



UCML Level 1 Utility Study

Dob Brook Close,
Manchester

Produced for:
The Guinness Partnership c/o Bowker Sadler

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UCML Level 1 Utility Study

Dob Brook, Manchester

The Guinness Partnership c/o Bowker Sadler

Issue/Revision	Comments	Date	Prepared by	Checked by
1	Final Issue	29.08.19	Casey Watmore	Joanne Blackburn
2				
3				

UCML Level 1 Utility Study

Benefits

UCML's Utility Study provides a concise overview of the electricity, gas, clean water and telecommunications statutory infrastructure in the vicinity of a proposed site, ideal for:

- Due diligence prior to land purchase
- Risk highlighting prior to tender
- Early stage design development
- Planning statements

Services

- Application for existing statutory infrastructure records
- Technical review of all statutory authority infrastructure affected by proposed on-site and off-site works
- Provision of Desktop Study Report to include:
 - Budget figures for proposed disconnection, diversion and connections works
 - Identification of possible abnormal costs associated with existing and proposed infrastructure.
 - Highlight of abnormal legal requirements including wayleaves and easements

Cost Summary

Score Matrix	
	Do not envisage any major issues
	Could cause delay that can be measured in weeks, and can also be prevented
	Could cause delay that can be measured in months, and may be prevented
	Could cause major delay, that may not be mitigated
Existing Electricity Network/ Electricity Connection Arrangement - Non-Contestable Works – POC required to confirm this - Contestable Works – £38,000.00 based on mains and services - Disconnections – £2,000.00 based on 1 LV disconnection. - Diversions – None currently anticipated.	
Total Electricity Budget Estimate = £40,000.00	
Existing Gas Network/Gas Connection Arrangement - Connections – £25,000.00 - Disconnections – None currently anticipated. - Diversions – None currently anticipated.	
Total Gas Budget Estimate = £25,000.00	
Existing Water Network/ Water Connection Arrangement - Connections – £39,000.00 - Disconnections – None currently anticipated. - Diversions – None currently anticipated.	
Total Water Budget Estimate = £39,000.00	
Existing Openreach Network/ Openreach Connection Arrangement - Connections – Openreach will provide connections to the development at no cost to the developer. However, it will be the responsibility of the main contractor to lay all duct and construct all chambers to Openreach specification - Disconnections – None currently anticipated. - Diversions – None currently anticipated.	
Total Openreach Budget Estimate = £Nil	
Existing Virgin Media Network/ Virgin Media Connection Arrangement - Connections – Virgin Media will provide connections to the development at no cost to the developer. However, it will be the responsibility of the main contractor to lay all duct and construct all chambers to Virgin Media specification - Disconnections – None currently anticipated. - Diversions – None currently anticipated.	
Total Virgin Media Budget Estimate = £Nil	
Budgetary sums are exclusive of any Value Added Tax (V.A.T.)	

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1.0 Introduction

UCML has been instructed by The Guinness Partnership c/o Bowker Sadler to provide a utility study to identify the outline constraints derived from the statutory utility infrastructure on a proposed residential development of up to 28 no. dwellings. The site is located off Dob Brook, Manchester. This study includes the land within the red line boundary.

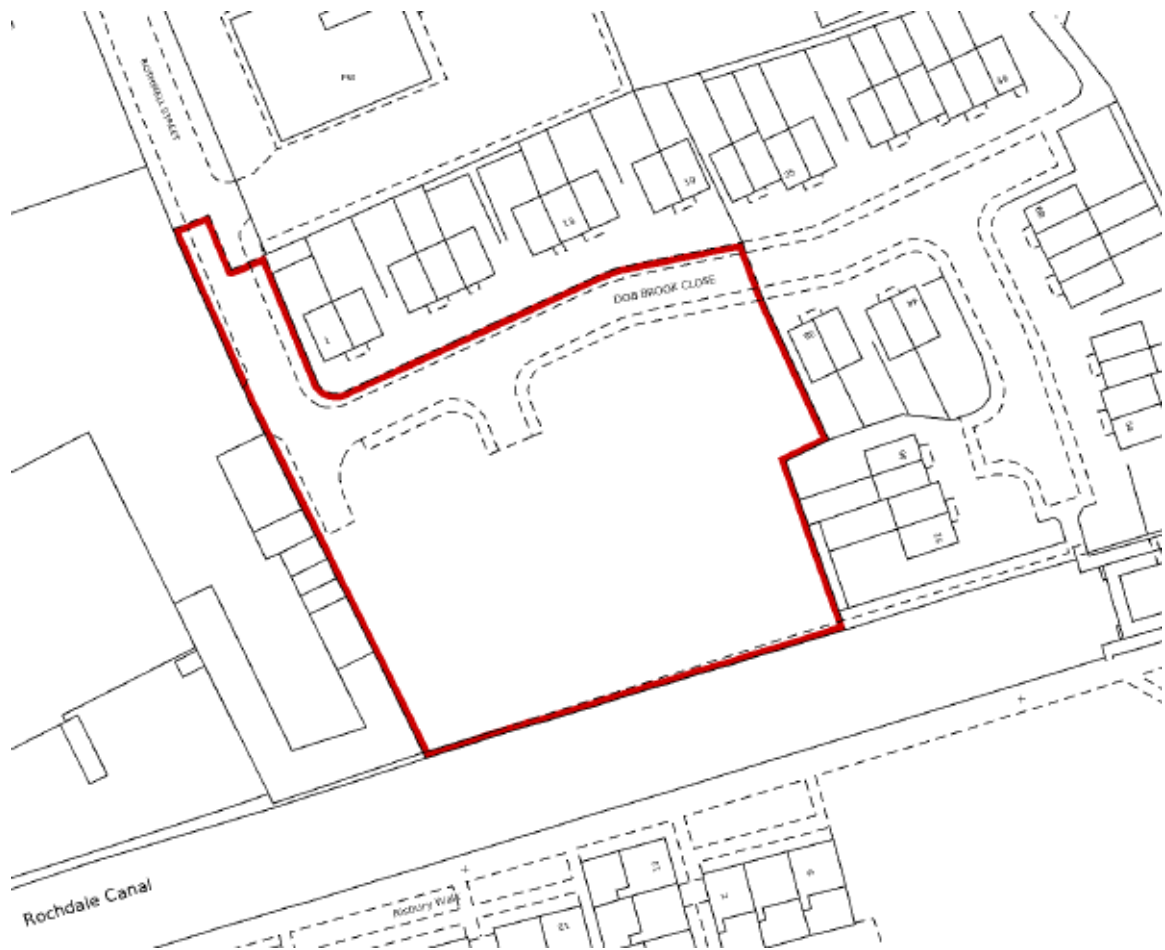


Figure 1.1 – Existing Aerial Site Image

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.



