

8 Working in the Vicinity of a Pressure Reduction Installation (PRI)

Pressure reduction installations come in a variety of forms:

- Above Ground Installation (AGI) – Sites with exposed pipes surrounded by fencing
- Above Ground Installation (AGI) – District governors often found in large above ground kiosks with vent stacks attached
- Below Ground Installation – District governors with large surface governors for valves and pressure reduction equipment with an above ground control cabinet and vent stack
- Service governor Installations – Small service governors providing gas to a small number of customers in an area often identified by a small green or brick kiosk

Where excavations are to be made within 10 metres of the perimeter of a pressure reduction installation (above or below ground), with the exception of service governor installations, appropriate protection methods should be determined and recorded by the Cadent Plant Protection Officer.

These installations may have magnetic slam shut devices which could operate in the event of high vibration levels being caused by the works. Advice on whether these are present shall be sought from the Cadent Plant Protection Officer and we may need to have an operative, with the competence to reset the plant, on site whilst your works are being undertaken.

Hazardous areas may be present around these installations and no ignition sources are permitted within these zones. Information on the zonings shall be sought from the Cadent Plant Protection Officer prior to commencement of any works on site.

There may be telemetry and pressure recording lines in the vicinity of these installations therefore extreme caution must be exercised when planning and undertaking works in the vicinity of these assets.

In addition to this, the safety advice detailed in either or a combination of [Sections 5, 6 or 7](#) shall be observed when working in the proximity of an AGI.

Access to gas assets shall be maintained at all times.



9 Tree Planting

Before any tree planting is carried out in the vicinity of a Cadent asset or its easement, written consent should be obtained. This approval should be subject to Cadent retaining the right to remove any trees which might become a danger or restrict access to the asset at any time in the future.

The only hardwood plants which can be planted directly across an asset are shallow rooting hedge plants such as Quickthorn, Blackthorn, etc., and these shall only be planted where a hedge is necessary for screening or to indicate a field boundary.

Raspberries, Gooseberries and Blackcurrants shall not be planted within 2m of the outside edge of the pipe.

Dwarf Apple Stocks shall not be planted within 3m of an asset.

Christmas trees (*Picea Abies*) shall not be planted within 3 metres of an asset. However, permission may be given on the strict understanding that Christmas trees are clear-felled at intervals not exceeding seven years.

The following trees, and those of similar size which may be deciduous or evergreen, shall not be planted within 6 metres of an asset:

- Ash, Beech, Birch, most Conifers, Elm, Maple, Horse Chestnut, Oak, Sycamore, Apple, Lime and Pear trees.

Dense mass planting shall not be carried out within 10m of the outside edge of the pipe.

Poplar and Willow trees shall not be planted within 10m of the outside edge of the pipe.

For further guidance please refer to **Street Works UK Volume 4 and Appendix B.**



10 Unidentified Exposed Pipes

An unidentified pipe is one that is not shown on any current or historical records.

Iron and steel water pipes and gas pipelines may appear very similar. If any such pipe is uncovered, it shall be treated as if it were a gas pipe.

If upon checking with all other utilities you believe an unidentified pipe to be a gas pipe, the promoter of the works shall contact plantprotection@cadentgas.com with the following information:

- LSBUD enquiry reference
- Site address (please include postcode and grid references)
- Site contact details
- Size of pipe

- Pipe material
- Confirmation that the unidentified pipe is exposed (if not, it will need to be exposed prior to our attendance)
- Confirmation that Cadent and all other asset owners plans, are available for review and inspection
- Photos of the pipe

Please be aware that it can take up to 28 days for us to confirm whether the unidentified exposed pipe is a gas asset or not.



11 Action in Case of Damage to an Asset

If you hit a gas asset, whether the damage is visible or not, or in the event of an emergency, call the National Gas Emergency Service immediately on 0800 111 999*.

If the Cadent asset is damaged, even slightly, and even if no gas leak has occurred, then the following precautions shall be taken immediately:

- Shut down all plant and machinery and extinguish any potential sources of ignition
- Evacuate all personnel from the vicinity of the asset
- Notify Cadent using the free 24-hour emergency telephone number 0800 111 999*
- Notify the Cadent responsible person immediately using the contact telephone number provided
- Ensure no one approaches the asset
- Do not try to stop any leaking gas
- Provide assistance as requested by Cadent, or emergency services to safeguard persons and property

*All calls are recorded and may be monitored



12 References

Reference	Description
HASAWA	The Health and Safety at Work etc Act 1974
CDM	The Construction (Design and Management) Regulations 2015
LOLER	Lifting Operations and Lifting Equipment Regulations 1998
RIDDOR	Reporting of Injuries, Diseases & Dangerous Occurrences Regulations 2013
GS(M)R	Gas Safety (Management) Regulations 1996
PSR	Pipelines Safety Regulations 1996
NRSWA	New Roads and Street Works Act 1991
HS(G)47	Avoiding Danger from Underground Services
IGEM/SR/18	Safe Working Practices to Ensure the Integrity of Gas Pipelines and Associated Installations
IGEM/TD/12	Pipework stress analysis for gas industry plant
Street Works UK Volume 4	Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees
UKOPA/11/0027	Requirements for the Siting of Wind Turbines Close to HP Pipelines
UKOPA/GP/013	Requirements for the Siting and Installation of Wind Turbines Installations in the Vicinity of Buried Pipelines
UKOPA/GP/014	Requirements for the Siting and Installation of Solar Photovoltaic (PV) Installations in the Vicinity of Buried Pipelines

13 Glossary of Terms

Term	Definition
Easement	Easements are negotiated legal entitlements between Cadent and landowners and allow Cadent to lay, operate and maintain assets within the easement strip. Easement strips may vary in width, typically between 6 and 25 metres depending on the diameter and pressure of the pipeline. Consult Cadent for details of the extent of the easement strip where work is intended.
Liquefaction	Liquefaction is a phenomenon in which the strength and stiffness of the soil is reduced by earthquake shaking or other rapid loading. Liquefaction occurs in saturated soils, that is, soils in which the space between individual particles is completely filled with water. When liquefaction occurs, the strength of the soil decreases and the ability of the soil to support assets are reduced.
Promoter of works	The person or persons, firm, company or authority for whom new services, structures or other works in the vicinity of existing Cadent assets and associated installations.
Cadent Plant Protection Officer	The person or persons appointed by Cadent with the competencies required to act as the Cadent representative for the purpose of monitoring a particular activity.
Banksperson	<p>Another person who assists the machine operator from a position where they can safely see into the excavation and warn the driver of any services or other obstacles.</p> <p>This person should remain outside of the operating radius of the excavator arm and bucket.</p>

Appendix A - Typical Asset Location Markers

Cadent

Your Gas Network

DANGER

GAS ASSET

DIAL BEFORE YOU DIG

CALL 0800 688 588

24hrs NATIONAL GAS EMERGENCY NUMBER

0800 111 999*

*CALLS WILL BE RECORDED AND
MAY BE MONITORED



Appendix B - Tree Planting Guidance

Distance is measured from the edge of the pipeline



*except for hedges where approved

Emergency

If you hit an asset, whether the damage is visible or not, or in the event of an emergency, call the National Gas Emergency Service immediately on

0800 111 999*

Self-service for Plant Protection Enquiries

If you are planning to do work near or in the vicinity of Cadent assets please submit an enquiry online at **lsbud.co.uk**

This is a free online enquiry service giving enquiry service giving an instant risk assessed response for your work activity relative to the Cadent gas assets in the vicinity.

If you require any assistance please contact the plant protection team for free on **0800 688 588** or at **plantprotection@cadentgas.com**

Action in Case of Damage to an Asset

- Shut down all plant and machinery and extinguish any potential sources of ignition
- Evacuate all personnel from the vicinity of the asset
- Notify Cadent using the free 24-hour emergency telephone number 0800 111 999*
- Notify the Cadent responsible person immediately using the contact telephone number provided
- Ensure no one approaches the asset
- Do not try to stop any leaking gas
- Provide assistance as requested by Cadent, or emergency services to safeguard persons and property

*All calls are recorded and may be monitored

Copyright Cadent 2023 ©, all rights reserved. No part of this publication may be reproduced in any material form (including photocopying and restoring in any medium or electronic means and whether or not transiently or incidentally) without the written permission of Cadent, except in accordance with the provisions of the Copyright, Designs and Patents Act 1988.

Mast Data

Mobile Phone Masts

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

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

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

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

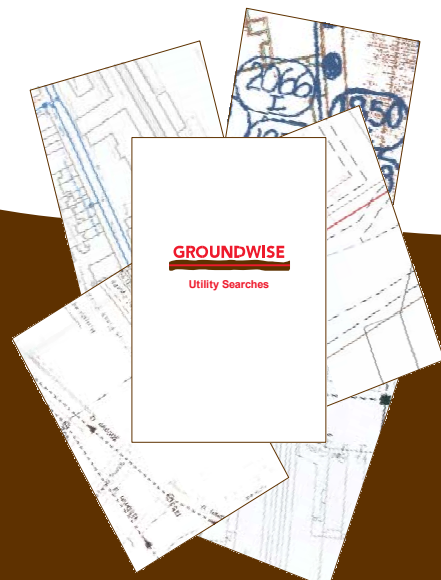
Mast Data
North End House
Avon
Christchurch
Dorset
BH23 7BJ
020 8144 8143
info@mastdata.com

