



Desktop Feasibility Report Queens Drive, Kirkholt

Prepared for MSV Housing
By Technical & Development Services (Northern) Ltd

Project Information

Title	Desktop Feasibility Report
Site Location	Queens Drive, Kirkholt
Client	MSV Housing
Prepared by	Lee Tayler
Checked by	Ian Macdonald

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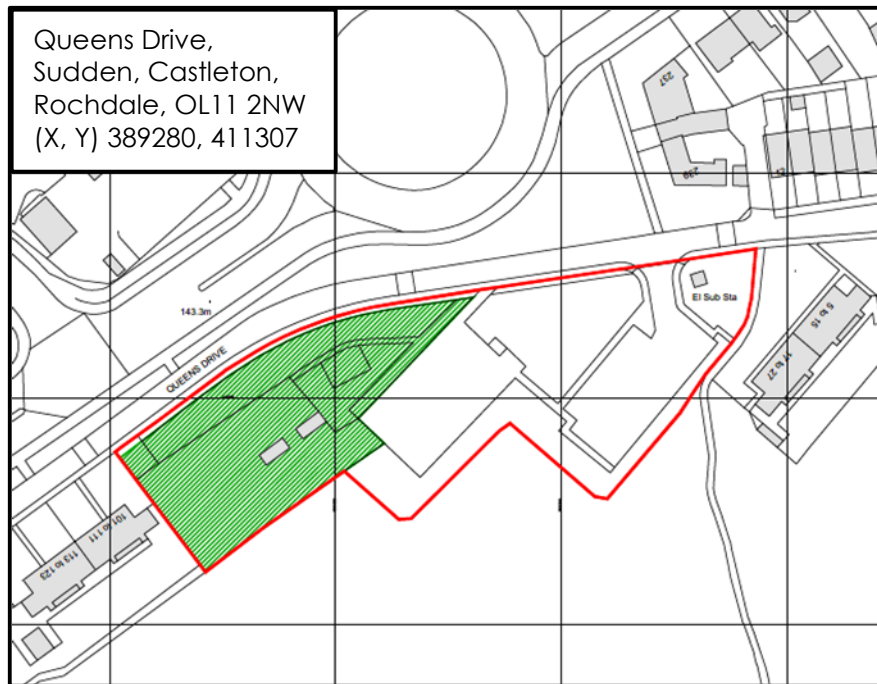
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1 Project Description

MSV Housing has engaged Technical and Development Services (Northern) Ltd. to determine the availability and sufficiency of existing utilities to serve a proposed residential development of 28 residential dwellings and to identify any utility apparatus on, or adjacent to the site, that may be affected by the development.

The purpose of the report is to identify the impact of the proposed development site on existing electricity, gas, water and telecoms infrastructure.

The red edge location plan shows the proposed development area.



The site is accessed from Queen Drive and bounded by greenfield to the south, and existing residential areas to the north. The proposed site layout can be seen below.



2 Utility Overview

Following a review of the developments effect on existing infrastructure, requirements for proposed infrastructure and relevant applications to utility companies the following overview can be provided. This overview aims to provide clarification of the possible design, programme and cost implications of works required. The details relating the below can be found in the following report.

Disconnections		
Utility	Item	
Electricity	Disconnection of existing Low Voltage cables onsite	
Gas	Not anticipated.	
Water	Disconnection of existing water supply to building onsite.	
BT Openreach	Disconnection to existing supply onsite.	
Virgin Media	Disconnection to existing supply onsite.	
Diversions		
Utility	Item	
Electricity	Live / Dead test on cables marked as Out of Commission.	
	Diversion of Low Voltage cabling to facilitate new access locations.	
Gas	Not anticipated.	
Water	Site access diversions - new and existing locations	
BT Openreach	Removal of overhead pole and existing supply	
Virgin Media	New site access & existing access reconfiguration. Demolish & rebuild of chamber and cabinet.	
Connections		
Utility	Item	Cost
Electricity	High Voltage Point of Connection	
	Reinforcement	
	100 Meters of Cable Lay to site	
	Secondary substation	
	Substation Civils	
Water	4" CI Distribution main Point of Connection	
	Reinforcement	
	15 Meters of Pipe Lay to site	
Electricity, and Water Connections on Site	28 Number of Plots electric heated	

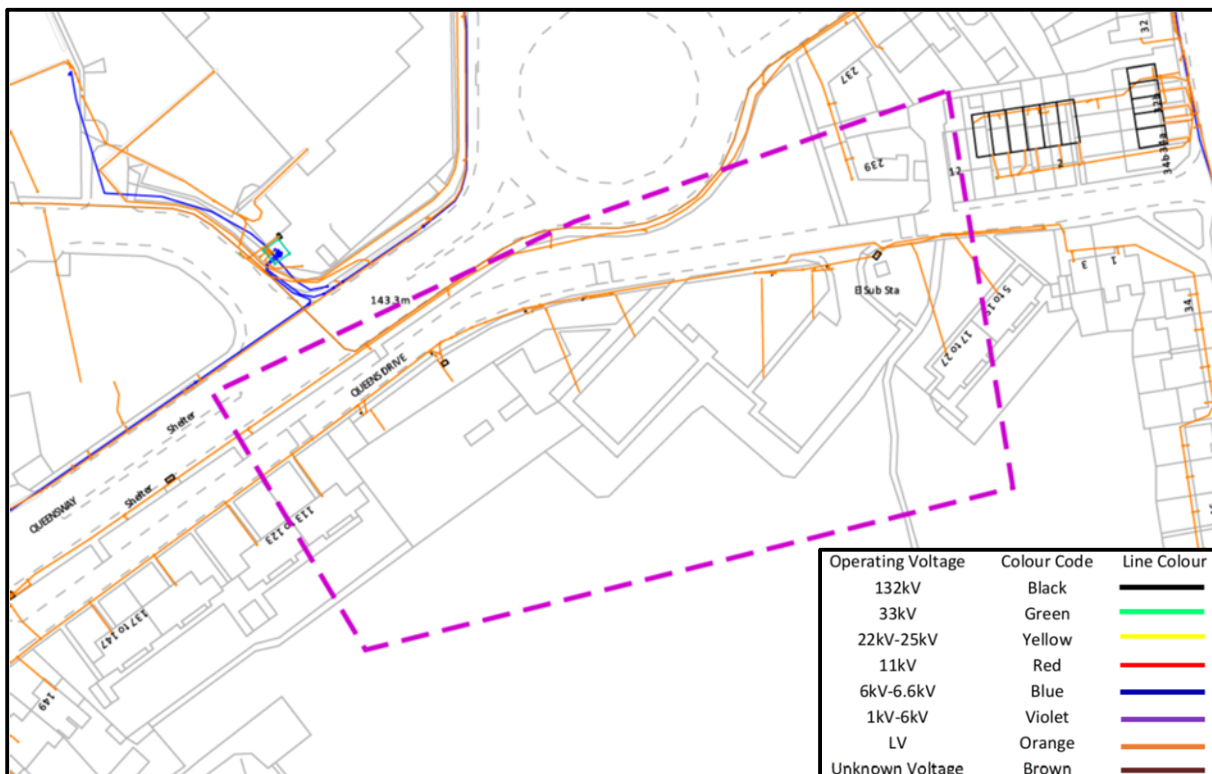
Budget figures provided by TDS Northern Ltd are based on a range of information derived from existing network records and previously secured quotations however TDS Northern do not have access to detailed network information and contractor rates and therefore budget figures should be used as a guide only.

3 Review of Existing Infrastructure

3.1 Electricity

3.1.1 Electricity North West Limited

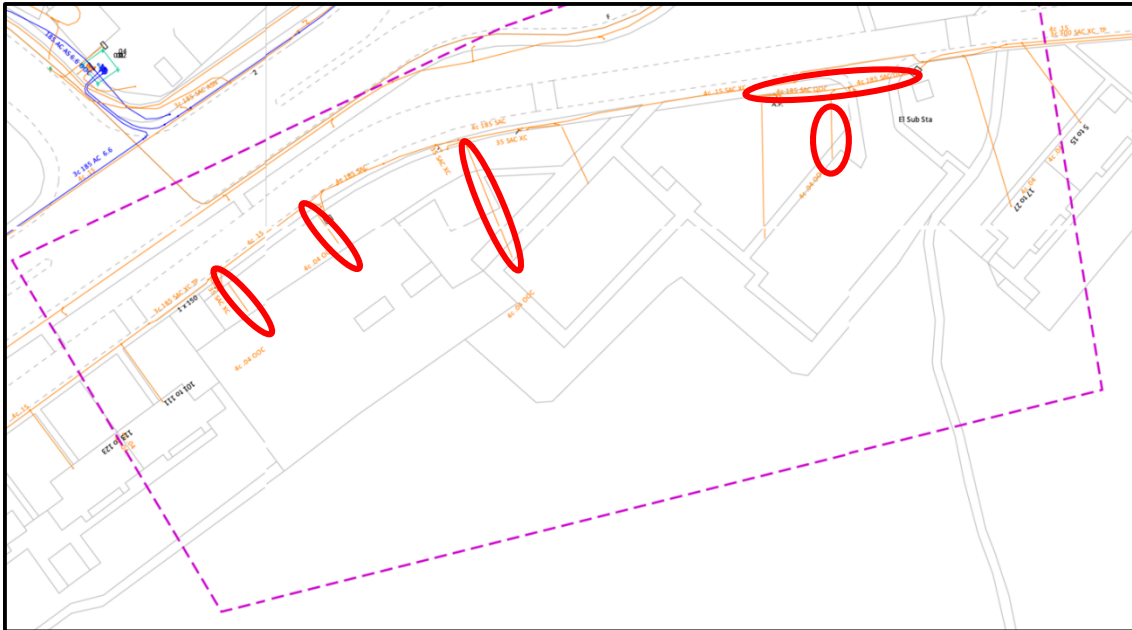
The existing electricity infrastructure within the vicinity of the site is owned and operated by Electricity North West Limited as a licenced Distribution Network Operator. The below plan shows existing Electricity North West Limited infrastructure records in the vicinity of the site. (For more detailed plans see the APPENDIX 1).



The Electricity North West records show that there is existing Low Voltage underground cabling within the proposed site, and within the adjoining footpath to the existing access and newly proposed access.

As well as this, there is an electric substation onsite however the records indicate that there is no cabling within the substation. It is assumed all transformers and equipment have been removed, but it is advised to contact ENWL directly to confirm this.

Outside of the site, to the north west on the opposing side of the A664 there is a Secondary Substation supply 6,600 High Voltage cabling and Low Voltage cables within the local area. Due to the location of the apparatus, it will be unaffected by the proposed works.

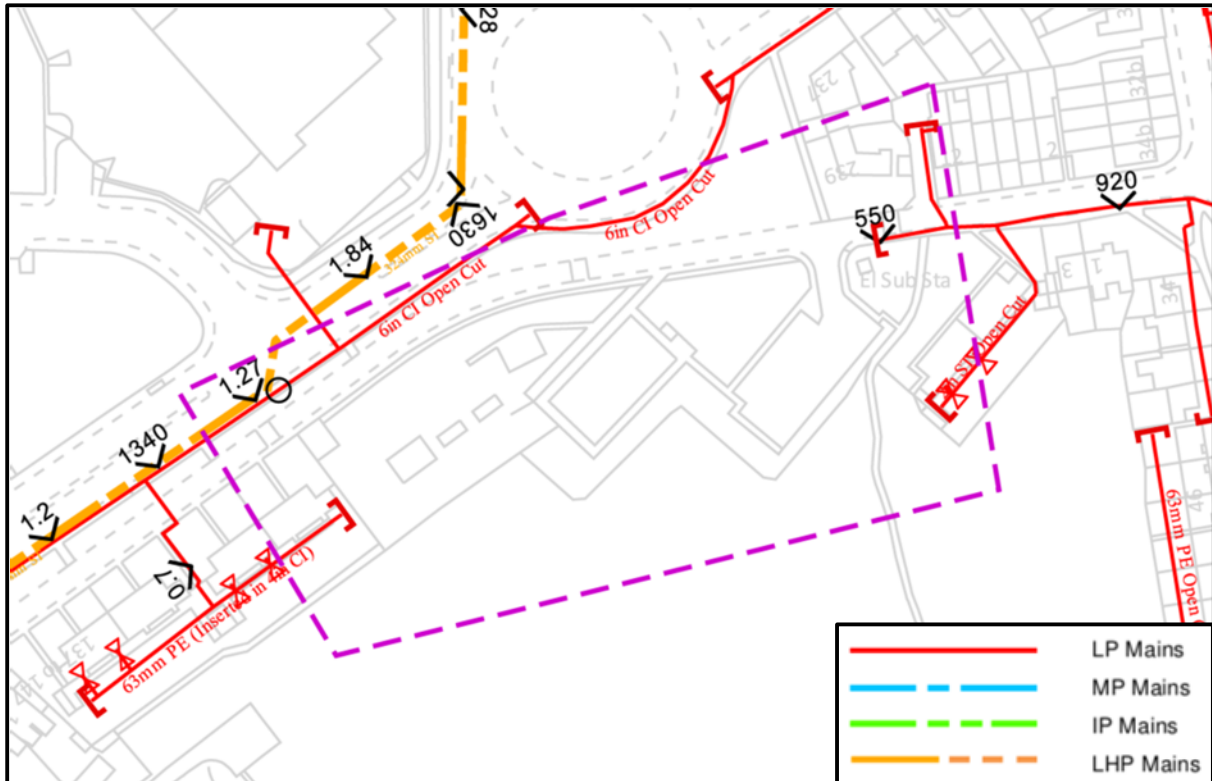


At the existing access, the records show that there is an out of commission (OOC) cable crossing the carriageway, as well as another 4no. Low Voltage cables traveling south within the site {circled above}. A live/dead check is advised on the cables to prove their status.

3.2 Gas

3.2.1 Cadent Gas

The existing gas infrastructure within the vicinity of the site is owned and operated by Cadent Gas as a licenced Gas Transporter. The below plan shows existing Cadent Gas infrastructure records in the vicinity of the site. (F or more detailed plans see the **APPENDIX 1**).



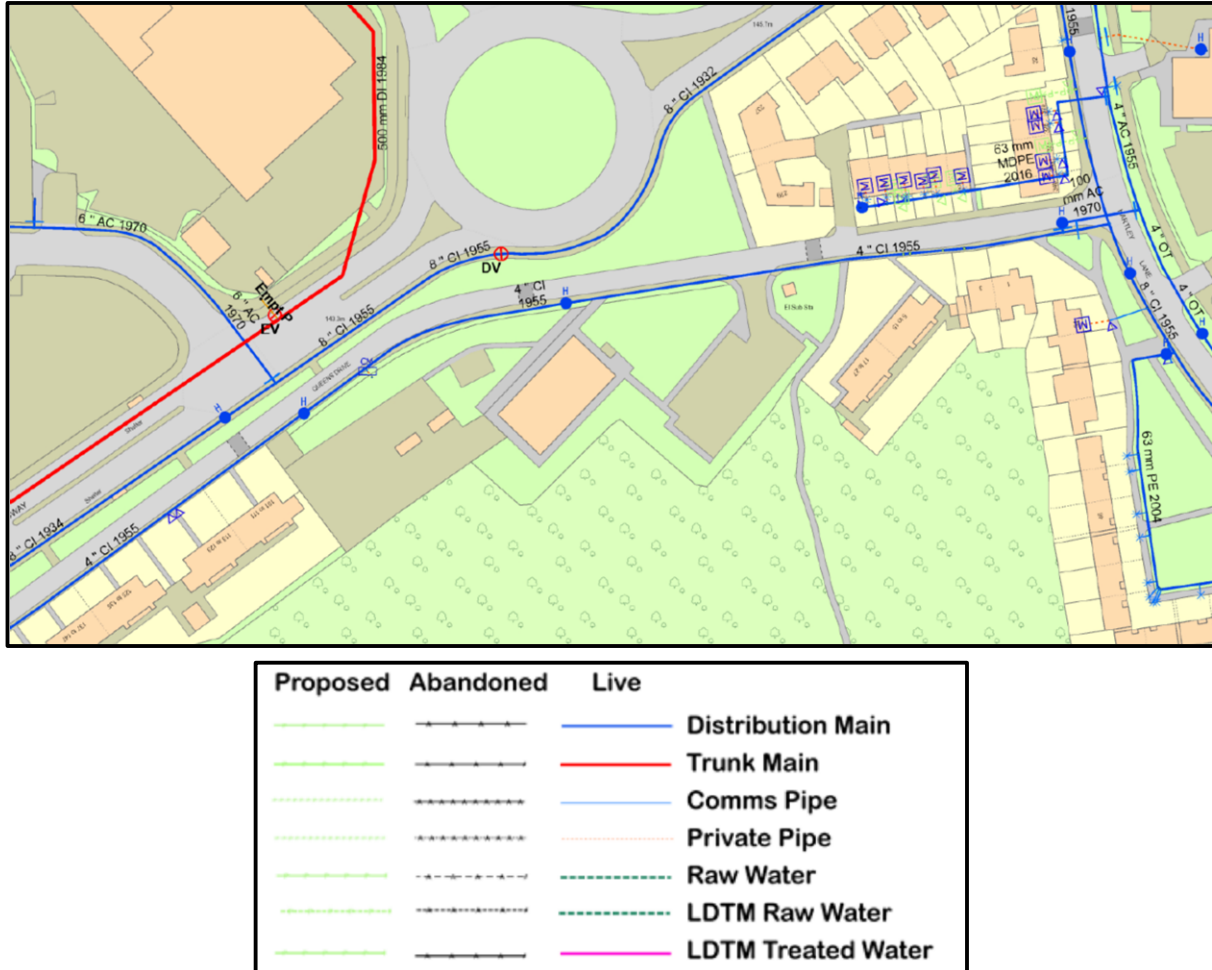
The Cadent Gas records show that there are no assets within the proposed site. There is an existing Low Pressure network to the north, east and west of the site.