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

- The use of plant location equipment to trace all underground plant, and the use of hand dug trial holes to confirm the precise location of plant.
- The use of suitable paint or markers on the surface to clearly indicate the position of buried apparatus.
- All works are to be in accordance and compliance with the Construction Design and Management 2015 Regulations, Health & Safety Guidelines and agreed working practices of the relevant utility companies.
- All mains, services cables and pipes should be assumed live until proven dead prior to any excavation, demolition or groundworks commencing.

2.0 Electricity

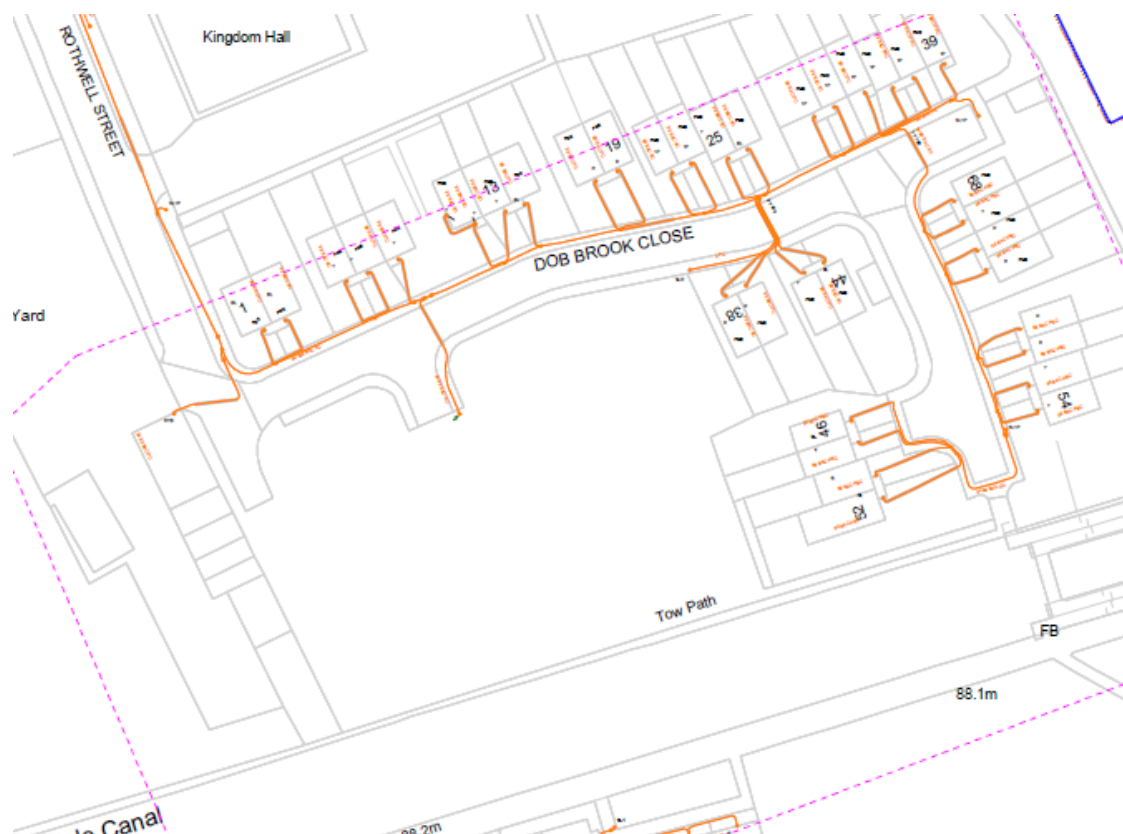


Figure 2.1 – Existing Electricity North West Infrastructure

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 infrastructure records indicate a Low Voltage cable routed across the carriageway of Dob Brook Close, which is then shown as being routed within the development site within the existing site entrance. It is assumed that this spur is a legacy asset left over from previous disconnection works and may need to be abandoned prior to construction works on-site. **Allow a budget cost of £2,000.00** based on cutting the cable back to the footpath.

Diversions: Electricity North West infrastructure records indicates a Low Voltage cable routed within the adjacent side footpath of Dob Brook Close which is providing supply to the surrounding properties. Based on the assumption that no alteration will be made to the line and level of the

existing carriageway and adjacent site footpath of Dob Brook Close during construction works and following completion of the proposed development, no diversionary works are currently anticipated.

Connections: It is envisaged there may be sufficient capacity in the existing Low Voltage (LV) network to provide supply to the proposed development. A Point of Connection (POC) application is recommended to confirm the actual availability of capacity within the local network. For the purpose of this study, UCML has assumed a connection can be taken at Low Voltage (LV). Allow a **budget cost of £38,000.00** for connections. No provision for electric vehicle charging points has been made within this budget cost, if EV charging points are required, this will increase the load requirement. Following confirmation of the EV charging requirements for the scheme, it is recommended a Point of Connection quotation is obtained from ENWL at the earliest opportunity to confirm the actual availability of capacity within the local network.

Dob Brook Close during construction works and following completion of the proposed development, no diversionary works are currently anticipated.

Connections: It is envisaged there may be sufficient capacity in the existing Low Pressure (LP) network to provide supply to the proposed development. A point of connection application is recommended to confirm the actual availability of capacity within the local network. For the purpose of this study, UCML has assumed a connection can be taken at Low Pressure (LP) Allow a **budget cost of £25,000.00** for connections. This budget figure excludes any potential asset value subsidy which may apply for the adoption of the new gas network by an Independent Gas Transporter.

