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Ground Investigation Report

Proposed LED Floodlit Tarmacadam PlayZone Pitch

Procter Young Peoples Centre, Manchester

March 2024



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Title	Produced by	Date	Reference
Exploratory hole location plan	Soiltechnics Limited	March 2024	D-STV6311-D01-A

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Non-technical Summary

Topic	Commentary
Site description	The proposed PlayZone location currently comprises an existing synthetically surfaced MUGA, with a 2-storey pupil referral centre to the southwest of the area.
Development proposals	The proposed development is for refurbishment of an existing floodlit synthetic multi-use games area (MUGA) into a LED floodlit tarmacadam PlayZone pitch for football and basketball use. Retention and upgrading of existing floodlights is being considered at present.
Site history	In the late 1800s through to the mid-1900s terraced residential properties were present along the eastern half of the proposed PlayZone. Welcomb Street was present beneath the western half at this time. By 1972 the properties were shown as demolished. The present day MUGA was constructed prior to the early 2000s.
Ground conditions	Ground conditions comprised artificial pitch formation to a typical depth of 0.1-0.2m bgl comprising synthetic turf over asphalt. A limestone gravel forming a subbase was present below, some 0.15-0.25m in thickness. Made Ground was observed underlying the artificial pitch in all exploratory positions beyond the maximum excavation depth of 1.1m. Made Ground was typically observed as a gravelly silty sand including brick and ceramic.
Mining and ground stability risk	The site falls inside of a Coal Mining Reporting Area. A Coal Mining Report was obtained which indicates a very low risk of significant instability or subsidence onsite from coal mining legacy.
Floodlight foundation solution	It is understood the existing floodlights could be reused and upgraded to LED as part of the refurbishment project. The base of the Made Ground was not encountered within the maximum exploratory depth of 1.1m. Made Ground is not considered suitable for supporting new floodlight foundations, if ultimately required. Should new floodlights be required it is recommended that boreholes are undertaken to inform foundation design.
CBR assessment and pitch foundations	Based on the anticipated founding depth, DCP results, and composition of soils, a CBR design value of 10% can be adopted for both subbase (if left undisturbed) and subgrade soils. It is assumed that the subbase to the existing MUGA will be reused where possible. It should be noted however, the subbase contained a fair proportion of fines and may not be considered suitable for reuse
Drainage potential	The subbase and subgrade deposits are considered to be effectively impermeable for the purposes of drainage design. In addition, discharge of stormwater collected by the proposed development into Made Ground deposits are not considered amenable. As an alternative, it is possible that the PlayZone drainage could key into the existing surface water drainage system currently used by the adjacent referral centre, or the combined sewer in Hulme Street to the west. The underlying natural Glaciofluvial Deposits could be amenable to disposal of stormwater collected by the development, however, further testing in boreholes or mechanically excavated trial pits would be required to determine such hypothesis.
Recommendation for further works	At this stage further investigations are not considered to be necessary. Should new floodlights be required, it is recommended that boreholes are undertaken to determine the depth of Made Ground at the site and inform foundation design. In addition, permeability of natural soils could be established in boreholes to determine if soakaways are a viable option for stormwater disposal at the site.

1 Introduction

1.1 Scheme Outline

- 1.1.1 The proposed development is for refurbishment of an existing floodlit synthetic multi-use games area (MUGA) into a LED floodlit tarmacadam PlayZone pitch for football and basketball use. Retention and upgrading of existing floodlights is being considered at present. The approximate footprint of the proposed PlayZone pitch is presented in Figure 2-A below.
- 1.1.2 The report is based on the project proposals and information outlined above; should the scheme change then it will be necessary to review the conclusions and recommendations presented in this report.

1.2 Brief

- 1.2.1 This report has been prepared following instructions received from our client, The Football Foundation.
- 1.2.2 The scope of works has been completed in accordance with the 2024 PlayZone framework agreement for a ground investigation utilising hand pitting methods. The principal objectives of the ground investigation are to establish ground conditions at the site sufficient to assess the infiltration potential and provide information necessary to allow design of the artificial sports pitch and floodlight foundations. The report will also advise on abnormal ground conditions and provide recommendations for further investigation works where applicable.
- 1.2.3 In addition to the above, a topographical survey and electrical capacity survey have been commissioned for the project, provided under separate cover.

1.3 Limitations

- 1.3.1 Soiltechnics disclaims any responsibility to our Client and others in respect of any matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence in accordance with the terms of our contract, taking account of the resources, investigations and testing devoted to it by agreement with our Client. This report is confidential to our Client and Soiltechnics accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

2 Desk Study

2.1 Sources of information

2.1.1 Reference has been made to the following sources of information:

- British Geological Survey (BGS) GeoIndex – Onshore database.
- BGS Sheet 83 (Scale 1:50 000) – Manchester (2010).
- Ordnance Survey OpenData.
- Coal Authority Development and Specific Risk databases.
- Environment Agency open-source databases.
- Google mapping services.
- Interrogation of search engines for anecdotal information on the site history and other readily available online resources.

2.2 Site Location and Description

2.2.1 The proposed development lies within Manchester, on the southern outskirts of the city centre, at the following postal address:

Procters Young Peoples Centre,
Hulme Street,
Hulme,
Manchester
M15 5EF

2.2.2 An aerial image showing the approximate site boundary and approximate development footprint is presented below, followed by a table summarising the key site features and a series of site photographs. A site plan is provided within Appendix A.