To the north of the site, within the carriageway of the A664, there is a 324mm Local High Pressure gas main that travels from north to south west. Extra detail is provided on the depth of the main, it is indicated to be at lowest 1.84m and highest 1.2m. There is an easement requirement of 12.2m total (6.1m either side of the main), and further consultation with Cadent Gas is advised.

3.3 Water

3.3.1 United Utilities - Clean

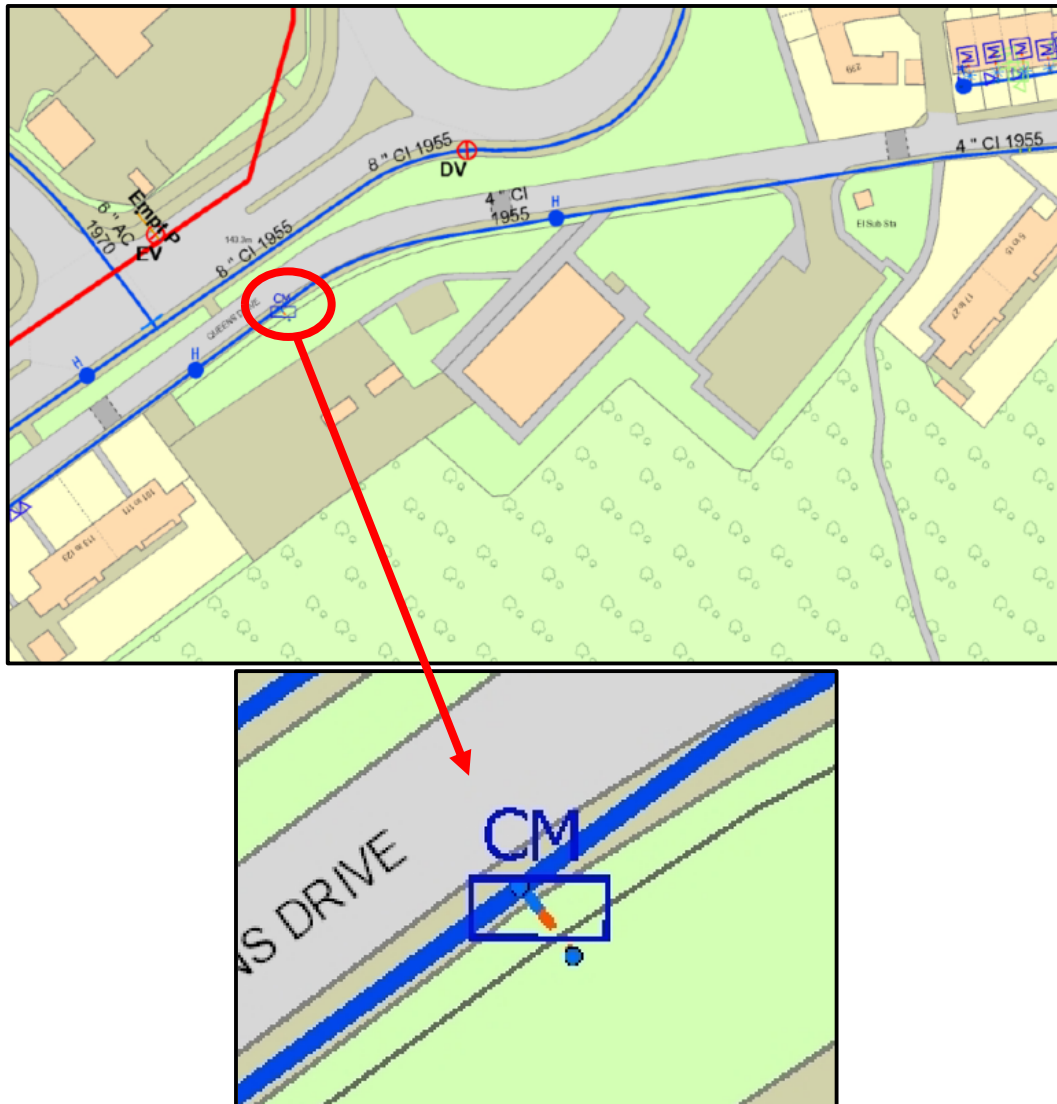
The existing water infrastructure within the vicinity of the site is owned and operated by United Utilities as a licenced water network operator. The below plan shows existing United Utilities infrastructure records in the vicinity of the site. (For more detailed plans see the **APPENDIX 1**).



The United Utilities records show that there are no mains onsite, however it is advised to confirm this with the landowner. Online mapping (May 2019) shows there being an NHS Medical Centre onsite, and likely a supply of water for basic facilities.

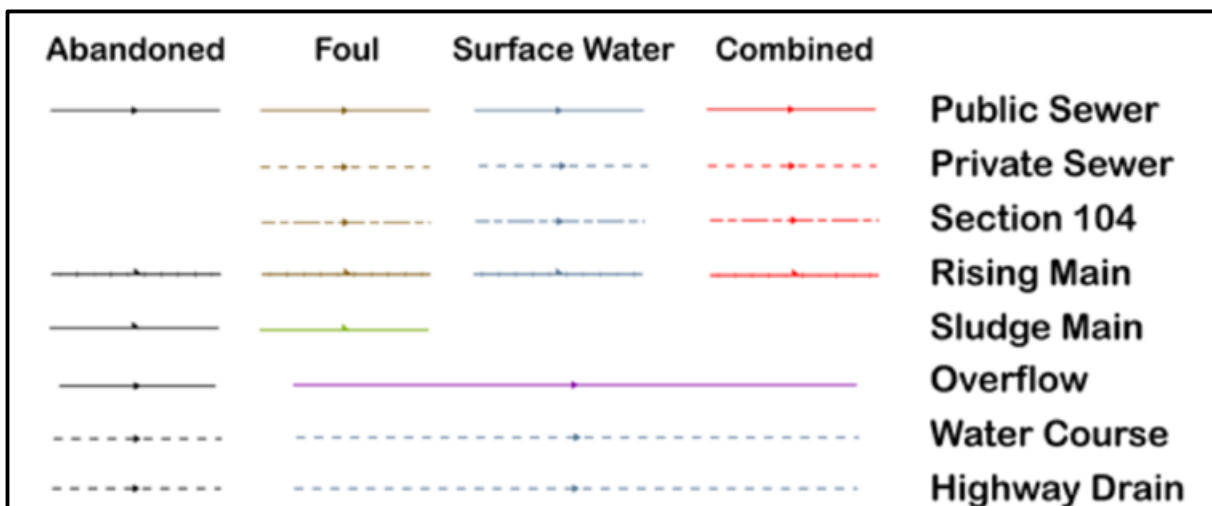
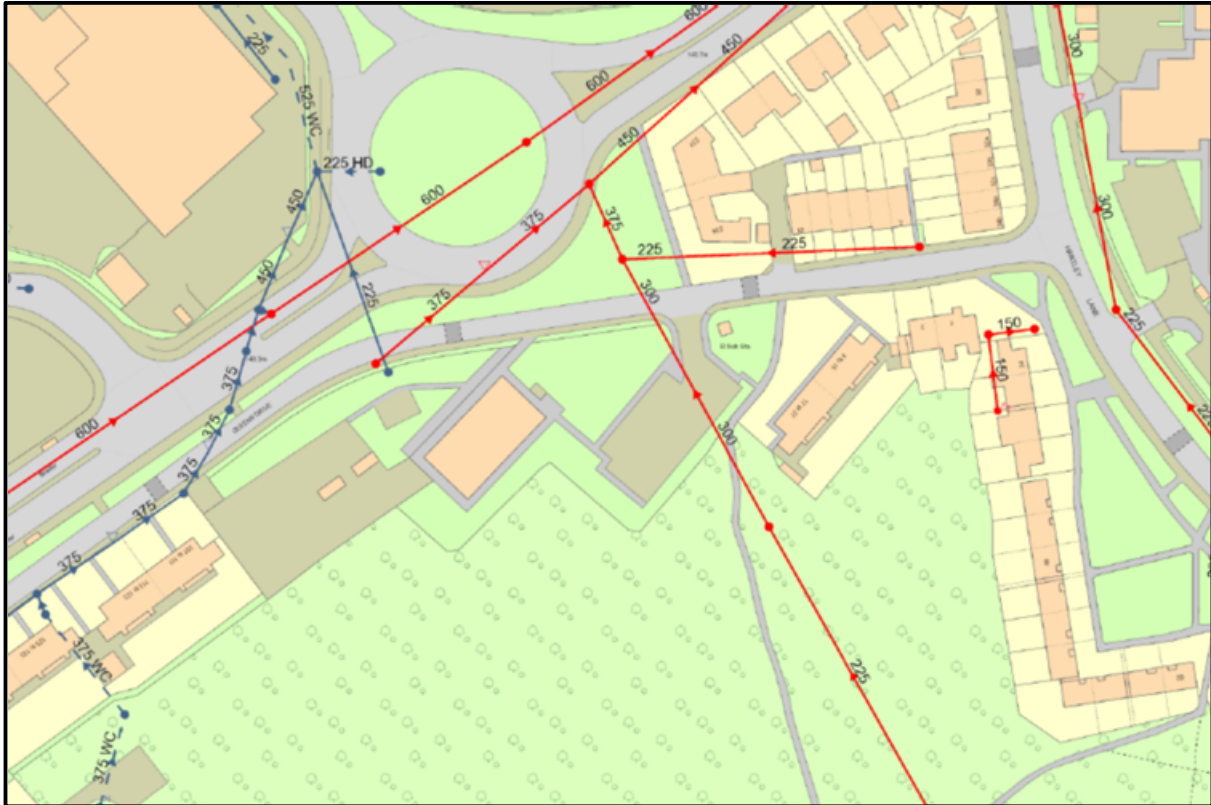
Within the adjoining footpath the site access there is an existing 4" CI Distribution main travelling east to west, crossing the proposed access locations.

To the north of the site, within the A664 there is an existing 500mm Trunk main travelling from north to south west. This asset will not be affected by the proposed plans.



There is a commercial meter at the site boundary, as shown above, providing a supply of water to the existing building onsite.

The existing waste water infrastructure within the vicinity of the site is owned and operated by United Utilities as a licenced waste water network operator. The below plan shows existing United Utilities infrastructure records in the vicinity of the site. (For more detailed plans see the **APPENDIX 1**).



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3.4.1 BT Openreach

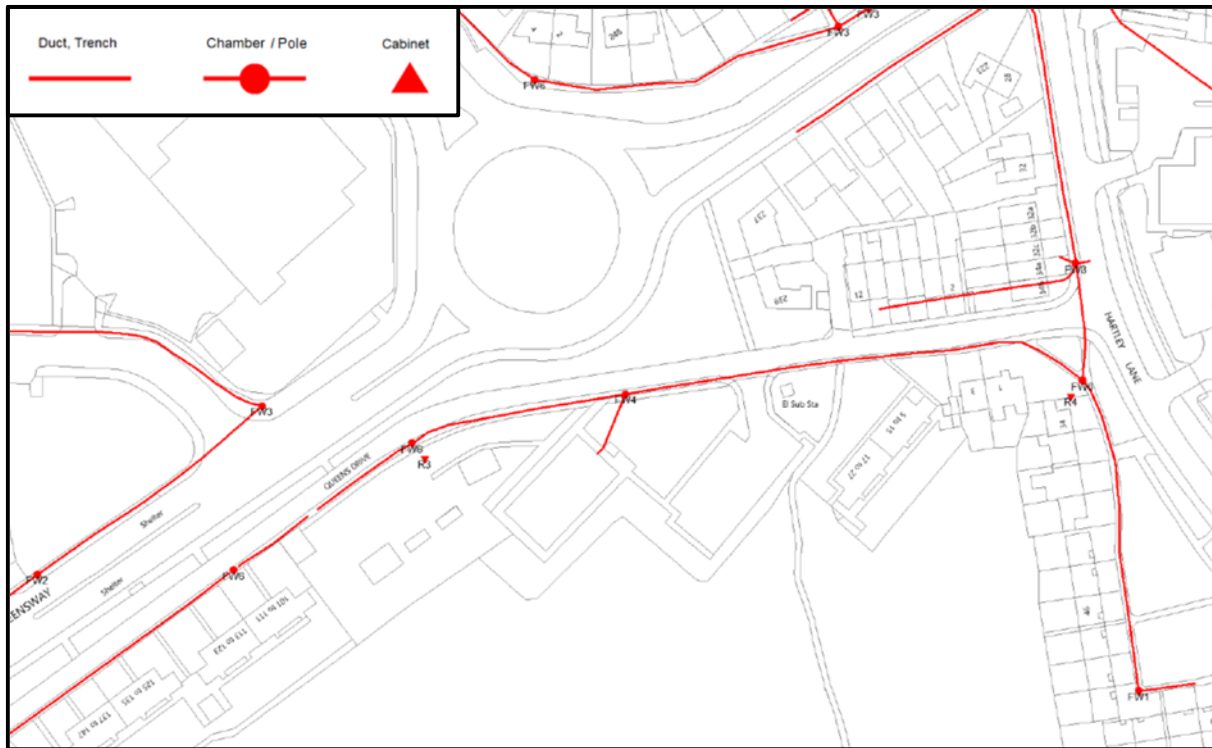
KEY TO BT SYMBOLS		Change Of State	+	Hatchings
	Planned	Live	Split Coupling	Built
PCP				
Pole			Duct Tee	Planned
Box			Building	Inferred
Manhole			Kiosk	Duct
Cabinet				

Other proposed plant is shown using dashed lines.
BT Symbols not listed above may be disregarded.
Existing BT Plant may not be recorded.

Within the local areas there is underground ducting and chambers within the opposing verges, as well as a further planned overhead pole adjacent to the site.

3.4.2 Virgin Media

Virgin Media own and operate existing telecommunications infrastructure within the vicinity of the proposed site under its rights derived from the telecommunications act. The below plan shows existing Virgin Media infrastructure records in the vicinity of the site. (For more detailed plans see the **APPENDIX 1**).



Virgin Media asset plans indicate that there is an existing connection onsite, as well as underground ducts within the adjoining footpath the site.

At the location of the new access there is an existing chamber and box on the footpath and verge, as shown below.



Image taken from online mapping 2019

4 Development Impact on Existing Utility Infrastructure

4.1 Overview

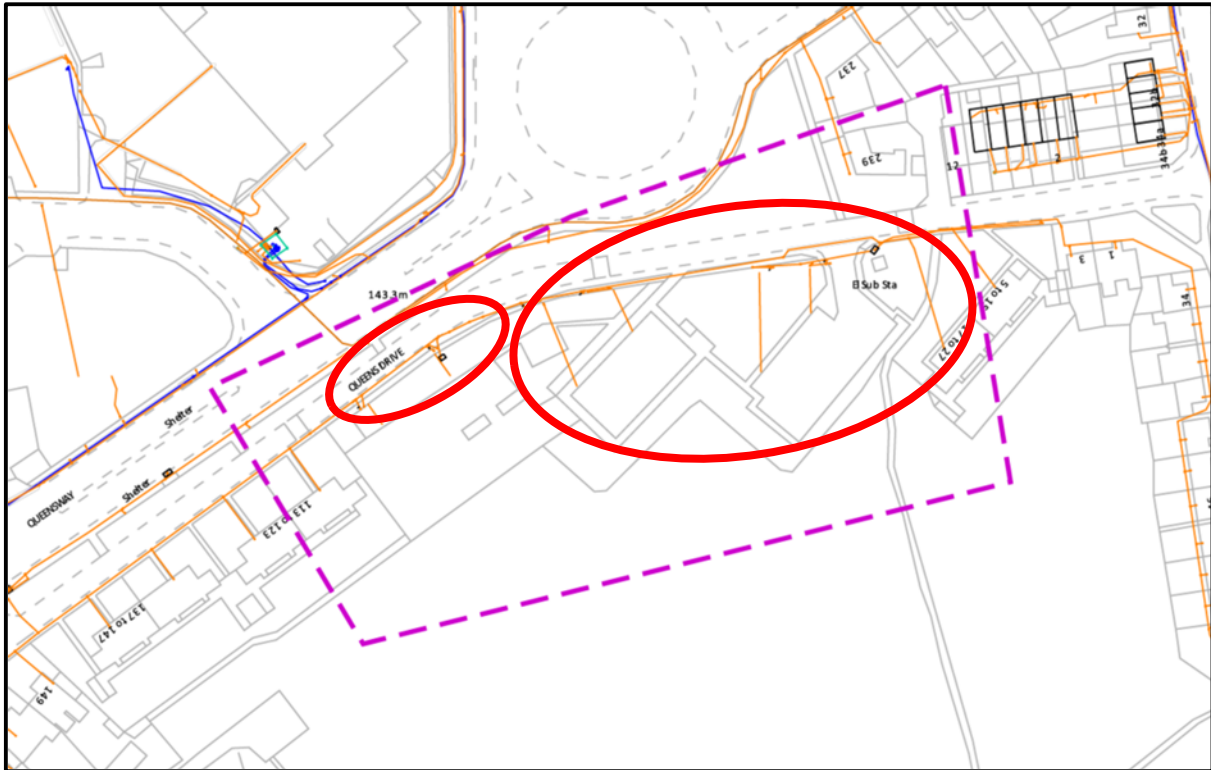
The below table provides an overview of the likely disconnection and diversions identified as part of section 4 of this report.

Disconnections	
Utility	Item
Electricity	Disconnection of existing Low Voltage cables onsite
Gas	Not anticipated.
Water	Disconnection of existing water supply to building onsite.
BT Openreach	Disconnection to existing supply onsite.
Virgin Media	Disconnection to existing supply onsite.
Diversions	
Utility	Item
Electricity	Live / Dead test on cables marked as Out of Commission.
	Diversion of Low Voltage cabling to facilitate new access locations.
Gas	Not anticipated.
Water	Site access diversions - new and existing locations
BT Openreach	Removal of overhead pole and existing supply
Virgin Media	New site access & existing access reconfiguration. Demolish & rebuild of chamber and cabinet.