4.0 Water

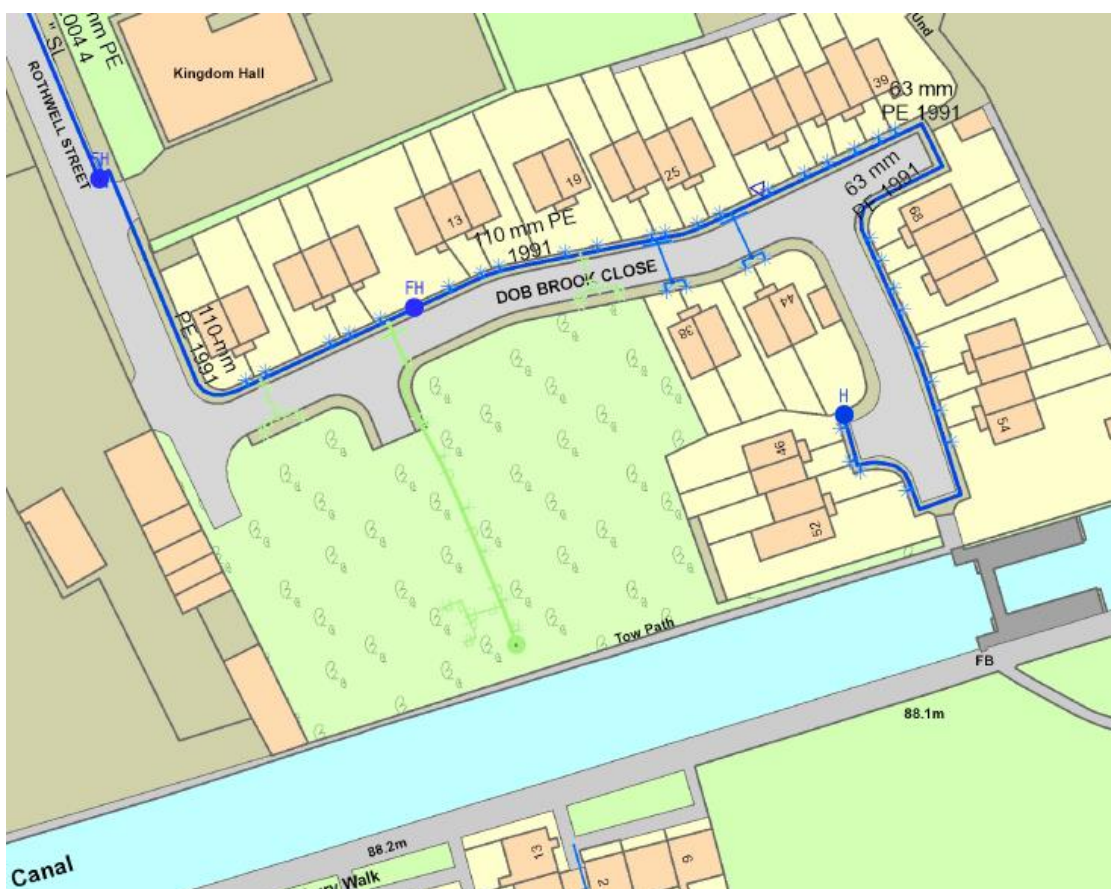


Figure 4.1 – Existing Water Infrastructure

Live	Proposed	
		Distribution Main
		Trunk Main
		Raw Water Aqueduct
		LDTM Raw Water Distribution
		LDTM Treated Water Distribution

Disconnections: United Utilities infrastructure records do not typically indicate individual service pipes, however their presence should be anticipated until proven otherwise. United Utilities infrastructure records indicate proposed apparatus routed within the site boundary. It is assumed that this apparatus has not been constructed. A site survey along with further discussion with United Utilities is recommended to confirm that this apparatus is not in situ. Based on the assumption that this apparatus is not present, no disconnection works are currently anticipated.

Diversions: United Utilities infrastructure records indicates a 110mm Polyethylene distribution main routed within the adjacent side footpath of Dob Brook Close. Based on the assumption that no alteration will be made to the line and level of the existing carriageway and adjacent site footpath of

Dob Brook Close during construction works and following completion of the proposed development, no diversionary works are currently anticipated.

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

From April 1st 2018, the methodology for developer services charges for all water companies who are based wholly or mainly in England have changed. The changes 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's connections charging framework must follow these principles.

As part of the changes to charging methodology, the way in which off-site reinforcement costs are funded have been significantly altered. From April 1st 2018, the cost of off-site reinforcement works will no longer be funded through the mains requisition process, and any required reinforcement works to provide capacity for additional connections will be funded through the collection of infrastructure charges. The cost of infrastructure charges are based on the estimated costs of all off-site reinforcement works required to facilitate connections to new developments within United Utilities supply area over a rolling 5 year period, based on the total number of anticipated new connections within that supply area. Please be aware, the infrastructure charge costs can vary year on year which may affect long term developments.

Each water company has a differing infrastructure charge based on their individual network and anticipated levels of reinforcement works, and the cost of the infrastructure charges for clean and waste water are likely to differ. The infrastructure charges applicable per dwelling to developments within United Utilities region are £350.00 for clean water, and £415.00 for sewerage. Based on these infrastructure charges, allow a **budget cost of £39,000.00** for mains and service connections installation.

United Utilities has an Infrastructure Charges Discount Scheme intended to incentivise sustainable development within their region and encourage Developers to construct properties which promote the efficient use of water. In compliance with Part G of the Building Regulations 2010, all new homes built in the UK must be built to a rating of 125 litres of water usage per person, per day (PPPD). United Utilities has introduced a reduced infrastructure charge of £36.00 per property for clean water where it can be demonstrated that properties have been built to a usage rating of 110 litres of water PPPD or less.

In order to qualify for the reduced charge, a completed 'Water Efficiency Calculator' form must be submitted with an application for connections, with one completed calculation required for each property type on a development. This is to demonstrate the fixtures and fittings planned to be installed comply with the water usage criteria (please see <http://sites.wrcplc.co.uk/partgcalculator/> for further information). Along with the efficiency calculator results, United Utilities will require a signed disclaimer notice from the Developer. This disclaimer notice is for Developers to agree to United Utilities conducting an audit of built properties to confirm they comply with the requirements of the discount scheme and regulations, and confirms the Developer accepts liability for the full infrastructure charge if the information provided is found to be inaccurate following an audit.