Figure 2-A: Aerial photograph showing site boundary (red) and proposed PlayZone area (blue)

Theme	Feature
Current site use	The proposed PlayZone location currently comprises an existing synthetically surfaced MUGA, with a 2-storey pupil referral centre to the southwest of the area. Much of the MUGA surfacing was covered in moss, leaf litter and silt. The wider site comprises overgrown areas with vegetation on all site boundaries with exception of the south-western corner.
Local area land use	Adjacent sites comprise of residential housing, Hulme Park to the west and the A57 to the north.
Topography	The topography of the site and surrounding area is generally flat.
Buildings, surfacing and other permanent features	The proposed PlayZone location currently comprises an existing synthetically surfaced MUGA with a 2-storey pupil referral centre with to the southwest.
Boundary features	The existing PlayZone location is surrounded by wooden fencing on all sides associated with the existing MUGA. The wider site boundaries are defined by dense vegetation with the exception of the south-western corner.
Vegetation	Mature trees and vegetation is present on all boundaries with the exception of the south-western corner. Jackson Street and Hulme Street form the western and southern boundaries of the wide site.
On-site / adjacent surface water features	None observed. The closest water feature to site is the River Medlock, approximately 200m to the north.
Injurious and invasive weeds	No invasive weeds were identified during the site reconnaissance.
Evidence for ground instability	None noted.

Table 2-A: Site Description

- 2.2.3 The observations provided above are made by a Geoenvironmental Engineer, who is not a specialist in asbestos surveying or invasive weed identification. Any associated comments are intended for use by this report only, and not for any other purpose.
- 2.2.4 A selection of site photographs are presented below.



Figure 2-B: Photograph looking west from the eastern side of the existing MUGA



Figure 2-C: Photograph looking east from the centre of the existing MUGA

2.3 Site History

2.3.1 An attempt to trace the history of the site has been carried out by reviewing readily available ordnance survey maps. A chronological summary of the site's history is provided below.

Date	On-site	Off-site
Late-1800s-early 1900s	Residential properties were present along the eastern half of the proposed PlayZone. Welcomb Street was present beneath the western half. Refer to Figure 2-D below.	Surrounding area is dominantly residential with terraced housing. Victoria Works (glass) and Knott Mill Iron Works present 200m north.
Mid to late 1900s	A large majority of the residential properties are no longer present on site by 1972 however Welcomb Street is still present in the west of the site.	Large majority of surrounding residential properties are cleared and the A57 is present to the north.
Early-2000s to present day	The current MUGA is present to the central eastern area of site.	No significant changes.

Table 2-B: Summary of site history



Figure 2-D: 1892-1914 Historical map extract overlay for the site

2.4 Anticipated Geology and Hydrogeology

- 2.4.1 Based on a review of available records, the site is anticipated to be underlain by superficial Glaciofluvial Sheet Deposits to underly the site comprising sands and gravels (refer to Figure 2-E below), with Devensian Till below (clays).
- 2.4.2 Made Ground is anticipated to be present, given the site's previous development phases, potentially deepened in the area of former basements/cellars to terraced housing.
- 2.4.3 The underlying bedrock is recorded as the Chester Formation across the entirety of the site, comprising mudstone (refer to Figure 2-F below).



Figure 2-E: Extract from BGS showing superficial geology at the site



Figure 2-F: Extract from BGS showing bedrock geology at the site

2.4.4 A summary of the anticipated geology underlying the site is summarised as follows:

Stratum	Bedrock/ superficial	Approximate thickness	Typical soil type	Aquifer Designation	Likely permeability
Made Ground	-	Up to 2m	Variable	-	Variable
Glaciofluvial Sheet Deposits	Superficial	2-3m	Sand and gravel	Secondary A	Low to moderate
Devensian Till	Superficial	5-10m	Sand and Gravel	Secondary Undifferentiated	Low
Chester Formation	Bedrock	Basal unit	Sandstone	Principal	Low to moderate

Table 2-C: Summary of anticipated geology and hydrogeology

2.4.5 The site does lie within a Source Protection Zone.

2.5 Flood Risk

2.5.1 The site falls within a Flood Zone 1 area. This designation indicates there is less than a 0.1% chance of flooding from rivers or the sea in any year.

2.5.2 It should be noted that this information does not constitute a site-specific Flood Risk Assessment and one may be required for the scheme.

2.6 Mining and Ground Stability

2.6.1 The site is located within a Coal Mining Reporting Area, but outside of a Development High Risk Area. On this basis a Consultants Coal Mining Report has been obtained from the Coal Authority and a copy is presented as Appendix B.

- 2.6.2 The report indicates there is no past underground mining, probable unrecorded shallow workings, mine entries or spine roadways at shallow depths on or within 100m of site. On review of the data, the site is not considered to be at a significant instability or subsidence risk from the historical coal mining legacy in the area.

2.7 Landfill and infilled ground

- 2.7.1 The site does not lie within 250m of a permitted or historical landfill site and there are no records of infilled ground based on historical mapping. Potentially deep Made Ground may be present beneath the site associated with infilled former cellars/basements, however given the nature of the development (open air PlayZone) the risk from ground gases is considered to be very low.

2.8 Underground Infrastructure

- 2.8.1 Copies of all utility plans obtained are presented as Appendix F. The plans are provided for information only and should not be relied upon to be accurate. In addition, it is worth noting that the public utility plans provided by the asset owners typically exclude private service runs.
- 2.8.2 The wider site has LP mains gas serving the building and LV electricity entering at 2 No. locations from Hulme Street.