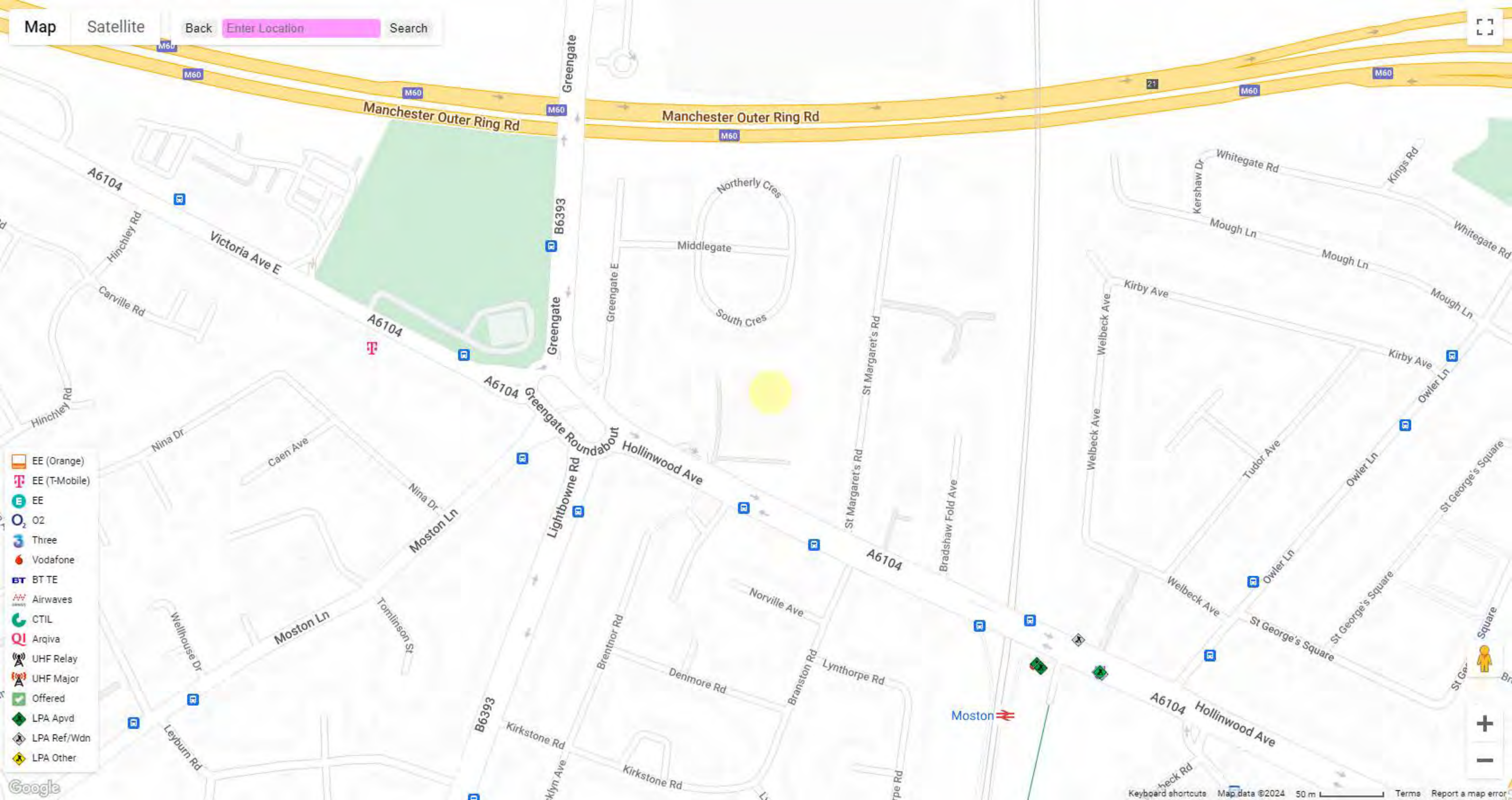
Groundwise Searches Limited

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

Telephone 01702 615566
Email mail@groundwise.com
Website www.groundwise.com

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





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

FAQ - Data Accuracy and Updates

No	
1.	Keeping our Site Details Accurate
1.1	Our address data is created and updated from a number of sources. Data is checked before inclusion in our site. Our data sources include, but is not limited to the following:
2.	Data Sources
2.1	■ Data from ofcom which has been extensively corrected
2.3	■ A rolling review of Local Planning Authorities (LPA's) for the latest telecommunication Planning Applications
2.4.1	■ Sites added by, or corrected by Registered Users
2.4.2	■ Sites added by, or corrected by non-registered users. These are all reviewed by mastdata before inclusion in our site
2.5	■ Bulk uploads provided by registered users based on known Rollout work plans
2.6	■ Bulk uploads provided by non-registered users. These are extensively checked and corroborated before inclusion in our database
2.7	■ Third Party mapping organisations
2.8	■ Additional public domain data relating to telecoms masts and signal data from trusted sources
2.9	■ Feedback and signal data collected from our App
2.10	■ New Rollout - Data collected and updated using the LPA Services Module - Mast Registers updates, user feedback and Planning Applications using the Planning Determination Tools.
3.	Approving data change requests
3.1	Changes for additional new sites or modification of existing sites are reviewed by a member of our team through our Creq (Change Request) Module. The decision to accept additions or amendments are based on a scoring system which includes:
3.1.1	■ The credibility and history of the of the data supplier
3.1.2	■ Existing LPA planning data
3.1.3	■ Visibility on Google Street view and/or Bing aerial view
4.	Contribute Data
4.1	If you have a number of sites to add, you can upload the source document here. We will authenticate and merge any submissions into our existing dataset.
5.	Disclaimer
5.1	Please click here to view our general terms related to the supply of data.

Related Articles

  [Frequently Asked Questions Menu](#) : ATLAS Extranet Manual -

End Of Article

Debbie Miller

From: Plantenquiries - CA Telecom <plantenquiries@catelecomuk.com>
Sent: 27 March 2024 09:51
To: Debbie Miller
Subject: RE: Urgent Asap Please - Ref: 35185DM-GWS - Site: 440 Hollinwood Avenue, Manchester, M40 0AE

Please Note: Our search criteria has changed. We previously searched for Colt Network which was within 200 metres, this has now changed to 50 metres. The negative response will be for all enquiries that the network is 50 metres or more away from the place of enquiry.

Dear Sir/Madam,

Thank you for your enquiry for the above reference.

We can confirm that Colt Technology Services do not have apparatus near the above loca" on as presented on your submi# ed plan, if any development or scheme amendments fall outside the 50 metre perimeter new plans must be submi# ed for review.

Search is based on Overseeing Organisa" on Agent data supplied; we do not accept responsibility for O.O. Agent inaccurate data.

If we can be of any further assistance please do not hesitate to contact us.

Kind regards,

Plant Enquiry Team



Please consider the environment before printing this email.

This e-mail and any files transmitted with it are confidential and are intended solely for the use of the intended recipient(s). If you are not the intended recipient, you must not copy, distribute or take any action based on this communication. If you have received this communication in error please contact plantenquiries@catelecomuk.com and delete this communication and any copies of it. Any views or opinions presented are solely those of the author and do not necessarily represent those of C A Telecom LTD. C A Telecom LTD monitors e-mails to ensure that its systems operate effectively and to minimise the risk of viruses.

From: Debbie Miller <DMiller@groundwise.com>
Sent: 26 March 2024 11:37
To: Responses <responses@groundwise.com>; assetenquiries@eclipsepower.co.uk;

Debbie Miller

From: online.plantenquiries@cityfibre.com
Sent: 27 March 2024 15:57
To: Debbie Miller
Subject: CityFibre Plant Enquiry, issued on 3/27/24 3:57 PM. Reference bcf386df-114d-4285-963e-3e561f93b8f9.
Attachments: emap.pdf

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

Reference bcf386df-114d-4285-963e-3e561f93b8f9

User: User

Title: 35185DM-GWS

Comment:

Please find attached a plan of the area of your interest that may contain plant which may be affected by your proposed works.

The validity of this response is 6 weeks, after such time a new enquiry would need to be made.

Please see the points of contact below if they are required:

Plant Enquiries
Rutherford House
Birchwood Park
Warrington
WA3 6ZH
asset.team@cityfibre.com

Please quote the Reference ID in the subject line in any correspondence.

Please be aware that all information included in this eMap is the property of the sender and subject to copyright.

It is illegal to copy or send this information to any third party without the permission of the sender.

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

Plant Enquiries

0203 5100 602

Disclaimer: CityFibre Limited is incorporated in England (No. 09759465) and its registered office is 15 Bedford Street, London WC2E 9HE. This email, together with any attachments, is confidential and for



bitmap_layout select_raster

LEGEND

- EXISTING PLANT
- EXISTING PLANT

bitmap_layout select_raster

Head Office
CityFibre Holdings Ltd
15 Bedford Street,
London,
WC2E 9HE

Tel: 0845 293 0774
Web: www.cityfibre.com

Asset Office
CityFibre Holdings Ltd,
Rutherford House,
Birchwood,
Warrington,
WA3 6ZH

Email: asset.team@cityfibre.com

Disclaimer:

Information shown on this plan is for general guidance only. No warranty is made as to its accuracy. This plan must not be solely relied upon in the event of excavation or other works being carried out in the vicinity of Cityfibre plant. No liability of any kind is accepted by Cityfibre, its agents or servants for any error, omission, discrepancy or deviation. This information is valid for the date printed.

Project

Plant Enquiry

Drawing

Existing Plant

Drawn by:

smallworld

Date: 27/03/2024

Drawing No.

CFH_EP_000001

Revision

001



Debbie Miller

From: MBNLplantenquiries <MBNLplantenquiries@turntown.com>
Sent: 26 March 2024 12:46
To: Responses
Subject: RE: Urgent Asap Please - Ref: 35185DM-GWS - Site: 440 Hollinwood Avenue, Manchester, M40 0AE

Confidential - External

Dear Sir/Madam

Turner & Townsend Project Management are appointed on behalf of MBNL to conduct Plant (apparatus) Searches in accordance with the relevant NRSWA Act 1991- Diversionary Works legislation. These searches considered plant belonging to EE (T-Mobile and Orange sites) and the HG3 mobile telecommunication networks.

MBNL do not have any plant that would be affected by the proposed work. Should you have any further queries please use the contact details below.

Thank you,

Kind regards,

MBNL SHQE Team

Turner & Townsend Advisory

t: 0121 262 3663 | www.turnerandtownsend.com

Turner & Townsend Europe Limited

Registered office: Low Hall, Calverley Lane, Horsforth, Leeds LS18 4GH, United Kingdom | Registered in England and Wales | Registration No: 3514794

From: Responses <responses@groundwise.com>

Sent: Tuesday, March 26, 2024 11:35 AM

To: assetenquiries@eclipsepower.co.uk; assetrecords@utilityassets.co.uk; plantenquiries@catelecomuk.com; MBNLplantenquiries <MBNLplantenquiries@turntown.com>; plantenquiries@ocugroup.com; NRSWA@bskyb.com; osp-team@uk.verizonbusiness.com; osm.enquiries@atkinsglobal.com; OPBuriedServicesEnquiries@networkrail.co.uk

Subject: Urgent Asap Please - Ref: 35185DM-GWS - Site: 440 Hollinwood Avenue, Manchester, M40 0AE

"Don't get caught out" - This email has come from an external source. Do not click on any links or open any attachments unless you are expecting them.

Ref: 35185DM-GWS

Site: 440 Hollinwood Avenue, Manchester, M40 0AE

Easting/Northing: 388581,403213

Requests: Urgent Asap Please

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

Debbie Miller

From: Service Desk - NRTS <noreply@nrtsco.net>
Sent: 26 March 2024 11:55
To: Responses
Subject: REQ000000029976

Reference: Ref: 35185DM-GWS - Site: 440 Hollinwood Avenue, Manchester,

Thank you for your email to telent regarding the above.

Our searches undertaken utilising telent records only indicate that there are NO Highways England NRTS assets maintained by telent within the vicinity of your works.

Services operated by others may be present in this area, including those for other Highways England Systems. Information regarding these other possible services should be obtained from the relevant parties.

Please address any queries regarding this email and its content to the telent Service Desk on 0845 603 2239 or alternatively 0121 506 6102, or servicedesk@nrtsco.com.

Regards

Doc Control

Telent Document Control

Email Attachment :

telent Technology Services Ltd. Registered in England. No 703317. Registered Office: Point 3, Haywood Road, Warwick, CV34 5AH, England. telent Technology Services Limited is authorised and regulated by the Financial Conduct Authority for credit-related regulated activities

.

Debbie Miller

From: Plantenquiries <Plantenquiries@ocugroup.com>
Sent: 26 March 2024 12:08
To: Debbie Miller
Subject: E03-24-5664 RE: Urgent Asap Please - Ref: 35185DM-GWS - Site: 440 Hollinwood Avenue, Manchester, M40 0AE

Dear Sir or Madam,

Thank you for your plant enquiry below.

We can confirm that Lumen Technologies (formerly CenturyLink Communications UK Limited, Level 3, Global Crossing (UK) Ltd, Global Crossing PEC, Fibernet UK Ltd and Fibrespan Ltd) do not have any apparatus within the indicated works area.

OCU responds to plant enquiries for all of the above and therefore you only need send one plant enquiry to cover all of these companies.

Please note that this response is only valid for 3 months. If your works do not commence within this time period, please resubmit your plant enquiry for assessment before any works commence.

Please note that our email address has changed from plantenquiries@instalcom.co.uk to plantenquiries@ocugroup.com. Could you please update your records accordingly.

Response times for plant requests are up to 10 working days. Please allow for 10 working days to pass before chasing requests.