For sewerage, a reduced infrastructure charge of £42.00 per property will be payable for all properties built with no surface water connection to the public sewer. To qualify for the reduced charge for sewerage, a drainage layout plan that confirms the drainage connectivity of the proposed properties must be submitted with an application for water services.

6.0 Openreach

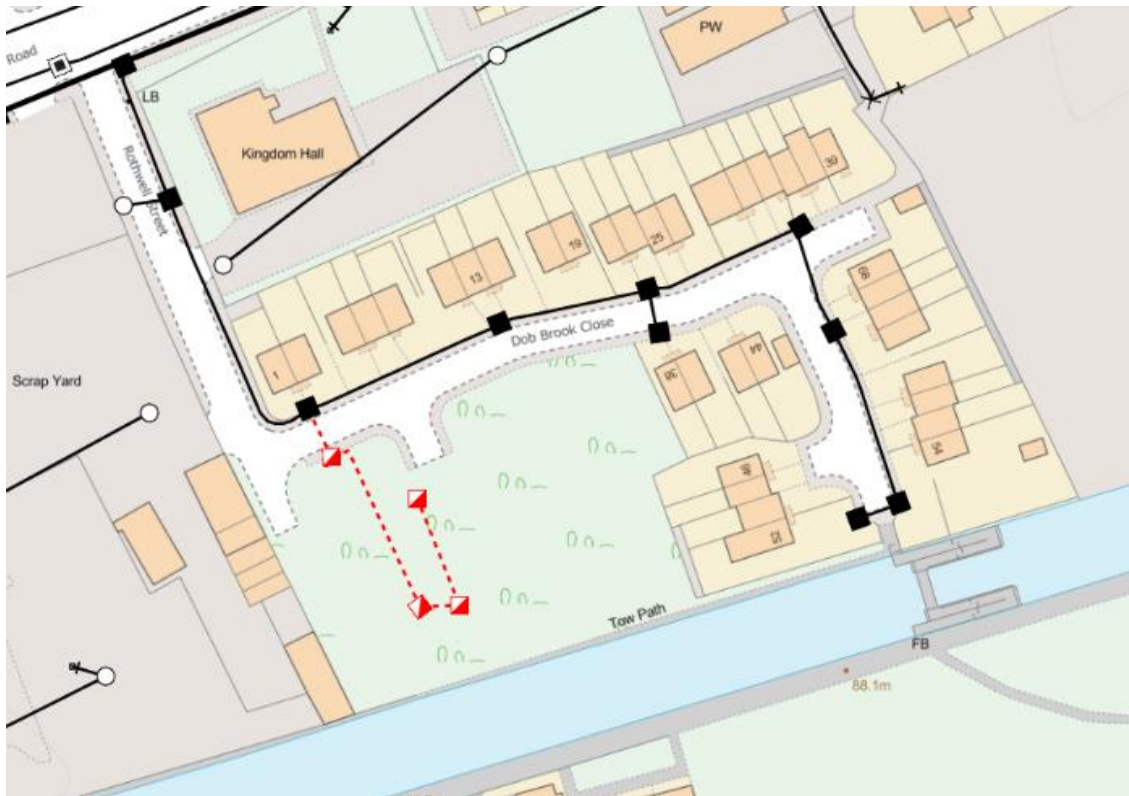


Figure 6.1 – Existing Openreach Infrastructure

KEY TO BT SYMBOLS	
DP	Pole
Planned DP	Planned Pole
PCP	Joint Pole
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 do not typically indicate individual service connections, however their presence should be anticipated until proven otherwise. Openreach infrastructure records indicate proposed infrastructure routed within the site boundary. It is assumed that this apparatus has not been constructed. A site survey along with further discussion with Openreach is recommended to confirm that this apparatus is not in situ. Based on the assumption that this apparatus is not present, no disconnection works are currently anticipated.

Diversions: Openreach infrastructure records indicates a number of chambers and associated underground apparatus routed within the adjacent side footpath of Dob Brook Close. Based on the assumption that no alteration will be made to the line and level of the existing carriageway and

adjacent site footpath of Dob Brook Close during construction works and following completion of the proposed development, no diversionary works are currently anticipated.

Connections: A reasonable assumption can be made that a connection can be taken from the existing infrastructure located within the vicinity of the development site. As the development consists of under 30 dwellings, Openreach will offer a copper network solution for the development. Should a fibre connection be required by the developer, the cost of the installation will be chargeable to the developer.