2.9 Unexploded Ordnance (UXO) Hazard Screen

- 2.9.1 A UXO hazard screen has been undertaken by Soiltechnics (as a non-specialist) in accordance with CIRIA C785 to determine if further specialist risk assessment is required. This has been carried out with reference to the Zetica bomb density maps, area-specific bomb strike maps (where available), and a review of historical mapping and possible military sites in the area. A summary is presented below.

Hazard	Outcome	Discussion
Question 1: Are there any indicators of former military land use on site?	No	A review of the site's history has not identified indicators of former military use on site.
Question 2: Are there any indicators of historical bombing on or near the site?	Yes	The site falls within a moderate bombing density area, and therefore bombing may have occurred on or near the site. 2 Luftwaffe targets and 2 UXO finds are located within a 1km radius of the site

Table 2-D: UXO Hazard Screen

- 2.9.2 A preliminary risk review has been undertaken by a UXO specialist to assess the risk of encountering UXO during ground investigation works undertaken by Soiltechnics only and to identify any precautionary measures required. It should be noted that the risk assessment has not been carried out fully in accordance with CIRIA report C785 'Unexploded Ordnance (UXO) A guide for the construction Industry'.
- 2.9.3 The risk review concluded that there was a credible risk of encountering UXO during the ground investigation. It should be noted that this preliminary risk review does not consider risks to the construction phase.

3 Ground Investigation

3.1 Objectives

- 3.1.1 The ground investigation scope and location of exploratory holes was determined by Soiltechnics Ltd, based upon the overall brief outlined in Section 1.
- 3.1.2 The objectives of the fieldwork were to:
- a) Establish ground and groundwater conditions at the site.
 - b) Obtain samples for subsequent laboratory testing.

3.2 Fieldwork summary

- 3.2.1 Fieldwork was undertaken on 2nd February 2024.
- 3.2.2 A summary of the works completed is set out in the table below, along with the location of the exploratory records. The exploratory hole location plan is presented within Appendix A.

Exploratory records	Method	Qty	Final Depth Range (m bgl)	Comments
Appendix C	Hand Pits	4	0.48 - 1.10	TP01, TP02, TP04, TP05 Terminated at scheduled depth
		1	0.60	TP03 Terminated due to obstruction within the Made Ground

Table 3-A: Summary of fieldwork undertaken

- 3.2.3 All soils encountered were described in accordance with BS EN ISO 14688 “Identification and Classification of soil”.

3.3 Unexploded Ordnance (UXO)

- 3.3.1 The review concluded that the UXO risk to the ground investigation works is medium within the site boundary. Due to the nature of the work (hand dug pitting) no special precautions were required.

3.4 Sampling

- 3.4.1 During the fieldwork, sampling of soil, rock and groundwater for geotechnical purposes has been undertaken in accordance with BS EN ISO 22475-1 “Geotechnical Investigation and testing – sampling by drilling and excavation and groundwater measurements”.
- 3.4.2 Various sampling and sub-sampling methodologies have been adopted as appropriate, with the primary aim of obtaining the highest quality sample class practicable.
- 3.4.3 Untested samples will be held for a period of 4 weeks from the date of the first report issue, after which they will be disposed of with no further notice.

3.5 In-situ Testing

- 3.5.1 The following table summarises the field testing carried out. The results are summarised on individual exploratory hole logs where appropriate and detailed within the Appendices indicated.

Tests	Qty	Applicable standard / guidance	Location of Results
Dynamic cone penetrometer (DCP) using TRL probe	2	DMRB: CS229	Detailed in Appendix D
Soakaway test	2	BRE 365	Detailed in Appendix D

Table 3-B: Summary of field testing undertaken

3.6 Investigation Constraints

- 3.6.1 Prior to arrival on site, it was anticipated that the MUGA surfacing would comprise of macadam. However, during the works it was noted that an artificial carpet was present overlying the hardstanding. Confirmation that the carpet could be disturbed and not replaced (given our specialists were not notified of such requirements) was not received until later in the day, therefore due to time constraints the investigation was limited to 5No. exploratory positions rather than 6No. In addition, excavations were kept to the perimeter and off the main playing area to minimise disruption, given the carpet could not be fixed.
- 3.6.2 During the undertaking of the DCP testing the equipment failed during the 2nd test. As a result, samples of the subbase were taken for remoulded laboratory CBR testing to supplement the limited insitu testing obtained.

4 Laboratory testing

4.1 Overview

- 4.1.1 Samples obtained from exploratory holes were sent to independent accredited laboratories for geotechnical and chemical testing.

4.2 Geotechnical Testing

- 4.2.1 The geotechnical testing schedule was prepared by Soiltechnics using a targeted and judgemental approach, based upon the scheme proposals and ground conditions encountered.
- 4.2.2 Geotechnical laboratory test results are presented in Appendix E, and the total number of geotechnical tests undertaken is summarised below:

Geological Unit	Test	Quantity
Made Ground	CBR test (remoulded)	1

Table 4-A: Summary of geotechnical laboratory testing

4.3 Chemical Testing

- 4.3.1 Given the lack of Topsoil and requirements to refurbish the existing pitch, chemical testing was not undertaken as part of the investigations.

5 Ground Investigation Findings

5.1 Ground Model

5.1.1 Ground conditions encountered were relatively consistent across the site and were broadly in line with those anticipated from the desk study.