Regards

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

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



BT Ref shown on map

Date of issue: shown on map

email: nnhc@openreach.co.uk

Dear Customer,

NR & SW ACT 1991 – PROPOSED WORKS

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

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

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

Thank you for your request of ____ describing the above proposals.

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

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

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

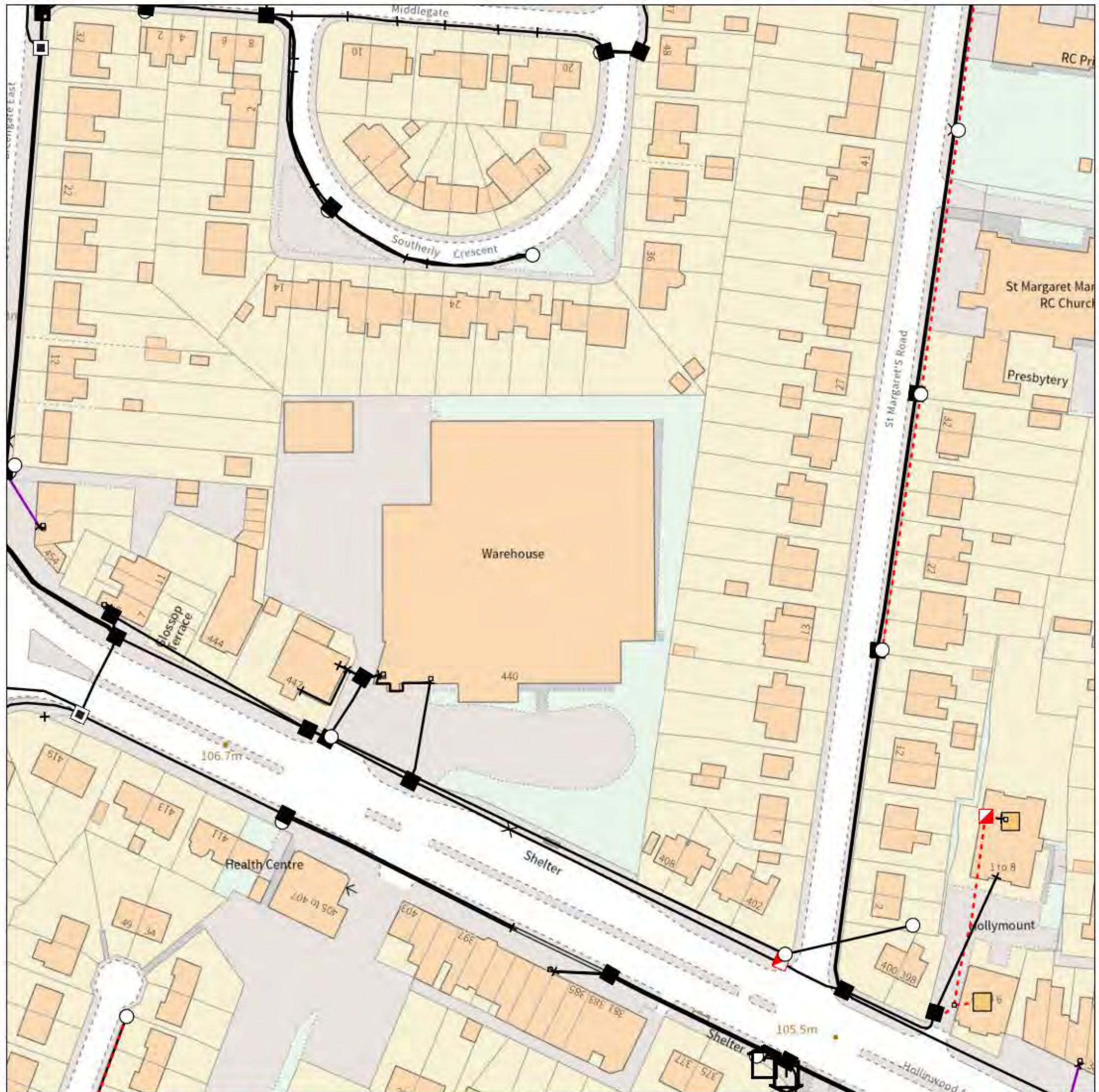
To avoid damage it is recommended that mechanical excavators or borers are not used within 600mm of BT apparatus. If scaffolding is erected, please ensure that our equipment is not enclosed, blocked, covered or otherwise obstructed by the scaffolding.

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

Yours faithfully,

Julie Cullum
NNHC & MBE Manager

Maps by email Plant Information Reply



IMPORTANT WARNING

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



openreach

CLICK BEFORE YOU DIG

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

email cbyd@openreach.co.uk

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

Accidents happen

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

Reproduced from the Ordnance Survey map by BT
by permission of Ordnance Survey on behalf of the
Controller of Her Majesty's Stationary Office
(C) Crown Copyright British Telecommunications plc 100028040

KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling	×	Built	
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. 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 : QVK03574R

Map Reference : (centre) SD8858103213

Easting/Northing : (centre) 388581,403213

Issued : 27/03/2024 15:57:53

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

Debbie Miller

From: NRSWA <nrswa.nrswa@sky.uk>
Sent: 26 March 2024 15:03
To: Debbie Miller
Subject: RE: Urgent Asap Please - Ref: 35185DM-GWS - Site: 440 Hollinwood Avenue, Manchester, M40 0AE



Thank you for your enquiry.

Please be advised that Sky Telecommunications Services Ltd will not be affected by your proposal.

Best endeavours have been made to ensure accuracy, however if you require further information, please contact us by email at nrswa@sky.uk.

Regards



NRSWA Department
Sky UK - Technology - Operations

 nrswa@sky.uk  +44 2070323234

Richard Geary
GIS & Infrastructure Planner
Sky Technology UK Operations

*T - +44 (0)20 7032 3222 E – Richard.geary@sky.uk
SKY | 70 Buckingham Avenue | Slough | Berkshire | SL1 4PN*

Debbie Miller

From: UK OSP-Team . <osp-team@verizon.com>
Sent: 26 March 2024 16:43
To: Responses; UK OSP-Team
Subject: Re: Urgent Asap Please - Ref: 35185DM-GWS - Site: 440 Hollinwood Avenue, Manchester, M40 0AE

Dear Sir/Madam

Verizon is a licensed Statutory Undertaker.

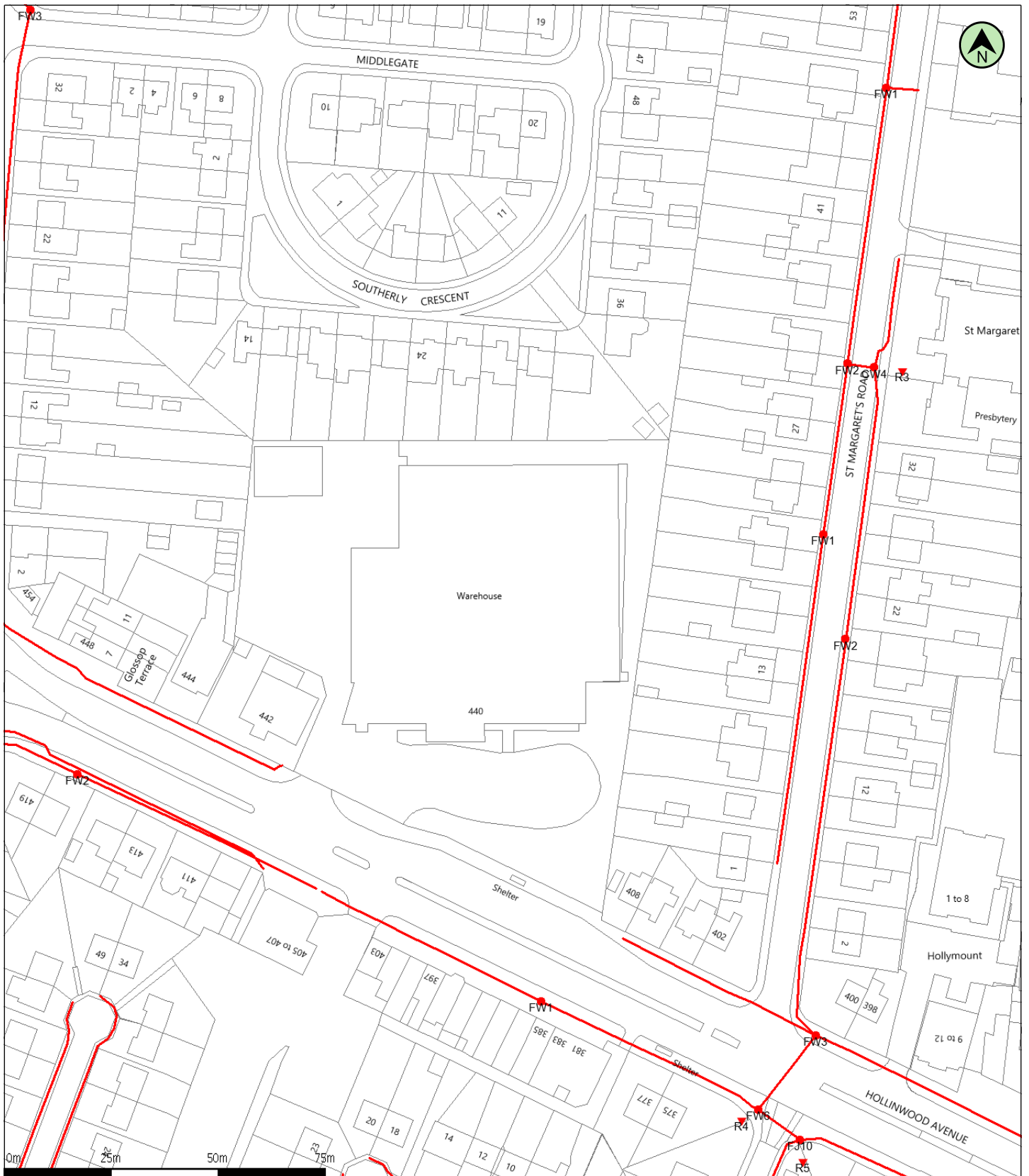
We have reviewed your plans and have determined that Verizon (Formally known as MCI WorldCom, MFS) has no apparatus in the areas concerned.

If you have any further queries please do not hesitate to get in touch.

Yours faithfully

Plant Protection Officer (GB) Email osp-team@uk.verizon.com

On Tue, 26 Mar 2024 at 11:35, Responses <responses@groundwise.com> wrote:

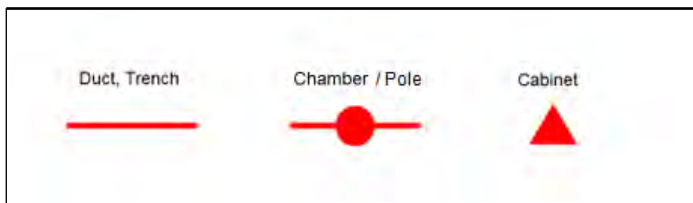


(c) Crown copyright and database rights 2024 Ordnance Survey 100019209
 Data updated: 01/02/24

Scale: 1:1250
 Map Centre: 388581,403213

Date: 28/03/24
 Our Ref: 1432991 - 5

Telecoms Plan A4
 Powered by digdat



mail@groundwise.com

35185



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 2024 Ordnance Survey 100019209.



Virgin Media

Terms & Conditions of Use

By accessing material through this service you accept the terms and conditions specified below.

Data displayed by digdat

The data displayed in digdat is from the statutory plans provided on behalf of, and maintained by Virgin Media.