7.0 Virgin Media

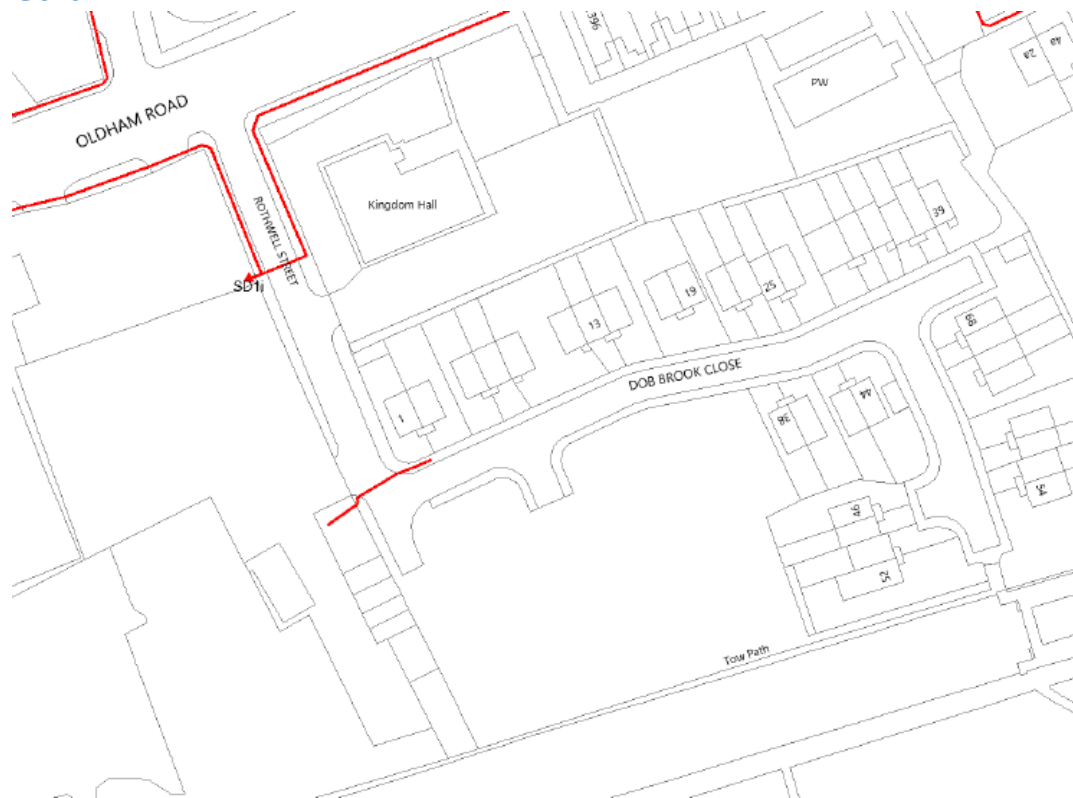
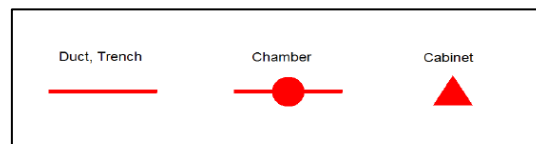


Figure 7.1 – Existing Virgin Media Infrastructure



Disconnections: Virgin Media infrastructure records do not typically indicate individual service connections, however their presence should be anticipated until proven otherwise, however based on the information available for review, a reasonable assumption can be made that no disconnection works are currently anticipated. UCML recommend a site survey is undertake to confirm this.

Diversions: Virgin Media infrastructure records indicate underground apparatus routed across the carriageway of Rothwell Street. Based on the assumption that no alterations will be made to the line and level of the existing carriageway and footpath during construction works and following completion of the proposed development, no diversionary works are currently anticipated.

Connections: A reasonable assumption can be made that a connection can be taken from the existing infrastructure located within the vicinity of the development site, should the developer wish to provide Virgin Media connections for the new dwellings. If Virgin Media connections are preferred, it is recommended that Virgin Media are contacted at the earliest opportunity to discuss their interest in providing connections to the development.

8.0 Conclusion

Based on the information currently available for review, the existing utility infrastructure within the vicinity of the development site appears to be capable of supporting the additional demand required to provide connections for the proposed development of 28 no. residential dwellings. There are existing electricity, gas, water and telecoms services immediately adjoining the development site, which should have sufficient capacity to serve the development.

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

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

Formal utility connection points have not been sourced within UCML's Level 1 Utility Study service. Should confirmation of electricity, gas and water connection points be required, UCML can offer this for an additional fee, as part of our Level 2 Utility Study service. Beyond the study stage, UCML offers a Technical Procurement service; this provides a tender scenario for utility infrastructure proposals, enabling developers to source best value utility solutions through UCML's contacts, expertise, analysis and support.

In addition, UCML offers a Project Management service to support on-site construction activities by effectively arranging, coordinating and efficiently programing utility infrastructure, coordinating legal issues and meter requisition. The early appointment of UCML has brought significant tangible benefits, particularly in time and costs, to developers of similar schemes. Moving forward UCML would welcome the opportunity to provide a proposal for our Technical Procurement and Project Management services for this project. UCML is an independent utilities infrastructure consultancy,

our conclusions are impartial and we are not affiliated with any utility infrastructure or energy provider.

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.

The costs provided are advised as a predicted worst case scenario of the foreseeable works. However, as these are only budget figures the actual costs entailed will not be determined until detailed proposals are received from the owners of the infrastructure.

Produced;

Casey Watmore – Technical Coordinator
Utilities Connections Management Ltd.

Checked by;

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

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

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.

9.0 What's Next?

Utility Study Level 2

Benefits

- UCML's Level 2 Utility Study provides a detailed overview of the electricity, gas, clean water and telecom statutory infrastructure in the vicinity of a proposed site, ideal for:
 - Due diligence prior to land purchase to allow negotiation
 - Risk assessment prior to tender
 - Assistance with site layout design to minimise impact on existing utilities taking into account statutory utility infrastructure legal requirements
 - Detailed planning statements
 - Investment analysis

Services

- Application for existing statutory infrastructure records
- Technical Review of all statutory authority infrastructure affected by proposed on-site and off-site works
- Application for firm point of connection for electricity, gas and water supplies to the site to determine location of proposed connection and firm cost for required electricity network reinforcement works
- Provision of Utility Study to include:
 - Analysis of current statutory authority infrastructure.
 - Budget figures for disconnection, diversion and connection works derived from firm non-contestable charges including required re-enforcement works where applicable
 - Cost risk and analysis
 - Timescales for provision and execution of quotations for the required works, highlighting risks to project programme
 - Highlight abnormal legal requirements including wayleaves and easements and explanation of requirements to mitigate risk

Technical Procurement

Benefits

- UCML's Technical Procurement service deals with the procurement of disconnections, diversions, connections, service alterations, capacity checks and temporary supplies. These include electricity, gas, clean water and telecommunication supplies for all forms of residential, commercial and industrial developments.
- Use of our technical procurement services can result in:
 - Considerable cost savings
 - Reduced overheads
 - Reduced timescales
 - Reduced delays
 - Reduced time expenditure
 - Removal of provisional sums from tender submissions

Services

- Review of proposed meter positions to ensure technical and regulatory viability
- Application for:
 - Existing statutory infrastructure records
 - Disconnection quotations including meter removals where required
 - Statutory infrastructure diversion quotations
 - Temporary building supplies
 - New connections quotations
- Technical review of all quotations received including technical and commercial comparison across all competing quotes
- Submission of successful quotations for acceptance
- Single point of contact for project administration and assigned technical coordinator to each scheme

