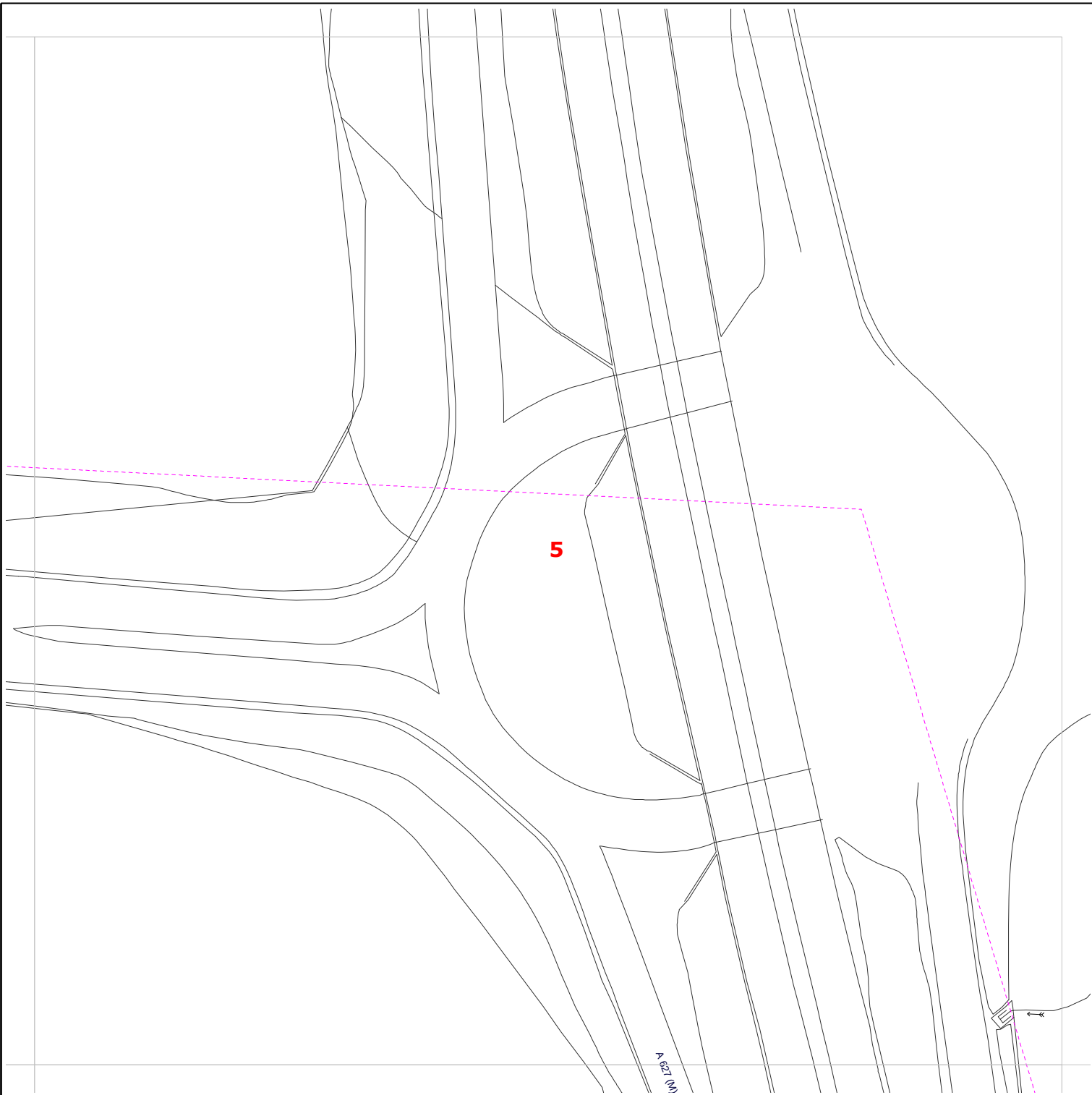
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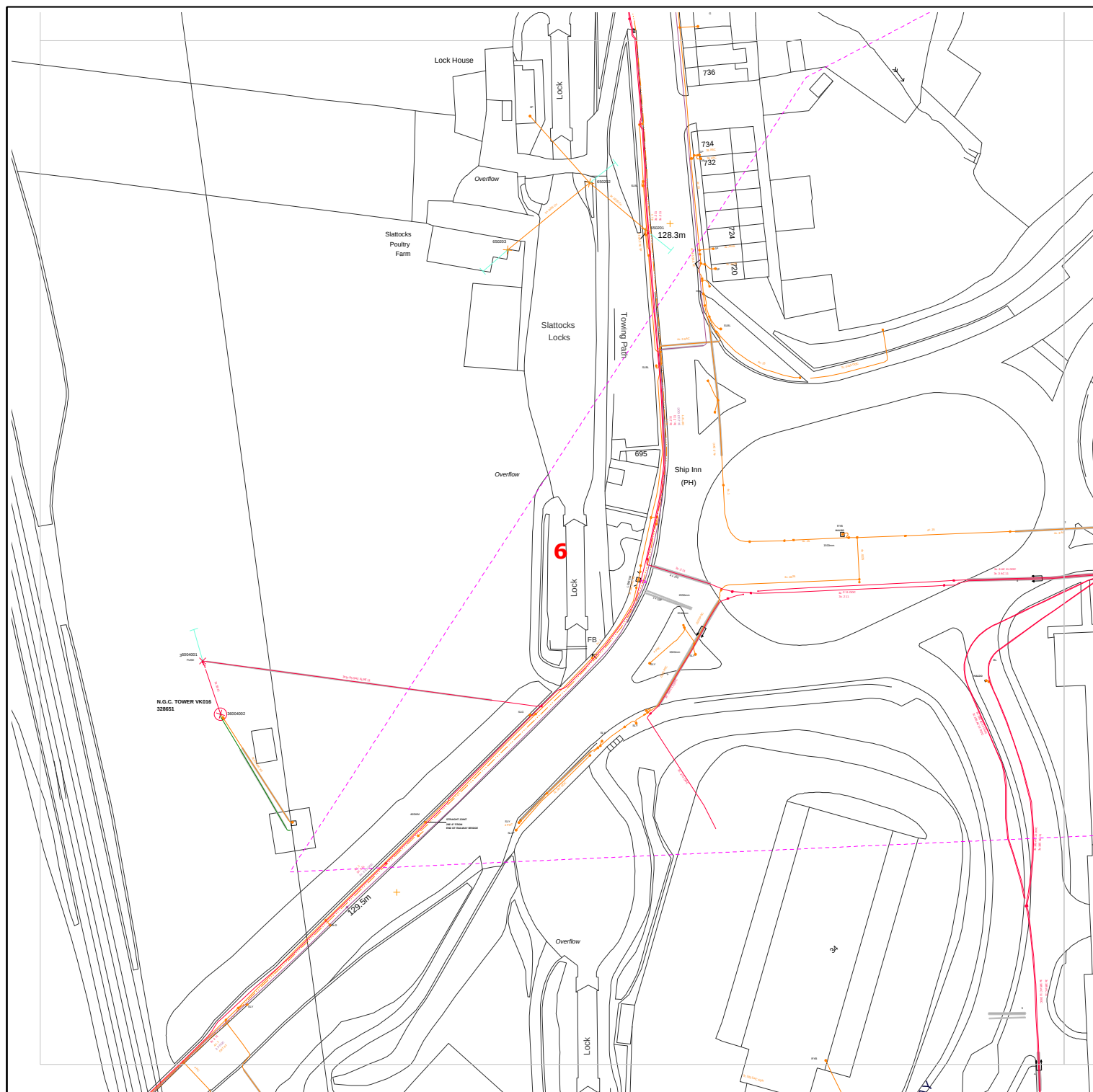
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Requested by: steffan lloyd

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Your Scheme/Reference: Land At Stakehill ,

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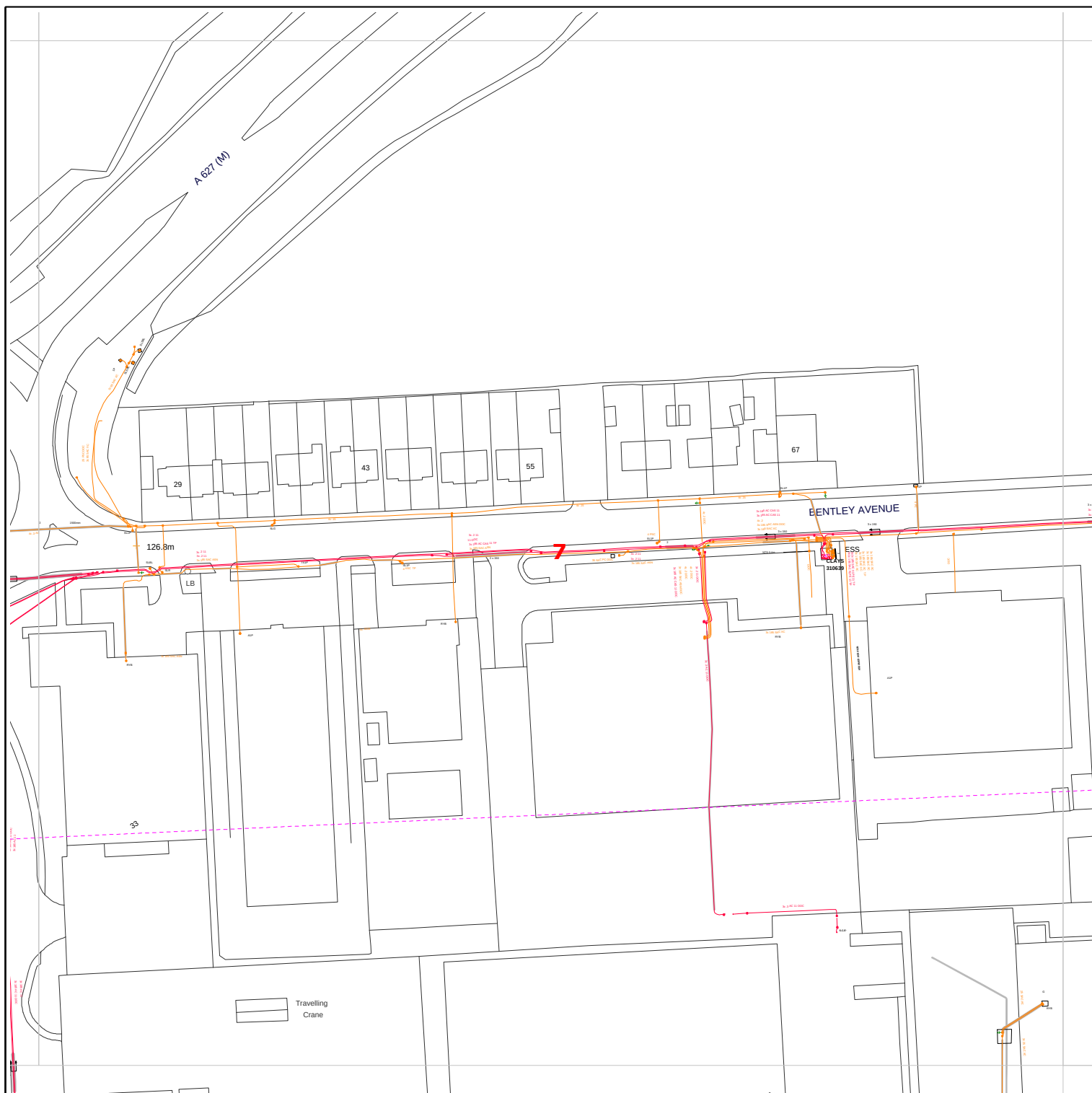
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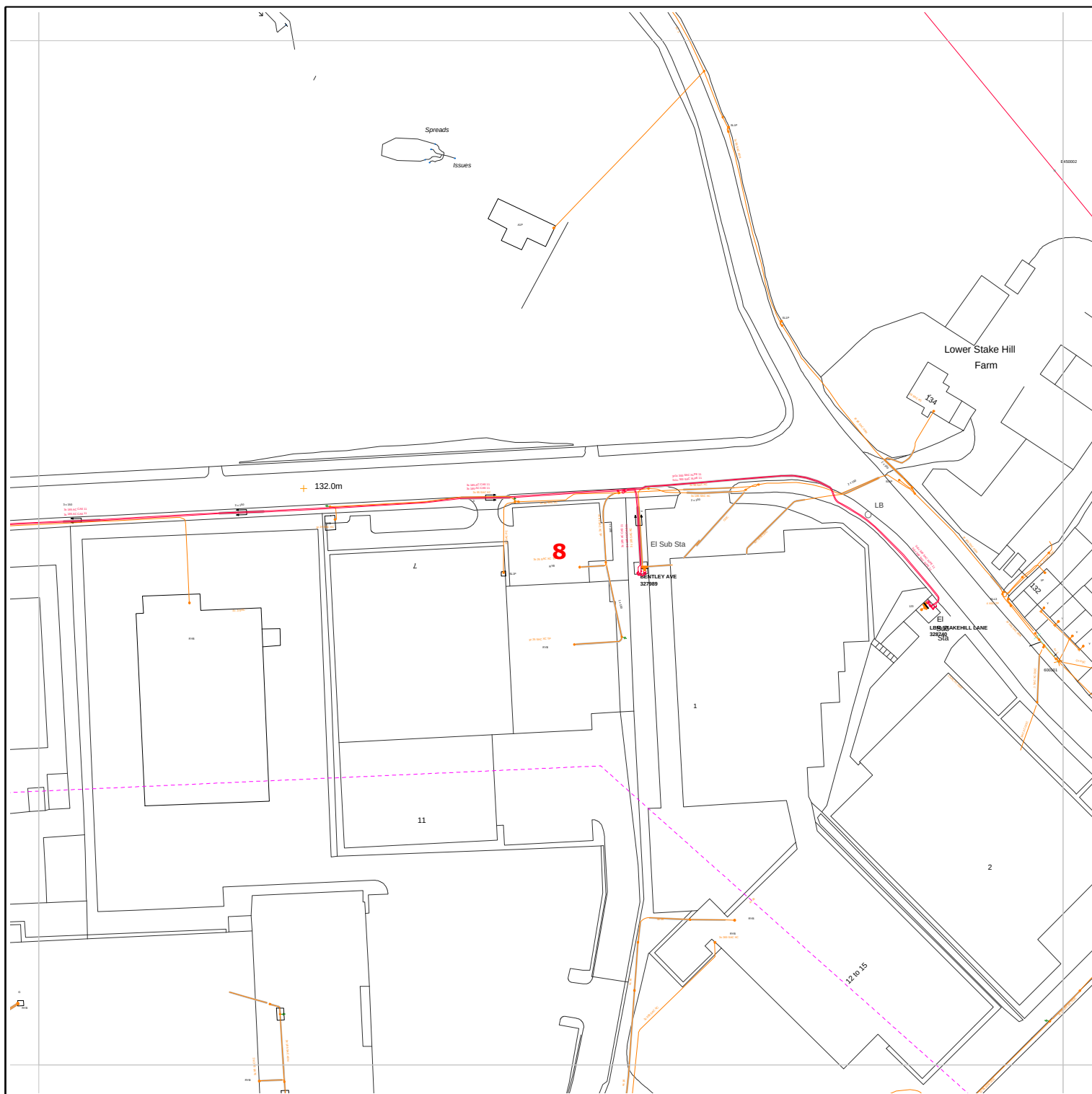
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Your Scheme/Reference: Land At Stakehill ,

Dig Sites:

Area --- Line ---

Operating Voltage

Colour Code

Line Colour

132kV

Black



33kV

Green



22kV-25kV

Yellow



11kV

Red



6kV-6.6kV

Blue



1kV-6kV

Violet



LV

Orange



Unknown Voltage

Brown



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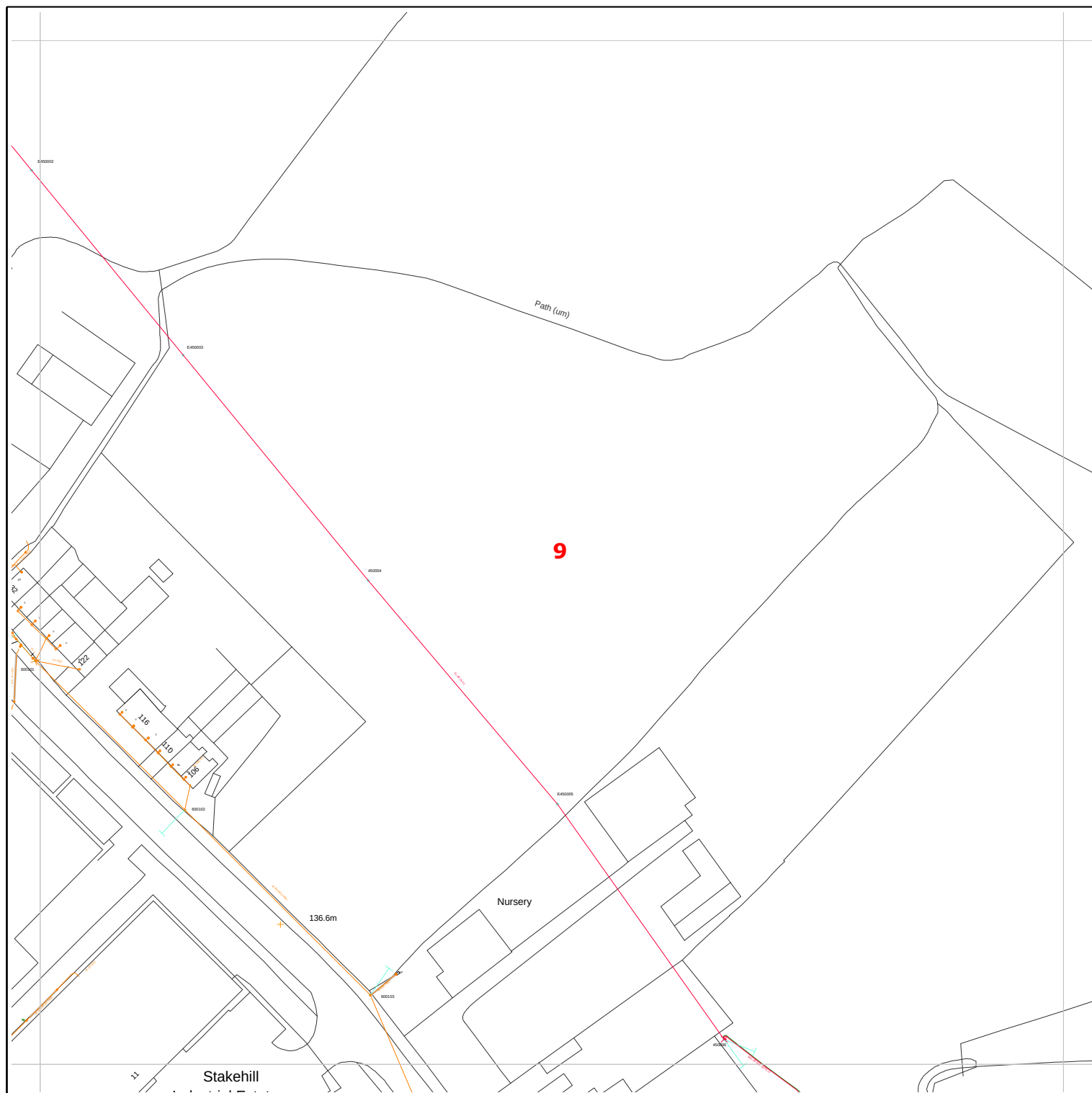
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1:1250 Area dig site

1:250 Line dig site

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Requested by: steffan lloyd
Company: ucml
Date Requested: 12/01/2018
Job Reference: 11991842
Your Scheme/Reference: Land At Stakehill ,

Dig Sites:
Area  Line 

Operating Voltage	Colour Code	Line Colour
132kV	Black	
33kV	Green	
22kV-25kV	Yellow	
11kV	Red	
6kV-6.6kV	Blue	
1kV-6kV	Violet	
LV	Orange	
Unknown Voltage	Brown	



Data Management
Electricity North West
Linley House
Dickinson Street
Manchester, M1 4LF
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk

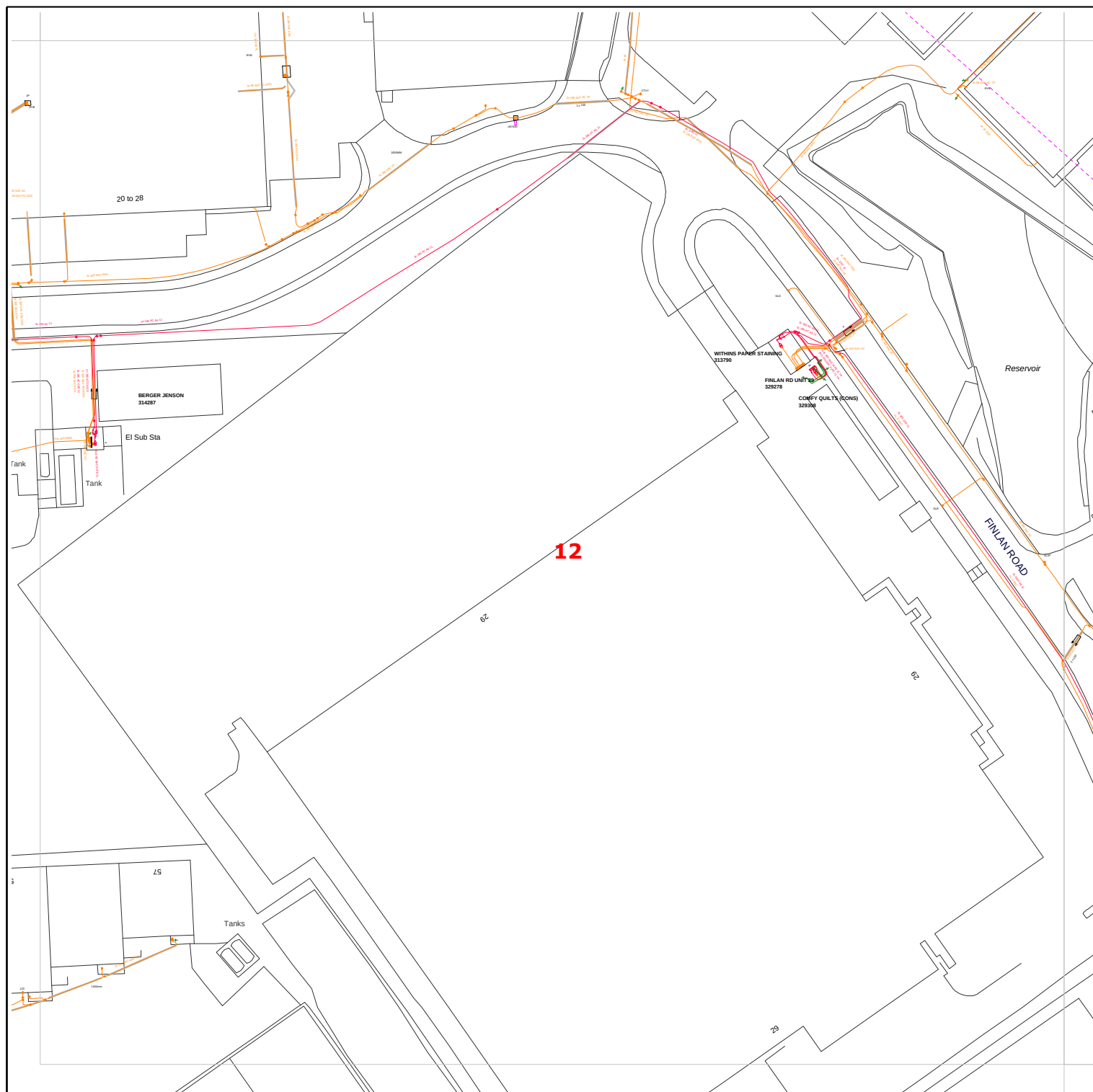
Scales on A4 paper:
1:1250 Area dig site
1:250 Line dig site

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Company: ucml

Date Requested: 12/01/2018

Job Reference: 11991842

Your Scheme/Reference: Land At Stakehill ,

Dig Sites:

Area □ Line ---

Operating Voltage

Colour Code

Line Colour

132kV

Black



33kV

Green



22kV-25kV

Yellow



11kV

Red



6kV-6.6kV

Blue



1kV-6kV

Violet



LV

Orange



Unknown Voltage

Brown



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north west

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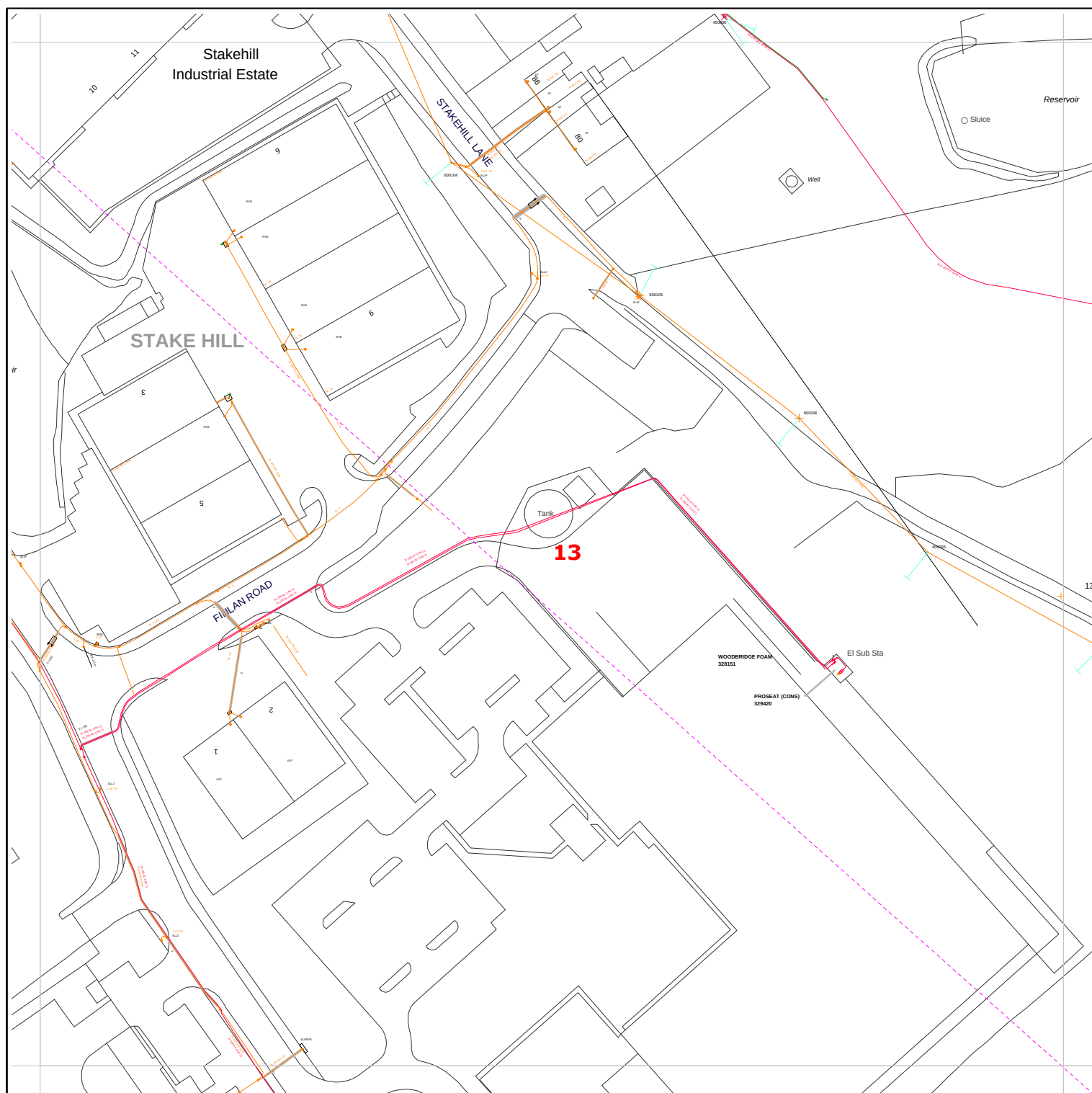
Scales on A4 paper:
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1:250 Line dig site

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Requested by: steffan lloyd

Company: ucml

Date Requested: 12/01/2018

Job Reference: 11991842

Your Scheme/Reference: Land At Stakehill ,

Dig Sites:

Area --- Line ---

Operating Voltage

Colour Code

Line Colour

132kV

Black



33kV

Green



22kV-25kV

Yellow



11kV

Red



6kV-6.6kV

Blue



1kV-6kV

Violet



LV

Orange



Unknown Voltage

Brown



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north west

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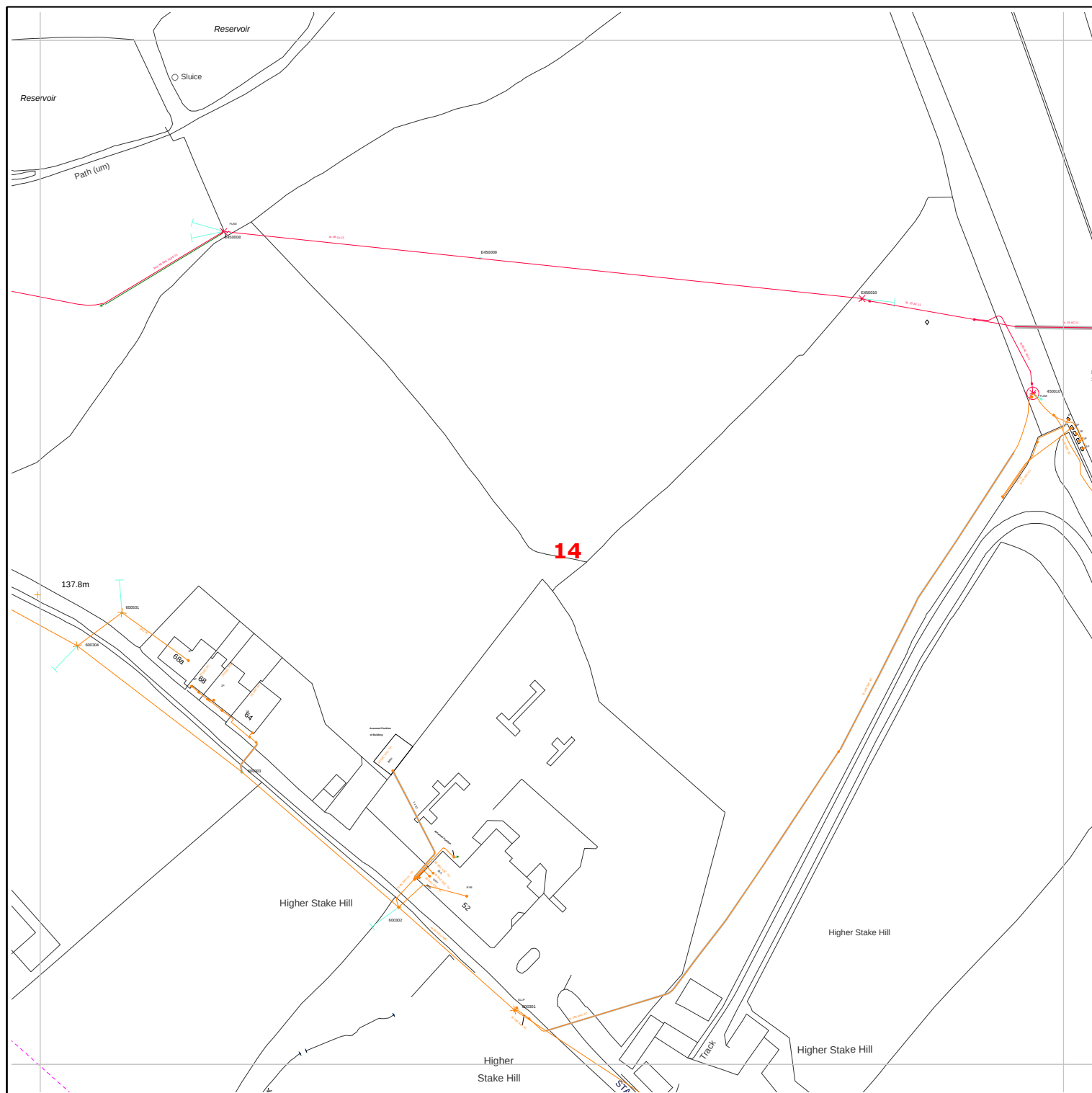
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Requested by: steffan lloyd