Use of the plans that can be viewed in digdat is subject to the disclaimers and conditions associated with them. The conditions under which the data can be viewed are specified below and these must be read before viewing the plans.

Warranties and Disclaimers

All information, software, products and related graphics contained on this service are provided 'as is' without warranty of any kind, either expressed or implied, including but not limited to the implied warranties of satisfactory quality, fitness for particular purpose, title and non-infringement. In no event shall Virgin Media be liable for any direct, indirect, incidental, special or consequential damages for loss of profits, revenue, data or use incurred by users or any third party, whether in action, in contract, in tort, or otherwise arising from your access to or use of this service.

Virgin Media make no representations about the suitability, reliability, timeliness or accuracy of the information, software, products and related graphics contained within this service.

Virgin Media reserves the right to make improvements, changes or updates to this service at any time without notice.

Based on the Ordnance Survey Plan with the sanction of the Controller of H.M. Stationary Office License Number:- 100019209. This plan is to be used for the purposes of viewing the location of Virgin Media plant only. Any other uses of the plan data or further copies are not permitted. The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. This information is valid for the date printed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Virgin Media for any error or omission. The actual position of mains and services must be verified on site before any works are undertaken.

Printing

The quality and accuracy of any prints produced from digdat depend upon the specific printer and printer driver that are used. Virgin Media can take no responsibility for the results of actions arising from distortions and inaccuracies introduced by the user's printer.

Debbie Miller

From: Dileep, Shaik <Shaik.Dileep@atkinsrealis.com>
Sent: 27 March 2024 09:51
To: Debbie Miller
Subject: RE: Urgent Asap Please - Ref: 35185DM-GWS - Site: 440 Hollinwood Avenue, Manchester, M40 OAE

Please accept this email as confirmation that Vodafone: Fixed **does not** have apparatus within the vicinity of your proposed works detailed below.

Many thanks.

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

This response is made only in respect to electronic communications apparatus forming part of the Vodafone Limited electronic communications network formerly being part of the electronic communications networks of Cable & Wireless UK (now re-named Vodafone Enterprise UK), Energis Communications Limited, Thus Group Holdings Limited and Your Communications Limited.

ATKINS working on behalf of Vodafone: Fixed



PLEASE NOTE:

The information given is indicative only. No warranty is made as to its accuracy. This information must not be solely relied upon in the event of excavation or other works carried out in the vicinity of Vodafone plant. No liability of any kind whatsoever is accepted by Vodafone, its servants, or agents, for any error or omission in respect of information contained on this information. The actual position of underground services must be verified and established on site before any mechanical plant is used. Authorities and contractors will be held liable for the full cost of repairs to Vodafone's apparatus and all claims made against them by Third parties as a result of any interference or damage.

IMPORTANT - PLEASE READ:

Diversification works may be necessary if the existing line of the highway/railway or its levels are altered, where apparatus is affected. Where apparatus is affected and requires diversion, you must submit draft details of the proposed scheme with a request for a 'C3 Budget Estimate' to c3requests@vodafone.com. These estimates should be provided by Vodafone normally within 20 working days from receipt of your request. Please include proof of this C2 response when requesting a C3 (using the 'forward' option).



Please consider the environment before printing this e-mail

At Atkins - member of the SNC-Lavalin Group, we work flexible hours around the world. Although I have sent this email at a time convenient for me, I don't expect you to respond until it works for you.

From: Debbie Miller <DMiller@groundwise.com>
Sent: Tuesday, March 26, 2024 5:07 PM
To: Responses <responses@groundwise.com>; assetenquiries@eclipsepower.co.uk; assetrecords@utilityassets.co.uk; plantenquiries@catelecomuk.com; mbnlplantenquiries@turntown.com; plantenquiries@ocugroup.com; NRSWA@bskyb.com; osp-team@uk.verizonbusiness.com; National Plant Enquiries <OSM.enquiries@atkinsrealis.com>; OPBuriedServicesEnquiries@networkrail.co.uk
Subject: RE: Urgent Asap Please - Ref: 35185DM-GWS - Site: 440 Hollinwood Avenue, Manchester, M40 OAE

Debbie Miller

From: Stephen Elcock <Stephen.Elcock@networkrail.co.uk> on behalf of OP Buried Services Enquiries <OPBuriedServicesEnquiries@networkrail.co.uk>
Sent: 26 March 2024 11:41
To: Debbie Miller
Subject: RE: Urgent Asap Please - Ref: 35185DM-GWS - Site: 440 Hollinwood Avenue, Manchester, M40 0AE

OFFICIAL

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

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

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

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

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

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

Regards,

Stephen Elcock
Distribution Administrator



Worksite Survey

National Records Centre, Audax Rd, York, North Yorkshire, YO30 4US
T: 0330 8535314
E: Stephen.Elcock@networkrail.co.uk

Debbie Miller

From: plantenquiryservice@gtc-uk.co.uk
Sent: 27 March 2024 15:58
To: Debbie Miller
Subject: GTC Plant Enquiry - Ref- 4205534
Attachments: 4205534.png

GTC Apparatus Not Found In Search Area

Our Plant Enquiry Service Ref: 4205534

Your Enquiry Ref: 35185DM-GWS

Dear Debbie ,

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

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

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

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

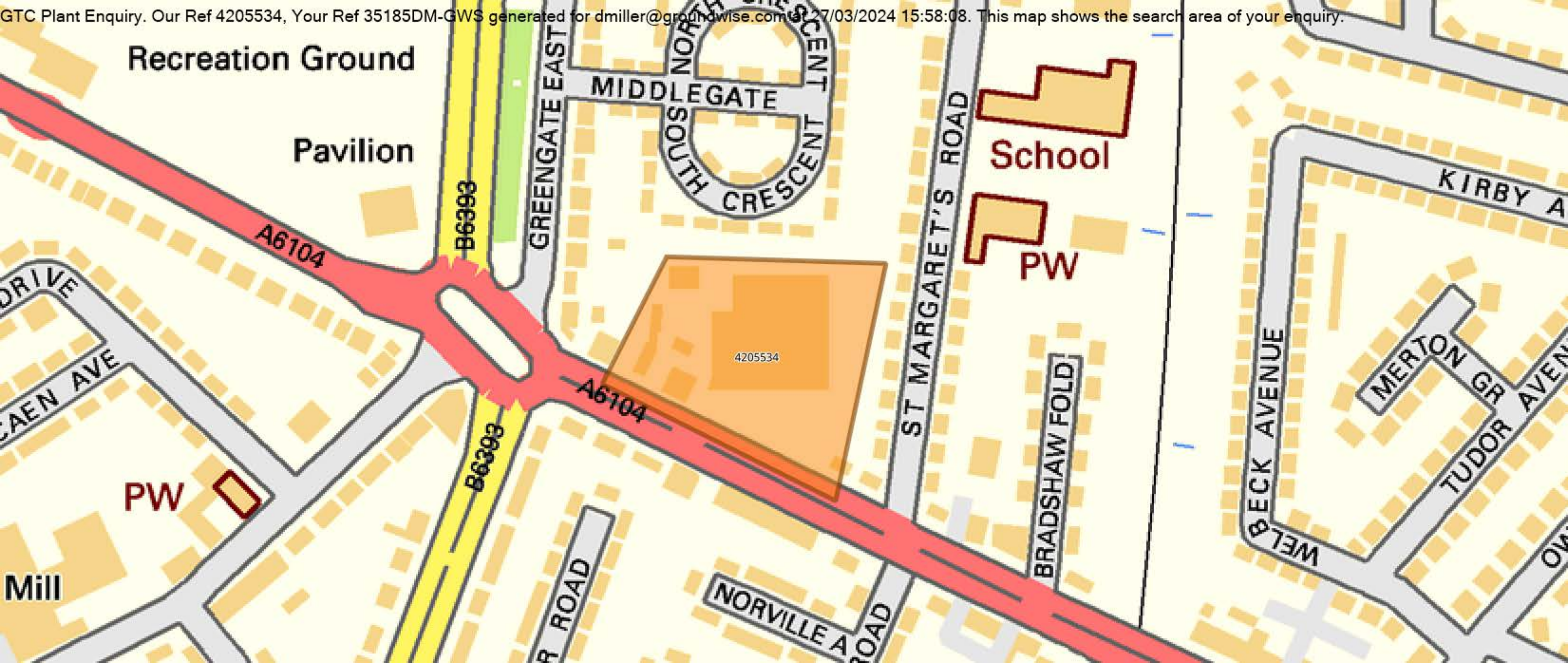
Your sincerely,

GTC Plant Enquiry Service.

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

NOTE:

This E-Mail originates from GTC, Synergy House, Woolpit Business Park, Woolpit, Bury St Edmunds, Suffolk, IP30 9UP



HSE's Advice

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

Our Reference : **HSL-240327155823-963**

Your Reference : **35185DM-GWS**

Development Name : **440 Hollinwood Avenue, Manchester, M40 0AE**

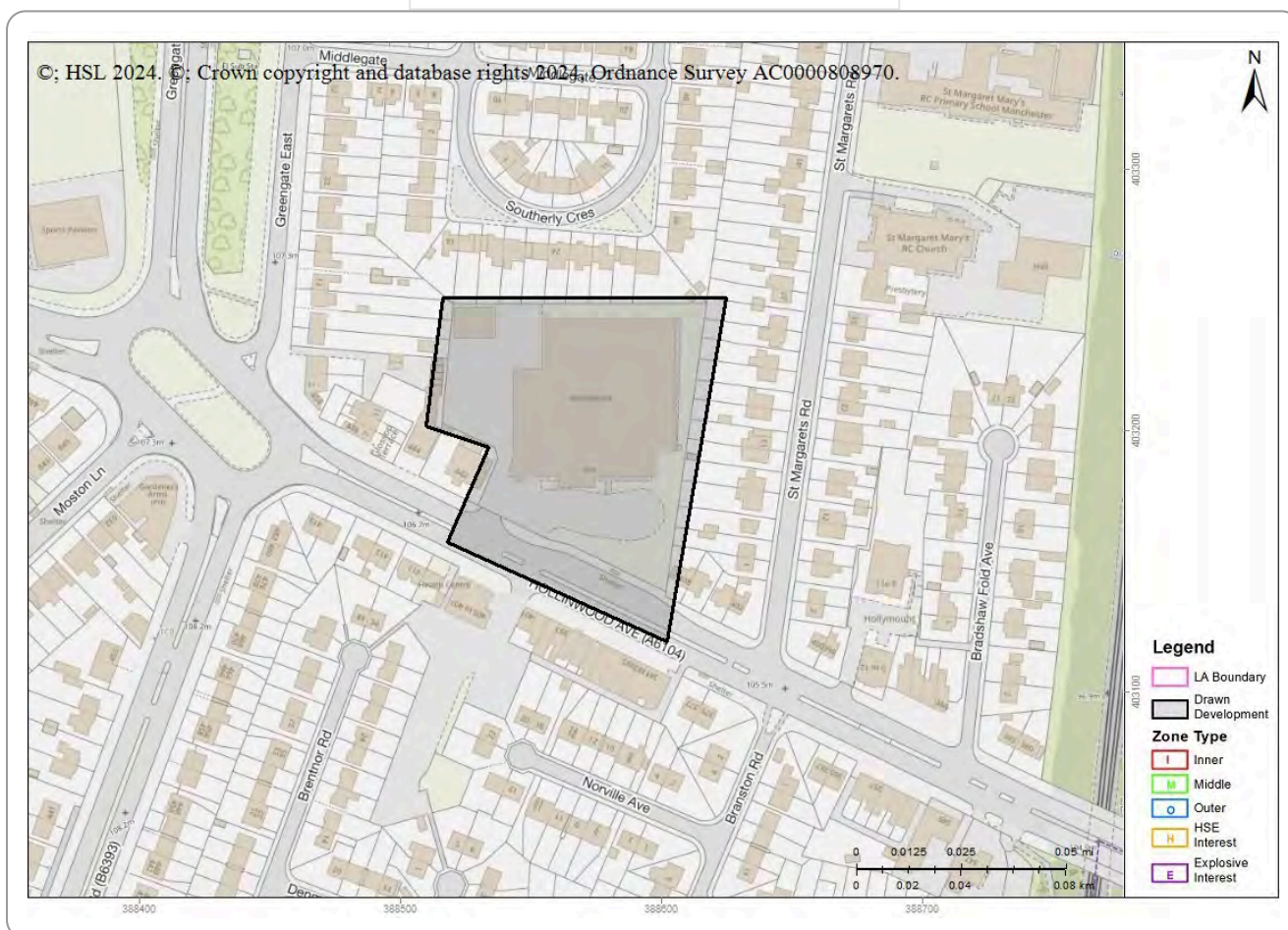
Date Created : **27/03/2024 15:58:23**

Description/Comments : **STUDY**

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

Phase 1 documents
No HI/MHP Interest Report
(../Download/File/?HSLRefer=HSL-240327155823-963&DownloadType=HSEHasNoInterest)