Project Management

Benefits

- UCML's Project Management service deals with the management of disconnections, diversions, connections, service alterations, capacity checks and temporary supplies for all forms of residential, commercial and industrial developments. Our Project Management team can work in conjunction with our technical procurement service or as a stand-alone offering to manage the delivery of all electricity, gas, clean water and telecom quotations statutory works.
- Use of our Project Management service can result in:
 - Improved program planning accuracy
 - Reduced time expenditure
 - Reduced abortive visit charges
 - Reduced delivery timescales and as a result less delays

Services

- Management of statutory connections from quotation acceptance to completion
- Project Manager assigned to the scheme will provide a single point of contact for site staff and will attend site meetings and design team meetings as required
- Provision of a site pack including existing and proposed drawings and relevant technical information relating to dimensions and layout of metering enclosures
- Management of legal agreements required including wayleaves, easements and adoption agreements
- Programming of all mains, connections and metering works through proactive communication with site staff

Appendices

Appendix 1 – Electricity North West, 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



Requested by: steffan lloyd

Company: ucml

Date Requested: 23/07/2019

Job Reference: 16066903

Your Scheme/Reference: Dob Brook Close ,

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

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

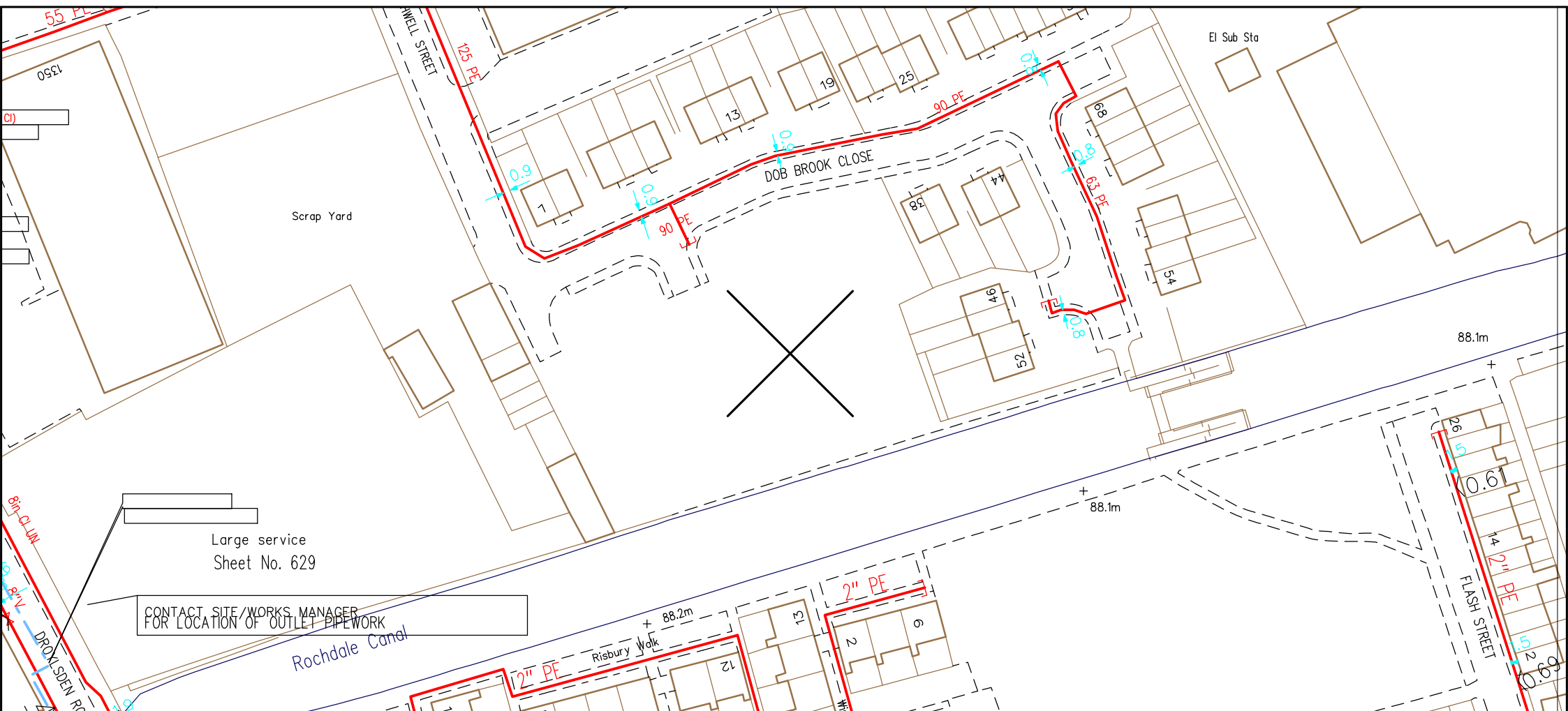
Scales on A4 paper:
1:1250 Area dig site
1:250 Line dig site

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. 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.

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

Electricity North West Limited 304 Bridgewater Place, Birchwood Park, Warrington WA3 6XG. Registered in England and Wales. Registered No 02366949



SCALE: Not to scale
USER ID: SteffanLloyd
DATE: 23/07/2019
EXTRACT DATE: 10/12/2018
MAP REF: SD8800
CENTRE: 388352, 400675