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Job Reference: 11991842

Your Scheme/Reference: Land At Stakehill ,

Dig Sites:

Area  Line 

Operating Voltage	Colour Code	Line Colour
132kV	Black	
33kV	Green	
22kV-25kV	Yellow	
11kV	Red	
6kV-6.6kV	Blue	
1kV-6kV	Violet	
LV	Orange	
Unknown Voltage	Brown	

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north west

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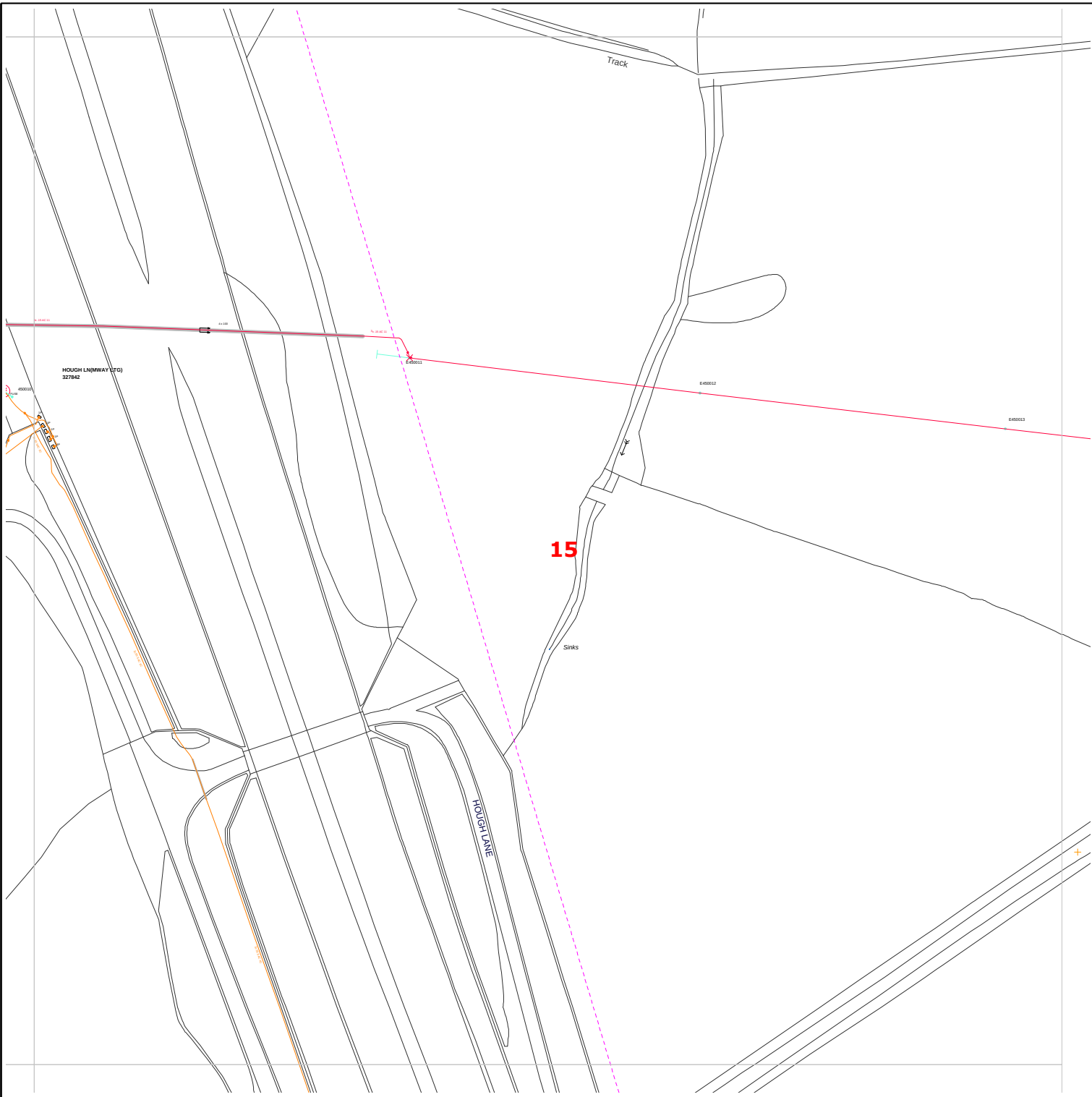
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Area  Line 

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33kV	Green	
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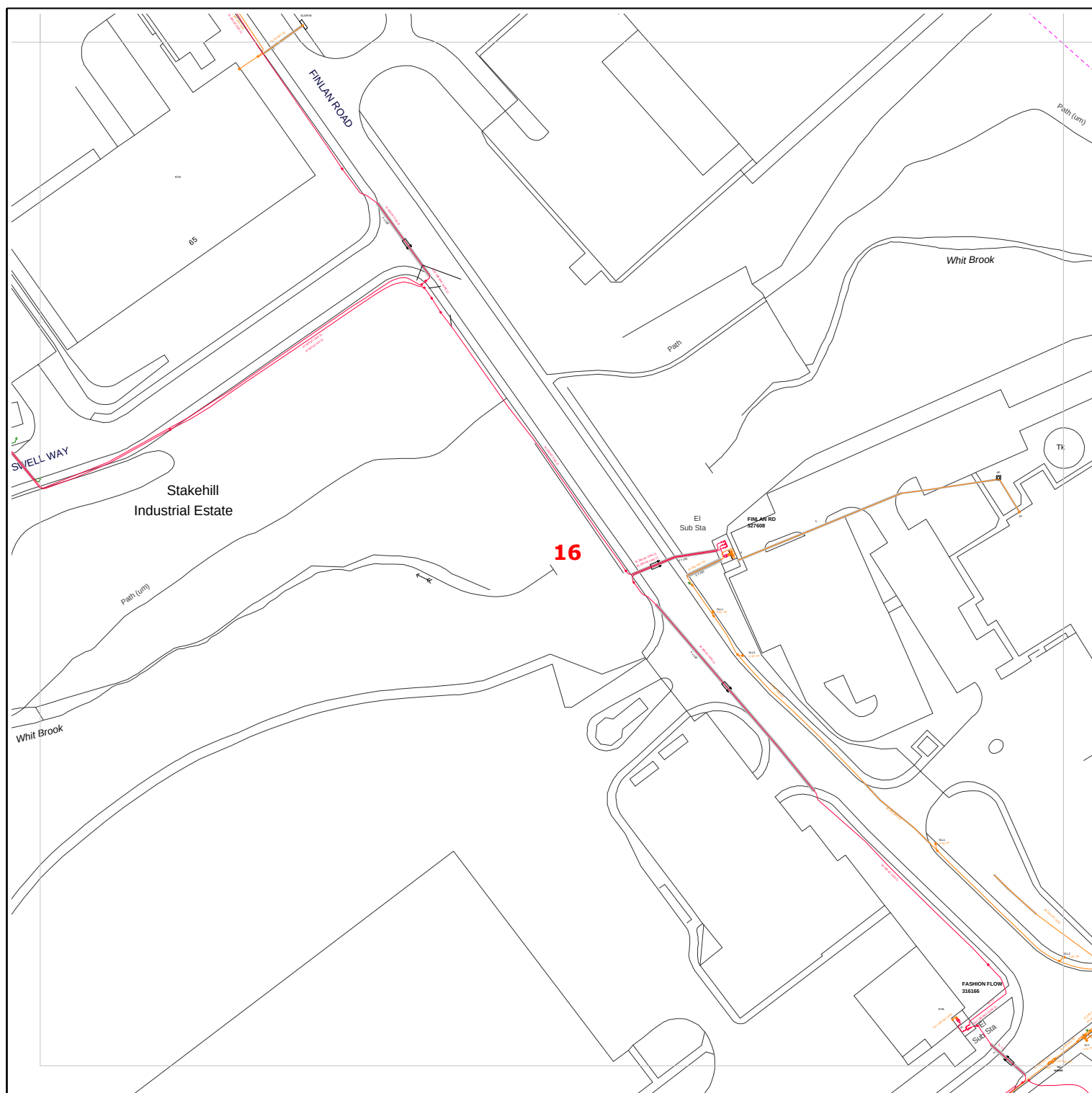
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Date Requested: 12/01/2018

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Your Scheme/Reference: Land At Stakehill ,

Dig Sites:

Area Line

Operating Voltage	Colour Code	Line Colour
132kV	Black	
33kV	Green	
22kV-25kV	Yellow	
11kV	Red	
6kV-6.6kV	Blue	
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LV	Orange	
Unknown Voltage	Brown	

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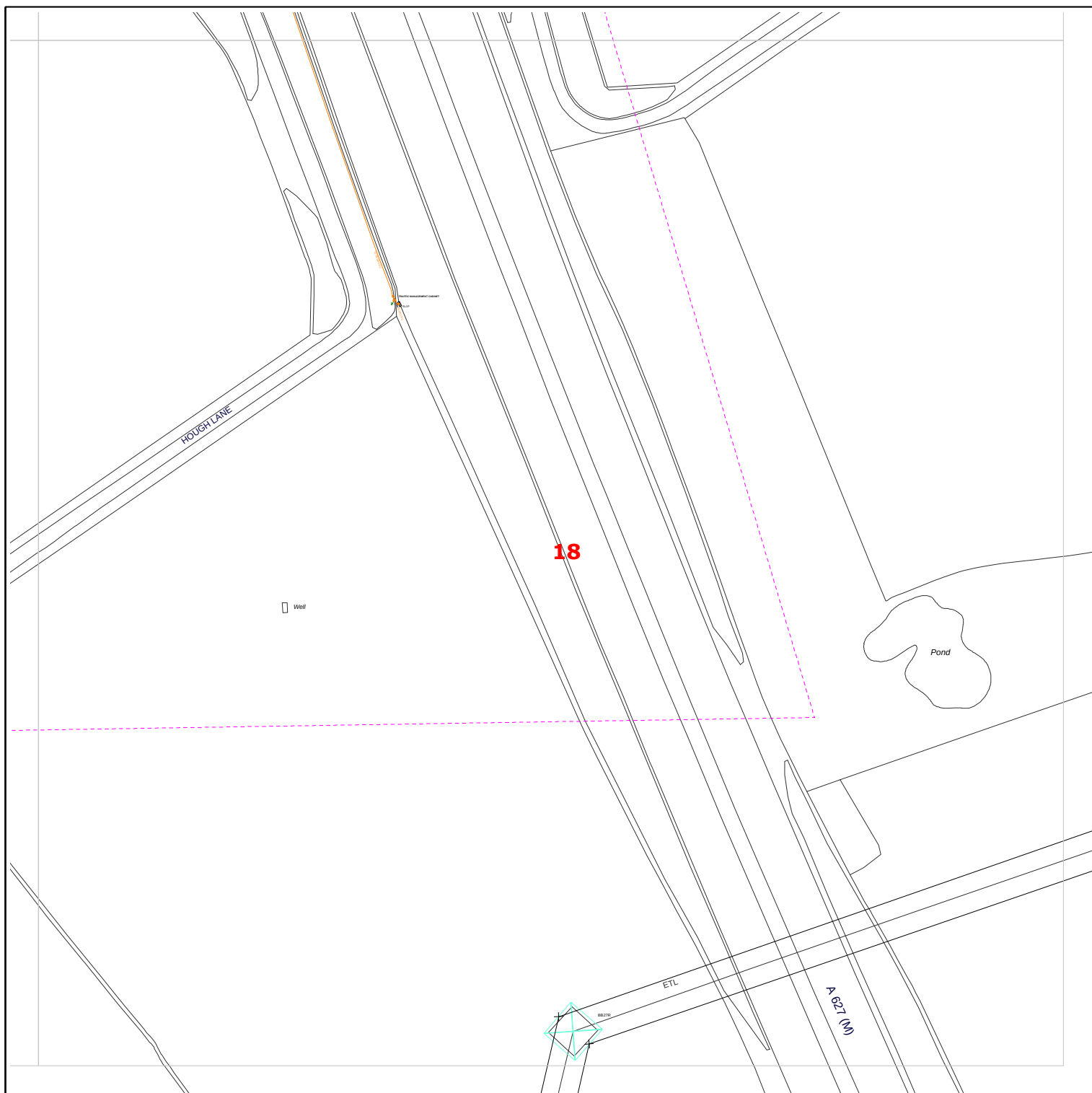
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Job Reference: 11991842

Your Scheme/Reference: Land At Stakehill ,

Dig Sites:

Area  Line 

Operating Voltage

Colour Code

Line Colour

132kV

Black



33kV

Green



22kV-25kV

Yellow



11kV

Red



6kV-6.6kV

Blue



1kV-6kV

Violet



LV

Orange



Unknown Voltage

Brown



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north west

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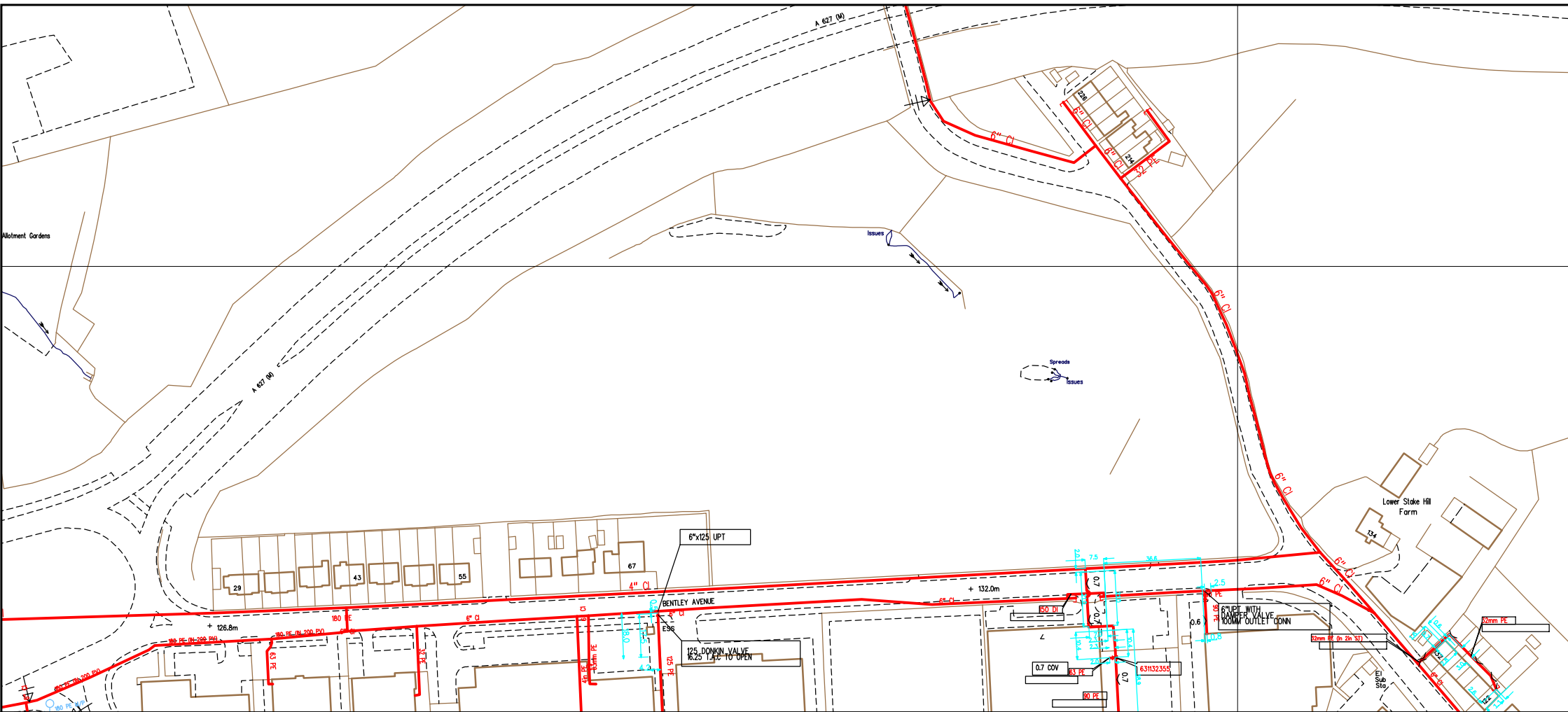
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1:250 Line dig site