4.2 Electricity

4.2.1 Electricity North West Limited

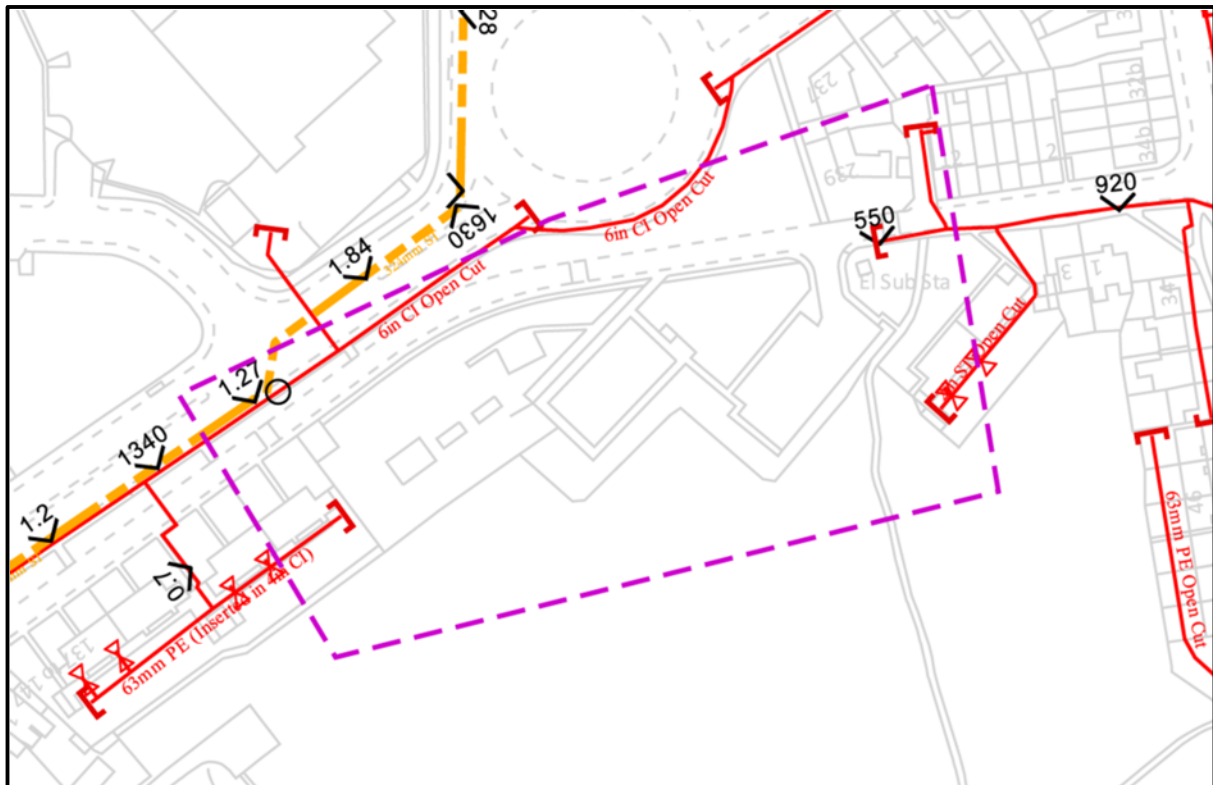
Electricity North West Limited has Low Voltage infrastructure crossing the site will be affected by the proposed development and will require a diversion.



4.3 Gas

4.3.1 Cadent Gas

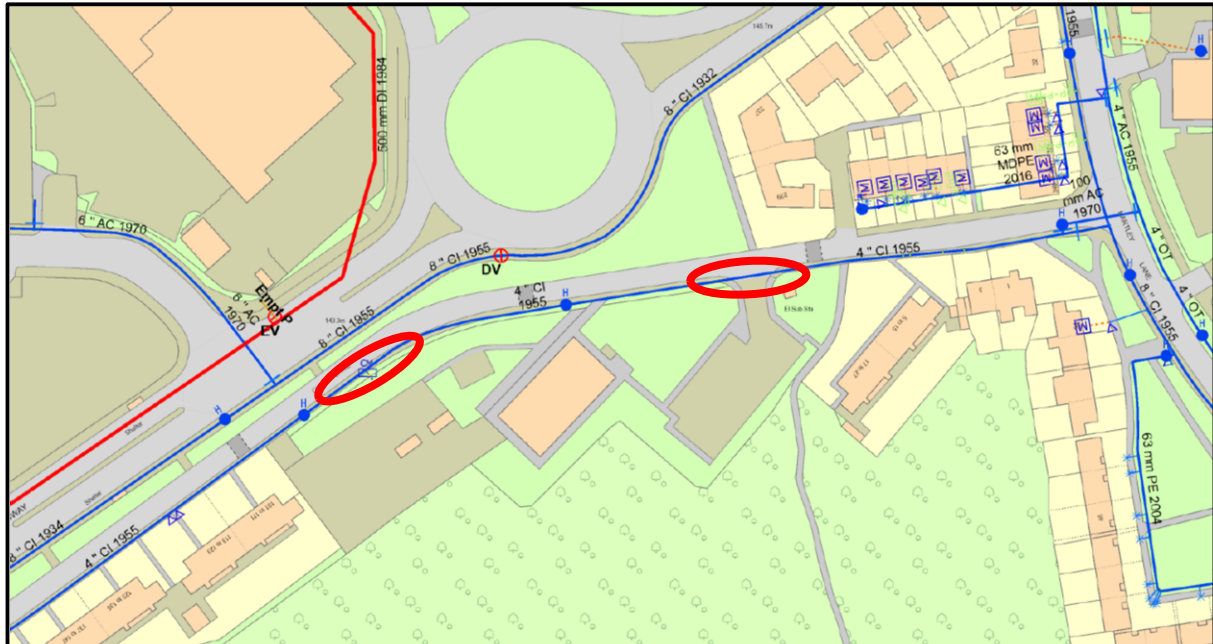
It is not anticipated that any gas diversions will be required to accommodate for the proposed development.



4.4 Water

4.4.1 United Utilities

A 4" CI distribution main crosses the site access and is likely to be affected by the proposed development and will require a diversion.



4.5 Telecoms

4.5.1 BT Openreach

Overhead ducts and poles crossing the site will be affected by the proposed development and will require a diversion.

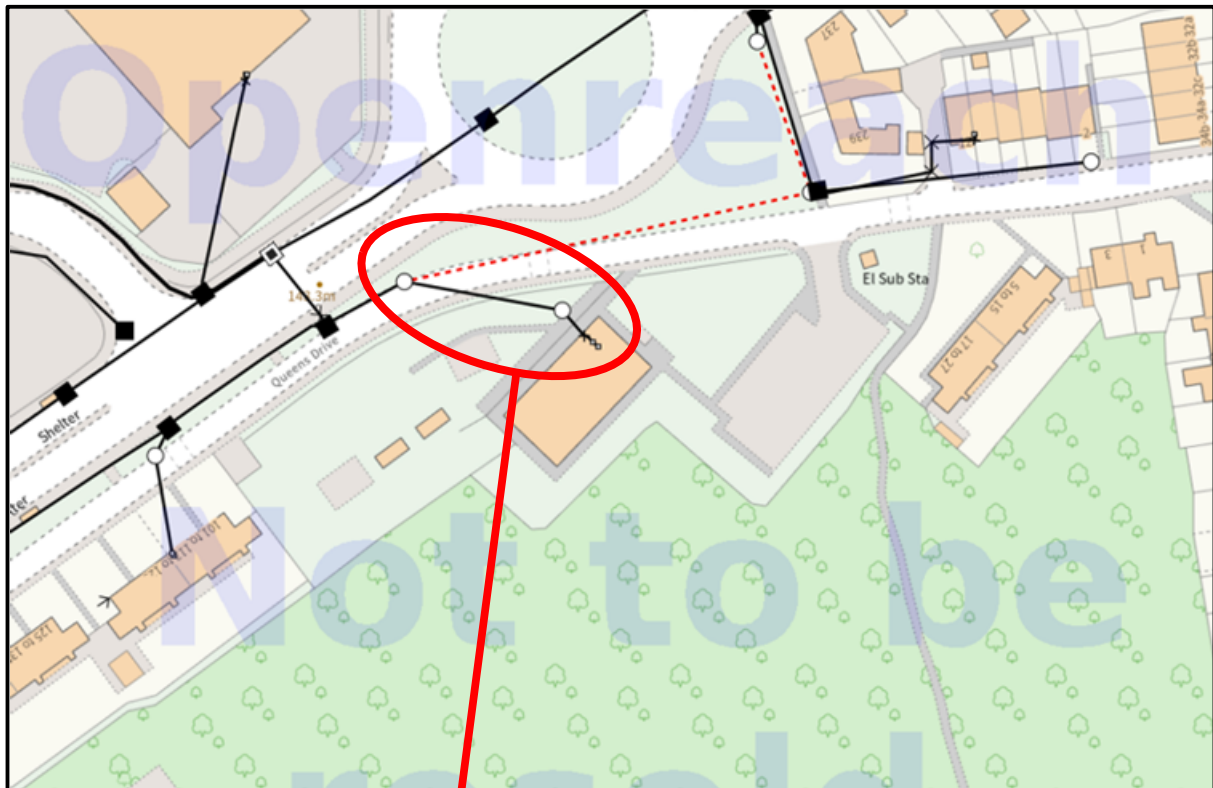


image taken from online mapping 2019

4.5.2 Virgin Media

Virgin Media ducts and chambers crossing the site access, as well as onsite will be affected by the proposed development and will require a diversion.

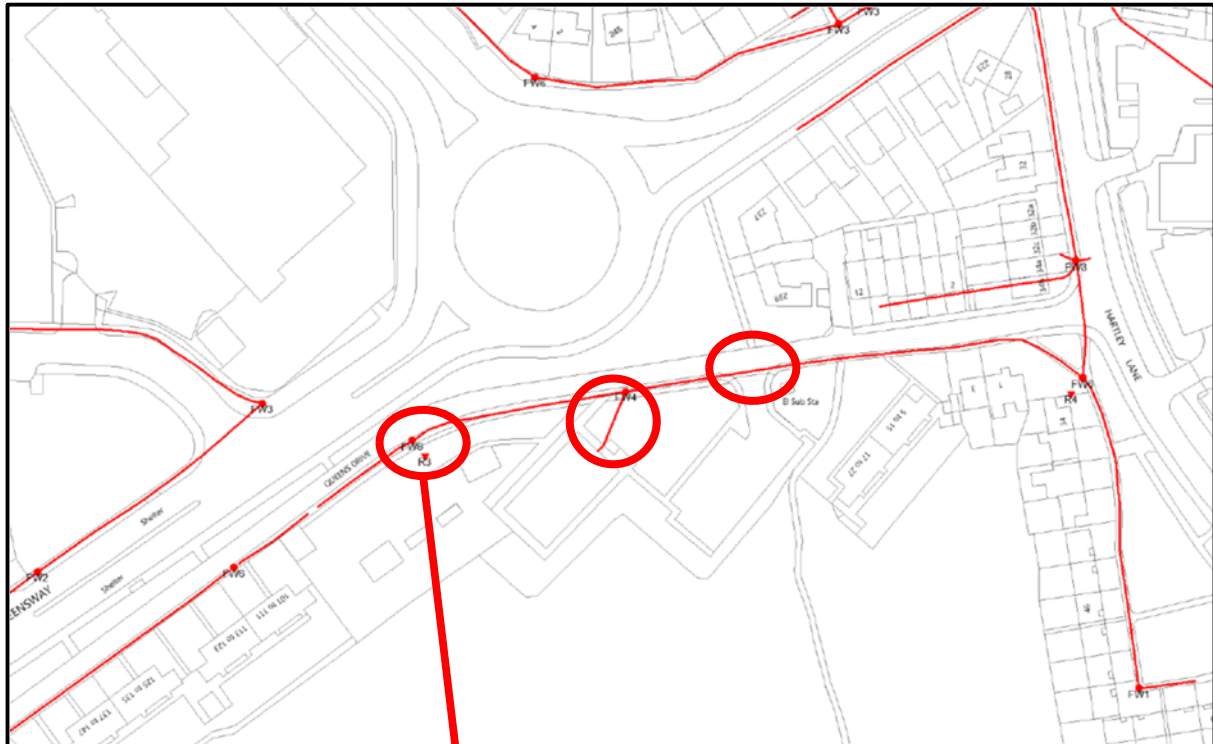
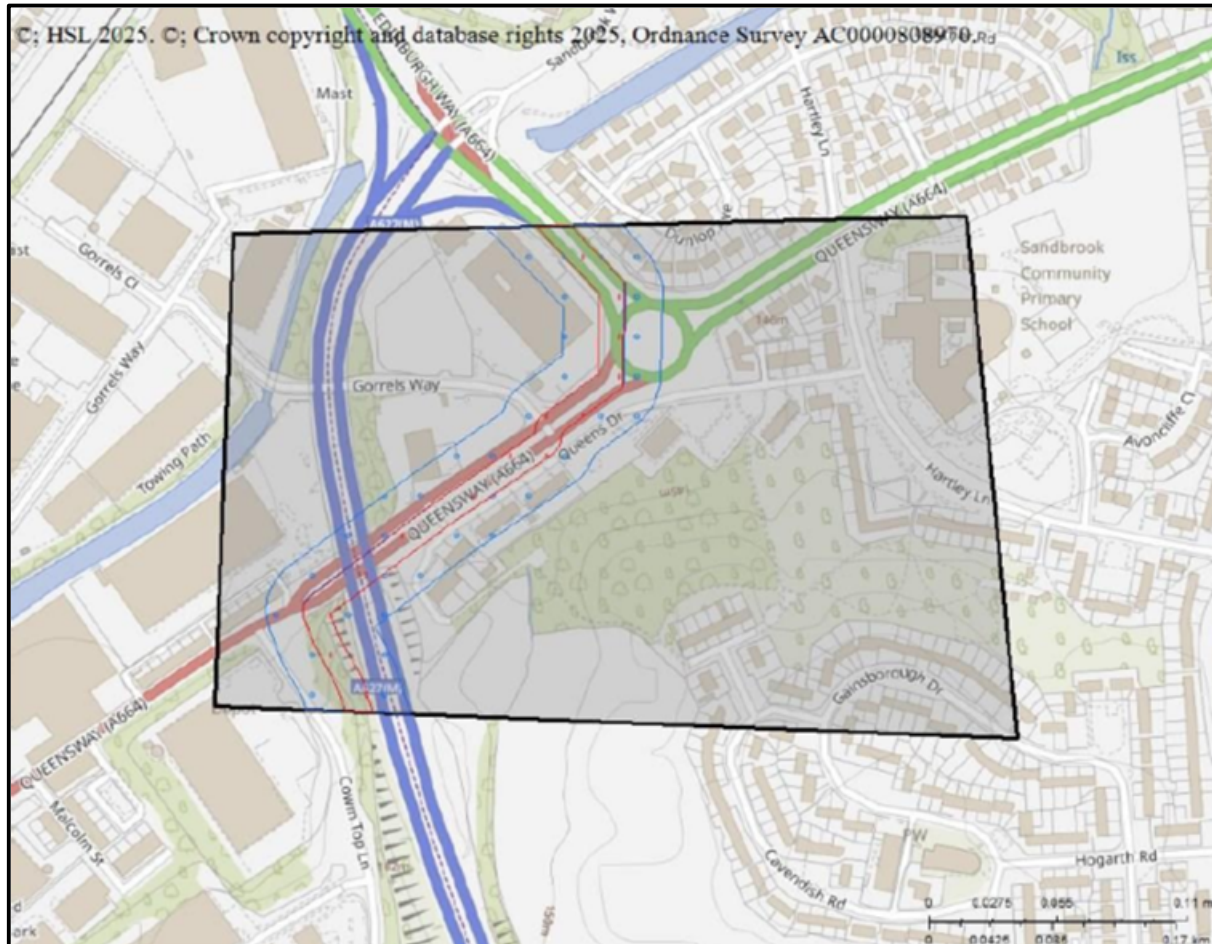


Image taken from online mapping 2019

4.6 Other

4.6.1 HSE

As a statutory consultee as part of the planning process, the HSE sets out guidelines for development in the vicinity of major hazard sites and pipelines as part of its PADHI planning guidance and its Land Use Planning (LUP) public safety advice.



Pipelines that are deemed major hazard pipelines are allocated an inner, middle and outer consultation zones that restrict the scale and type of development that can be carried out within the vicinity of the pipeline. Pipelines that usually fall within this guidance are High Pressure Gas Transporters mains and private gas and oil mains of a sufficient pressure and size.

In order to determine the effect of these zones, TDS has applied to the HSE to clarify the site specific restrictions. The below shows the inner, middle, and outer zones associated with the National Grid, Sabic and Shell infrastructure.

Legend

- LA Boundary
- Drawn Development
- Zone Type**
 - Inner
 - Middle
 - Outer
- HSE Interest
- Explosive Interest

HSE policy documents specify that developments over 30 dwellings are classified as 'level 3 sensitivity' and any development within the inner or middle zone will result in the HSE advising against granting planning permission.

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

There are specific rules that relate to developments that are over 30 dwellings and straddle both the middle and outer zones and these are as follows:

45. Rule 1a: Development Types that 'straddle' zone boundaries will normally be considered as being in the innermost zone to the major hazard unless either of the two following conditions applies. The Development Type will be considered to be in the OUTERMOST of the zones if:

- less than 10% of the area marked on the application for that particular development type is inside that boundary,

OR

- it is only car parking, landscaping (including gardens of housing), parks and open spaces, golf greens and fairways or access roads etc. associated with the development; that are in the inner of the zones.