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



Menu

Advice : HSL-240327155823-963 Does Not Cross Any Consultation Zones

Your Ref: 35185DM-GWS

Development Name: 440 Hollinwood Avenue, Manchester, M40 0AE

Comments: STUDY



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

This advice report has been generated using information supplied by Debbie Miller at Groundwise Searches Ltd on 27 March 2024.



M40 0AE

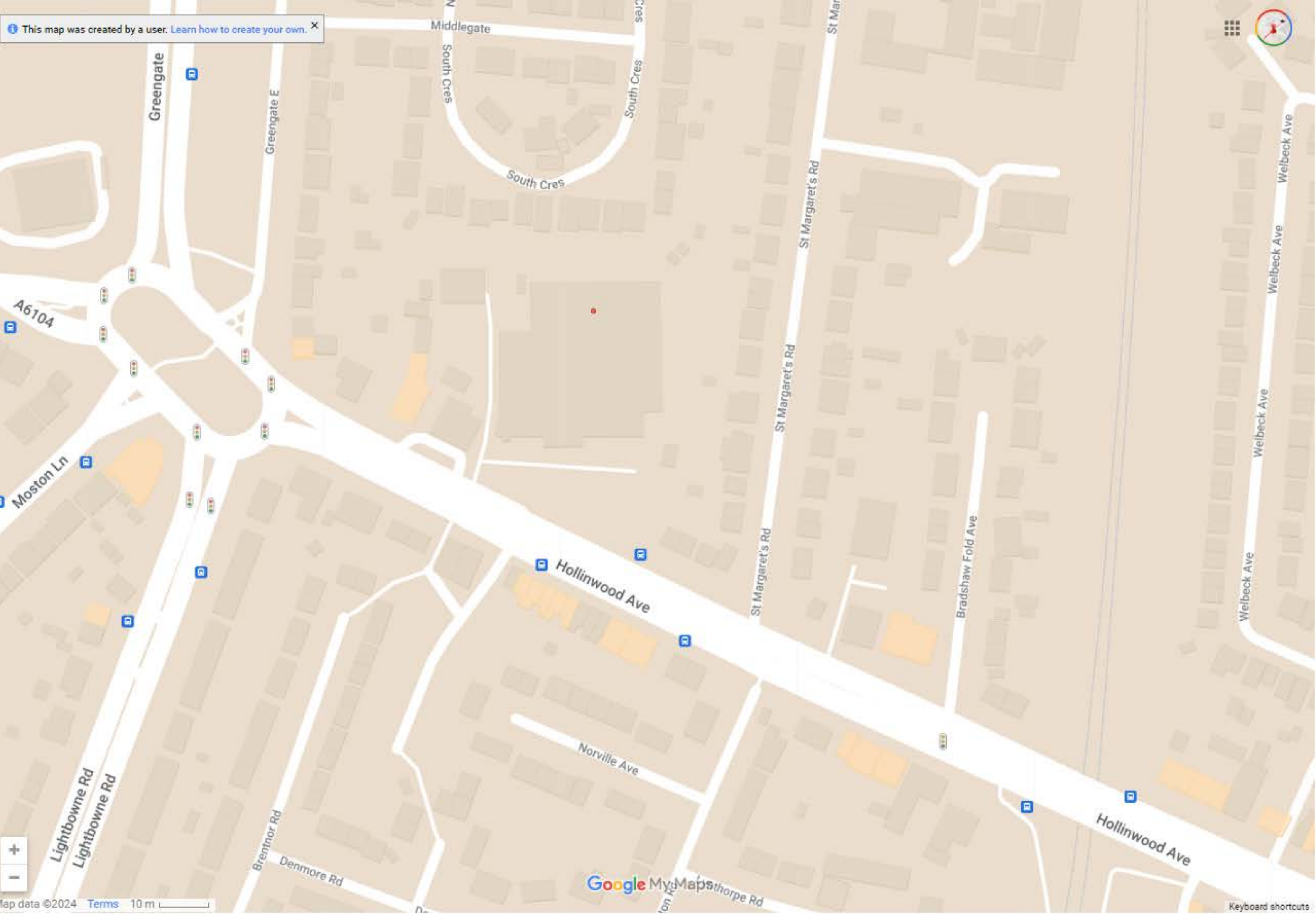
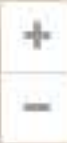


Move map to
[Hollinwood Ave, Manchester M40 0AE, UK](#)

From Google [show all on map](#)

M40 0AE

This map was created by a user. [Learn how to create your own.](#)



Map data ©2024 [Terms](#) 10 m

Google My Maps

Keyboard shortcuts

Enquirer

Name	Mr Joe Shawyer	Phone	01702615566
Company	Groundwise Searches Ltd	Mobile	Not Supplied
Address	Suite 6, 3rd Floor Princess Caroline House, 1 High Street Southend on Sea ESS SS1 1JE		
Email	mail@groundwise.com		

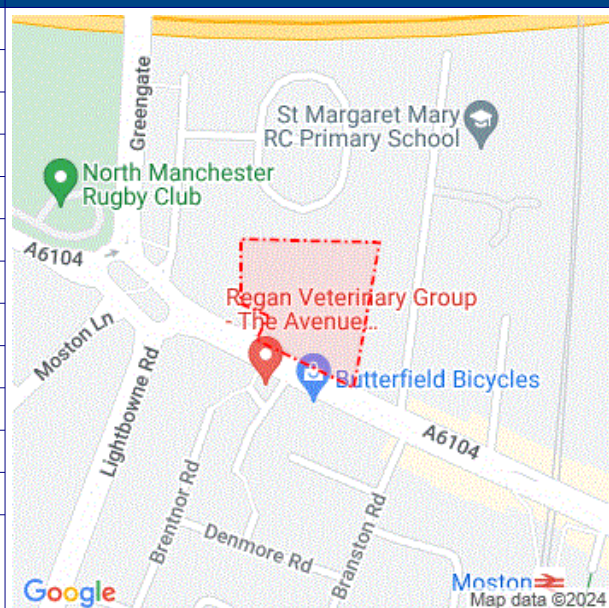
Enquiry Details

Enquiry type	Initial Enquiry
Work category	Development Projects
Work type	Commercial/industrial
Work type buffer*	75 metres
Start date	22/03/2024
End date	22/03/2024
Scheme/Reference	35185
Search location	XY= 388581, 403213
Confirmed location	388569 403198
Site size	10223 metres square
Site Contact Name	Not Supplied
Site Phone No.	Not Supplied

Description of Works

* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.

Site Map



Please note that the above map only displays the location of the proposed work site and will not display any of the Members' pipes and cables. It is imperative that this area accurately reflects the proposed work site.

Affected LSBUD members

(LSBUD Members who have assets registered on LSBUD within the vicinity of your search area.)

Asset Owner	Phone/Email	Emergency Only	Status
Cadent Gas	0800688588	0800111999	Await response
Electricity North West Limited	08001954141	08001954141	Await response
National Grid Electricity Transmission	08000014282	0800404090	Await response

Status explanation

Await Response means that the asset owner will contact you. This is typically by sending the plan response but they may ask for further information before being able to do so, particularly if any payments or authorisations are required.

Email Additional Info means that the asset owner needs further information about your works to assess your enquiry before providing a response. Please provide any details you have available including plans, method statements etc. if available.

Important notices

It is very important that you correctly understand what the service does and the procedures in order for you to work safely. Please refer to the LSBUD Support Page (www.lsbud.co.uk/lineasearchbeforeudig-support) for further guidance.

This information includes how to provide additional information to the LSBUD Members who request it to provide a response to your enquiry.

Validity and search criteria. The results of this enquiry are based on the confirmed information you entered and are valid only as at the date and time of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LineasearchbeforeUdig (LSBUD) accepts no responsibility for any errors or omissions in the Enquiry Details or any consequences thereof. LSBUD Members update their asset information on a regular basis so you are advised to consider this when undertaking any works. It is your responsibility to choose the period of time after which you need to resubmit any enquiry but the maximum time (after which your enquiry will no longer be dealt with by the LSBUD Helpdesk and LSBUD Members) is 28 days. If any details of the enquiry change, particularly including, but not limited to, the location of the work, then a further enquiry must be made.

Terms and Conditions. Please note that this enquiry is subject always to our standard terms and conditions available at www.lsbud.co.uk ("Terms of Use") and the disclaimer at the end of this document. Please note that in the event of any conflict or ambiguity between the terms of this Enquiry Confirmation and the Terms of Use, the Terms of Use shall take precedence.

List of not affected LSBUD members

(LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area.)