LP MAINS	
MP MAINS	
IP MAINS	
LHP MAINS	

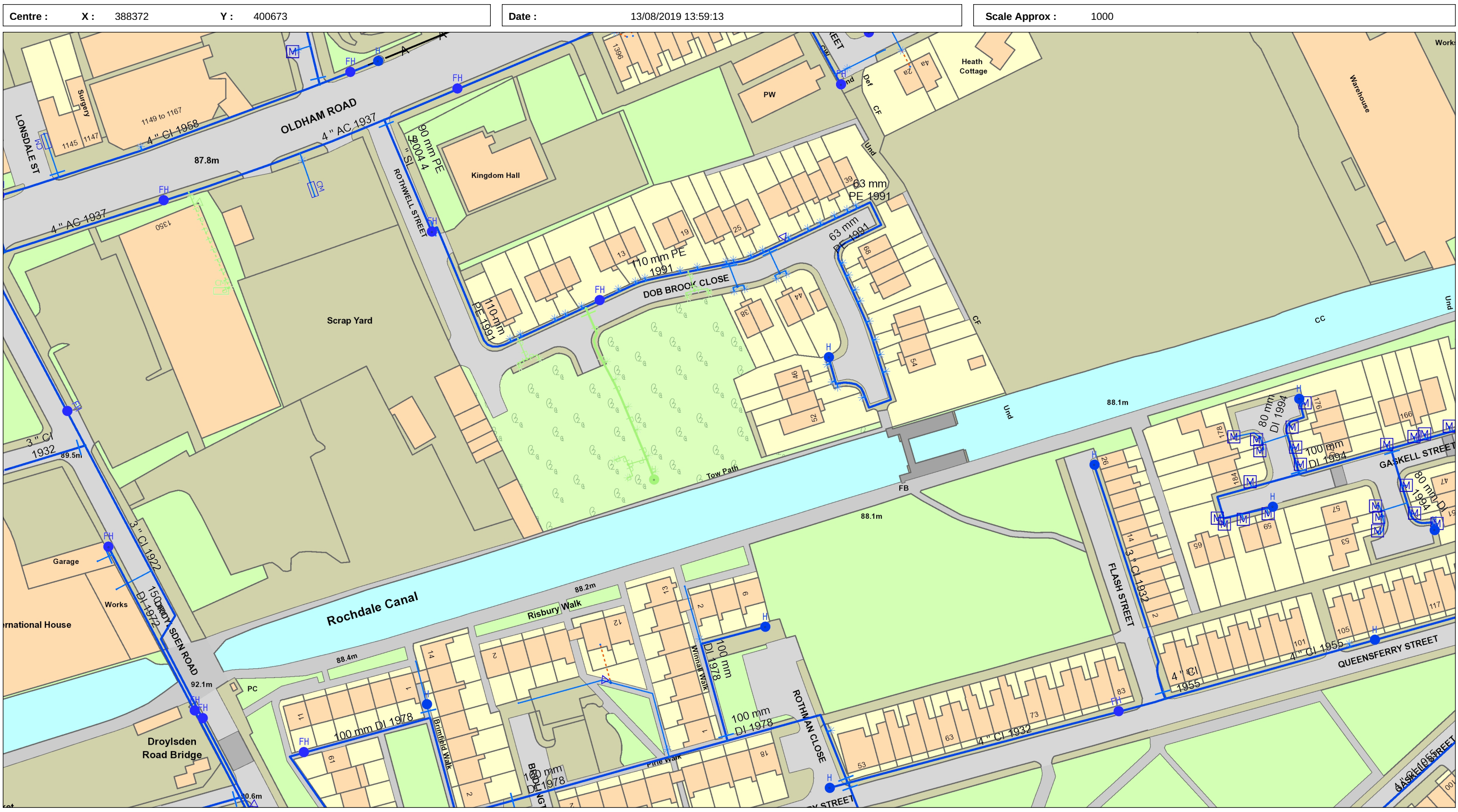
Some examples of Plant Items:

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
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United Utilities Maps for SafeDig



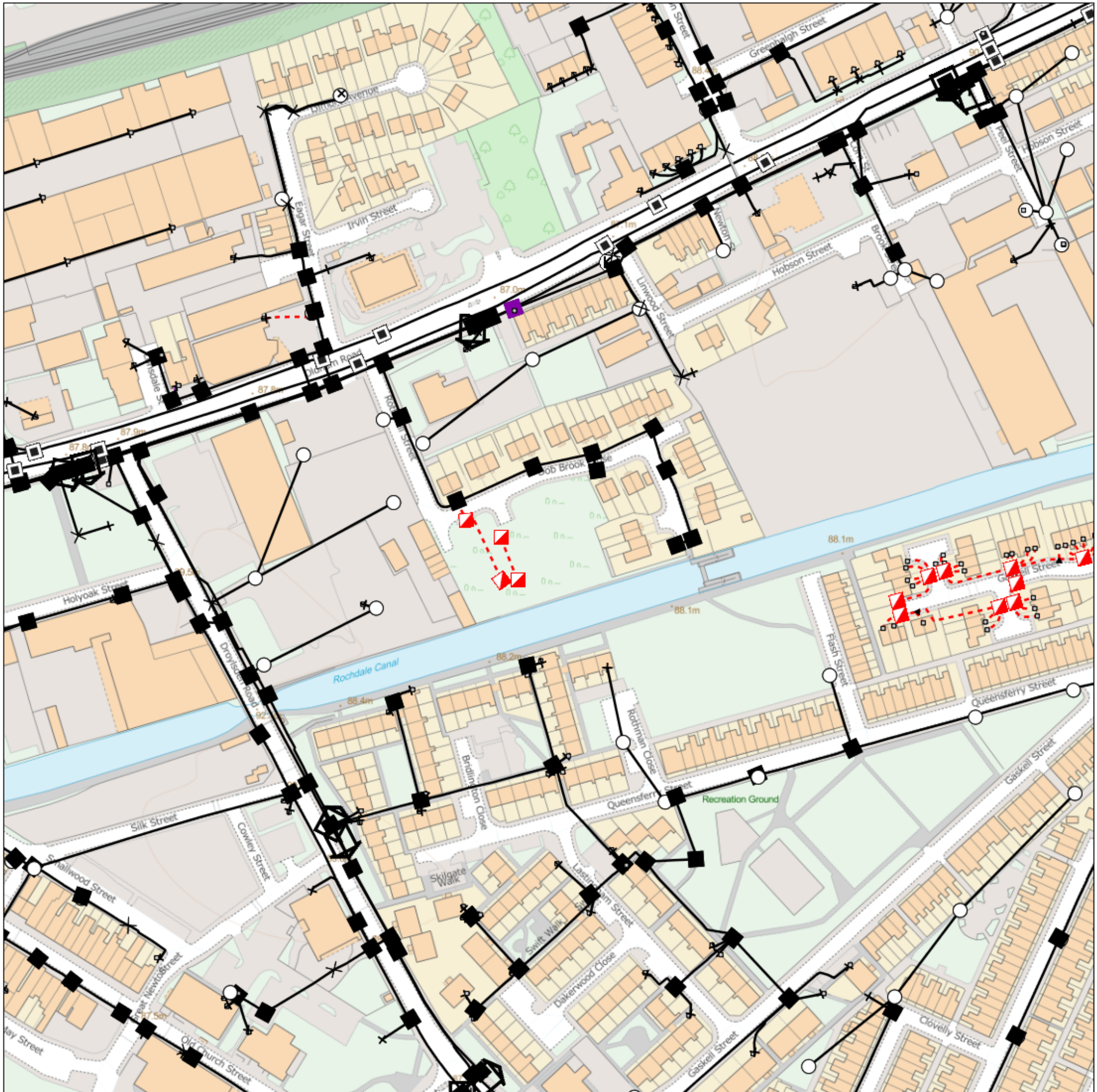
Extract from maps of United Utilities' Underground Assets