46. Rule 1b: For the special case where a Development Type straddles the CD boundary (i.e. part of the site lies within the CD and part lies outside) Rule 1a is followed, then:

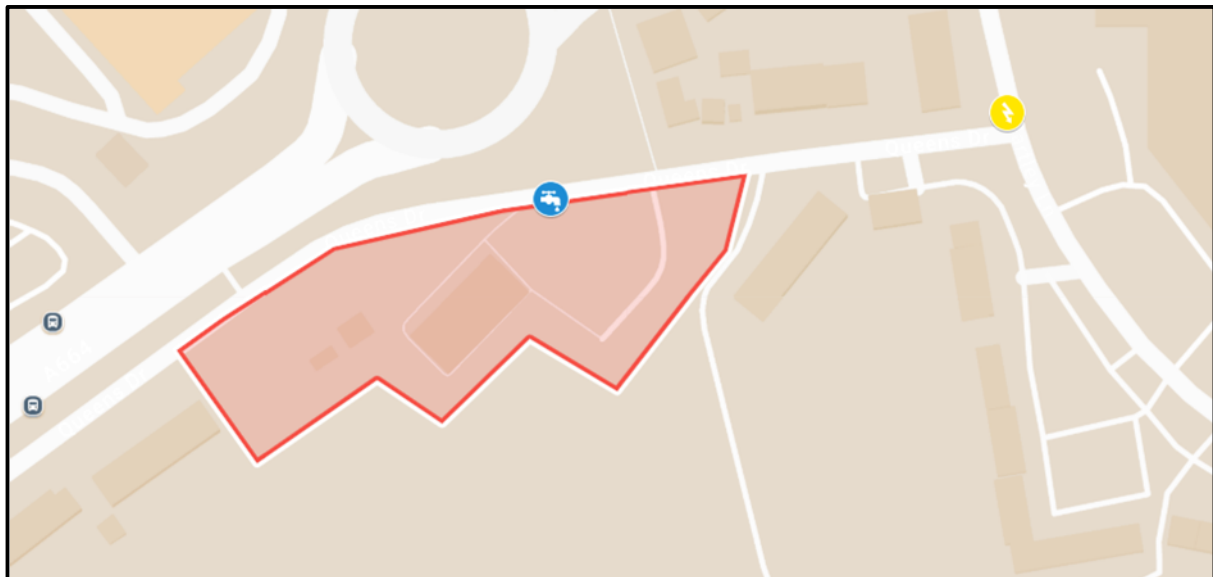
- If, after using the Rule 1a, the Development Type is considered to be outside the CD, then there is no need to categorise further; a 'DAA' response is appropriate.
- If, after using Rule 1a, the Development Type is considered to be within the CD then all of the facilities that make up the proposed Development Type are considered. Any that are entirely outside the CD are discounted when determining the Sensitivity Level. All the facilities that are completely and/or partly inside the CD are then considered together for the purpose of determining the Sensitivity Level. (If appropriate, the 'Multiple-use developments' rule – Rule 3 should be applied).

Further consultation with the HSE would attract a fee and as such has not been pursued at this stage.

5 Utility Points of Connection

5.1 Overview

The below plan provides an overview of the received points of connection identified as part of section 5 of this report.



Proposed Site

Site Boundary
Electricity North West

Assumed Point of Connection
Untitled layer

Assumed Point of Connection

5.2 Electricity

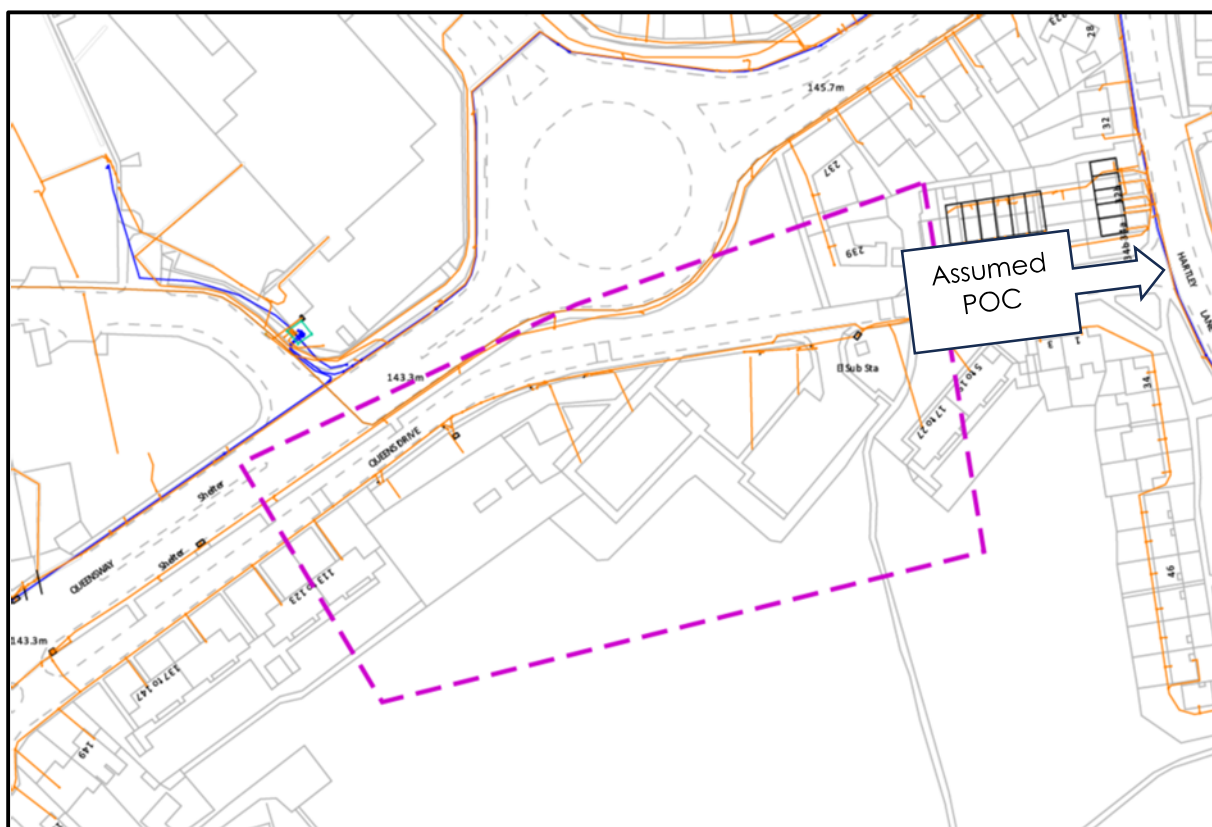
5.2.1 Electricity North West Limited

In order to serve a development of approximately 28 plots, electrically heated, a load of 268 will be required to service the site. It is expected that this load can be taken from the High Voltage network on Hartley Lane, 100 meters from the site access on Queens Drive.

A secondary substation will be required onsite, allow a space of 6m x 6m onsite for a substation.

Due to a load of being required, it may be possible to take this from the low voltage network however the report has been based on a worst case scenario, low voltage can be anywhere from 0kva – 300kva however it is important to understand that a tipping point from low voltage to high voltage can happen at any kva, it is dependent on what is available within the local network.

The below plan shows the anticipated location of the connection.

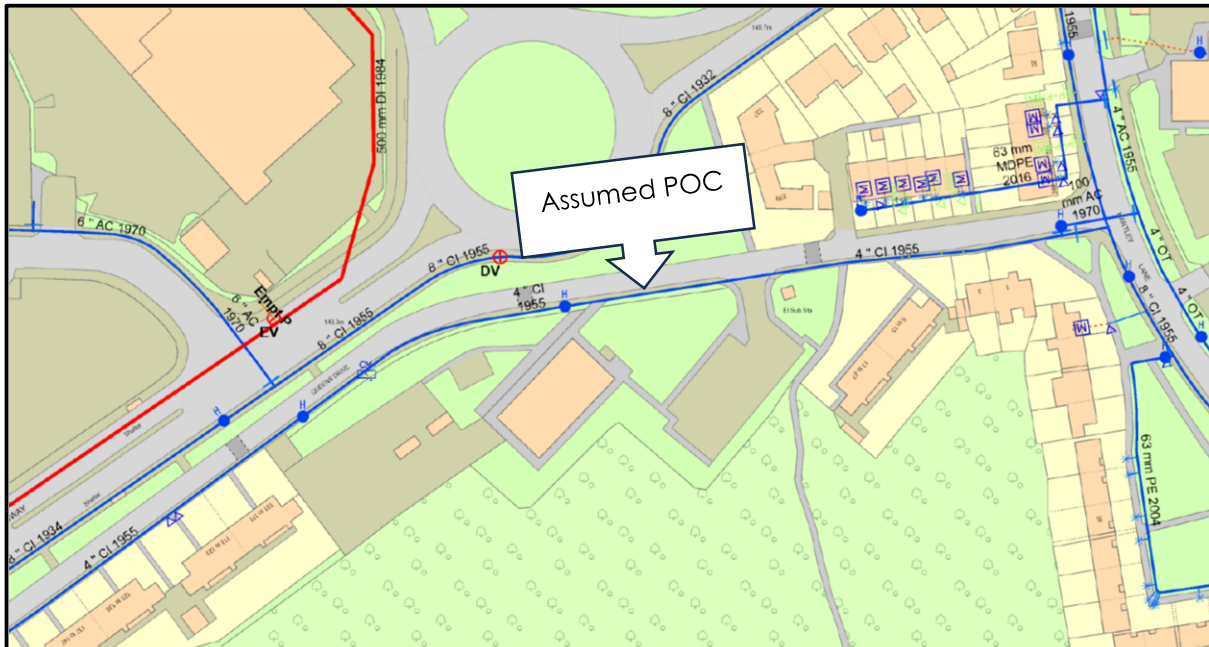


5.3 Water

5.3.1 United Utilities

In order to serve a site of 28 plots, it is assumed that a point of connection will be made from the 4" CI distribution main on Queens Drive, approximately 15 metres from the proposed site entrance.

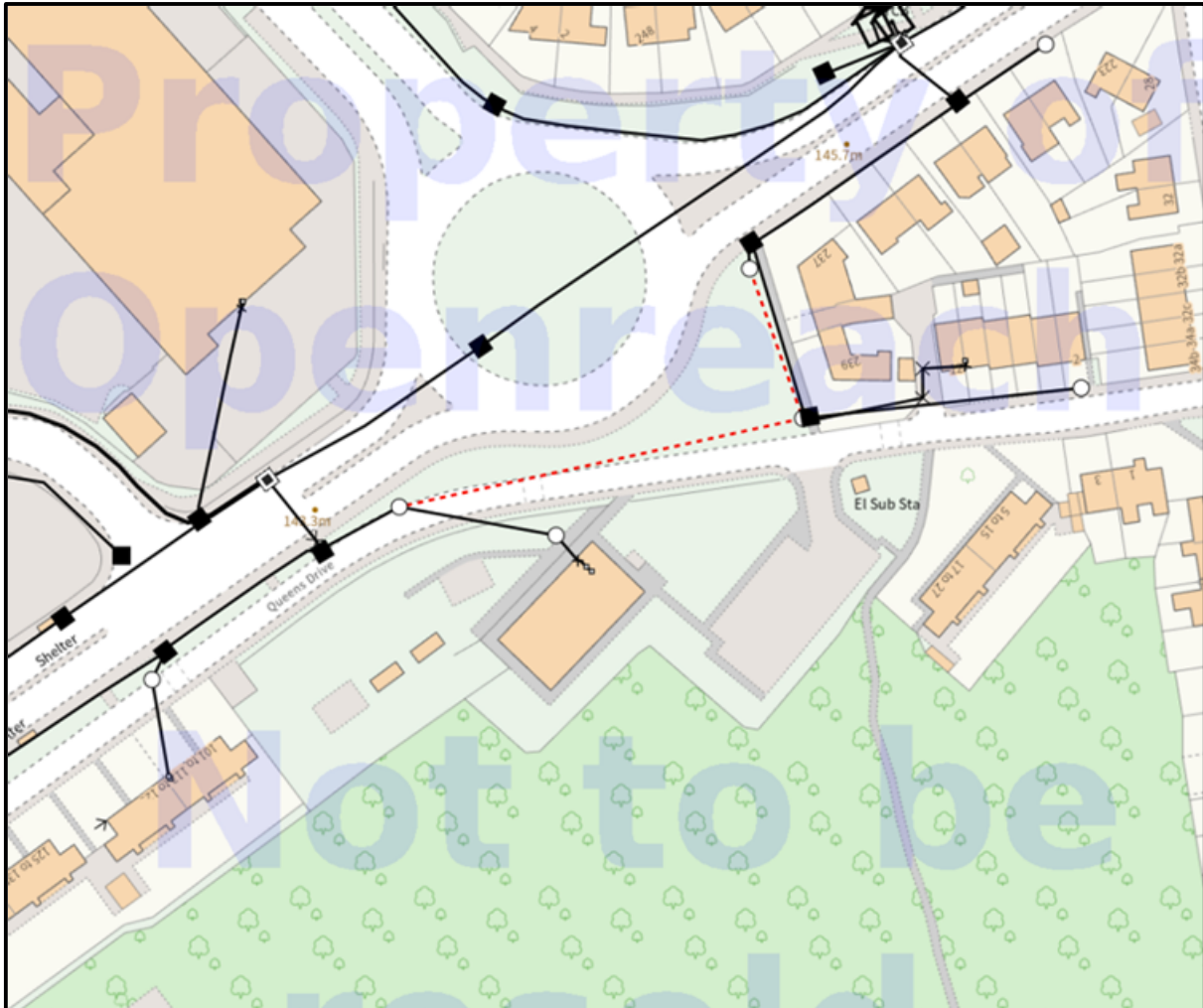
The below plan outlines a possible point of connection.



5.4 Telecoms

5.4.1 BT Openreach

BT Openreach own and operate existing telecommunications infrastructure within the vicinity of the proposed site under its rights derived from the telecommunications act. The below plan shows existing BT Openreach infrastructure records in the vicinity of the site where black denotes existing infrastructure and red denotes proposed infrastructure.



Infrastructure records show that BT Openreach has infrastructure within close proximity of the site and can be registered with BT Openreach FTTP to assist them with planning the proposed infrastructure to the development and as part of BT Openreach's 'Fibre First' Initiative. It is likely the development will be served with full Fibre to the Property infrastructure benefitting from speeds up to 1.0GBPS. BT Openreach offer free Fibre to the Property services to developments of 20 plots or more and charges for sites from 2-19 plots can be seen below.

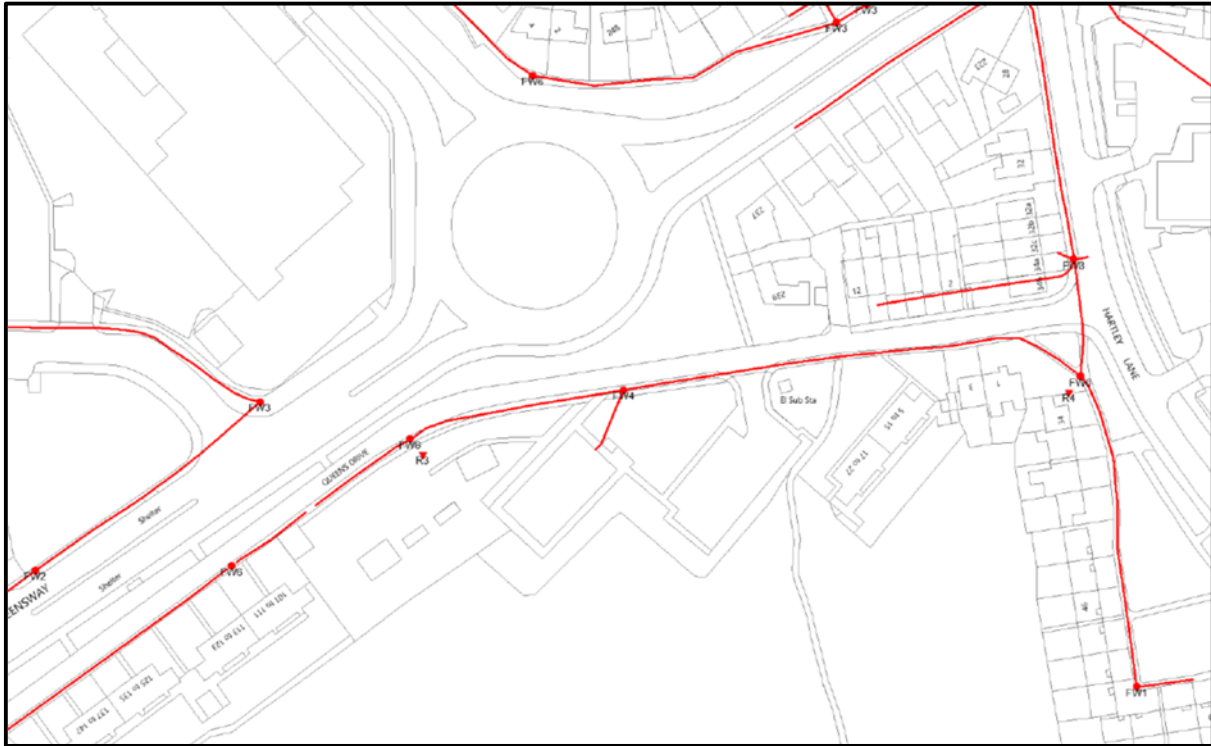
Plots	Developer contribution per plot	Developer contribution per site
2	£2,000	£4,000
3	£2,000	£6,000
4	£2,000	£8,000
5	£1,800	£9,000
6	£1,600	£9,600
7	£1,400	£9,800
8	£1,200	£9,600
9	£1,000	£9,000
10	£747	£7,470
11	£662	£7,282
12	£588	£7,056
13	£524	£6,812
14	£467	£6,538
15	£415	£6,225
16	£369	£5,904
17	£328	£5,576
18	£290	£5,220
19	£255	£4,845

BT Openreach offer rebates, designed to offset the cost of duct and chamber installations, for sites of 11 plots and above and the rebate rates can be seen below.

Plot Type	Amount
Single Dwelling Unit (SDU) - House	£140
Single Dwelling Unit (SDU) – House inside M25	£151
Multiple Dwelling Unit (MDU) – Flat/Apartment	£50 per individual unit
Enhanced DSI rebate – All plot types	Additional £20

5.4.2 Virgin Media

Virgin Media own and operate existing telecommunications infrastructure within the vicinity of the proposed site. The below plan shows existing Virgin Media infrastructure records in the vicinity of the site where red denotes existing infrastructure and green denotes proposed infrastructure.