Angus Energy	AWE Pipeline	B & D Energy Limited
Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)	Box Broadband
BP Exploration Operating Company Limited	BPA	Cambridgeshire County Council Climate Change and Energy Services
CATS Pipeline c/o Wood Group PSN	Cemex	Centrica Storage Ltd
CNG Services Ltd	Concept Solutions People Ltd	ConocoPhillips (UK) Teesside Operator Ltd
D.S.Smith	Diamond Transmission Corporation	DIO (MOD Abandoned Pipelines)
DIO (MOD Live Pipelines)	Drax Power Limited	E.ON UK CHP Limited
EDF Energy Renewables Ltd	EirGrid	Eleclink Limited
Energy Assets Networks	ENI & Himor c/o Penspen Ltd	EnQuest NNS Limited
EP Langage Limited	ESB CCGT Power station (Carrington Gas Pipeline)	ESP Utilities Group
ESSAR	Esso Petroleum Company Limited	euNetworks Fiber UK Ltd
EXA Infrastructure	Exolum Pipeline System	Fulcrum Electricity Assets Limited
Fulcrum Pipelines Limited	Gamma	Gas Networks Ireland (UK)
Gateshead Energy Company	Gigaclear Ltd	Harbour Energy
Heathrow Airport LTD	Humbly Grove Energy	IGas Energy
INEOS FPS Pipelines	INEOS Manufacturing (Scotland and TSEP)	INOVYN ChlorVinyls Limited
INOVYN Enterprises Limited	Intergen (Coryton Energy or Spalding Energy)	Jurassic Fibre Ltd
Kensa Utilities	Last Mile	Mainline Pipelines Limited
Manchester Jetline Limited	Manx Cable Company	Marchwood Power Ltd (Gas Pipeline)
Melbourn Solar Limited	MUA Group Limited	National Gas Transmission
National Grid Electricity Distribution	National Grid Ventures	Neos Networks
Northern Gas Networks Limited	Northumbrian Water Group	NPower CHP Pipelines
NTT Global Data Centers EMEA UK Ltd	NYnet Ltd	Ogi
Oikos Storage Limited	Ørsted	Palm Paper Ltd
Perenco UK Limited (Purbeck Southampton Pipeline)	Petroineos	Phillips 66
Portsmouth Water	Premier Transmission Ltd (SNIP)	Redundant Pipelines - LPDA
RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)	RWEnpower (Little Barford and South Haven)	SABIC UK Petrochemicals
SAS Utility Services Ltd	Scottish and Southern Electricity Networks	Scottish Power Generation
Seabank Power Ltd	SES Water	SGN
Shell	Shell NOP	SP Energy Networks
Spring Fibre Limited	Squire Energy Networks	SSE Generation Ltd
SSE Transmission	SSE Utility Solutions Limited	Storengy

Tata Communications (c/o JSM Construction Ltd)	TfL – London Underground HV Cables (Road Side Cables)	toob Limited
Total Colnbrook Pipelines	Total Finaline Pipelines	Transmission Capital
Trojan Energy Limited	UK Power Networks	Uniper UK Ltd
University of Cambridge Granta Backbone Network	Vattenfall	Veolia ES SELCHP Limited
Veolia ES Sheffield Ltd	Voneus Limited	VPI Power Limited
Wales and West Utilities	Welsh Power	West of Duddon Sands Transmission Ltd
West Sussex OpenNetwork (Cooperative National Infrastructure)	Westminster City Council	Zayo Group UK Ltd c/o JSM Group Ltd

Non-LSBUD members (Asset owners not registered on LSBUD)

(The following Non-LSBUD Members may have assets in your search area. It is YOUR RESPONSIBILITY to contact them before proceeding.

Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners within your search area.)

Asset Owner	Preferred contact method	Phone	Status
Arelion UK Ltd	check-network@arelion.com		Not Notified
BT	https://www.swns.bt.com/pls/mbe/welcome.home	08000232023	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
Equans	nrsua.uk@equans.com	0800 130 3600	Not Notified
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
Lumen Technologies	plantenquiries@ocugroup.com	02087314613	Not Notified
Manchester City Council	https://www.manchester.gov.uk		Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquiries@turntown.com	01212 621 100	Not Notified
Sky UK Limited	nrsua@sky.uk	02070323234	Not Notified
Sota	sota.plantenquiries@ocugroup.com		Not Notified
United Utilities	WastewaterDeveloperServices@uuplc.co.uk	08707510101	Not Notified
Utility assets Ltd	assetrecords@utilityassets.co.uk		Not Notified
Verizon Business	osp-team@uk.verizonbusiness.com	01293611736	Not Notified
Virgin Media	http://www.digdat.co.uk	08708883116	Not Notified
Vodafone	osm.enquiries@atkinsglobal.com	01454662881	Not Notified

Disclaimer

Please refer to LSBUD's Terms of Use for full terms of use available at www.lsbud.co.uk

The results of this Enquiry are personal to the Enquirer and shall not be shared with or relied upon by any other party. The asset information on which the Enquiry results are based has been provided by LSBUD Members, therefore LSBUD will provide no guarantee that such information is accurate or reliable nor does it monitor such asset information for accuracy and reliability going forward. There may also be asset owners which do not participate in the enquiry service operated by LSBUD, including but not exclusively those set out above. Therefore, LSBUD cannot make any representation or give any guarantee or warranty as to the completeness of the information contained in the enquiry results or accept any responsibility for the accuracy of the mapping images used. LSBUD and its employees, agents and consultants accept no liability (save that nothing in this Enquiry Confirmation excludes or limits our liability for death or personal injury arising from our negligence, or our fraud or fraudulent misrepresentation, or any other liability that cannot be excluded or limited by English law) arising in respect thereof or in any other way for errors or omissions including responsibility to any person by reason of negligence.

Groundwise Searches Ltd

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

FAO:

How to contact us:

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

Telephone: 0370 7510101

E-mail: propertysearches@uuplc.co.uk

Your Ref: 35185DM-GWS
Our Ref: UUPS-ORD-558890
Date: 28/03/2024

Dear Sirs

Location: 440 Hollinwood Avenue Manchester M40 0AE

I acknowledge with thanks your request dated 26/03/2024 for information on the location of our services.

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

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

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

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

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

Yours Faithfully,



Karen McCormack
Property Searches Manager

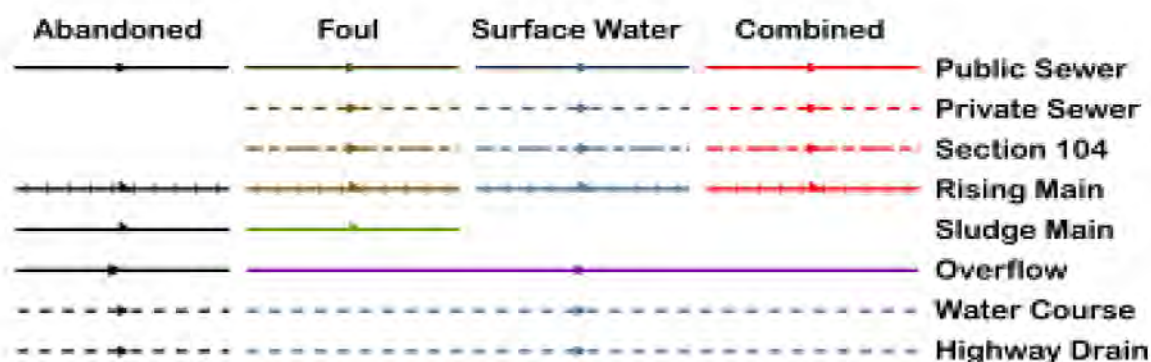
TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS

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

TERMS AND CONDITIONS:

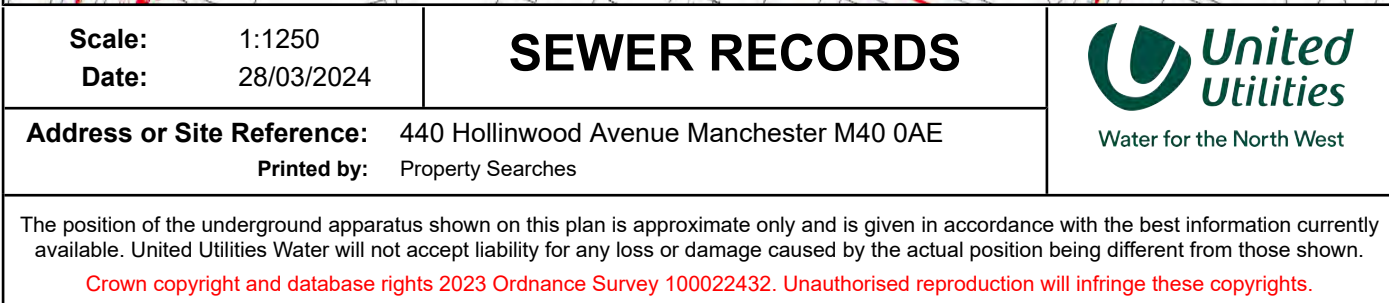
- This Map and any information supplied with it is issued subject to the provisions contained below, to the exclusion of all others and no party relies upon any representation, warranty, collateral contract or other assurance of any person (whether party to this agreement or not) that is not set out in this agreement or the documents referred to in it.
- This Map and any information supplied with it is provided for general guidance only and no representation, undertaking or warranty as to its accuracy, completeness or being up to date is given or implied.
- In particular, the position and depth of any UUWL apparatus shown on the Map are approximate only. UUWL strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UUWL apparatus. The exact location, positions and depths should be obtained by excavation trial holes.
- The location and position of private drains, private sewers and service pipes to properties are not normally shown on this Map but their presence must be anticipated and accounted for and you are strongly advised to carry out your own further enquiries and investigations in order to locate the same.
- The position and depth of UUWL apparatus is subject to change and therefore this Map is issued subject to any removal or change in location of the same. The onus is entirely upon you to confirm whether any changes to the Map have been made subsequent to issue and prior to any works being carried out.
- This Map and any information shown on it or provided with it must not be relied upon in the event of any development, construction or other works (including but not limited to any excavations) in the vicinity of UUWL apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.
- No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising for any damage caused to UUWL apparatus by reason of the actual position and/or depths of UUWL apparatus being different from those shown on the Map and any information supplied with it.
- If any provision contained herein is or becomes legally invalid or unenforceable, it will be taken to be severed from the remaining provisions which shall be unaffected and continue in full force and affect.
- This agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts, save that nothing will prevent UUWL from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.

Wastewater Symbolology

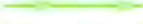
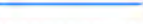


All point assets follow the standard colour convention: **red** – combined **brown** - foul
blue – surface water **purple** - overflow

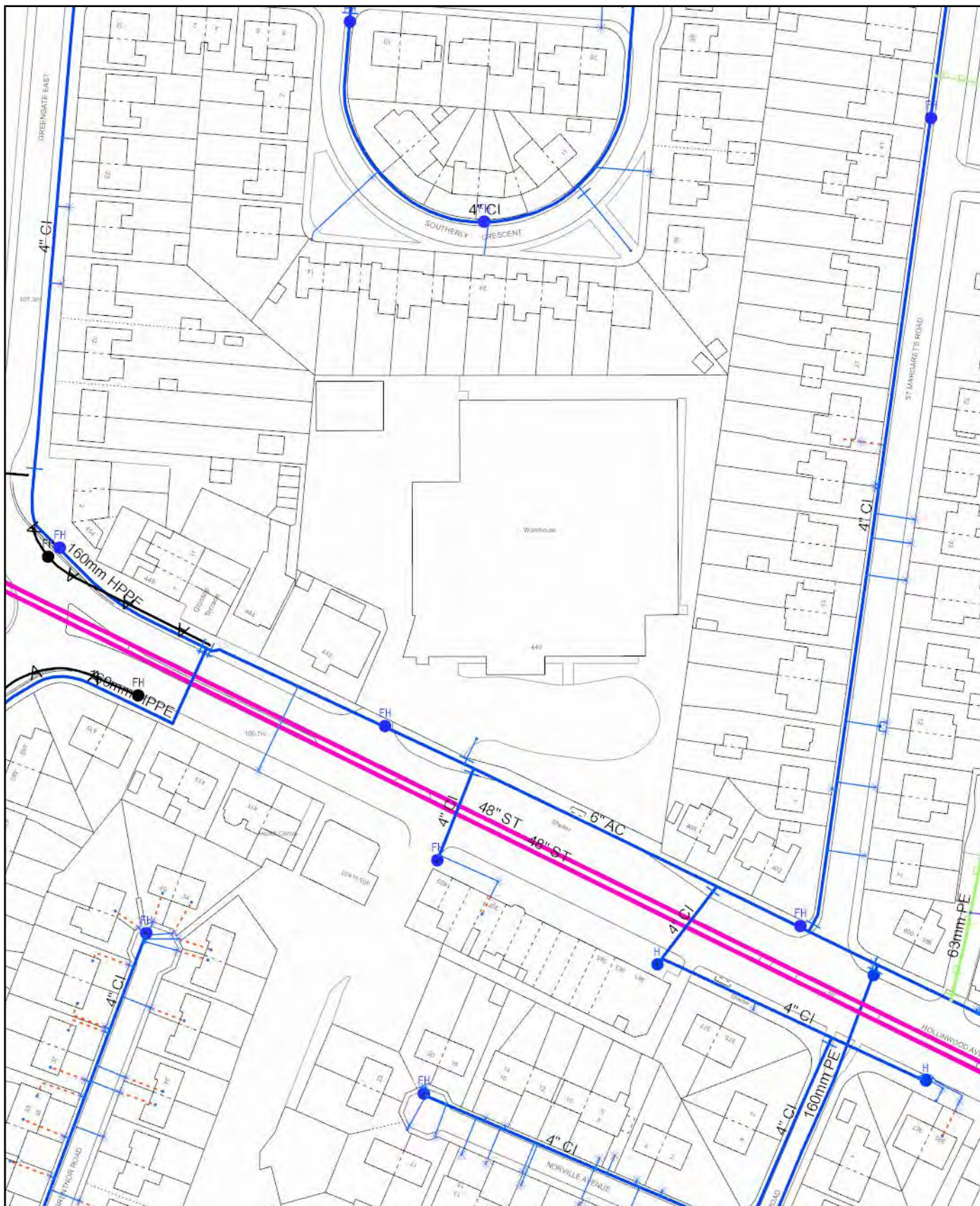
Manhole	Side Entry Manhole
Head of System	Outfall
Extent of Survey	Screen Chamber
Rodding Eye	Inspection Chamber
Inlet	Bifurcation Chamber
Discharge Point	Lamp Hole
Vortex	T Junction / Saddle
Penstock	Catchpit
Washout Chamber	Valve Chamber
Valve	Vent Column
Air Valve	Vortex Chamber
Non Return Valve	Penstock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