5.1.2 The table below interprets the geological conditions at the site. Unless otherwise stated in subsequent interpretive report sections, this represents the adopted ground model.

Stratum	Brief description	Top depth range (m bgl)	Adopted model top depth (m bgl)	Thickness (m)	Water
Artificial Pitch surfacing	Artificial Carpet	G.L.	G.L.	0.03	-
	Asphalt	0.03		0.07 – 0.17	
Made Ground - Subbase	Silty clayey gravel of limestone	0.1 – 0.2	0.2	0.15 – 0.25	-
Made Ground	Silty clayey sand	0.28 – 0.4	0.35	Not proven	Strike at 0.48m locally

Table 5-A: Ground Model

5.1.3 Further detail about the ground conditions encountered is provided in the relevant sub-sections below.

5.2 Artificial Pitch Formation

5.2.1 Artificial pitch formation comprising a 30mm thick synthetic turf carpet overlying a 0.07-0.17m thick layer of asphalt was encountered in all exploratory holes.

5.3 Made Ground - Subbase

5.3.1 A layer of limestone gravel subbase was encountered at every position underlying asphalt. The thickness of the subbase varied between 0.15m and 0.25m.

5.3.2 The subbase comprised a clayey sandy gravel of limestone. A typical photograph of the subbase soils encountered is presented below.



Figure 5-A: Subbase observed within TP02

5.4 Made Ground

- 5.4.1 Made Ground was encountered at every position underlying the gravel subbase. The base of the unit was not proven within any of the exploratory positions.
- 5.4.2 Made ground was observed mainly as granular gravelly silty sand with gravels of brick, clinker and ceramic, with limestone and coal also.
- 5.4.3 A typical photograph of the Made Ground soils encountered is presented below.



Figure 5-B: Made Ground soils encountered within TP03

5.5 Groundwater

5.5.1 A summary of the groundwater level data obtained during the fieldworks phase is presented below.

Exploratory hole ID	Groundwater observation
TP01	Groundwater strike at 0.48m rising to 0.43m after 20 minutes. Perched in Made Ground.

Table 5-B: Summary of groundwater observations during the fieldworks

5.5.2 Groundwater levels are expected to vary seasonally and in response to recent weather conditions. Long term monitoring will provide a reasonable quantification of such variation.

5.6 Evidence of Possible Contamination

5.6.1 During the ground investigation works, no significant visual or olfactory evidence of contamination was noted, except for the presence of anthropogenic materials contained within the Made Ground (brick, concrete, clinker-like material).

5.7 Obstructions and Instability

5.7.1 The progress of the ground investigation works was not generally affected by below ground obstructions or instability, with the exception of TP03, which was terminated due to a suspected large cobble/boulder at the base of the pit.

6 Chemical Assessment

6.1 Materials Management

- 6.1.1 Given the lack of Topsoil and requirements to refurbish the existing pitch, chemical testing was not undertaken as part of the investigations.
- 6.1.2 In terms of the development, where reasonably practicable, landfill disposal should be minimised through the reuse of site-won materials on site, or off-site transfer of surplus soils to other development schemes or Soil Treatment Facilities. Early consideration of the site's overall material balance at the design stage is also critical in reducing the need for off-site disposal, limiting costs, and increasing the overall sustainability of the development.
- 6.1.3 Where Made Ground soils are to be reused onsite or materials transferred between sites, a Materials Management Plan (MMP) or Waste Exemption is recommended.
- 6.1.4 The process of an MMP allows soils that are suitable for reuse and have a certainty of use to not be considered a waste, and therefore not fall under the waste regulations. This scheme is self-regulated within the industry and is supported in principle by the Environment Agency.

7 Geotechnical Discussion

7.1 Scheme Overview

- 7.1.1 The following assessments are made on the investigatory data presented in the preceding sections of this report and are made with reference to the specific nature of the development. Should scheme proposals change then it is recommended that the validity of the conclusions of this report in relation to the revised scheme are checked.
- 7.1.2 The proposed development is for refurbishment of an existing floodlit synthetic multi-use games area (MUGA) into a LED floodlit tarmacadam PlayZone pitch for football and basketball use. Retention and upgrading of existing floodlights is being considered at present. In view of the scheme proposals, the geotechnical elements considered in this report are outlined below:
- a) Floodlight reuse
 - b) Pitch foundations
 - c) Drainage

7.2 Floodlight Foundations

- 7.2.1 It is understood the existing floodlights could be reused and upgraded to LED as part of the refurbishment project.
- 7.2.2 Made Ground soils were observed at the base of all exploratory holes to the maximum exploratory depth of 1.1m. Such deposits are not considered suitable for supporting concentrated foundation loads of any potential new floodlights due to their variable composition, low strength/density and compressible nature. Accordingly, foundations should extend, as a minimum, through such deposits. Given site history, it is unlikely that Made Ground would extend to depths greater than 1.5m to 2.0m bgl.
- 7.2.3 Should new floodlights be required it is recommended that boreholes are undertaken to inform foundation design.

7.3 Artificial Pitch Foundations

- 7.3.1 It is anticipated that the proposed PlayZone will be located at or about existing ground levels, with the formation located Made Ground soils. It is assumed that the subbase to the existing MUGA will be reused where possible. It should be noted however, the subbase contained a fair proportion of fines and may not be considered suitable for reuse.
- 7.3.2 CBR value of 1.7% has been determined for the existing subgrade from remoulded CBR laboratory testing on a composite sample of Made Ground subgrade, referenced CBR01. The results are presented in Appendix E.
- 7.3.3 It should be noted that 25% of the material sent for analysis was removed after screening through a 20mm sieve therefore this CBR value is unlikely to be representative of the in-situ CBR value of the Made Ground subgrade and is considered overly conservative.
- 7.3.4 Based on the two DCP results, and composition, a CBR design value of 10% can be adopted for subbase (if left undisturbed) and subgrade soils at the site.