Infrastructure records show that Virgin Media has infrastructure within close proximity of the site and Virgin Media would likely offer connection to the development as a result. It is likely the development will be served with full Fibre to the Property infrastructure benefitting from speeds up to 1.0GBPS. Virgin Media offer free Fibre to the Property services to developments and offer rebates of up to £125 per plot.

5.4.3 Other Telecoms Providers

In addition to BT Openreach and Virgin Media, a range of alternative telecoms providers are able to provide connections to the development, utilising a connection onto the existing BT Openreach network. These providers offer a range of solutions and should be contacted directly for further details. Current prominent providers include, GTC and Grain.

6 Assumed Utility Connections

6.1 Electricity, Gas, Water and Telecoms Connections - Budget

Based on the information identified in section 5, TDS has used standard rates to provide a high-level budget cost for utility connections for the site. The breakdown of this cost can be seen as follows.

Connections		
Utility	Item	Cost
Electricity	High Voltage Point of Connection	
	Reinforcement	
	100 Meters of Cable Lay to site	
	Secondary substation	
	Substation Civils	
Water	4" CI Distribution main Point of Connection	
	Reinforcement	
	15 Meters of Pipe Lay to site	
Electricity, and Water Connections on Site	28 Number of Plots electric heated	

7 Summary

It can be concluded from the formal responses received from the host asset owners of the gas, water and electricity infrastructure that all the main utilities are all assumed to be available within the local area to serve the proposed development.

The assumed electricity connection will be provided from a /High Voltage cable approximated 100m from the site boundary. A new secondary substation is assumed to be required.

The assumed water point of connection will be from existing distribution mains on Queens Drive, approx. 15 meters from the site entrance.

Diversions and disconnections are anticipated to the electric, gas, water, BT & Virgin Media networks.

The site sits within the outer zone on the HSE report and further consultation is advised.

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SK9 5EQ

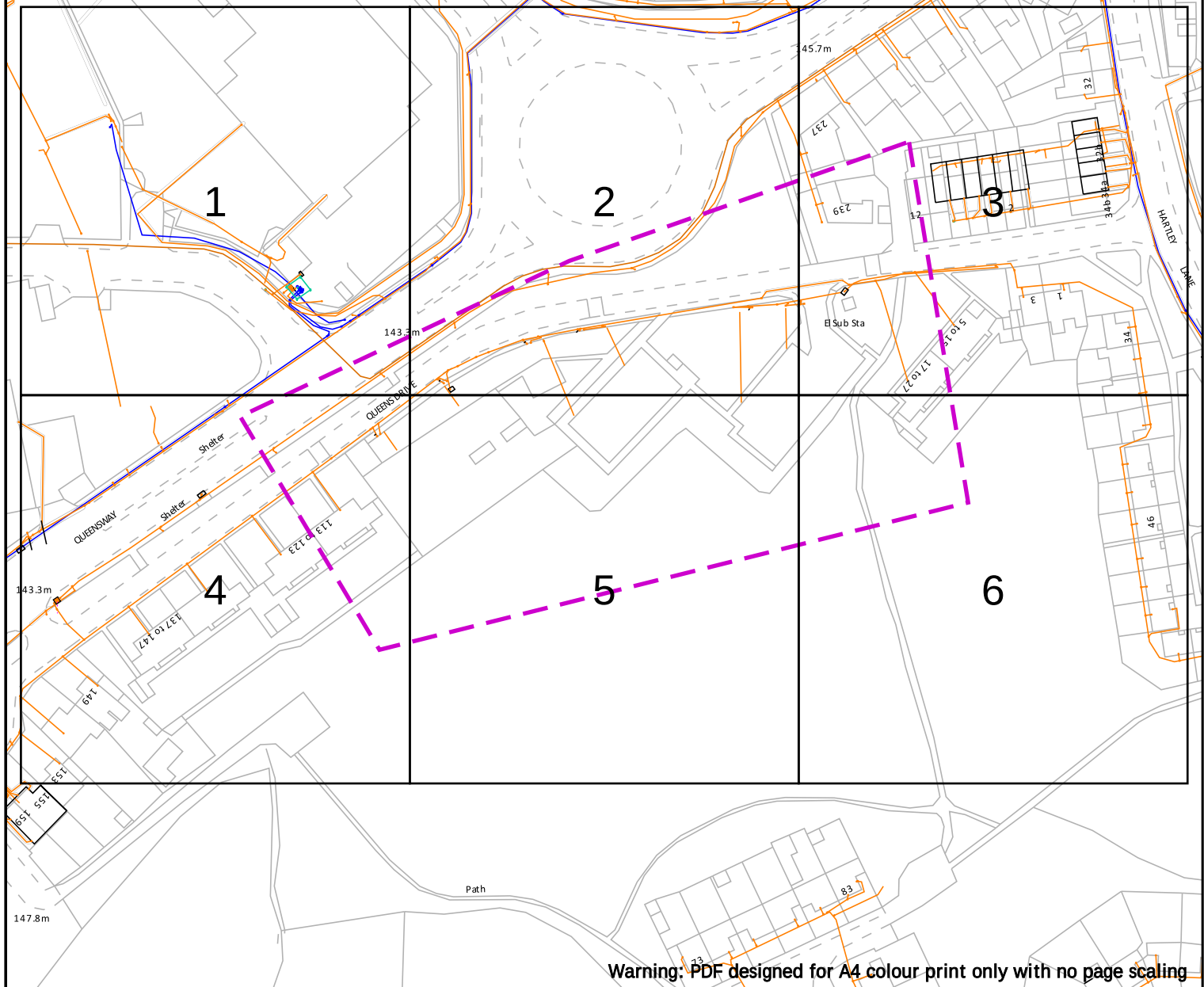
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northern@t-d-s.com
www.t-d-s-com



Part of Technical & Development Services Group Ltd. Registered in England & Wales No. 5284938.
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APPENDIX 1 – Existing Infrastructure

Overview Map of Worksite



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Electricity North West
Borron Street
Portwood, Stockport
Cheshire, SK1 2 JD
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk

Operating Voltage

132kV
33kV
22kV-25kV
11kV
6kV-6.6kV
1kV-6kV
LV
Unknown Voltage

Colour Code

Black
Green
Yellow
Red
Blue
Violet
Orange
Brown

Line Colour



In an emergency call 105,
24 hours a day

Dig Sites

Line: - - - - -

Area: [] [] [] []

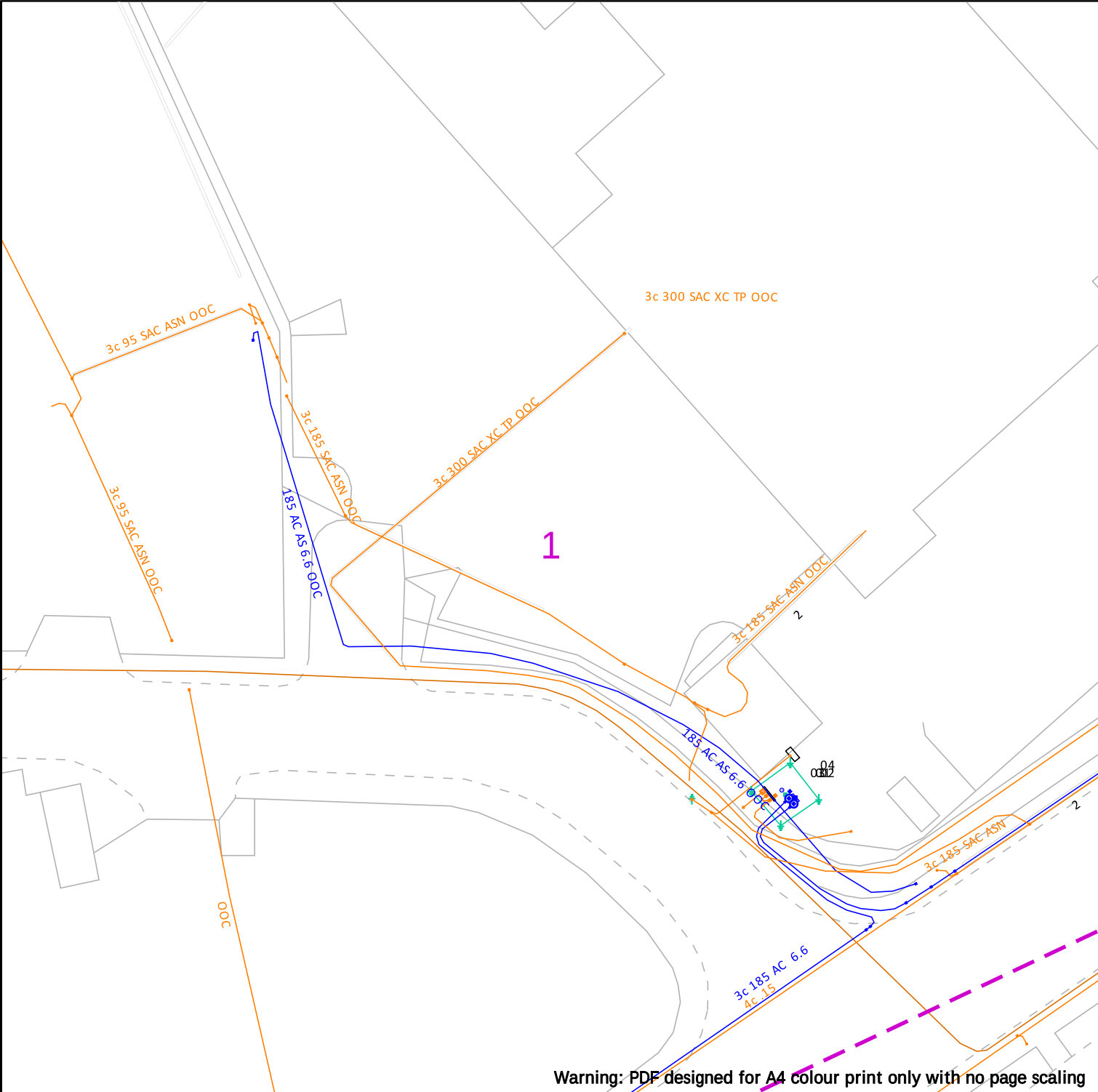
IMPORTANT INFO

Unless otherwise indicated the depth of Electricity North West Limited cables are in accordance with NJUG (450mm for Low Voltage & 600mm for 11kV cables) 33kV and 132kV cables are laid at depths as marked. The depth and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indications on this drawing or from any regulatory loss of income or incentive, or expense, which may be suffered by Electricity North West Limited and which is caused or contributed to by any loss of supply as a result of any damage caused to Electricity North West Limited's equipment. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited. Reference should be made to HSE Guidance, HS(G)47 "Avoiding Danger from Underground Services" and GS6 "Avoiding Danger from Overhead Power Lines". Electricity North West Limited, Borron Street, Portwood, Stockport, Cheshire, SK1 2JD Registered in England and Wales. Registered No 02366949

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Date Requested: 12/06/2025
Job Reference: 37619060
Site Location: 389259 411337
Requested by: Mr Lee Tayler
Your Scheme/Reference: Queen Drive

Scale: 1:1538 (When plotted at A4)



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Bringing energy to your door

Electricity North West
Borron Street
Portwood, Stockport
Cheshire, SK1 2 JD
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk

Operating Voltage	Colour Code	Line Colour	In an emergency call 105, 24 hours a day	Dig Sites
132kV	Black			
33kV	Green			Area: 
22kV-25kV	Yellow			
11kV	Red			
6kV-6.6kV	Blue			
1kV-6kV	Violet			
LV	Orange			
Unknown Voltage	Brown			

IMPORTANT INFO

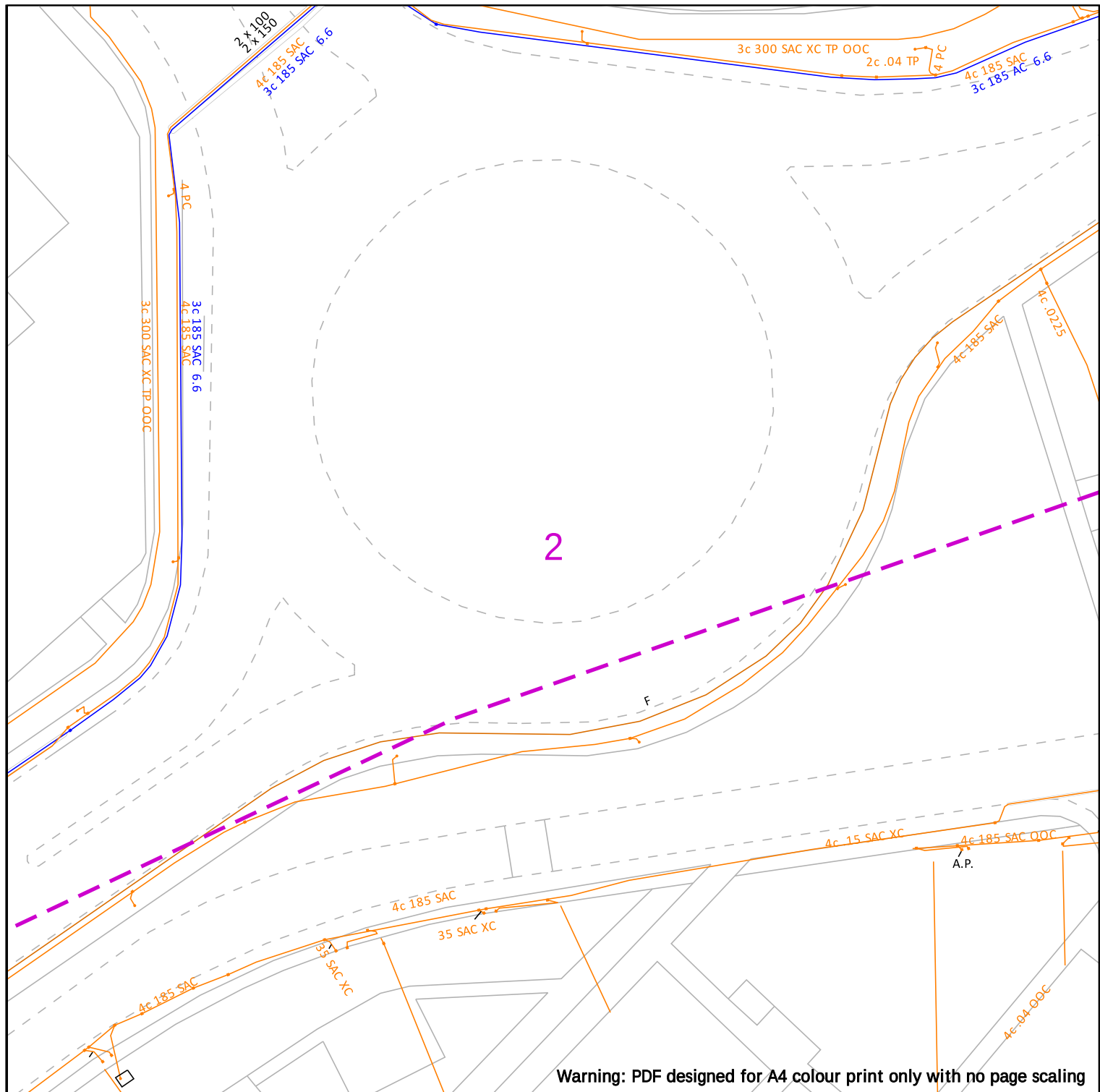
Unless otherwise indicated the depth of Electricity North West Limited cables are in accordance with NJUG (450mm for Low Voltage & 600mm for 11kV cables) 33kV and 132kV cables are laid at depths as marked. The depth and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indications on this drawing or from any regulatory loss of income or incentive, or expense, which may be suffered by Electricity North West Limited and which is caused or contributed to by any loss of supply as a result of any damage caused to Electricity North West Limited's equipment. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited.

Reference should be made to HSE Guidance, HS(G)47 "Avoiding Danger from Underground Services" and GS6 "Avoiding Danger from Overhead Power Lines".