Clean Water Symbolology

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

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



Scale: 1:1250
Date: 28/03/2024

WATER MAINS RECORDS

Address or Site Reference: 440 Hollinwood Avenue Manchester M40 0AE
Printed by: Property Searches

 **United Utilities**
Water for the North West

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

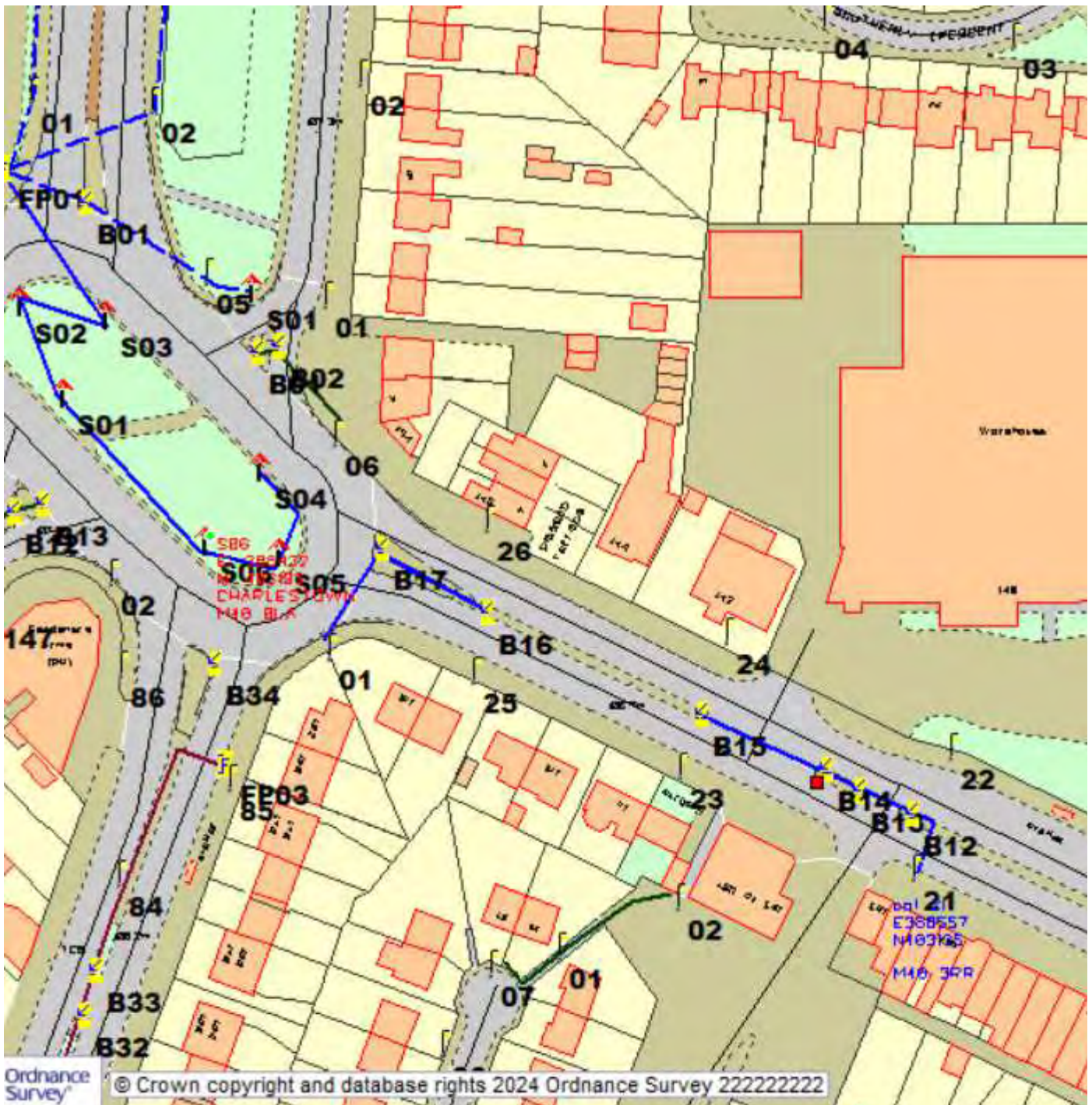
Crown copyright and database rights 2023 Ordnance Survey 100022432. Unauthorised reproduction will infringe these copyrights.

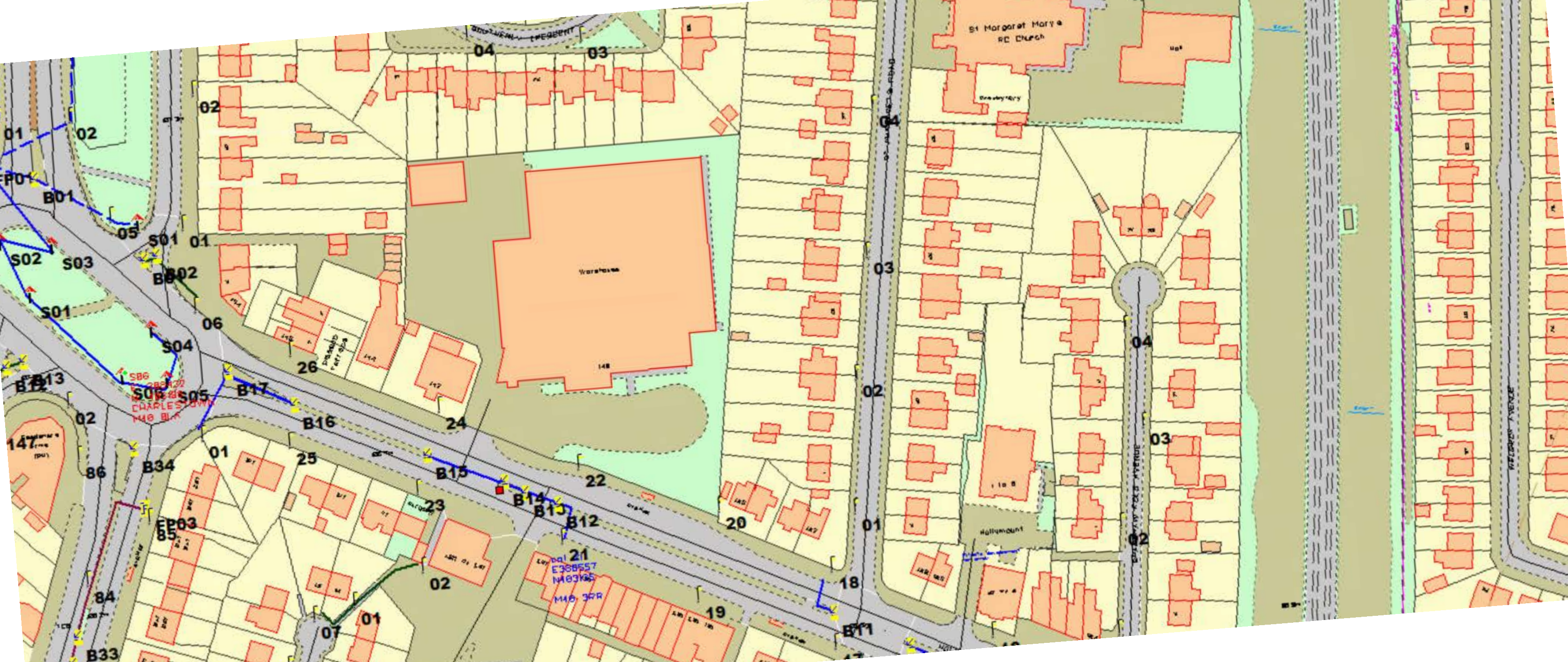
Debbie Miller

From: Manchester Streetlighting <Manchester.Streetlighting@amey.co.uk>
Sent: 27 March 2024 07:35
To: Responses
Subject: RE: Urgent Asap Please - Ref: 35185DM-GWS - Site: 440 Hollinwood Avenue, Manchester, M40 OAE

Hi

Please see map below as requested.





GROUNDWISE

Groundwise Searches Ltd

Advice

1 Purpose of Utilities Report

The Utilities Report is intended to be for project planning and feasibility only. It is not suitable to be used for construction or excavation purposes. The existence of utilities on the plans does not imply that they are suitable in size, capacity, type or location for the project purpose. The Utility Companies should be contacted directly for clarification in this regard.

2 Compilation of the Utilities Report

The Utilities Report is a compilation of Utility Company record plans. These are obtained via application to the Utility Companies following a geographic search to determine which Companies are in a given area. The data is provided by the Utility Companies in a variety of formats including faxed plans, pdf files, digital drawing files and paper drawings. They are all converted to pdf files for inclusion in the report. The quality of the plans therefore varies. A quality assured process is followed for each report. This requires that it is checked at different stages during the process before being subjected to a final assessment prior to issue.

3 Limitations and Accuracy of the data

Each Utility Company has its own disclaimer statement in respect of the information they provide. They do not guarantee or provide a warranty for the data. The Utility Company disclaimers should be referred to when considering the accuracy and completeness of the data. Generally the plans provided are for guidance only and are not guaranteed to be up to date or to be a complete record of the Utility Company plant in a given area.

Some Utility Companies only show main utilities. Therefore service pipes or cables may not be shown on the plans but they may be present on the site.

Some Utility Companies state that the utilities may deviate from the route and position shown on the plans. Due to the time delay between installation of, or repair or upgrading of utilities and the subsequent updating of the Utility Companies plans, it should be noted that there could be utilities present that are not shown on the plans.

The exact position of the utilities should be verified by the use of suitable detecting devices and safe digging practices in accordance with HS(G)47. Further advice on the location of the utilities should be requested from the owner.

4 Completeness

Whilst every effort is made to locate all Utility Companies in a given area, due to the sensitive or restrictive nature of certain sites, the existence of redundant utilities, the emergence of new companies and the combining of, takeover or sale of existing Companies, we cannot guarantee to provide details on all utilities in a given area.