- 7.3.5 It is recommended that the formation level is trimmed and rolled following the requirements outlined in the Specification for Highway Works Series 600. Such a process will identify any soft/loose areas, which should either be excavated out and backfilled with a suitable well compacted material similar to those exposed in the sides of the resulting excavation, or large cobbles of a good quality stone rolled into the formation to stabilise the 'soft/loose' area.
- 7.3.6 Due to the composition, variable density/strength and thickness of Made Ground at the site, it is recommended such soils present at and below formation levels are appropriately conditioned to achieve a more uniform level of compaction and minimise levels of differential settlement which could otherwise manifest across the PlayZone surfacing.
- 7.3.7 Alternatively, consideration should be given to excavating, sorting and compacting the initial 1m depth of Made Ground to achieve consistent levels of compaction across the proposed PlayZone and minimising the potential effects of differential settlement, in addition to the use of a geosynthetic reinforcement.
- 7.3.8 In addition, increasing and homogenising the density of the Made Ground through ground improvement techniques such as rolling dynamic compaction (RDC) or permeation grouting/lime & cement stabilisation could be undertaken. These are notably expensive and would require specialist input at the feasibility stage.
- 7.3.9 The Made Ground soils are considered frost susceptible, and this may override the CBR criteria for pavement foundation design purposes.
- 7.3.10 The silty nature of the Made Ground soils will render them moisture susceptible with small increases in moisture content giving rise to a rapid loss of support to construction plant. It is therefore recommended that the sub-base is laid as soon as practicable following establishment of formation.

7.4 Drainage

- 7.4.1 Infiltration testing has been undertaken at the site following the principles of BRE 365: Soakaway Design (2016).
- 7.4.2 Subbase and underlying subgrade Made Ground were encountered as a granular material, with significant fines content. Indicative testing was undertaken within TP02 and TP03 for each strata respectively, however only one cycle could be undertaken in each due to the very slow dissipation of water added. Due to insufficient infiltration over a test period of 88-89 minutes, permeability could not be determined.
- 7.4.3 As a result, such soils are considered to be effectively impermeable for the purposes of drainage design.
- 7.4.4 In addition, discharge of stormwater collected by the proposed development into Made Ground deposits are not considered amenable. Water freely/directly discharged into the Made Ground could cause collapse of air voids contained in these deposits, which promotes compaction of the soils around the soakaway causing depression of the general area around the soakaway as well as potentially affecting pipe runs leading to the soakaway. In addition, soakaways would promote leaching of contaminants within the Made Ground soil.

- 7.4.5 The underlying natural Glaciofluvial Deposits could be amenable to disposal of stormwater collected by the development, however, further testing in boreholes or mechanically excavated trial pits would be required to determine such hypothesis.
- 7.4.6 No existing soakaway features were observed on site during ground investigation works; however, a full drainage survey was not undertaken.
- 7.4.7 As an alternative, it is possible that the PlayZone drainage could key into the existing surface water drainage system currently used by the referral centre. If this is considered an option for the development a comprehensive drainage assessment will be required to determine the potential impact on the capacity of the existing systems, to identify the invert levels of existing features, and to confirm drainage gradients achievable across the proposed PlayZone area.
- 7.4.8 In addition, a 375mm diameter combined sewer is present along Hulme street, adjacent to the south-eastern boundary of the site. Given the proximity of the combined sewer, this is considered to be a feasible and practical option for the disposal of surface water collected by the proposed pitch development, subject to obtaining relevant permissions. However, a comprehensive drainage assessment will be required to determine the potential impact on the capacity of the existing systems and to confirm drainage gradients will be achievable across the proposed pitch area.

8 Recommendations for further works

- 8.1.1 At this stage further investigations are not considered to be necessary.
- 8.1.2 Should new floodlights be required, it is recommended that boreholes are undertaken to determine the depth of Made Ground at the site and inform foundation design.
- 8.1.3 In addition, permeability of natural soils could be established in boreholes to determine if soakaways are a viable option for stormwater disposal at the site.

Appendix A Drawings



Key:
Exploratory Holes
Hand Pit
DCPs (CBR)
Infiltration Testing
Site Features
Site Boundary
Extent of proposed PlayZone

Notes
1) Base image provided by Google.
2) All drawn features are approximate.
Contains OS data © Crown copyright [and database right] [2023]
Map data © 2023 Google

A	March 2024	First issue
REV	DATE	COMMENT ON VARIATION

soiltechnics
environmental • geotechnical • building fabric

PROJECT
Procter Young Peoples Centre, Manchester

TITLE
Exploratory Hole Location Plan

DRAWING No.
STV6311-D01-A

Appendix B Consultants Coal Mining Report



The Coal
Authority

Consultants Coal Mining Report

Procters Young Peoples Centre
Hulme Street Hulme M15 5ef
Hulme
Manchester
Greater Manchester
M15 5EF

Date of enquiry:	24 January 2024
Date enquiry received:	24 January 2024
Issue date:	24 January 2024