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Electricity North West
Borron Street
Portwood, Stockport
Cheshire, SK1 2 JD
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk

Operating Voltage

132kV
33kV
22kV-25kV
11kV
6kV-6.6kV
1kV-6kV
LV
Unknown Voltage

Colour Code

Black
Green
Yellow
Red
Blue
Violet
Orange
Brown

Line Colour



In an emergency call 105,
24 hours a day

Dig Sites

Line: - - - -

Area: [] [] [] []

Date Requested: 12/06/2025
Job Reference: 37619060
Site Location: 389259 411337
Requested by: Mr Lee Tayler
Your Scheme/Reference: Queen Drive

IMPORTANT INFO

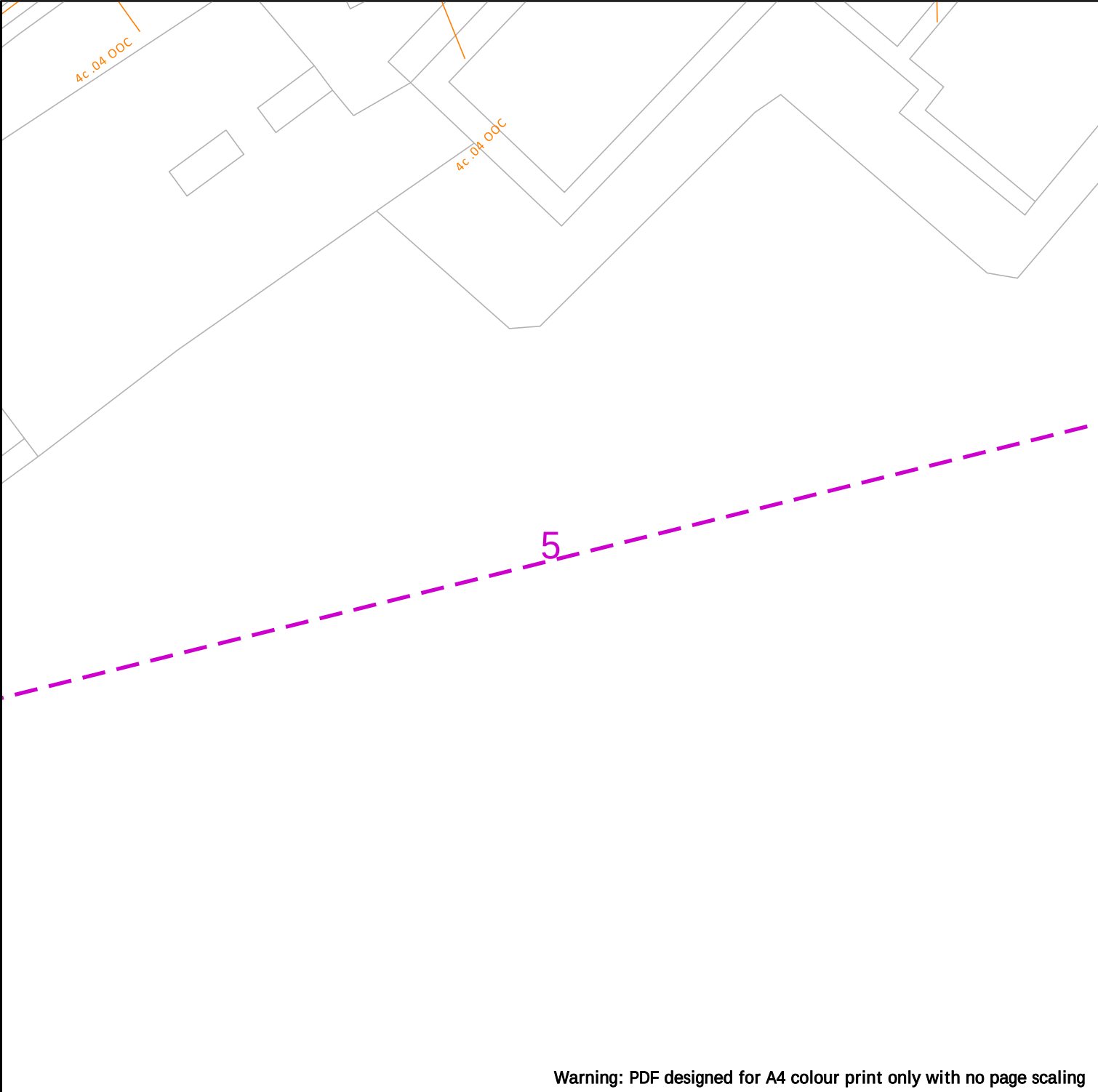
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Scale: 1:500 (When plotted at A4)

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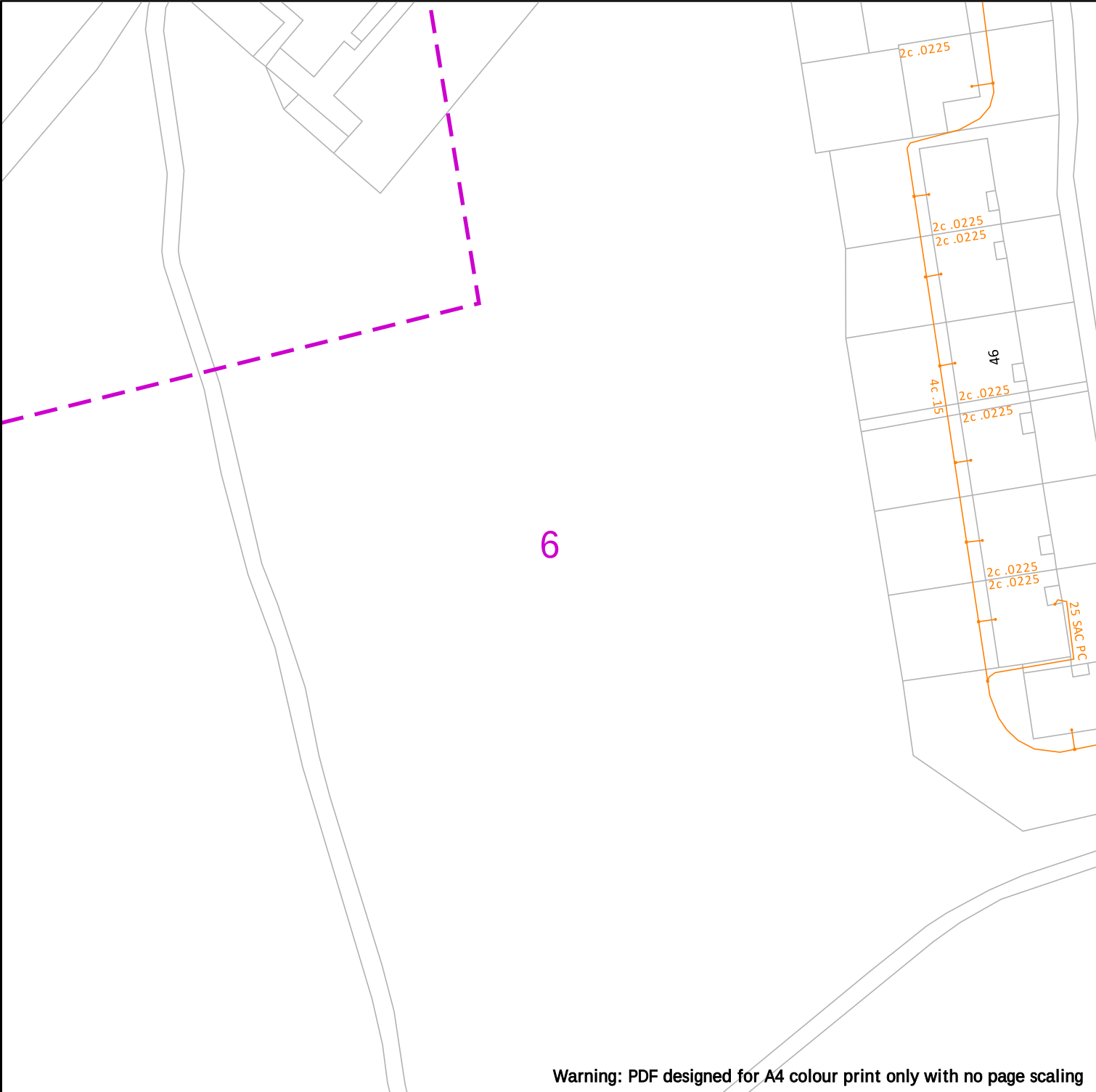


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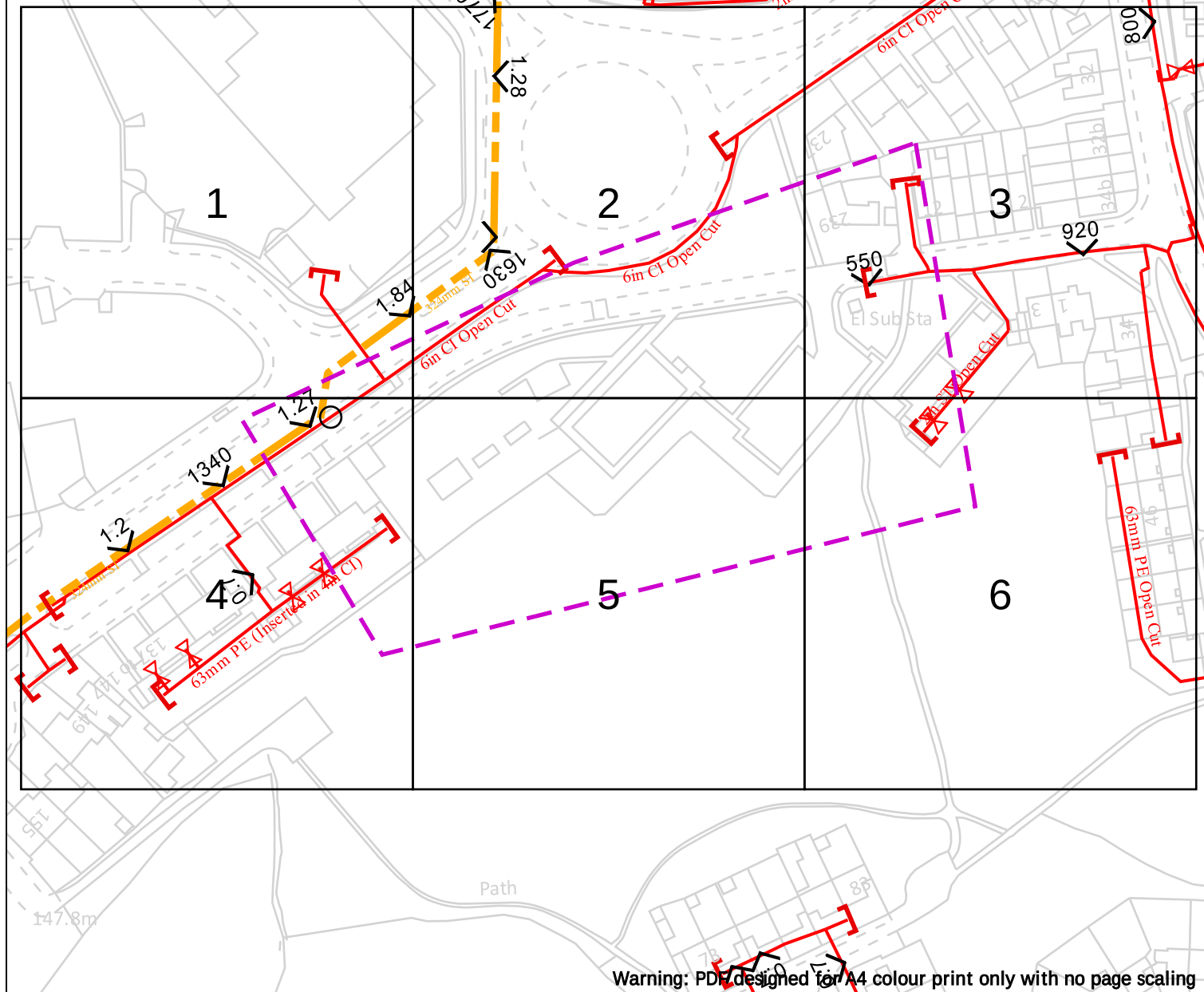
 Bringing energy to your door	<table><tr><th>Operating Voltage</th><th>Colour Code</th><th>Line Colour</th></tr><tr><td>132kV</td><td>Black</td><td></td></tr><tr><td>33kV</td><td>Green</td><td></td></tr><tr><td>22kV-25kV</td><td>Yellow</td><td></td></tr><tr><td>11kV</td><td>Red</td><td></td></tr><tr><td>6kV-6.6kV</td><td>Blue</td><td></td></tr><tr><td>1kV-6kV</td><td>Violet</td><td></td></tr><tr><td>LV</td><td>Orange</td><td></td></tr><tr><td>Unknown Voltage</td><td>Brown</td><td></td></tr></table>	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		In an emergency call 105, 24 hours a day Dig Sites Line:  Area: 
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Overview map of worksite



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Cadent
Your Gas Network

Dig Sites



LP Mains
MP Mains
IP Mains
LHP Mains

Area: - - - -



Valve
Depth of cover
Syphon

Line: - - - -



Diameter Change
Material Change
Out of Standard Service

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Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

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Date Requested: 12/06/2025
Job Reference: 37619060
Site Location: 389259 411337
Requested by: Mr Lee Tayler
Your Scheme/Reference: Queen Drive

IMPORTANT NOTICES

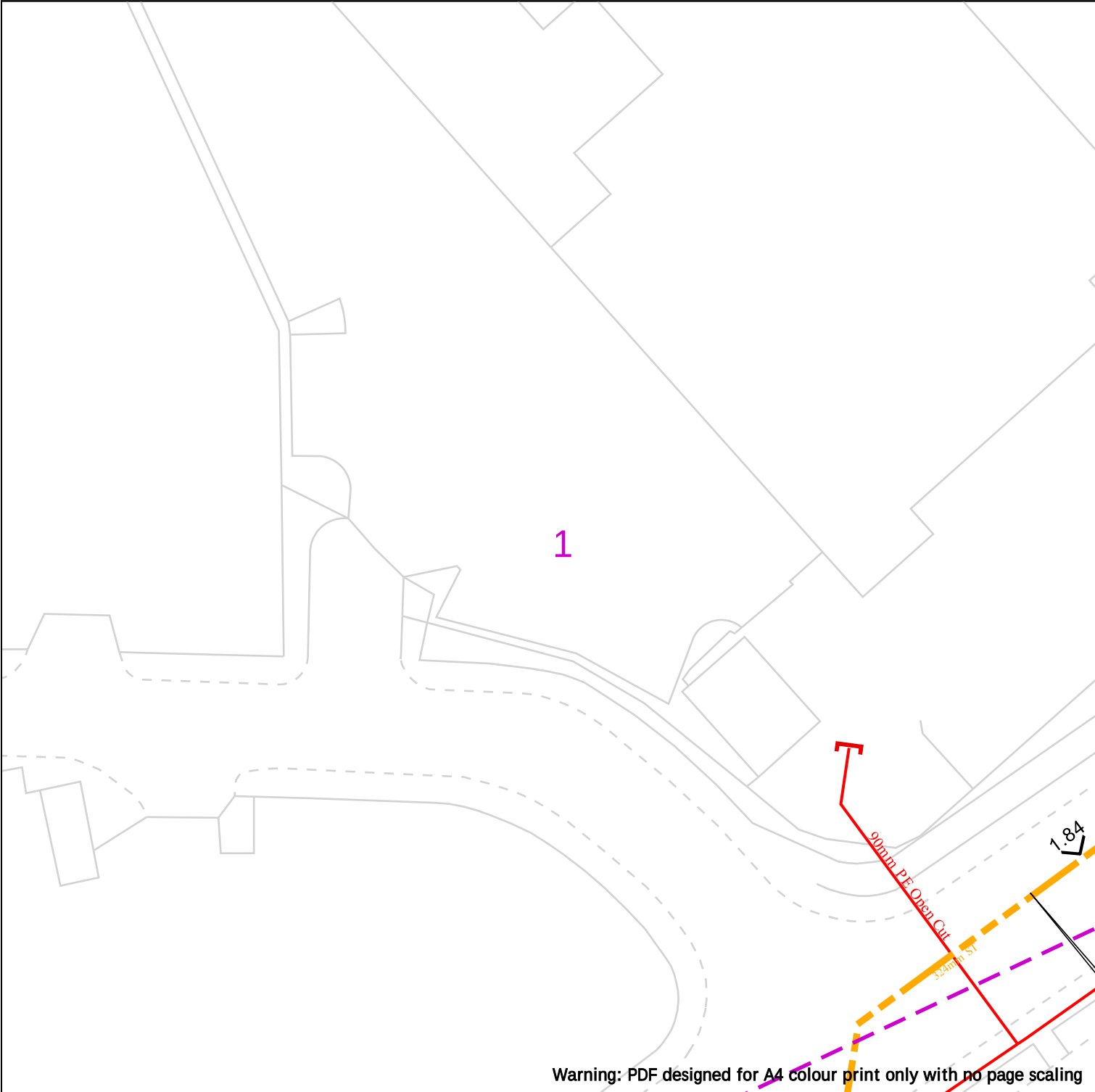
This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on 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 Limited or their agents, servants or contractors for any errors 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.

View extent: 100m, 100m

In case of emergency call - 0800 111 999

Scale: 1:1538 (When plotted at A4)

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Job Reference: 37619060
Site Location: 389259 411337
Requested by: Mr Lee Tayler
Your Scheme/Reference: Queen Drive

View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)



Dig Sites	Area:	Line:		
	LP Mains			
	MP Mains			
	IP Mains			
	LHP Mains			

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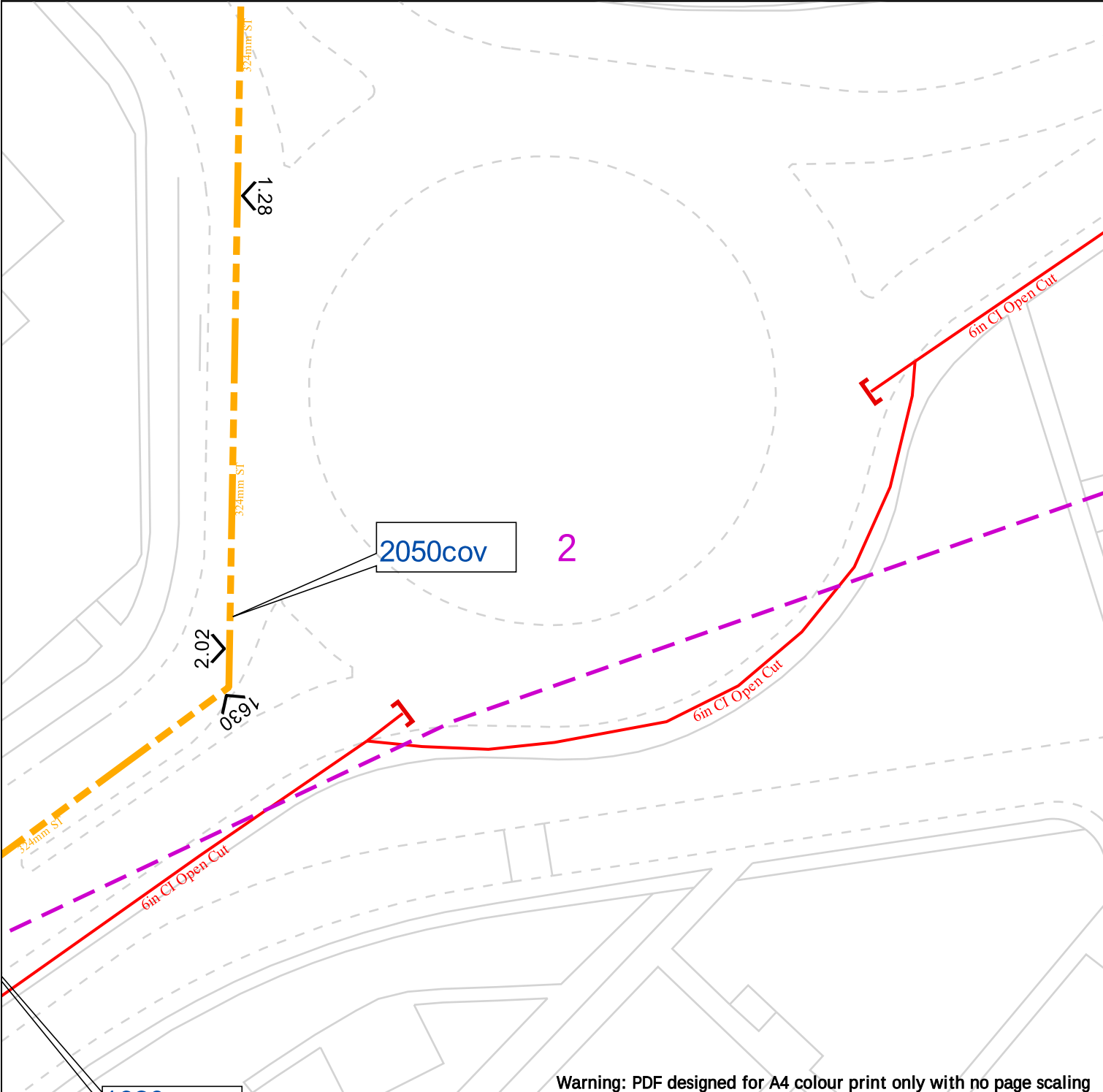
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View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)