5 Date

Due to the Utility Companies plans being regularly changed and updated, the Utility Report is only valid at the time of production.



Groundwise Searches Limited

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

Telephone 01702 615566
Email mail@groundwise.com
Website www.groundwise.com

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



Supporting Documents

The following documents should be referred to before work commences in the vicinity of existing services:

Health and Safety Booklet HS (GS) 6 Avoidance of Danger from Overhead Electric Lines

[Click here to download a copy of HS \(GS\) 6](#)

General Safety Measures to Avoid Injury and Damage to Gas Apparatus

Please refer to the supporting documents in your Utility Report, as provided by the Gas Distribution Networks Operator

HSE Guidance Note HS (G) 47 Avoiding Danger from Underground Services

[Click here to download a copy of HS \(G\) 47](#)

National Joint Utilities Group (NJUG) Publications Vol. 1

[Click here to download a copy of NJUG](#)

CDM Regulations 2015

[Click here to download a copy of CDM2015](#)

PAS 128:2022 Specification for Underground Utility Detection, Verification and Location

[Click here to purchase a copy of PAS128:2022](#)

Risk Assessment for Construction

[Click here to download a copy of an example Risk Assessment form](#)

Contact Us

Email: mail@groundwise.com
Phone: 01702 615566
Website: www.groundwise.com

Connect with Us



<https://www.linkedin.com/company/groundwise-searches-ltd>

Desktop Mapping (CAD)

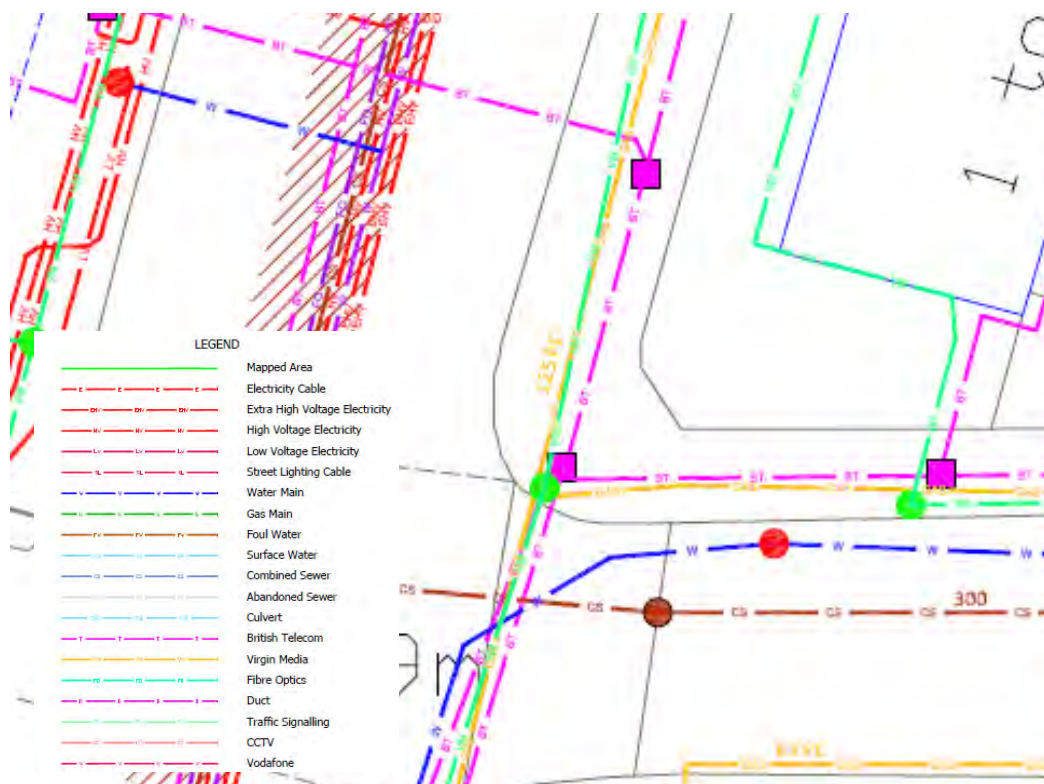
Get a clear visual representation of your Utility Search results, with a Groundwise CAD compilation drawing

Convert your Groundwise Utility Report to a single, CAD format drawing, with our cost-effective Desktop Mapping service;

- Receive an overview plan showing all existing utility networks within the boundary of your site
- A layered network plan, meaning specific utilities can be switched on and off
- Drawing is provided in DWG format, with PDF & KML output available on request

[Click here to request a CAD quotation](#)

Please use your Utility Search order number when requesting a CAD quote



Contact Us

Email: mail@groundwise.com

Phone: 01702 615566

Website: www.groundwise.com

Our Services

Before You Dig Service

PAS 128 Level D Surveys

Full & Bespoke Desktop Utility Searches

Get a quote & order your next Utility Search in less than 60 seconds at Groundwise.com

Desktop Mapping (CAD) Service

CAD compilation drawing

Environmental Reports

Historical Mapping

Contaminated Land

Geological Data

Unexploded Ordnance (UXO)

Historical Mining

Coal Mining

For further information on any of our services, please get in touch with the Groundwise team:

mail@groundwise.com

01702 615566

We'd love to hear your feedback!

Scan or click the QR code, below:



Connect with Us

<https://www.linkedin.com/company/groundwise-searches-ltd>



Groundwise Searches Ltd Terms & Conditions

1. Definitions

"Client" means any company or other person or body placing an Order with Groundwise;
"Equipment" means pipes wires cables and other plant or equipment;
"Fee" means in relation to a Site of an area not exceeding the Standard Maximum Area the fee for carrying out a Search identified either on Groundwise website (where an Order is placed through the website) or on the Order Form where an Order is placed using an Order Form plus Value Added Tax and in relation to a Site of an area exceeding the Standard Maximum Area shall be such sum as shall be agreed between Groundwise and a Client plus Value Added Tax;
"Groundwise" means Groundwise Searches Limited;
"Order" means an order by a Client from Groundwise for the provision of a Search whether placed electronically through Groundwise's website or in paper form using an Order Form;
"Order Form" means Groundwise's current standard Utility Searches Order Form for placing an order for a Search in hard copy;
"Report" means a written report provided by Groundwise to a Client in response to an Order reflecting the results of Groundwise's enquiries of Utility Companies made on or before the date of the Report;
"Search" means making enquiries of the Utility Companies likely to have utilised or operated Equipment on a Site, as to the location of any Equipment on that Site following acceptance by Groundwise of an Order, and providing the Client with a Report;
"Site" means a site identified on a plan submitted with an Order which in relation to any Order placed electronically shall not exceed the Standard Maximum Area;
"Standard Maximum Area" means an area no greater than 15 hectares or of a length no greater than one kilometre and a width no greater than two hundred metres;
"Terms of an Order" means in the case of an Order placed electronically the information requested from a Client relating to a Site, the provisions relating to the method of payment, the information contained in or accessed through the tabs appearing on an Order Summary and all other applicable information contained in Groundwise's website and in the case of an Order placed in hard copy means the provisions of a completed Order Form.

2. Agreement

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

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

3. Payment and Refunds

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

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

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

3.4 Where a Client cancels an Order :

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

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

4. Limitation of Liability

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

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

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

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

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

5. Copyright

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

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

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

6. Data Protection

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

7. Force Majeure

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

8. Severance

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

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

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

9. Status of Pre-Contractual Statements

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

10. Assignment

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

11. Third Party Rights

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

12. Governing Law and Jurisdiction

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

Appendix D

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
388566/403193

Created
2

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

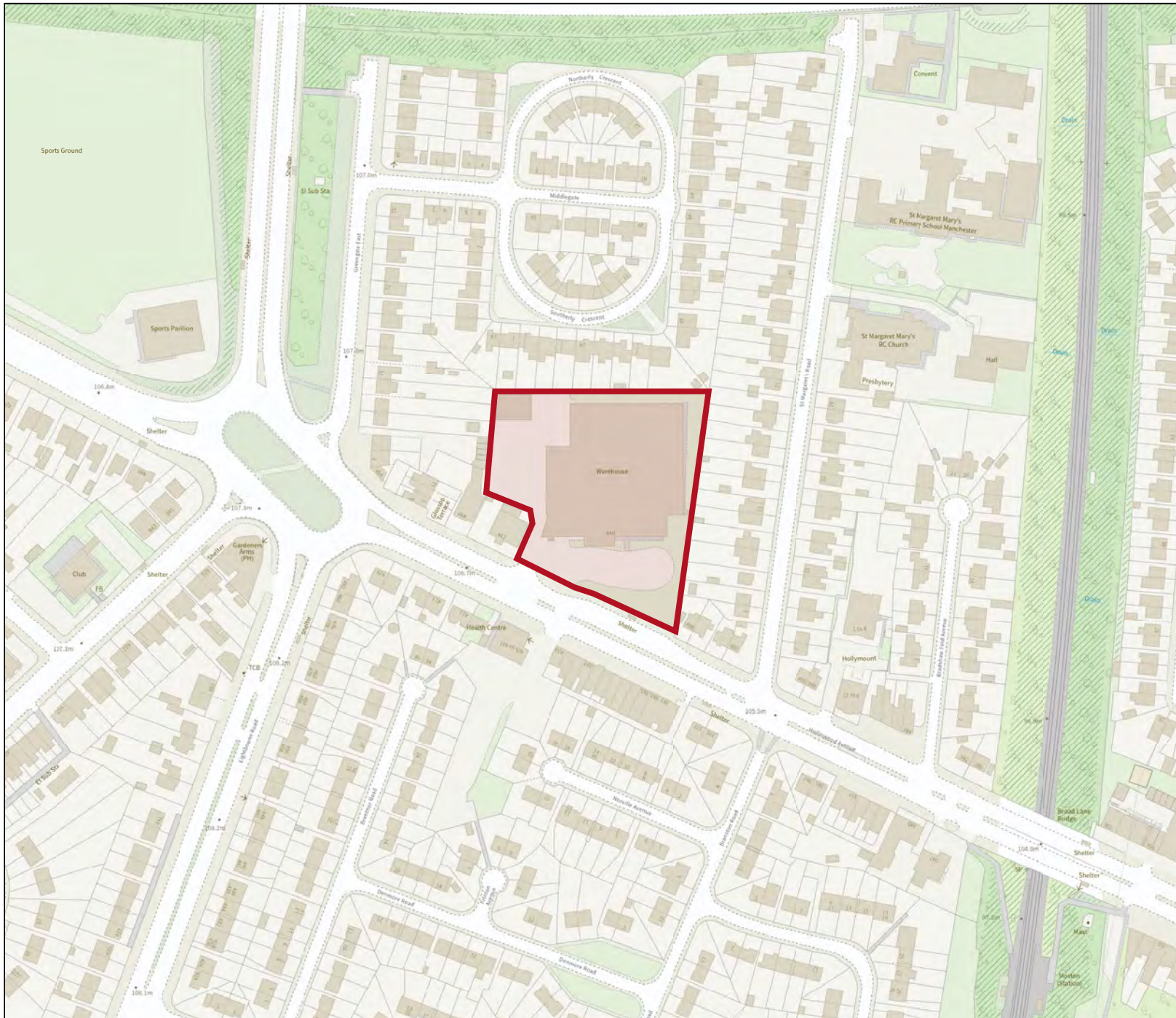
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2024 OS AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
388566/403193

Scale
1:2500

Created

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area


0 20 40 60m

Appendix E