Our reference:	51003401052001
Your reference:	STV6311



Consultants Coal Mining Report

This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

Soiltechnics Limited

Enquiry address

Procters Young Peoples Centre
Hulme Street Hulme M15 5ef
Hulme
Manchester
Greater Manchester
M15 5EF

How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

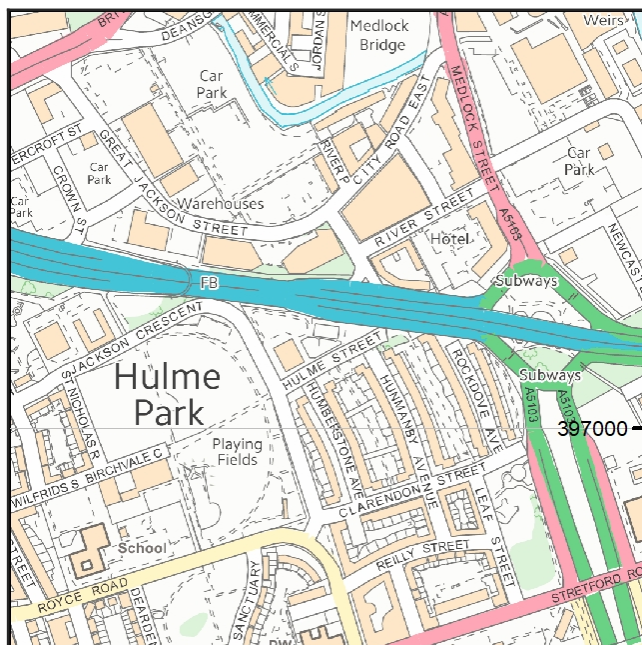
www.groundstability.com

 @coalauthority

 /company/the-coal-authority

 /thecoalauthority

 /thecoalauthority



Approximate position of property



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Section 1 – Mining activity and geology

Past underground mining

No past mining recorded.

Probable unrecorded shallow workings

None.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

None recorded within 100 metres of the enquiry boundary.

Abandoned mine plan catalogue numbers

None available.

Outcrops

No outcrops recorded.

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

Site investigations

None recorded within 50 metres of the enquiry boundary.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine gas

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

Section 3 – Licensing and future mining activity

Future underground mining

None recorded.

Coal mining licensing

None recorded within 200 metres of the enquiry boundary.

Court orders

None recorded.

Section 46 notices

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

Withdrawal of support notices

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Section 4 – Further information

Based on the responses in this report, no further information has been highlighted.

Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority.

MINE GAS: Please note, if there are no recorded instances of mine gas within 500m of the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.

Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **call us on 0345 762 6848** or **email us at groundstability@coal.gov.uk**.

Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

Opencast mines

Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

Coal Authority managed tips

Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

Site investigations

Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

Remediated sites

Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

Coal mining subsidence

Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

Mine gas

Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission. Please note, if there are no recorded instances of mine gas reported, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded.

Mine water treatment schemes

Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

Future underground mining

Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

Coal mining licensing

Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

Court orders

Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

Section 46 notices

Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

Withdrawal of support notices

Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.

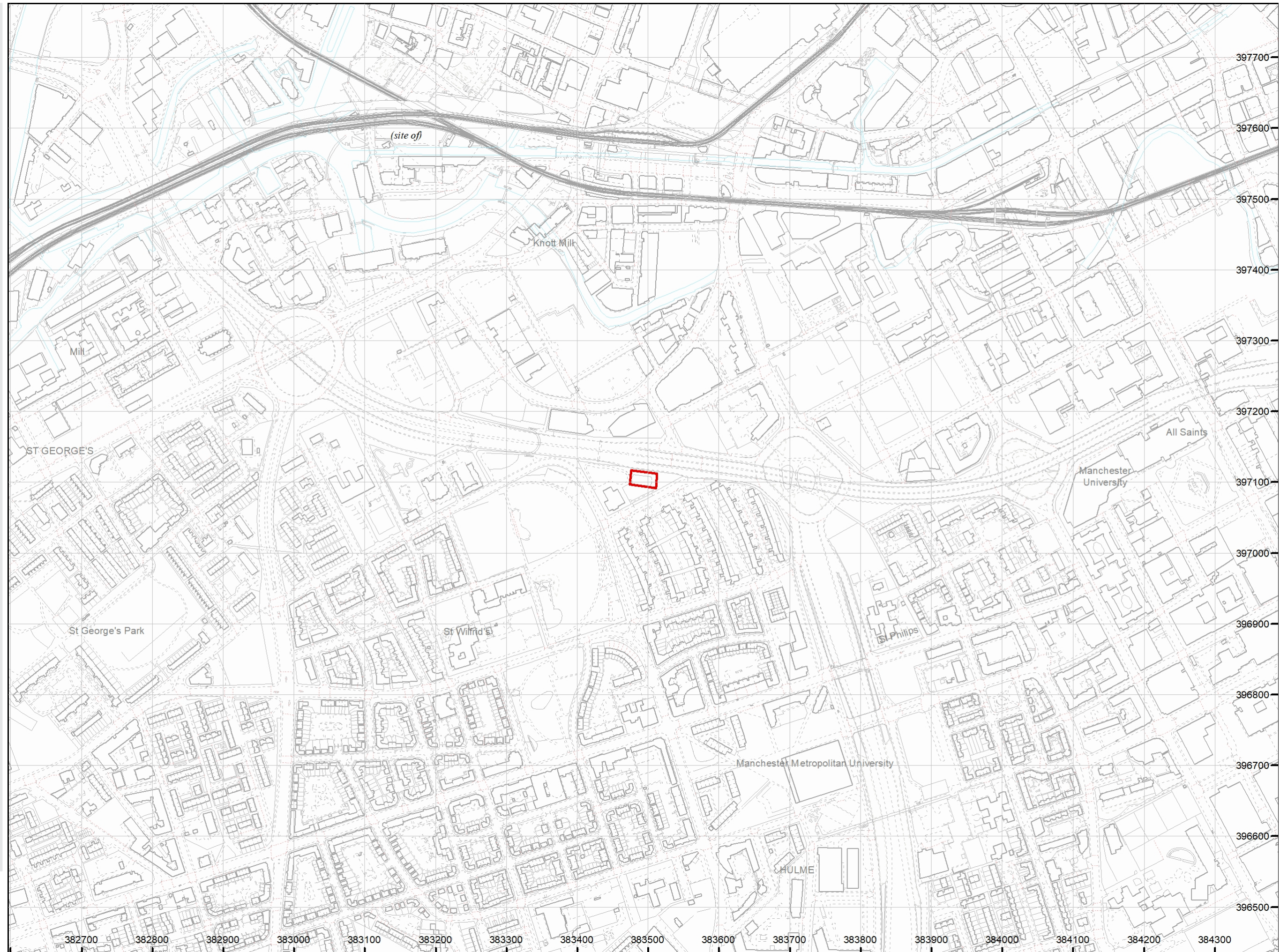
Payment to owners of former copyhold land

Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key

Approximate position of the enquiry
boundary shown



How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)
www.groundstability.com

Appendix C Exploratory Hole Logs

STRATA				WATER STRIKES	IN SITU TESTING		SAMPLING		
DESCRIPTION	DEPTH (m)	REDUCED LVL (m OD)	LEGEND		TYPE / DEPTH (m)	RESULT	FROM (m)	TO (m)	TYPE
ARTIFICIAL TURF (MADE GROUND)	0.03								
ASPHALT (MADE GROUND)	0.12								
Greyish brown sandy very silty GRAVEL of fine to coarse subangular limestone. (MADE GROUND - SUBBASE)	0.30								
Bluish grey very gravelly silty medium to coarse SAND. Gravel is fine to coarse angular to subangular clinker, brick and ceramic. (MADE GROUND)	0.48								
TRIAL PIT TERMINATED AT 0.48m									

Notes Trial pit sides remained upright and stable upon completion. Terminated at scheduled depth.	Title Trial pit record	Dimensions (w x l) 0.30m x 0.30m	Date(s) 02/02/2024
	Method Hand tools	Logged by JT	Sheet number Sheet 1 of 1
Groundwater observations Water at 0.48 rising to 0.43 after 20 minutes.	Level (m OD) -	Compiled by AM	Revision A
	Co-ordinates -	Checked by DH	TP01

STRATA				WATER STRIKES	IN SITU TESTING		SAMPLING		
DESCRIPTION	DEPTH (m)	REDUCED LVL (m OD)	LEGEND		TYPE / DEPTH (m)	RESULT	FROM (m)	TO (m)	TYPE
ARTIFICIAL TURF (MADE GROUND)	0.03								
ASPHALT (MADE GROUND)									
Grey sandy very silty GRAVEL of medium to coarse angular to subangular limestone. (MADE GROUND - SUBBASE)	0.14						0.14	0.33	B
Dark grey very gravelly very silty medium to coarse SAND. Gravel is fine to coarse angular to subangular limestone, brick and coal. (MADE GROUND)	0.33						0.40	0.60	B
	0.61								
TRIAL PIT TERMINATED AT 0.61m									

Notes Trial pit sides remained upright and stable upon completion. Terminated at scheduled depth. Infiltration testing performed.	Title Trial pit record	Dimensions (w x l) 0.30m x 0.30m	Date(s) 05/02/2024
	Method Hand tools	Logged by JT	Sheet number Sheet 1 of 1
Groundwater observations Groundwater not encountered.	Level (m OD) -	Compiled by AM	Revision A
	Co-ordinates -	Checked by DH	TP02

STRATA				WATER STRIKES	IN SITU TESTING		SAMPLING		
DESCRIPTION	DEPTH (m)	REDUCED LVL (m OD)	LEGEND		TYPE / DEPTH (m)	RESULT	FROM (m)	TO (m)	TYPE
ARTIFICIAL TURF (MADE GROUND)	0.03								
ASPHALT (MADE GROUND)	0.10						0.10	0.30	B
Grey slightly sandy silty GRAVEL of medium to coarse angular to subangular limestone. (MADE GROUND - SUBBASE)									
	0.28						0.28	0.60	B
Brown very gravelly very silty medium to coarse SAND with low cobble of concrete. Gravel is fine to coarse angular to subangular brick, concrete, clinker and ceramic. (MADE GROUND)									
	0.60								
TRIAL PIT TERMINATED AT 0.60m									

Notes Trial pit sides remained upright and stable upon completion. Terminated due to obstruction. Infiltration testing performed.	Title Trial pit record	Dimensions (w x l) 0.30m x 0.30m	Date(s) 02/02/2024
	Method Hand tools	Logged by JT	Sheet number Sheet 1 of 1
Groundwater observations Groundwater not encountered.	Level (m OD) -	Compiled by AM	Revision A
	Co-ordinates -	Checked by DH	TP03