Warning: PDF designed for A4 colour print only with no page scaling

25m

Dig Sites	Area:	Line:
	LP Mains	Valve
	MP Mains	Depth of cover
	IP Mains	Syphon
	LHP Mains	Diameter Change
		Material Change
		Out of Standard Service

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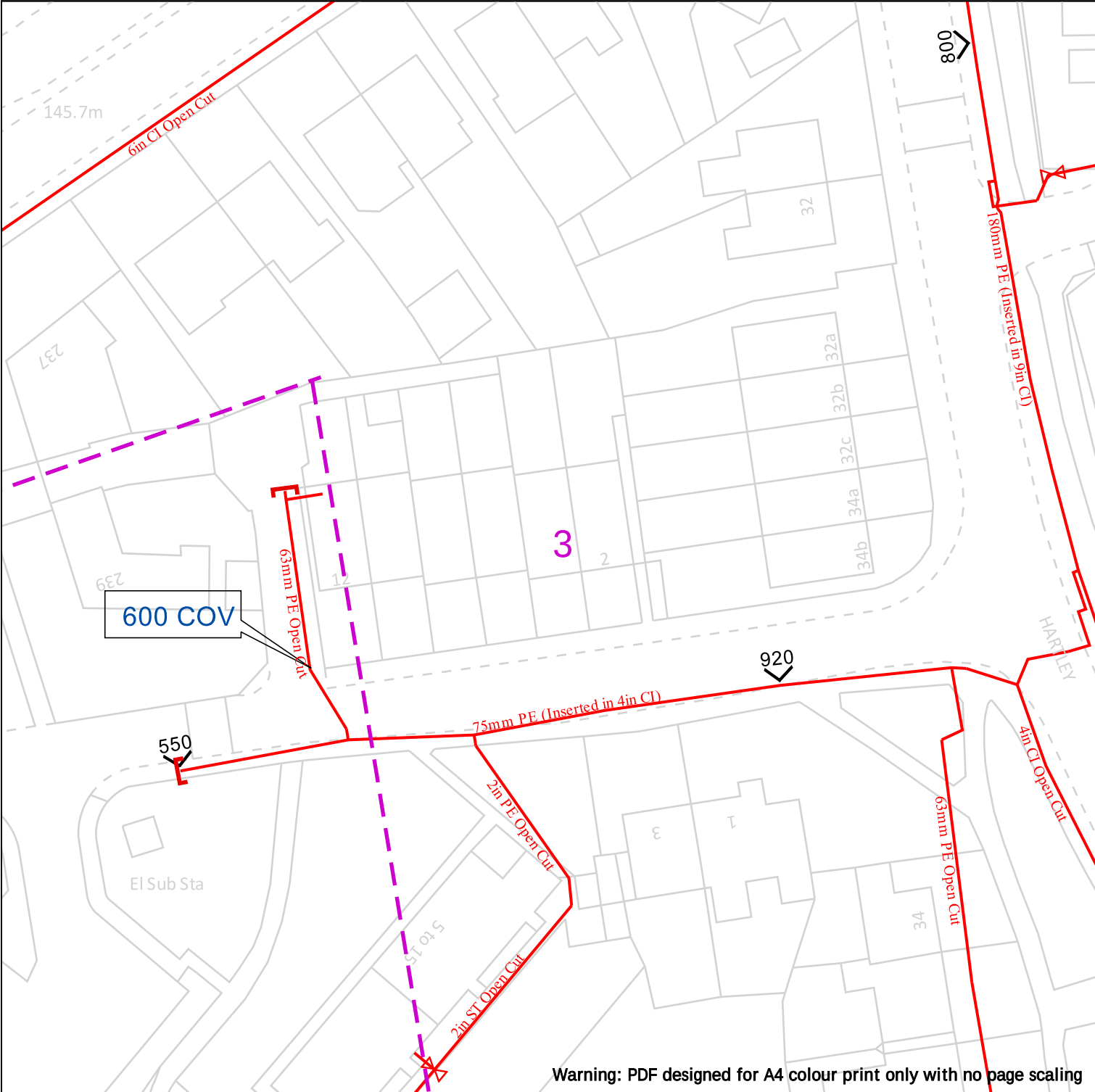
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Job Reference: 37619060
Site Location: 389259 411337
Requested by: Mr Lee Tayler
Your Scheme/Reference: Queen Drive
View extent: 100m, 100m
Scale: 1:500 (When plotted at A4)

25m

Dig Sites

Area:

Line:

LP Mains

MP Mains

IP Mains

LHP Mains

Valve

Depth of cover

Syphon

Diameter Change

Material Change

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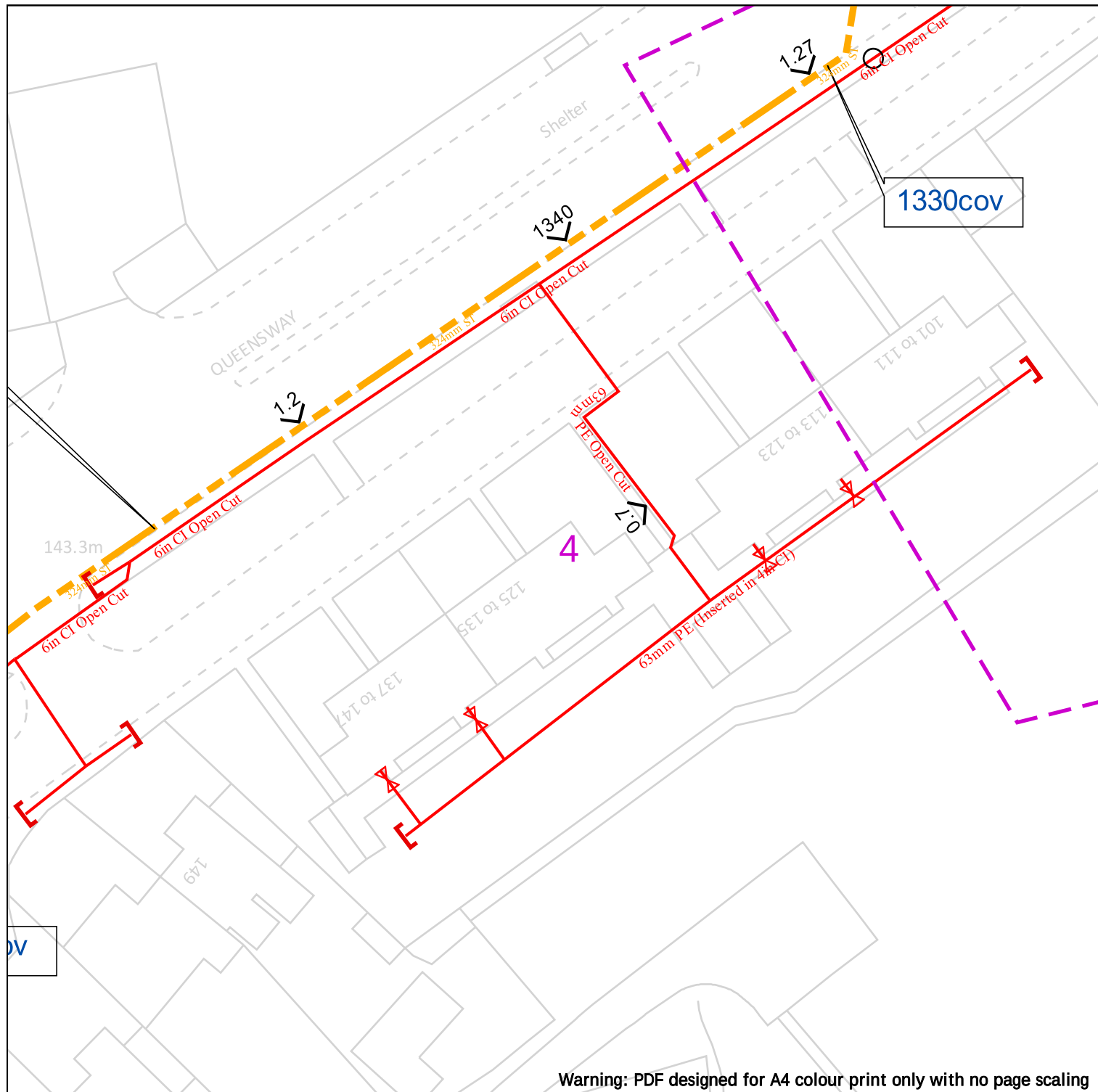
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Cadent
Your Gas Network

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Job Reference: 37619060
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Requested by: Mr Lee Tayler
Your Scheme/Reference: Queen Drive

View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)

25m

Dig Sites

Area:

Line:



LP Mains
MP Mains
IP Mains
LHP Mains



Valve

Depth of cover

Syphon



Diameter Change

Material Change

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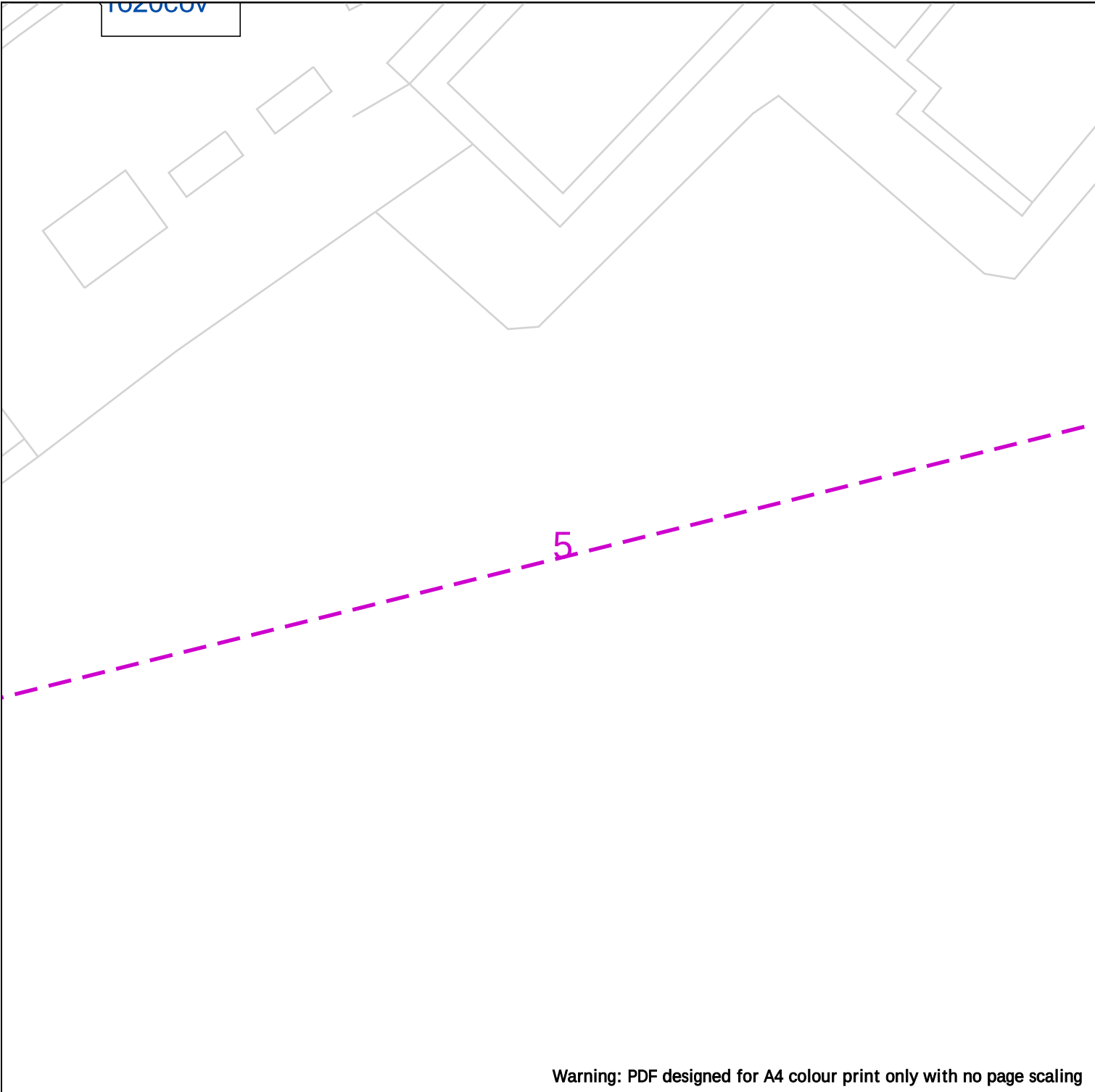
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Dig Sites	Area:	Line:
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	MP Mains	Diameter Change
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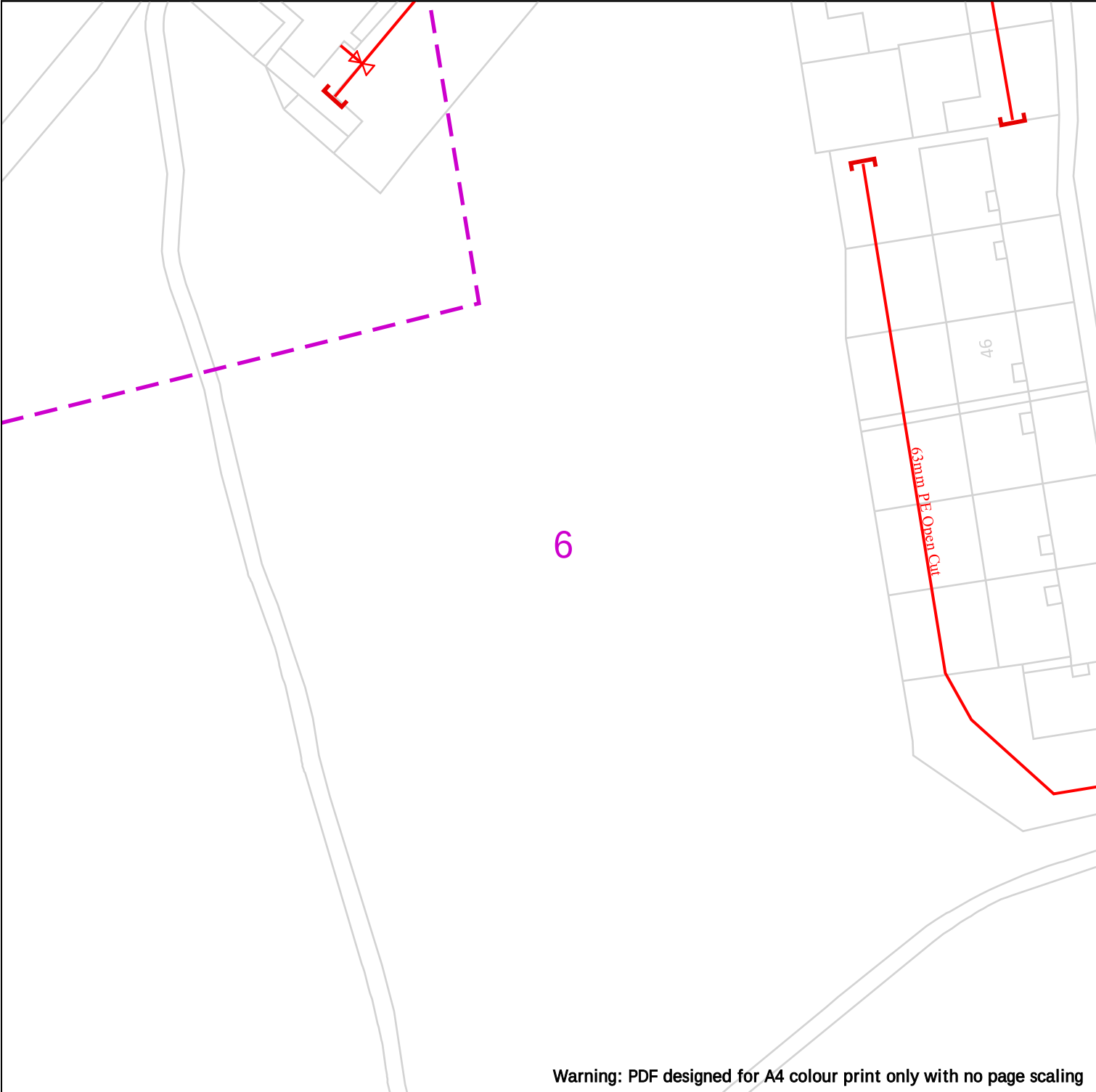
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Dig Sites Area: Line:



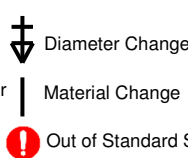
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Valve