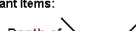
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SCALE: Not to scale		LP MAINS MP MAINS IP MAINS LHP MAINS	This plan shows those pipes owned by Cadent Gas Ltd in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. 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	
USER ID: Owen.Luke					
DATE: 30/05/2018					
EXTRACT DATE: 02/03/2018					
MAP REF: SD8808					
CENTRE: 388828, 408465				Local Machine This plan is reproduced from or based on the OS map by Cadent Gas Ltd, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.	
Some examples of Plant Items:					
Valve 	Depth of Cover 	Syphon 	Diameter Change 	Material Change 	Out of Standard Service 



SCALE: Not to scale
USER ID: Owen.Luke
DATE: 30/05/2018
EXTRACT DATE: 02/03/2018
MAP REF: SD8908
CENTRE: 389183, 408465

LP MAINS	
MP MAINS	
IP MAINS	
LHP MAINS	

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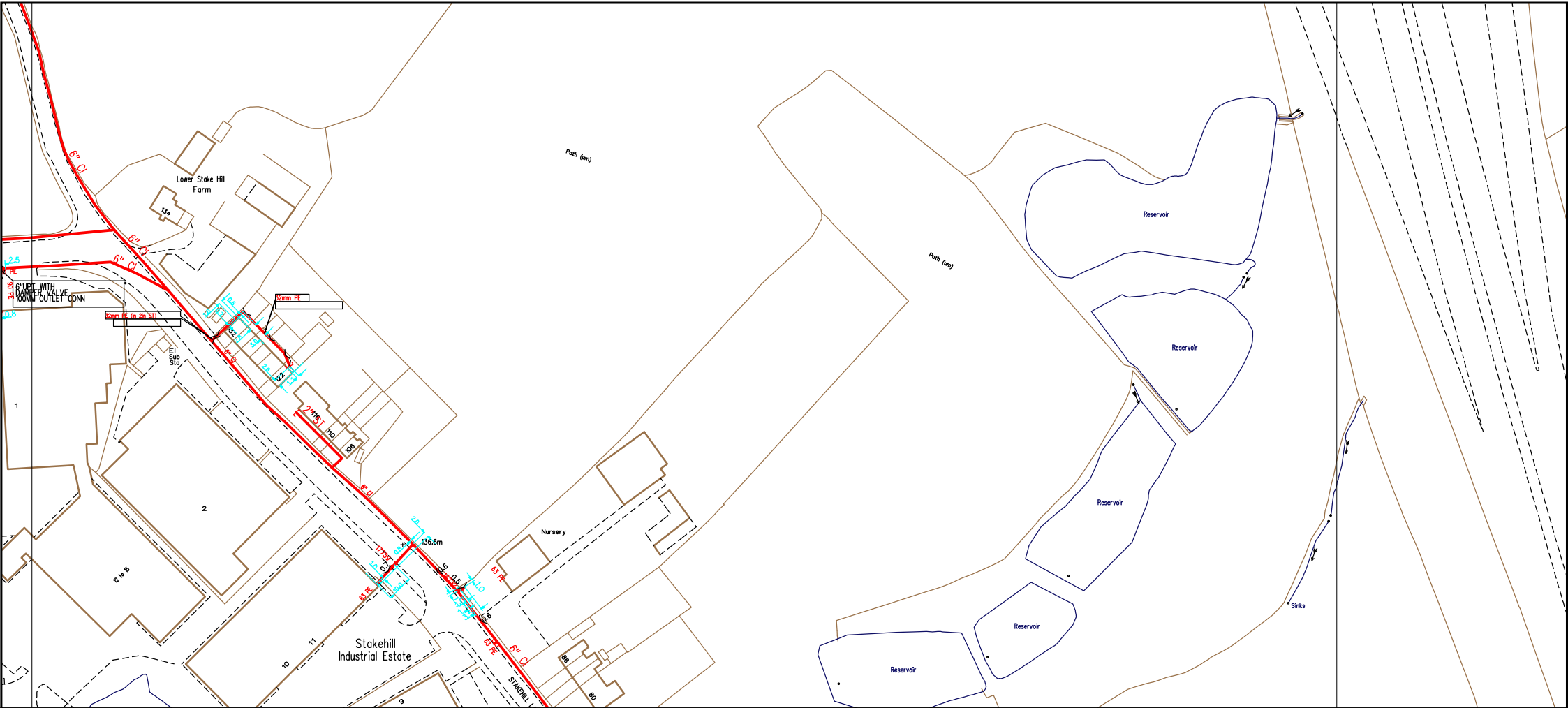
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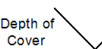
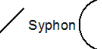
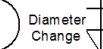
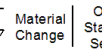
Local Machine

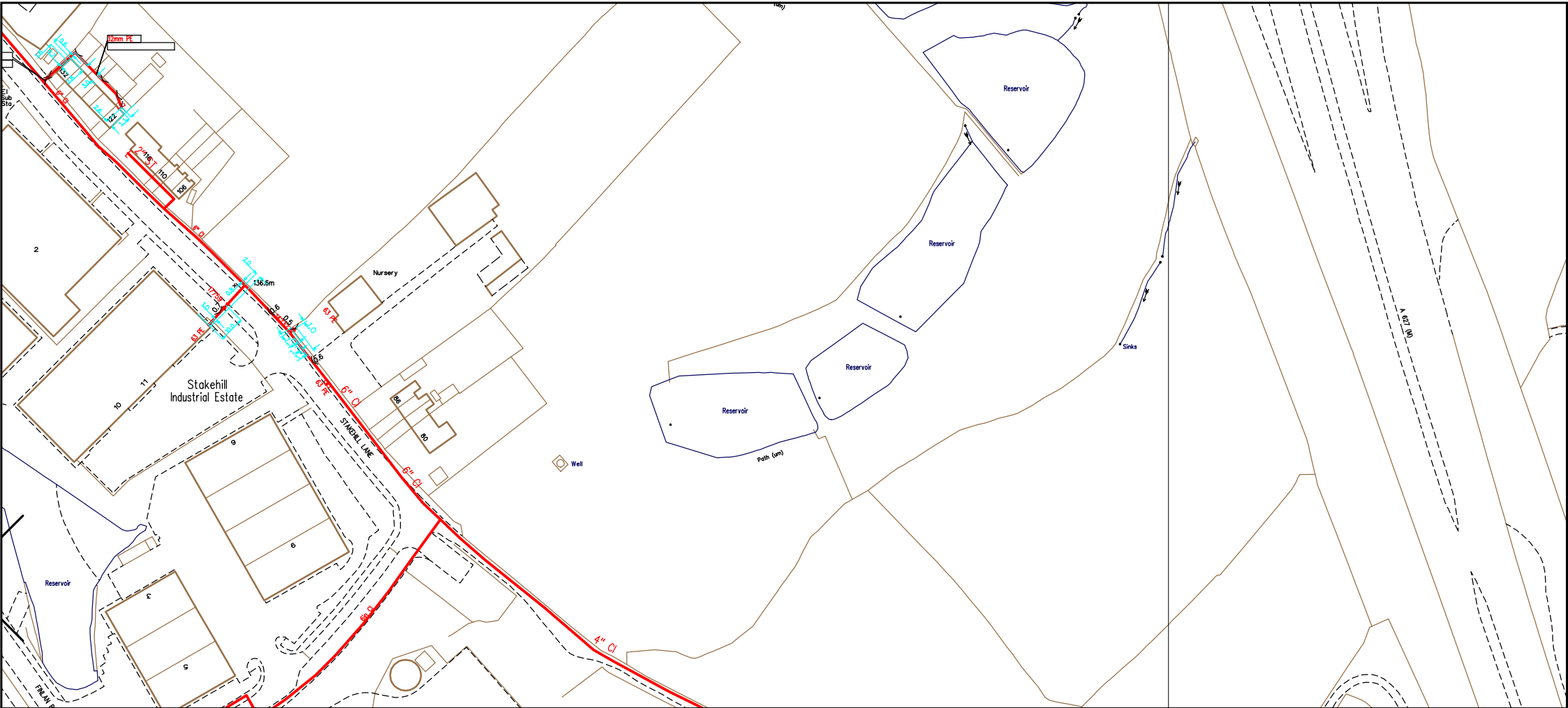
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Some examples of Plant Items:

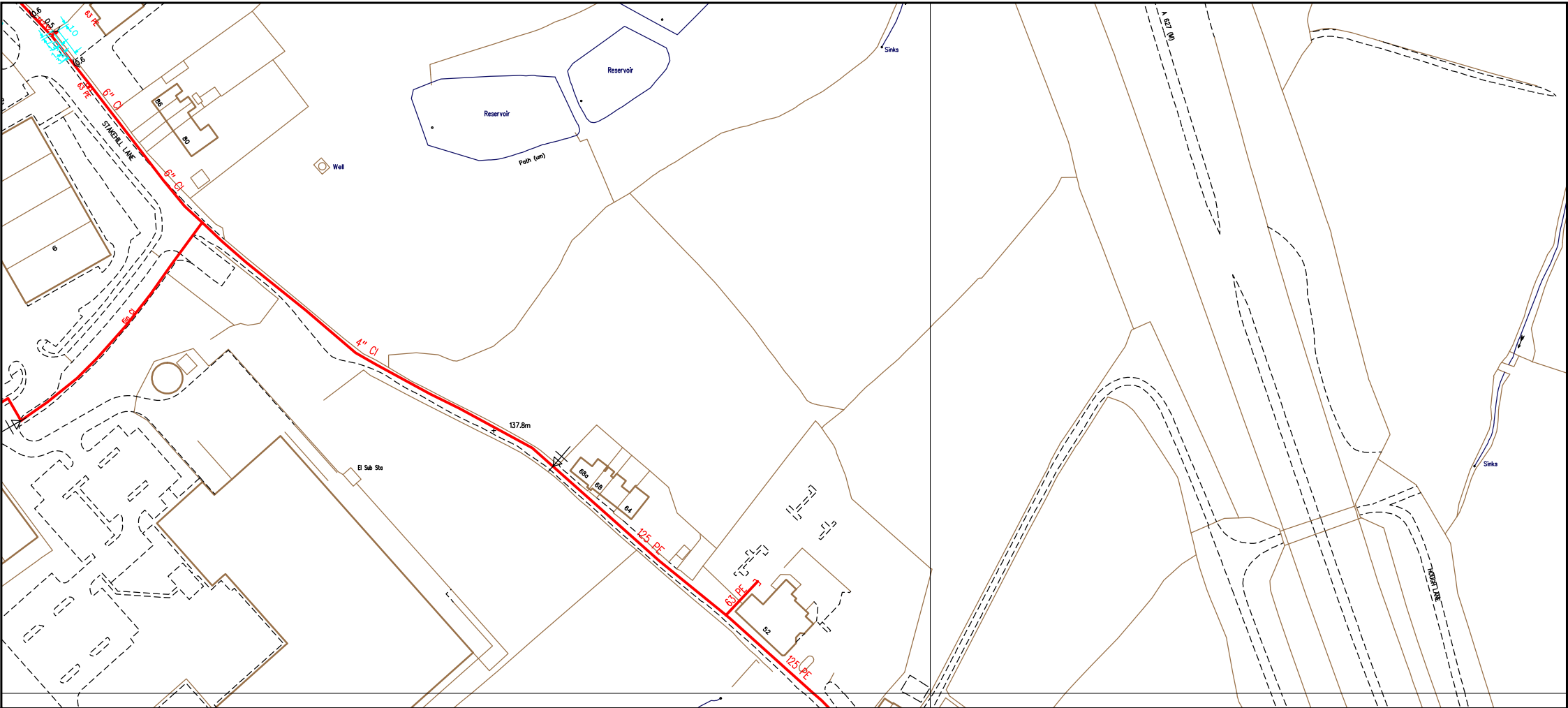
Valve		Depth of Cover		Syphon		Diameter Change		Material Change		Out of Standard Service	
-------	--	----------------	--	--------	--	-----------------	--	-----------------	--	-------------------------	--



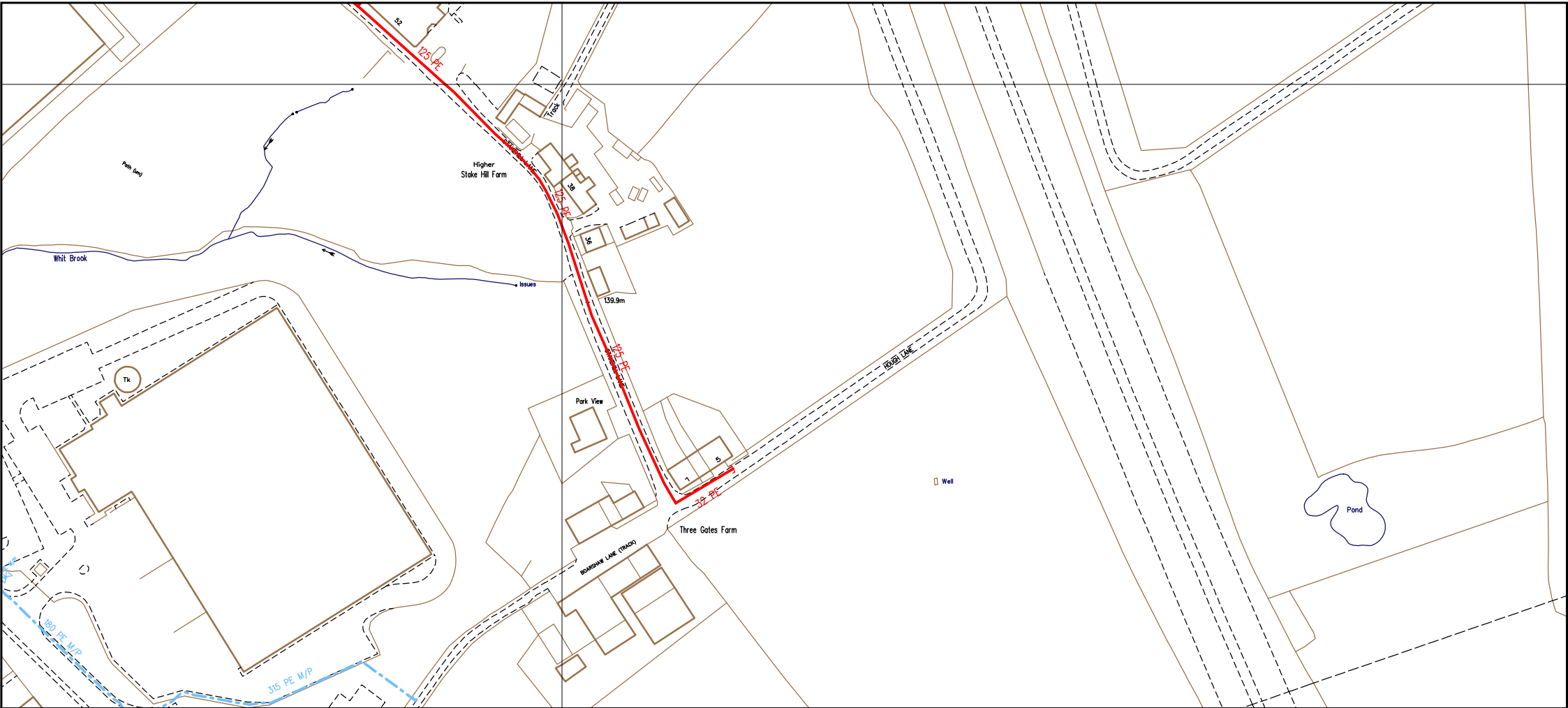
SCALE: Not to scale		LP MAINS ———— MP MAINS - - - - - IP MAINS - - - - - LHP MAINS - - - - -	This plan shows those pipes owned by Cadent Gas Ltd in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with 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	
USER ID: Owen.Luke				Local Machine	
DATE: 30/05/2018					
EXTRACT DATE: 02/03/2018					
MAP REF: SD8908					
CENTRE: 389288, 408343			This plan is reproduced from or based on the OS map by Cadent Gas Ltd, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.		
Some examples of Plant Items:					
					