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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Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy.

It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



openreach

CLICK BEFORE YOU DIG

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

email cbyd@openreach.co.uk

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

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KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling	X	Built	
Pole			Duct Tee	▲	Planned	
Box			Building		Inferred	
Manhole			Kiosk	K	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. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

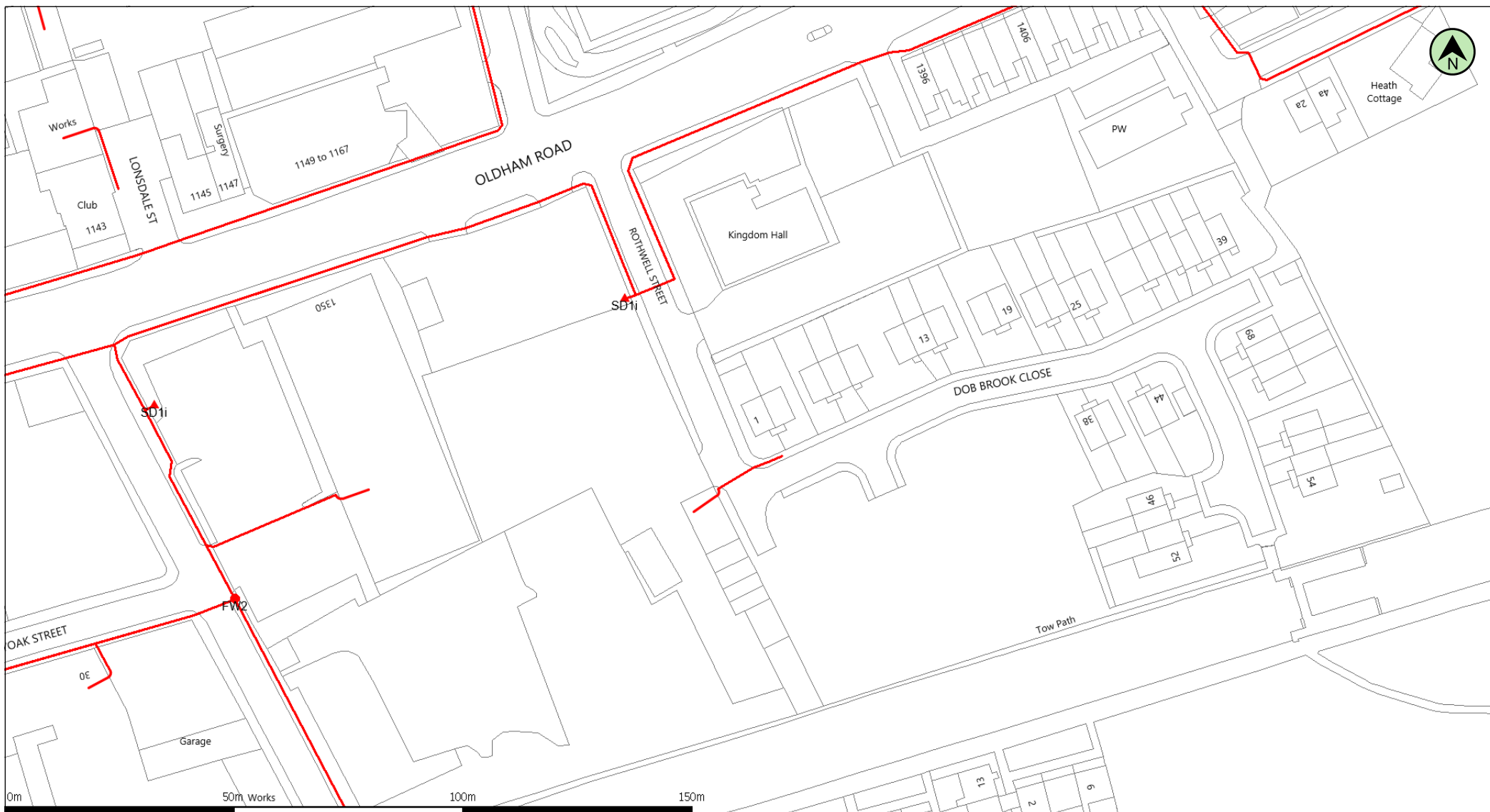
BT Ref : XEQ11358K

Map Reference : (centre) SD8835300676

Easting/Northing : (centre) 388353,400676

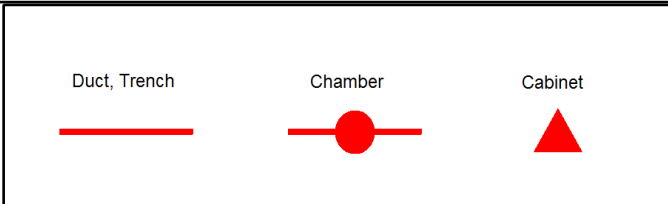
Issued : 23/07/2019 11:35:16

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk



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Important Information - please read The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the "Affected Postcodes.pdf", which can be downloaded from this website. Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan. This plan is produced by Virgin Media Limited (c) Crown copyright and database rights 2019 Ordnance Survey 100019209.



stephy.jaison@virginmedia.co.uk
VM.1143154