Depth of cover

Syphon



Diameter Change

Material Change

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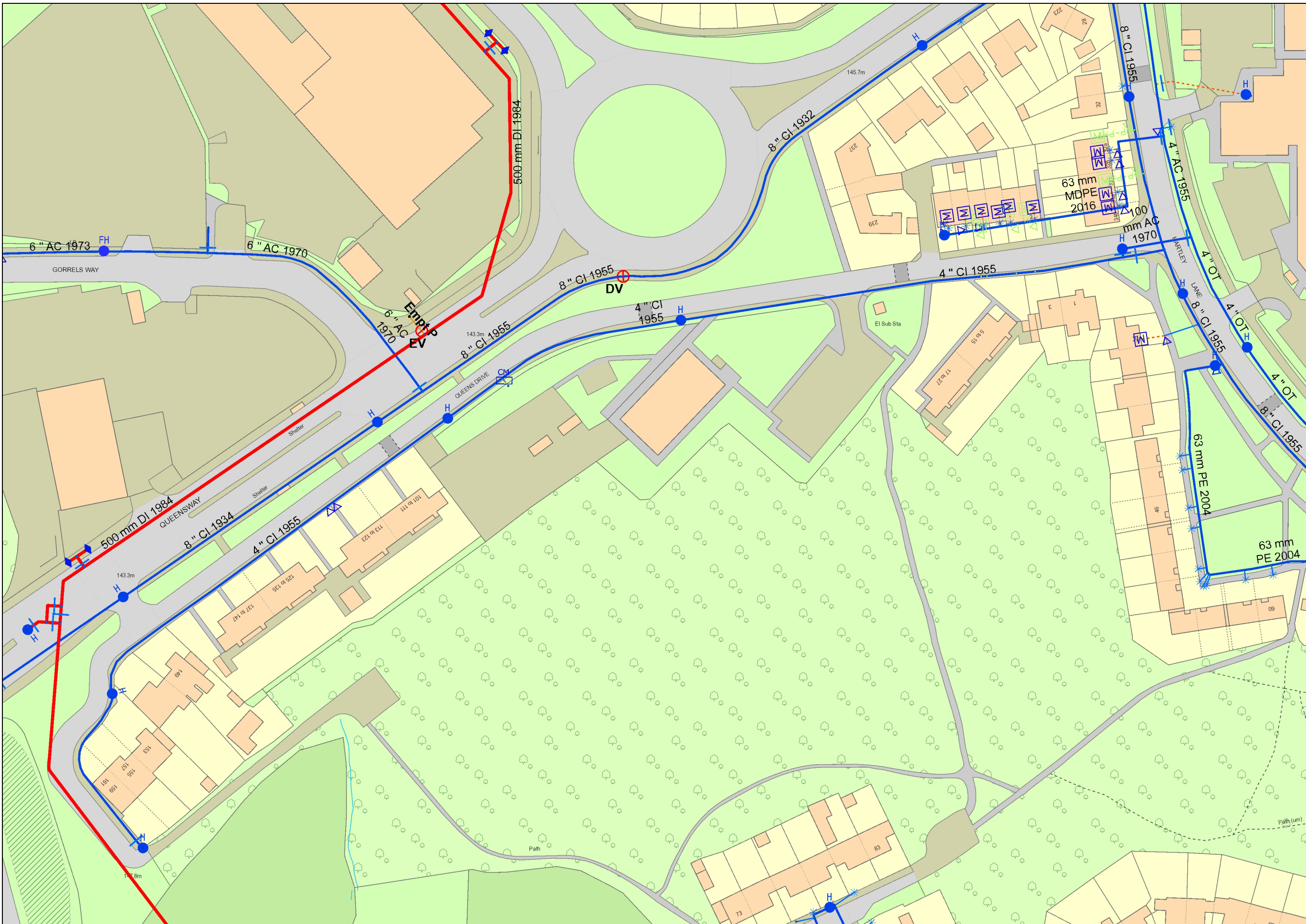


United Utilities SafeDig Website

Clean Water Symbology

Proposed	Abandoned	Live	
			Distribution Main
			Trunk Main
			Comms Pipe
			Private Pipe
			Raw Water
			LDTM Raw Water
			LDTM Treated Water
			Air Valve
			AC Valve, open
			AC Valve, closed
			CC Valve, open
			CC Valve, closed
			Non Return Valve
			OMS Valve
			Pressure Management 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
			Bore Hole
			Bulk Supply Point
			Inlet Point
			End Cap
			Site Termination
			Change of Characteristic
Property Types			
			Water Tower
			Valve House
			Booster Pumping Station
			Intake Pumping Station
			Water Treatment Works
			Supply Reservoir
			Service Reservoir
			Impounding Reservoir
			Pipe Bridge
			Condition Report

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**



United Utilities Maps
for SafeDig

Date : 12/06/2025 15:53:58

Centre X: 389268

Centre Y: 411283

Scale : 1000

UserName: G4LG72Y

Extract from maps of United Utilities'
Underground Assets

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plan and private service pipes may be shown by a blue broken line. United Utilities Water will not accept liability for any damage caused by the actual position being different from those shown.

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United Utilities SafeDig Website

Wastewater Symbolology

Abandoned	Foul	Surface Water	Combined	
				Public Sewer
				Private Sewer
				Section 104
				Rising Main
				Sludge Main
				Overflow
				Water Course
				Highway Drain

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	



United Utilities Maps for SafeDig

Date : 12/06/2025 15:54:47

Centre X: 389325

Centre Y: 411279

Scale : 1000

UserName: G4LG72Y

Extract from maps of United Utilities' Underground Assets

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Maps on Demand 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.

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email cbyd@openreach.co.uk

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

BT Ref : BDK15170Q

Map Reference : (centre) SD8928011307

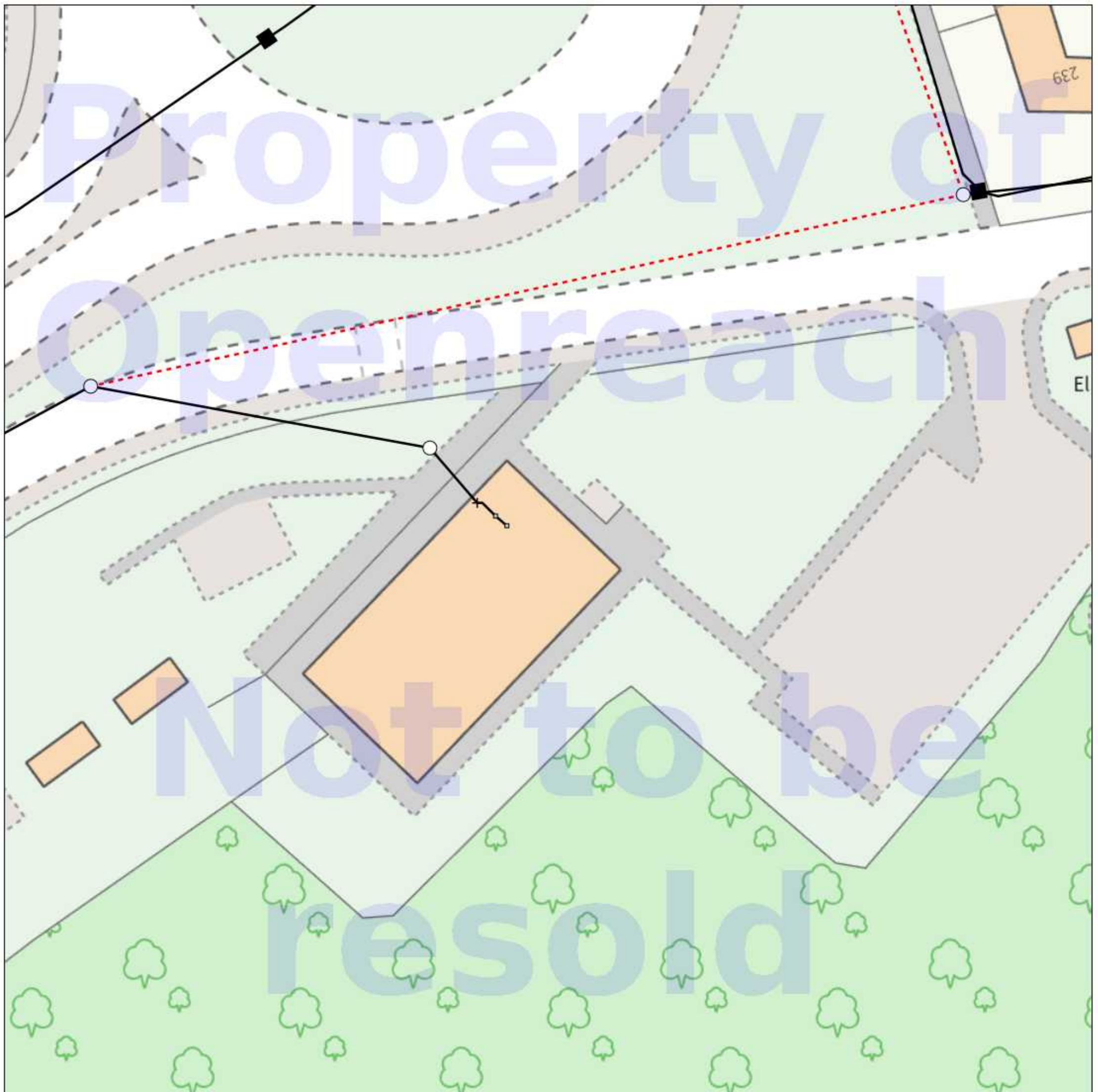
Easting/Northing : (centre) 389280,411307

Scale : 1:250

Issued : 12/06/2025 15:17:47

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Maps on Demand Plant Information Reply



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KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
			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						
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

BT Ref : UTQ15188B

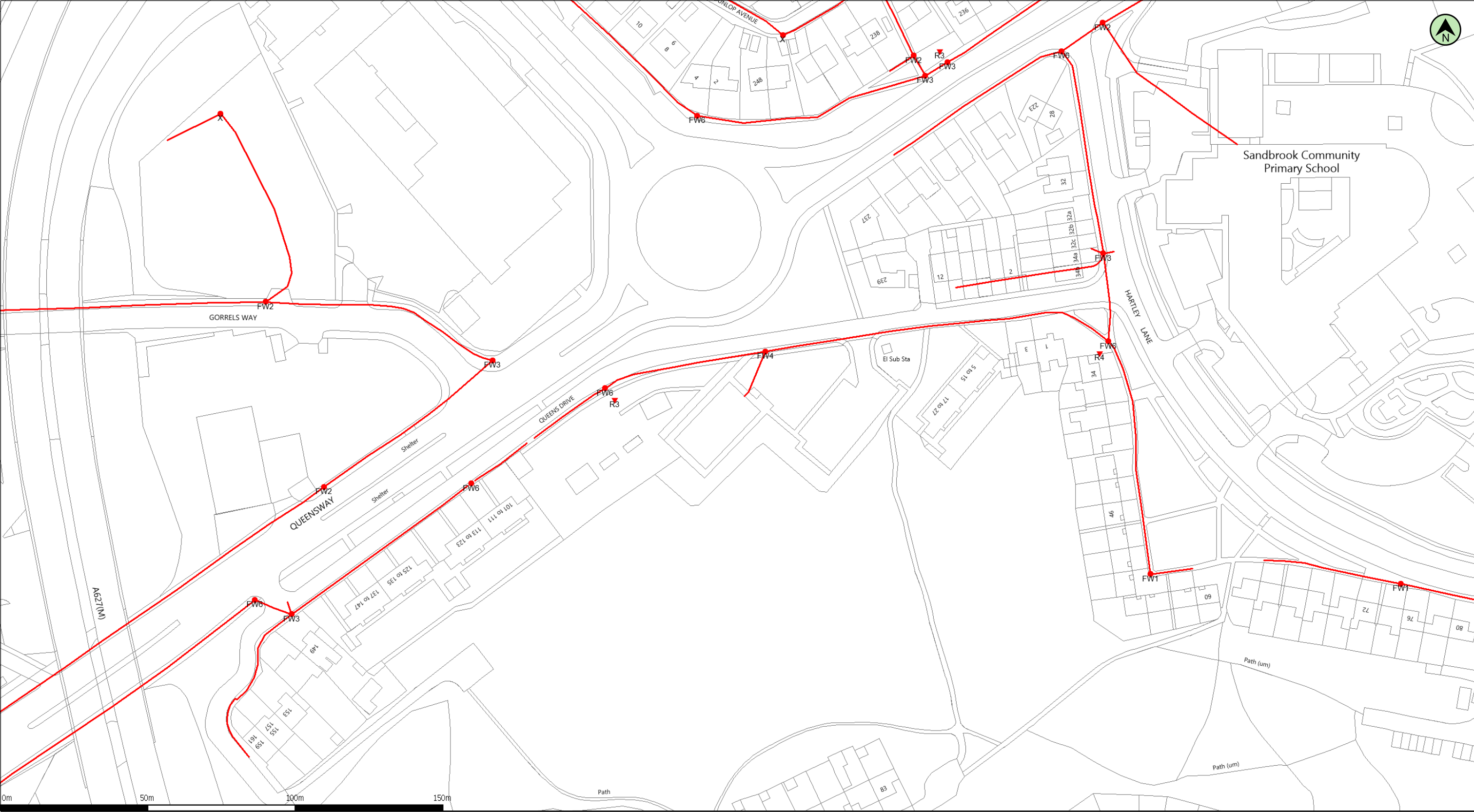
Map Reference : (centre) SD8928011307

Easting/Northing : (centre) 389280,411307

Scale : 1:100

Issued : 12/06/2025 15:18:20

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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 2025 Ordnance Survey AC0000818557.

Duct, Trench

Chamber / Pole

Cabinet

lee.tayler@t-d-s.com

Queens Drive



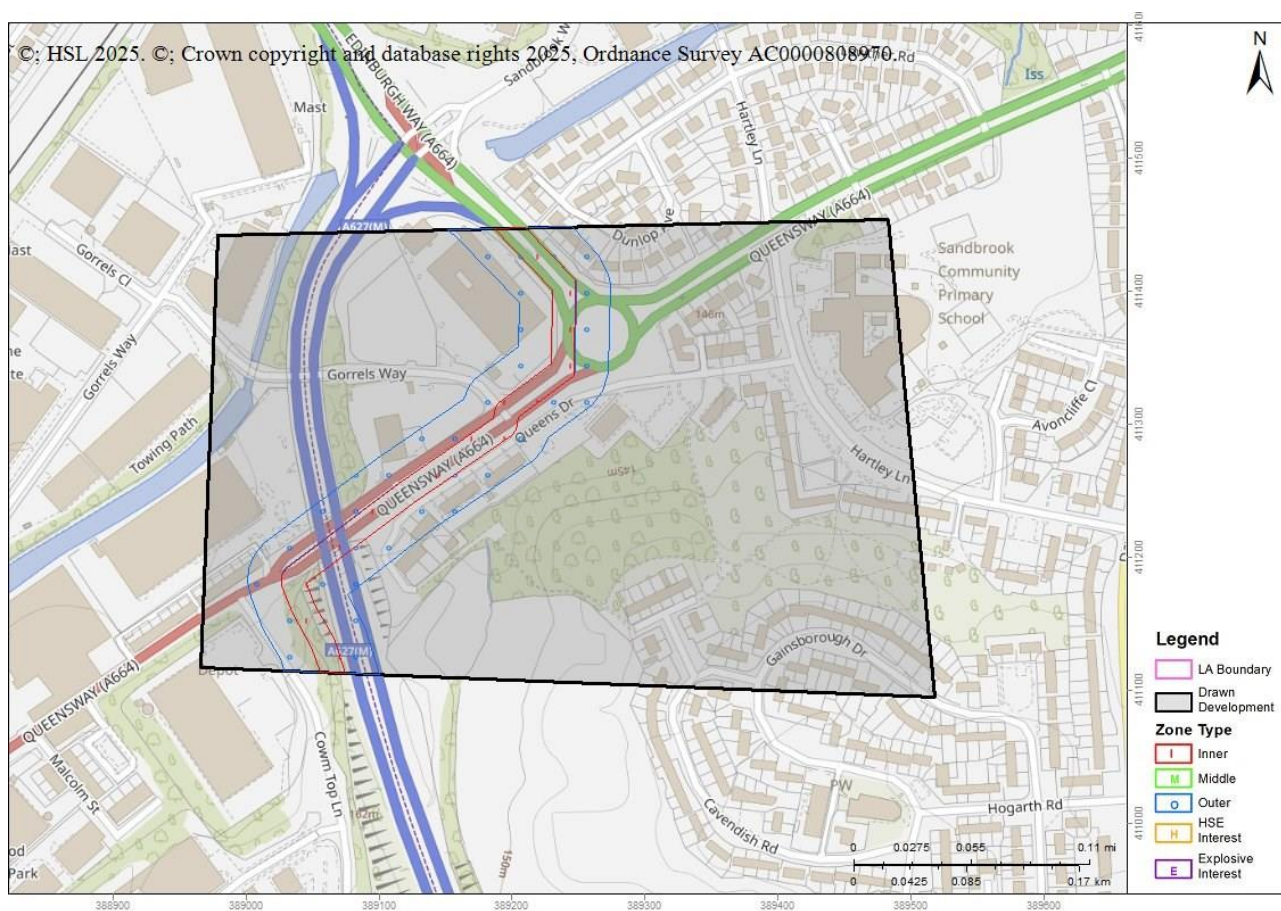
Advice : HSL-250612154834-538 Crosses Consultation Zone

Please enter further details about the proposed development by continuing with the enquiry on the HSE's Planning Advice Web App from the Previous Enquiries tab either now or at a later time, unless the Web App has stopped the process and notified you to contact HSE.

Your Ref: Queens Drive

Development Name:

Comments:



The proposed development site which you have identified currently lies within the consultation distance (CD) of at least one major hazard site and/or major accident hazard pipeline; HSE needs to be consulted on any developments on this site.

This advice report has been generated using information supplied by Caroline Gavin at TDS Northern Ltd on 12 June 2025.

You will also need to contact the pipeline operator as they may have additional constraints on development near their pipeline.

- 6791_1072 Cadent Gas Ltd

HSL/HSE accepts no liability for the accuracy of the pipeline routing data received from a 3rd party. HSE/HSL

also accepts no liability if you do not consult with the pipeline operator.

You may wish to contact HSE's Planning Advice team to discuss the above enquiry result on 0203 028 3708 or by email at lupenquiries@hse.gov.uk.