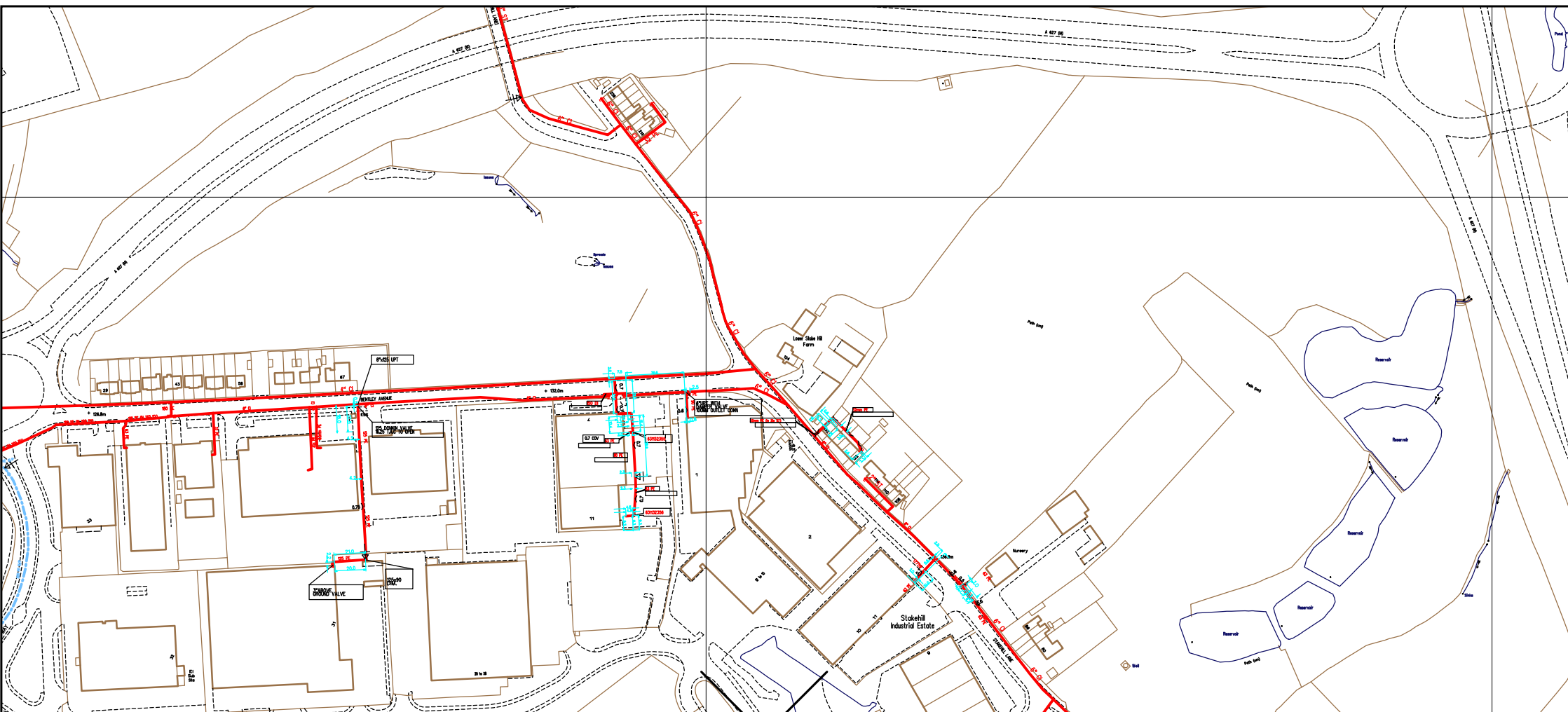
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DATE: 30/05/2018					
EXTRACT DATE: 02/03/2018					
MAP REF: SD8908				This plan is reproduced from or based on the OS map by Cadent Gas Ltd, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.	
CENTRE: 389353, 408243					
Some examples of Plant Items: Valve Depth of Cover Syphon Diameter Change Material Change Out of Standard Service					



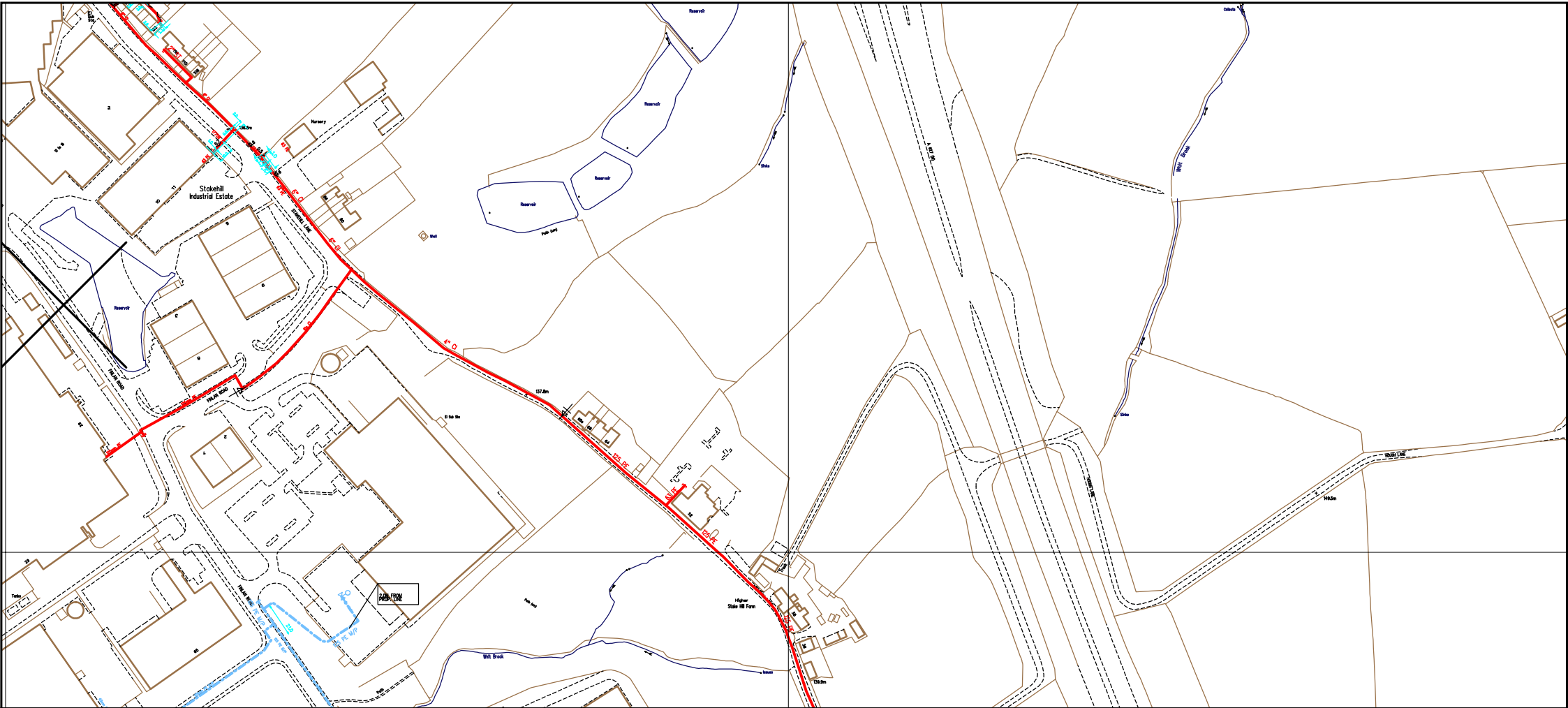
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DATE: 30/05/2018					
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MAP REF: SD8908				This plan is reproduced from or based on the OS map by Cadent Gas Ltd, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.	
CENTRE: 389444, 408129					
Some examples of Plant Items: Valve Depth of Cover Syphon Diameter Change Material Change Out of Standard Service					



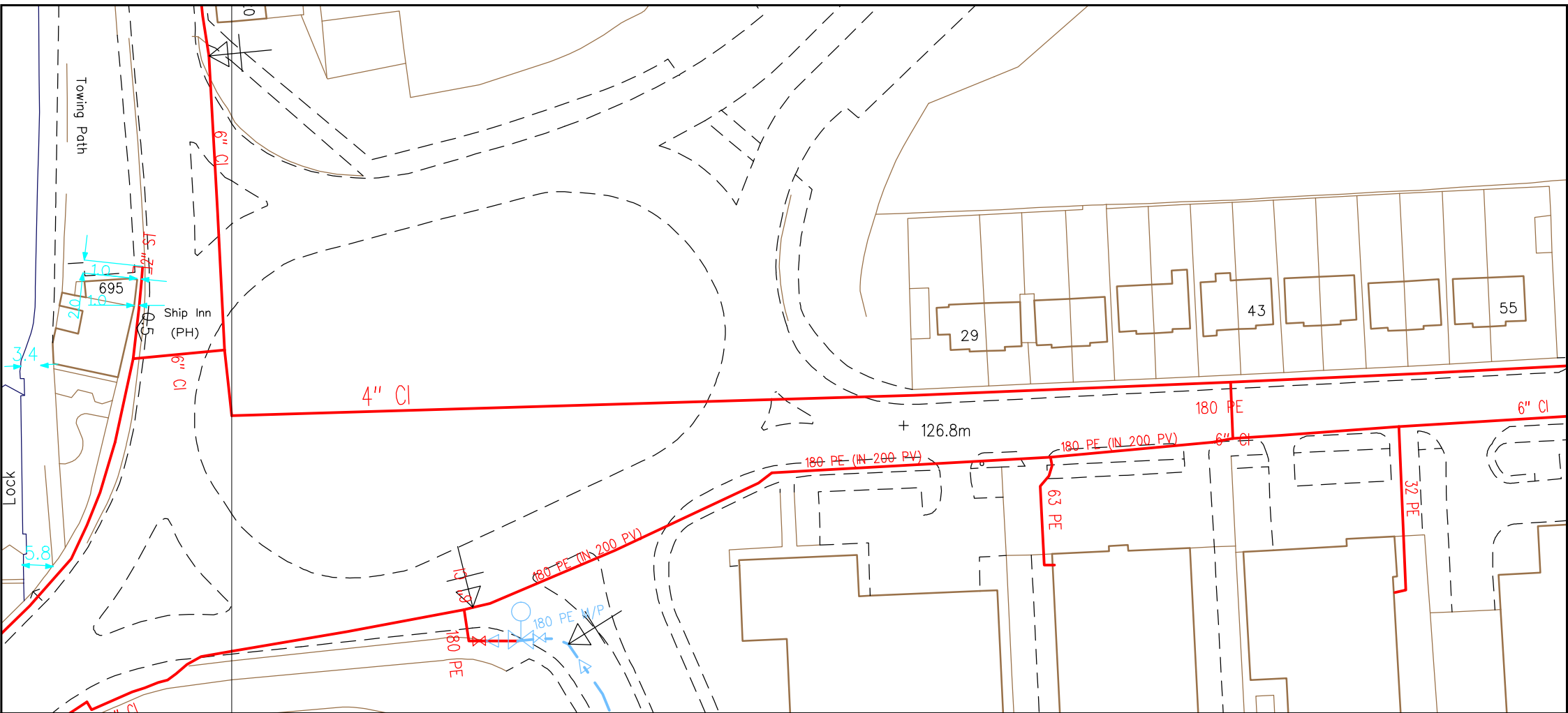
SCALE: Not to scale		LP MAINS MP MAINS IP MAINS LHP MAINS	This plan shows those pipes owned by Cadent Gas Ltd in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained 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	
USER ID: Owen.Luke				Local Machine	
DATE: 30/05/2018					
EXTRACT DATE: 02/03/2018					
MAP REF: SD8907				This plan is reproduced from or based on the OS map by Cadent Gas Ltd, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.	
CENTRE: 389585, 407896					
Some examples of Plant Items:					
Valve	Depth of Cover	Syphon	Diameter Change	Material Change	Out of Standard Service



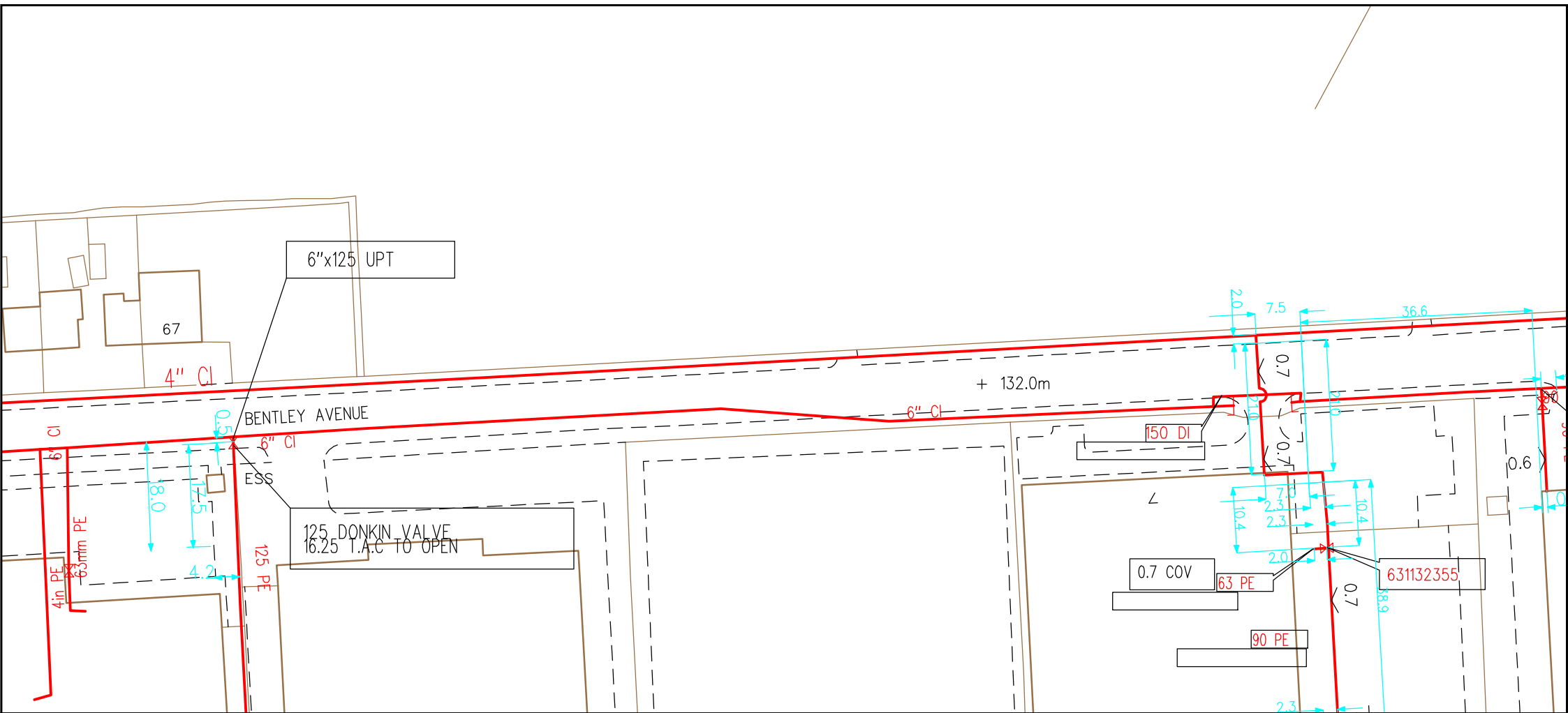
SCALE: Not to scale	LP MAINS		This plan shows those pipes owned by Cadent Gas Ltd in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. 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
USER ID: Owen.Luke	MP MAINS			
DATE: 30/05/2018	IP MAINS			
EXTRACT DATE: 02/03/2018	LHP MAINS			
MAP REF: SD8908				
CENTRE: 389052, 408396				
Some examples of Plant Items:				This plan is reproduced from or based on the OS map by Cadent Gas Ltd, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.



SCALE: Not to scale		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	
USER ID: Owen.Luke				Local Machine	
DATE: 30/05/2018					
EXTRACT DATE: 02/03/2018					
MAP REF: SD8908				This plan is reproduced from or based on the OS map by Cadent Gas Ltd, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.	
CENTRE: 389497, 408126					
Some examples of Plant Items: Valve Depth of Cover Syphon Diameter Change Material Change Out of Standard Service					



SCALE: Not to scale		LP MAINS MP MAINS IP MAINS LHP MAINS Valve Depth of Cover Syphon Diameter Change Material Change Out of Standard Service	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
USER ID: SteffanLloyd				Local Machine
DATE: 15/01/2018				
EXTRACT DATE: 29/08/2017				
MAP REF: SD8808				
CENTRE: 388588, 408373		This plan is reproduced from or based on the OS map by Cadent Gas Ltd, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.		



SCALE: Not to scale
USER ID: SteffanLloyd
DATE: 15/01/2018
EXTRACT DATE: 29/08/2017
MAP REF: SD8808
CENTRE: 388866, 408381

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:

Valve

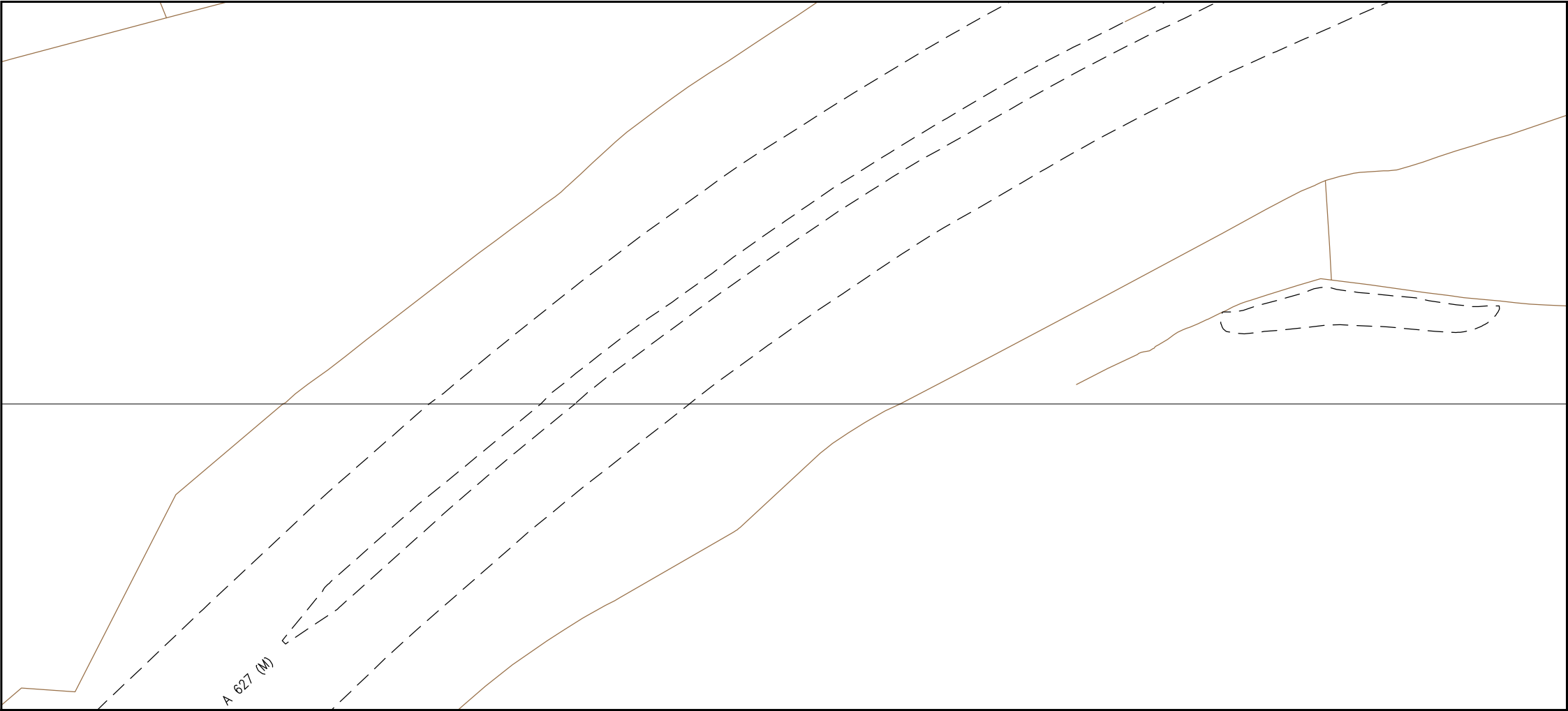
Depth of Cover

Syphon

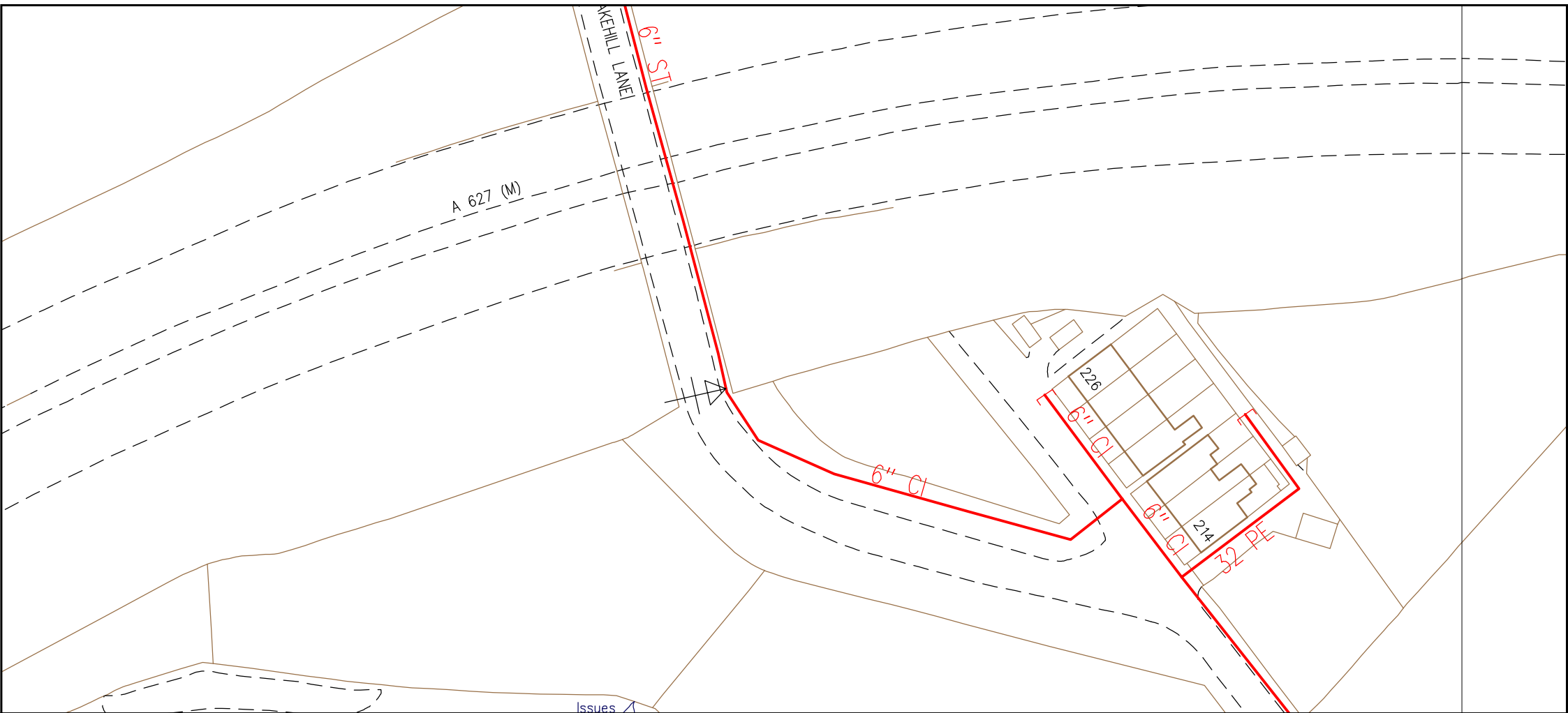
Diameter Change

Material Change

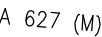
Out of Standard Service



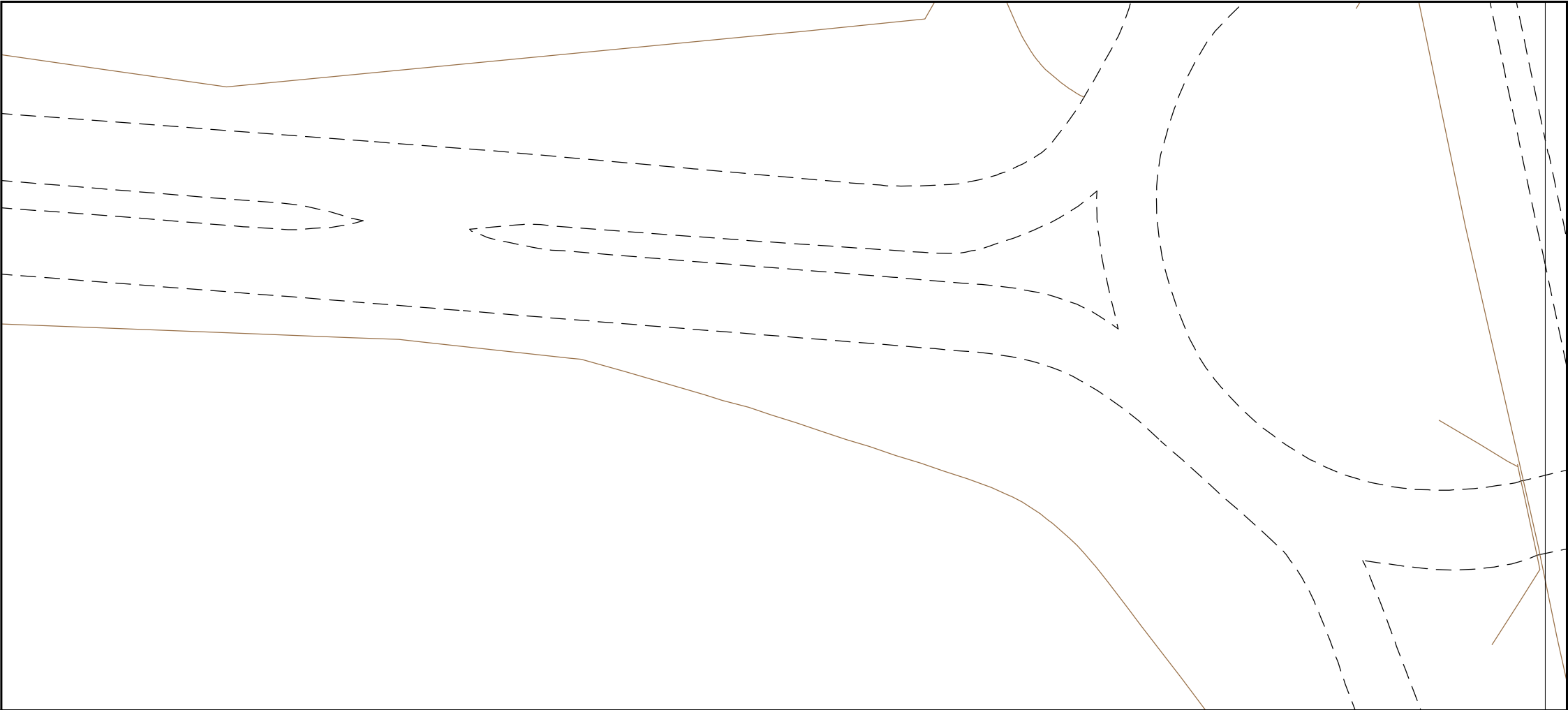
SCALE: Not to scale		LP MAINS MP MAINS IP MAINS LHP MAINS		This plan shows those pipes owned by Cadent Gas Ltd in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained 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
USER ID: SteffanLloyd					
DATE: 15/01/2018					
EXTRACT DATE: 29/08/2017					
MAP REF: SD8808					
CENTRE: 388713, 408508					Local Machine
Some examples of Plant Items:		Valve Depth of Cover Syphon Diameter Change Material Change Out of Standard Service			This plan is reproduced from or based on the OS map by Cadent Gas Ltd, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.



SCALE: Not to scale USER ID: SteffanLloyd DATE: 15/01/2018 EXTRACT DATE: 29/08/2017 MAP REF: SD8808 CENTRE: 388892, 408568		LP MAINS MP MAINS IP MAINS LHP MAINS Valve Depth of Cover Syphon Diameter Change Material Change Out of Standard Service	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 This plan is reproduced from or based on the OS map by Cadent Gas Ltd, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.
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SCALE: Not to scale		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	
USER ID: SteffanLloyd				Local Machine This plan is reproduced from or based on the OS map by Cadent Gas Ltd, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.	
DATE: 15/01/2018					
EXTRACT DATE: 29/08/2017					
MAP REF: SD8908					
CENTRE: 389107, 408608					
Some examples of Plant Items: Valve Depth of Cover Syphon Diameter Change Material Change Out of Standard Service					



SCALE: Not to scale USER ID: SteffanLloyd DATE: 15/01/2018 EXTRACT DATE: 29/08/2017 MAP REF: SD8908 CENTRE: 389378, 408572		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 This plan is reproduced from or based on the OS map by Cadent Gas Ltd, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.
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Some examples of Plant Items:

Valve

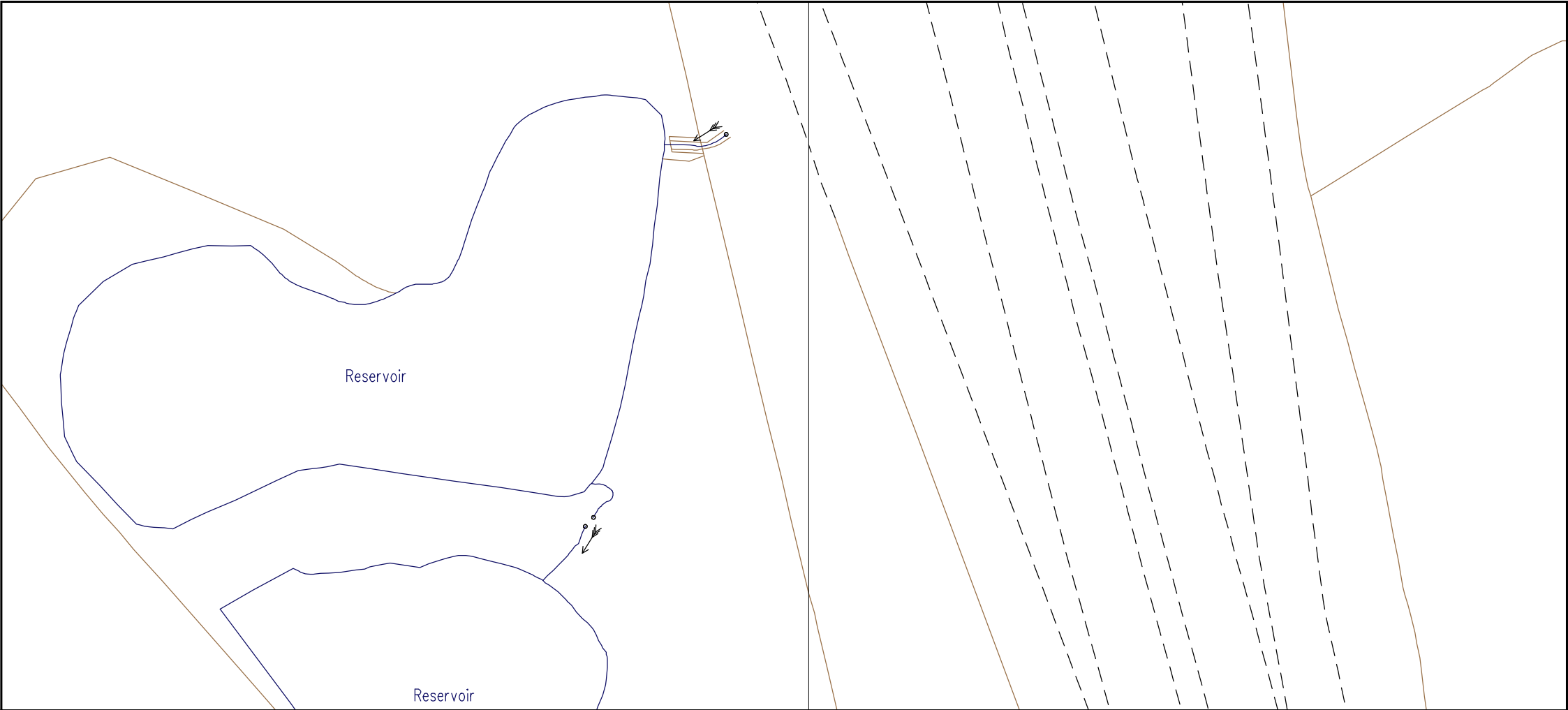
Depth of Cover

Syphon

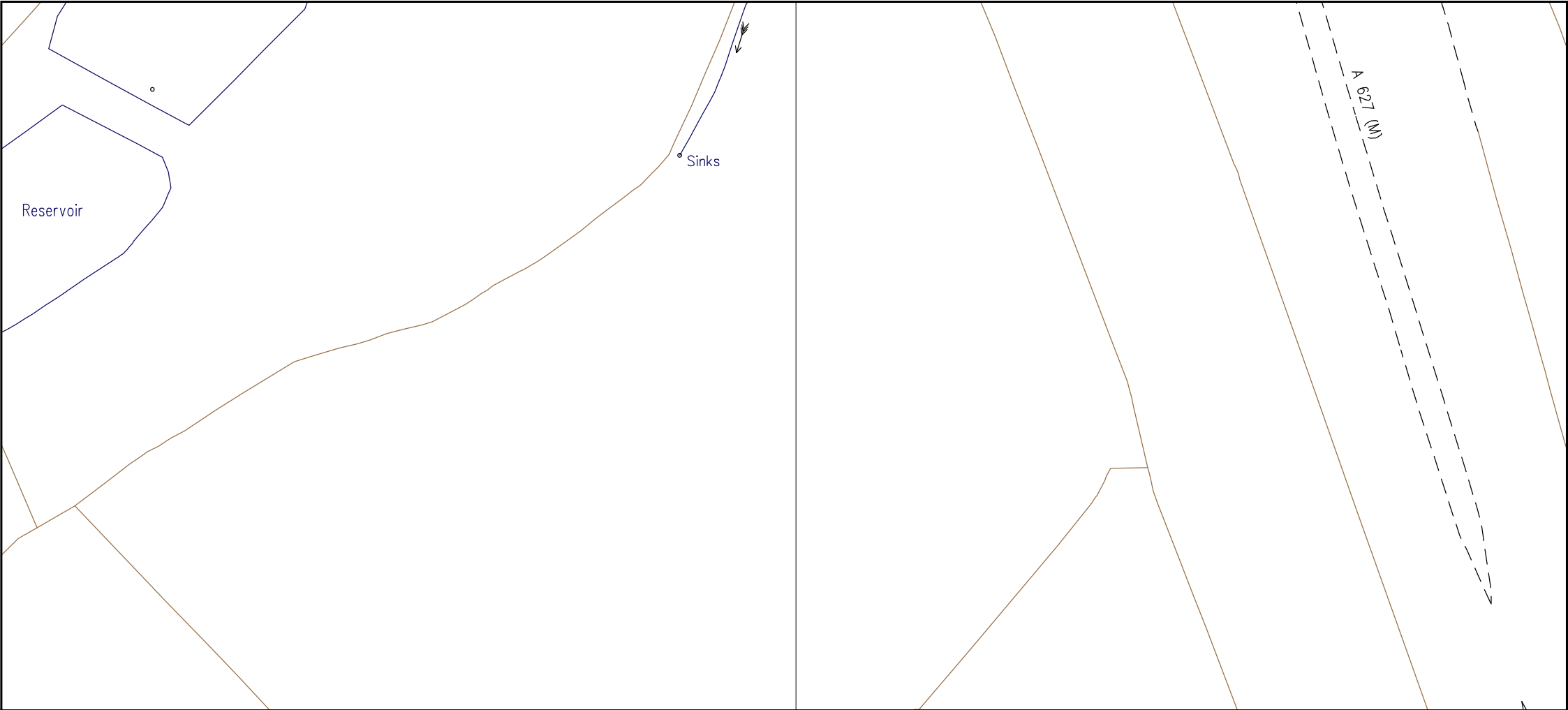
Diameter Change

Material Change

Out of Standard Service



SCALE: Not to scale		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	
USER ID: SteffanLloyd				Local Machine	
DATE: 15/01/2018					
EXTRACT DATE: 29/08/2017					
MAP REF: SD8908					
CENTRE: 389496, 408400		This plan is reproduced from or based on the OS map by Cadent Gas Ltd, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.			
Some examples of Plant Items:					
Valve 	Depth of Cover 	Syphon 	Diameter Change 	Material Change 	Out of Standard Service 



SCALE: Not to scale USER ID: SteffanLloyd DATE: 15/01/2018 EXTRACT DATE: 29/08/2017 MAP REF: SD8908 CENTRE: 389498, 408216		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 This plan is reproduced from or based on the OS map by Cadent Gas Ltd, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.
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Some examples of Plant Items:

Valve

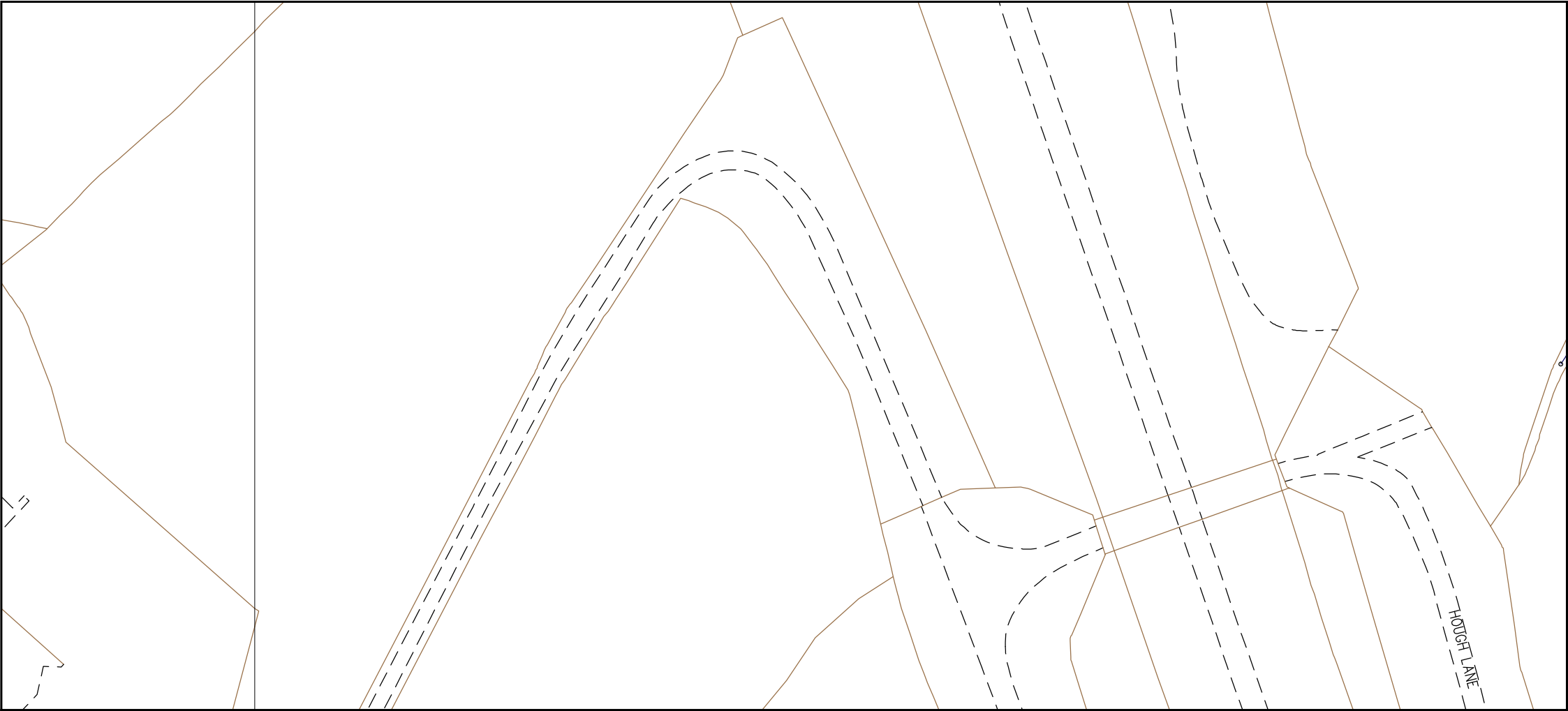
Depth of Cover

Syphon

Diameter Change

Material Change

Out of Standard Service



SCALE: Not to scale USER ID: SteffanLloyd DATE: 15/01/2018 EXTRACT DATE: 29/08/2017 MAP REF: SD8908 CENTRE: 389585, 408088		LP MAINS MP MAINS IP MAINS LHP MAINS Diameter Change Material Change Out of Standard Service	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 This plan is reproduced from or based on the OS map by Cadent Gas Ltd, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.
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Some examples of Plant Items:

Valve

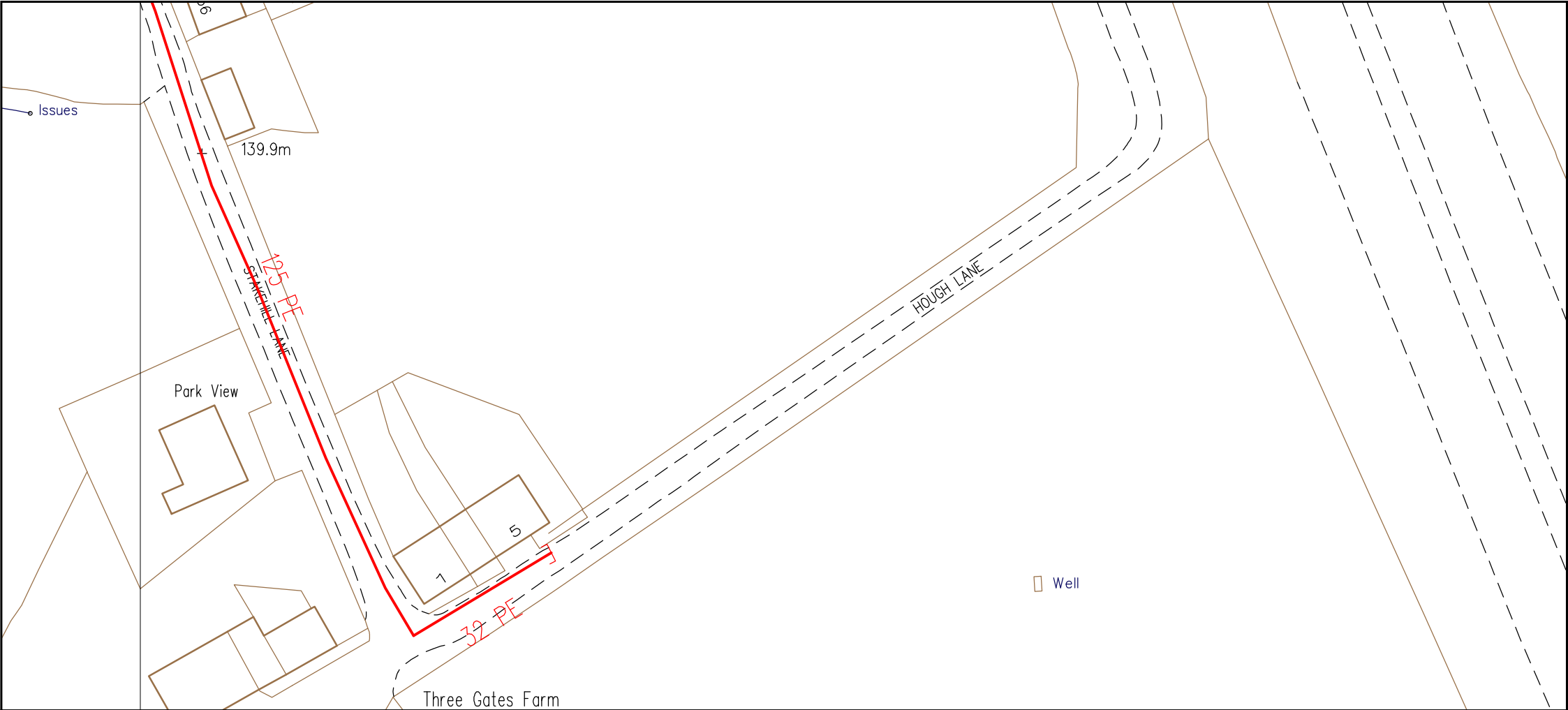
Depth of Cover

Syphon

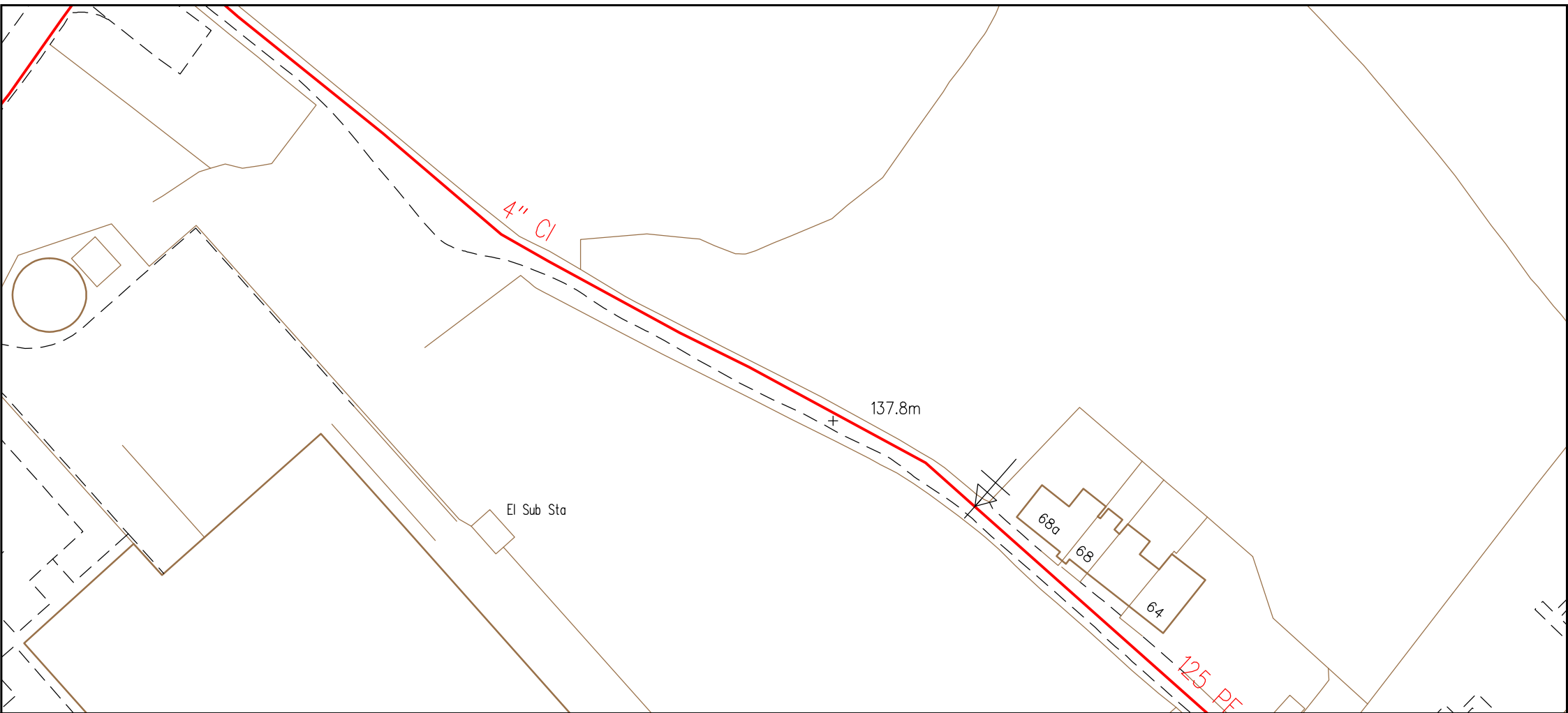
Diameter Change

Material Change

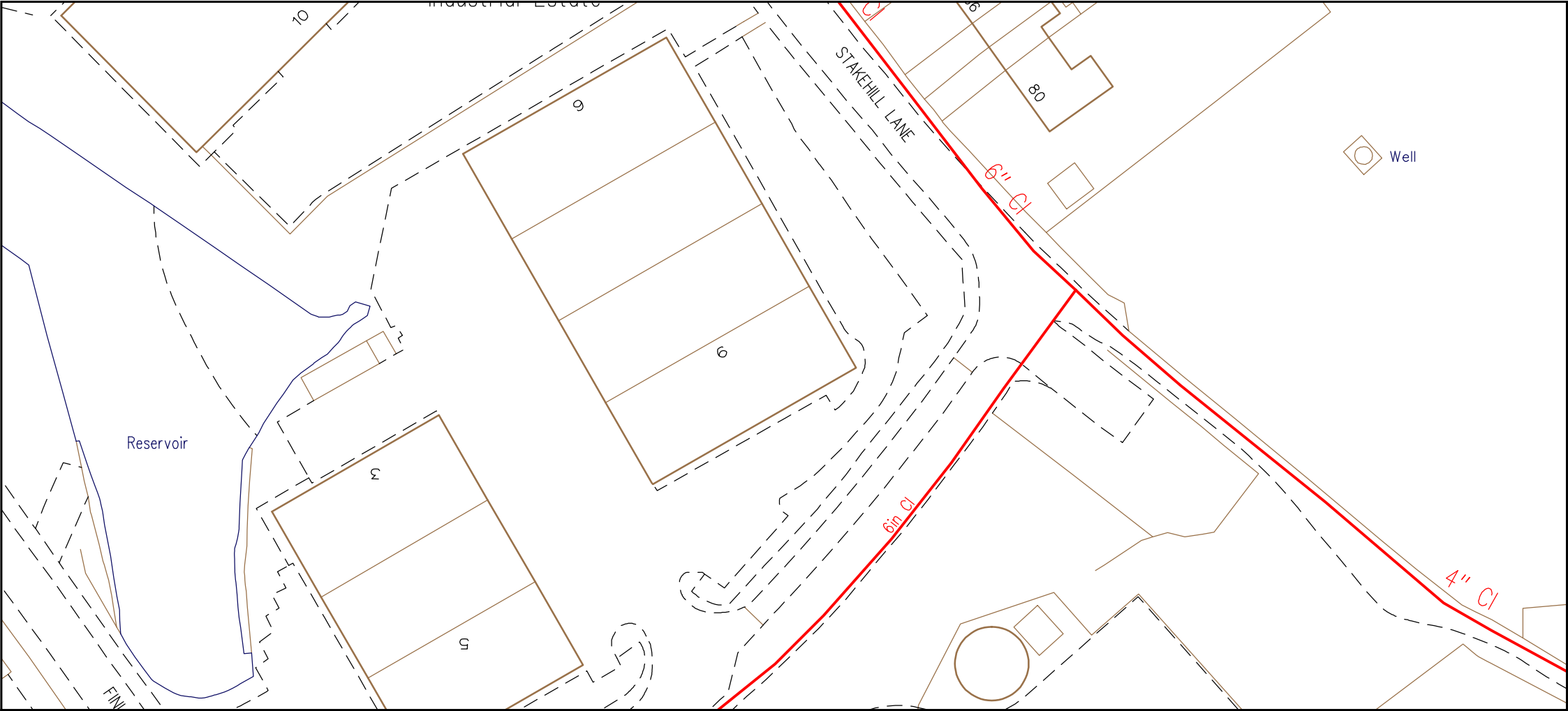
Out of Standard Service



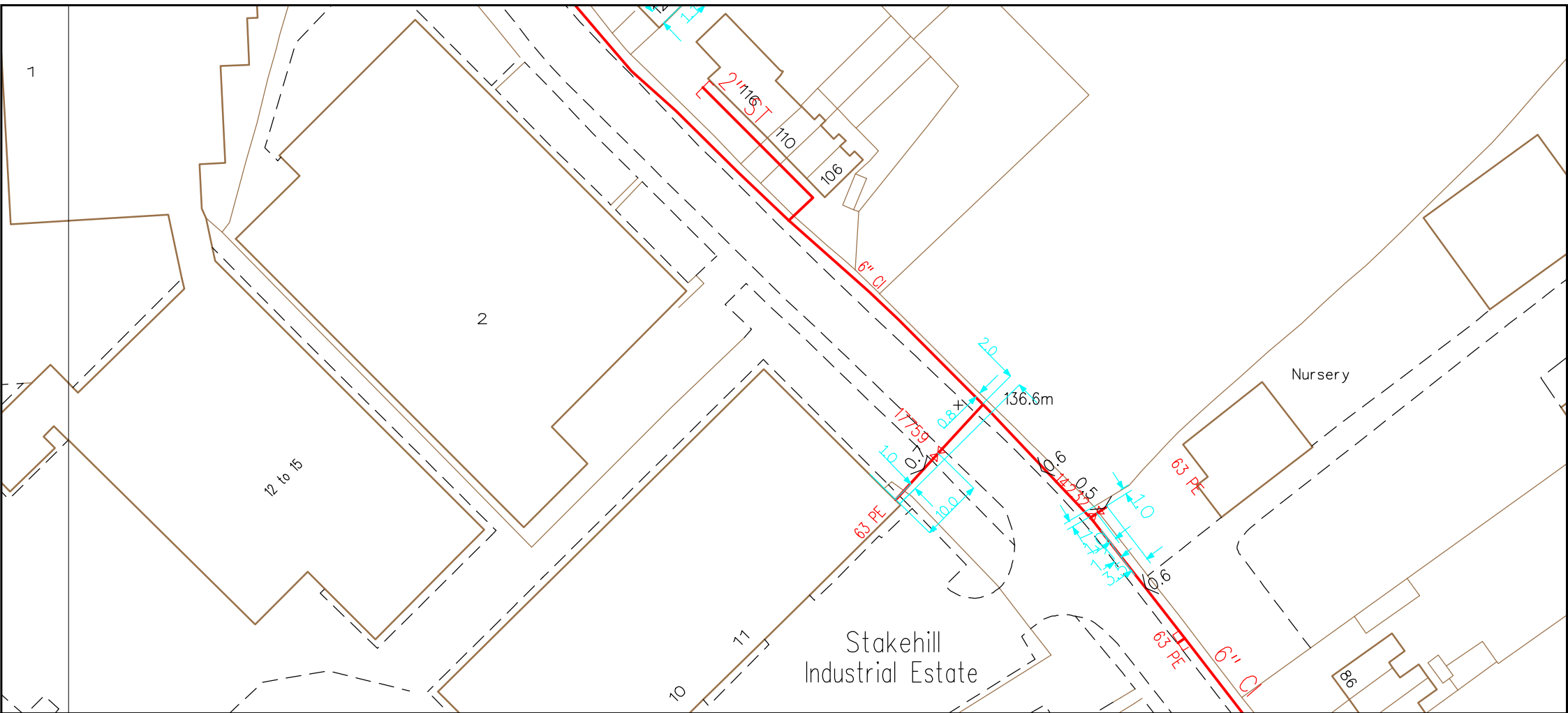
SCALE: Not to scale		LP MAINS MP MAINS IP MAINS LHP MAINS	This plan shows those pipes owned by Cadent Gas Ltd in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained 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	
USER ID: SteffanLloyd				Local Machine	
DATE: 15/01/2018					
EXTRACT DATE: 29/08/2017					
MAP REF: SD8907				This plan is reproduced from or based on the OS map by Cadent Gas Ltd, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.	
CENTRE: 389603, 407884					
Some examples of Plant Items: Valve Depth of Cover Syphon Diameter Change Material Change Out of Standard Service					



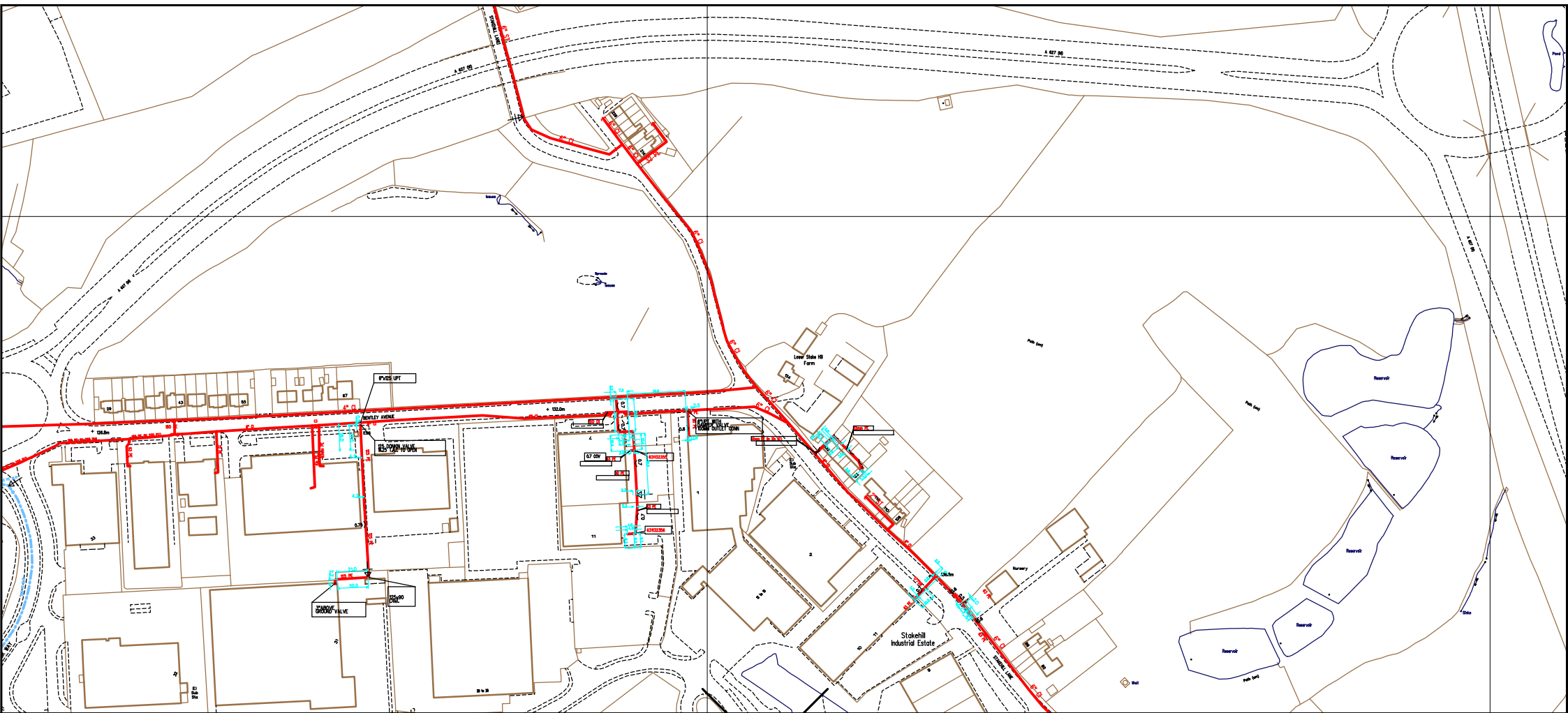
SCALE: Not to scale		LP MAINS MP MAINS IP MAINS LHP MAINS	This plan shows those pipes owned by Cadent Gas Ltd in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained 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	
USER ID: SteffanLloyd					
DATE: 15/01/2018					
EXTRACT DATE: 29/08/2017					
MAP REF: SD8908					
CENTRE: 389325, 408111					
Some examples of Plant Items: Valve Depth of Cover Syphon Diameter Change Material Change Out of Standard Service				Local Machine	
			This plan is reproduced from or based on the OS map by Cadent Gas Ltd, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.		



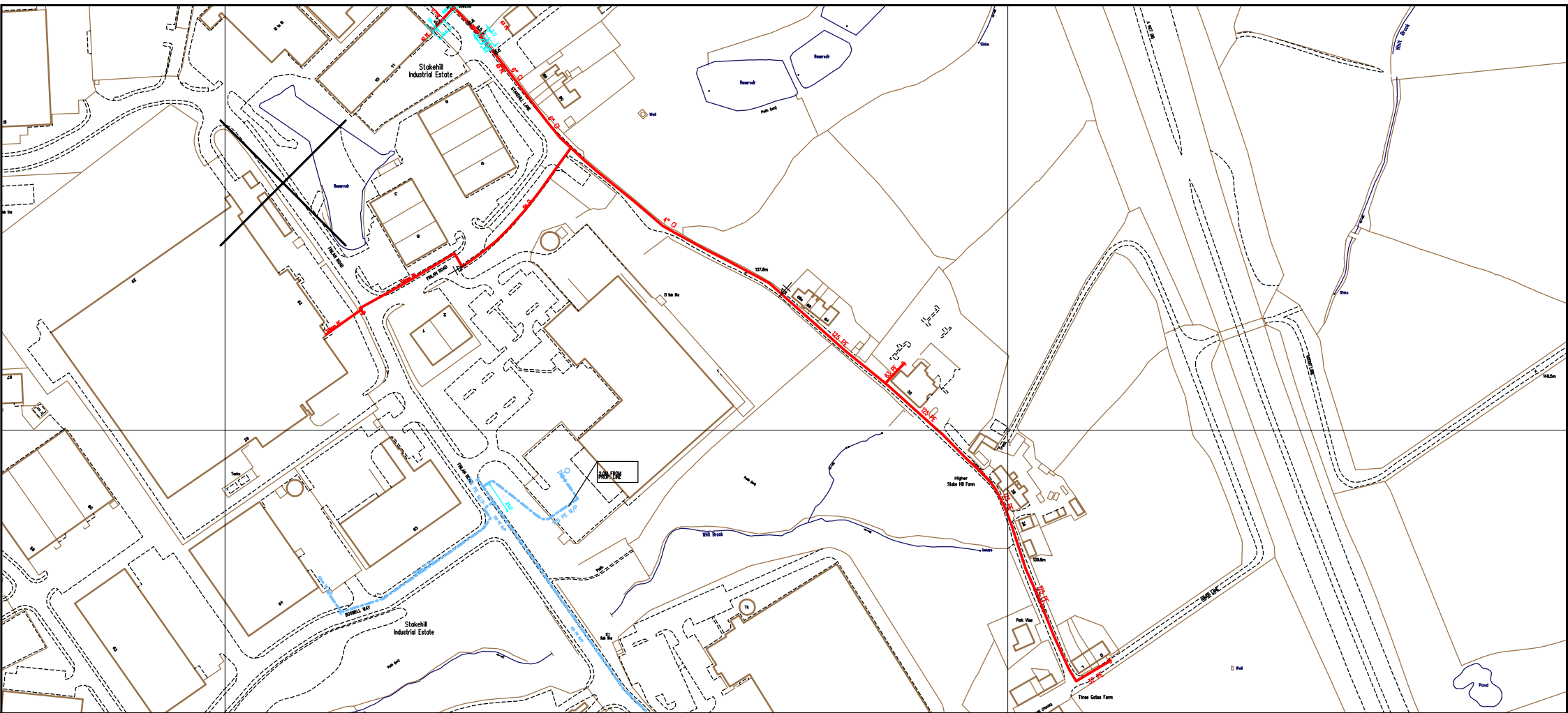
SCALE: Not to scale USER ID: SteffanLloyd DATE: 15/01/2018 EXTRACT DATE: 29/08/2017 MAP REF: SD8908 CENTRE: 389174, 408170		LP MAINS MP MAINS IP MAINS LHP MAINS Diameter Change Material Change Out of Standard Service	This plan shows those pipes owned by Cadent Gas Ltd in their role as a Licensed Gas 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 This plan is reproduced from or based on the OS map by Cadent Gas Ltd, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.
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SCALE: Not to scale		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	
USER ID: SteffanLloyd				Local Machine	
DATE: 15/01/2018					
EXTRACT DATE: 29/08/2017					
MAP REF: SD8908				This plan is reproduced from or based on the OS map by Cadent Gas Ltd, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.	
CENTRE: 389114, 408277					
Some examples of Plant Items: Valve Depth of Cover Syphon Diameter Change Material Change Out of Standard Service					



SCALE: Not to scale		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	
USER ID: SteffanLloyd				Local Machine	
DATE: 15/01/2018					
EXTRACT DATE: 29/08/2017					
MAP REF: SD8908					
CENTRE: 389049, 408409			This plan is reproduced from or based on the OS map by Cadent Gas Ltd, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.		
Some examples of Plant Items: Valve  Depth of Cover  Syphon  Diameter Change  Material Change  Out of Standard Service 					



SCALE: Not to scale
USER ID: SteffanLloyd
DATE: 15/01/2018
EXTRACT DATE: 29/08/2017
MAP REF: SD8908
CENTRE: 389357, 408045

Some examples of Plant Items:

Valve	Depth of Cover	Syphon	Diameter Change	Material Change	Out of Standard Service
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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.

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