STRATA				WATER STRIKES	IN SITU TESTING		SAMPLING		
DESCRIPTION	DEPTH (m)	REDUCED LVL (m OD)	LEGEND		TYPE / DEPTH (m)	RESULT	FROM (m)	TO (m)	TYPE
ARTIFICIAL TURF (MADE GROUND) ASPHALT (MADE GROUND)	0.03								
Grey very sandy very clayey GRAVEL of medium to coarse subangular limestone. (MADE GROUND - SUBBASE)	0.15						0.20	0.30	B
Dark brown very soft slightly gravelly sandy CLAY with occasional rootlets. Gravel is coarse to medium angular to subangular brick fragments. (MADE GROUND)	0.40						0.45		B
Orangish brown gravelly very clayey medium SAND with lenses of soft clay. Gravel is fine to medium angular to subangular brick and ceramic. (MADE GROUND)	0.54						0.60	1.20	B
TRIAL PIT TERMINATED AT 0.60m									

Notes Trial pit sides remained upright and stable upon completion. Terminated at scheduled depth.	Title Trial pit record	Dimensions (w x l) 0.30m x 0.30m	Date(s) 05/02/2024
	Method Hand tools	Logged by JT	Sheet number Sheet 1 of 1
Groundwater observations Groundwater not encountered.	Level (m OD) -	Compiled by AM	Revision A
	Co-ordinates -	Checked by DH	TP04

[illegible]

Notes Trial pit sides remained upright and stable upon completion. Terminated at scheduled depth.	Title Trial pit record	Dimensions (w x l) 0.30m x 0.30m	Date(s) 05/02/2024
	Method Hand tools	Logged by JT	Sheet number Sheet 1 of 1
Groundwater observations Groundwater not encountered.	Level (m OD) -	Compiled by AM	Revision A
	Co-ordinates -	Checked by DH	TP05

Appendix D In Situ Test Results

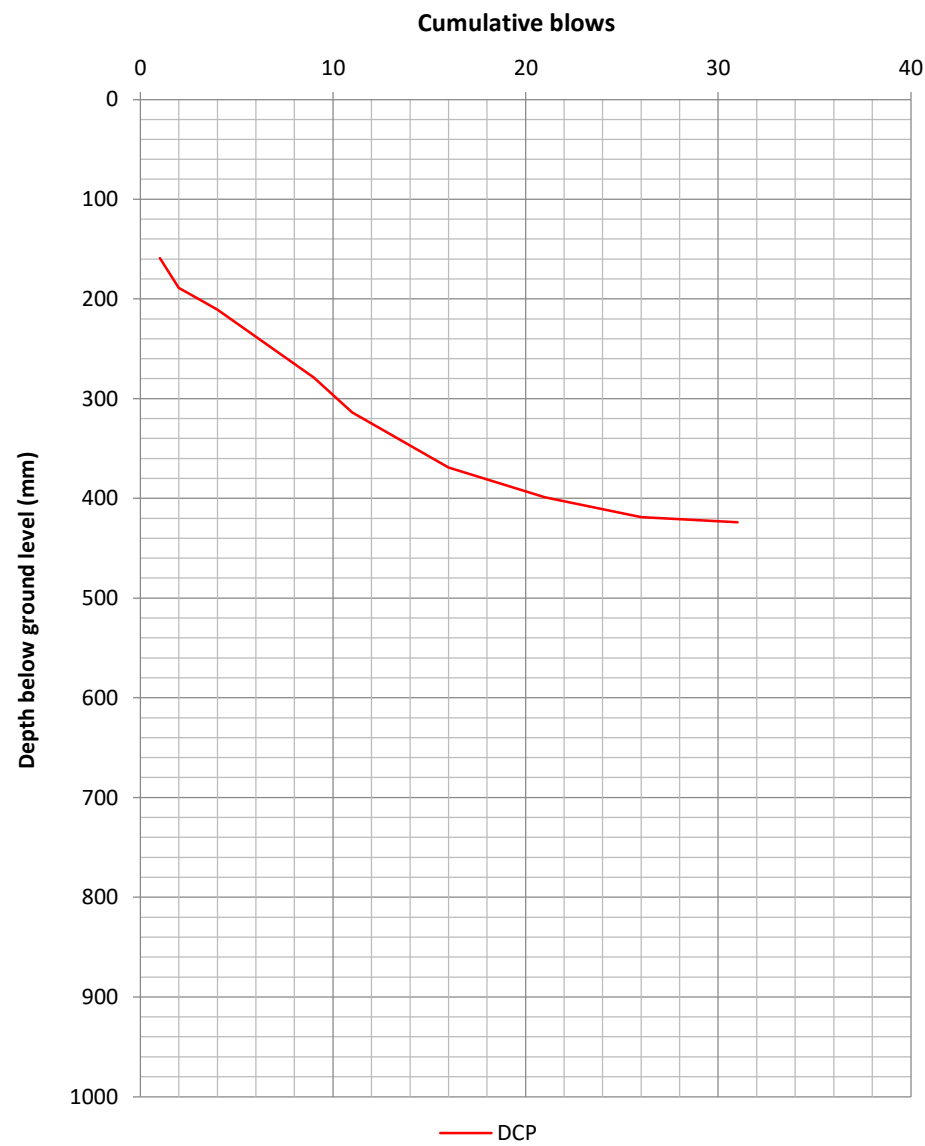
Dynamic Cone Penetrometer (DCP) summary

Location	Layer No.	CBR (%)	Thickness (mm)	Start depth (mmBGL)	Base depth (mmBGL)
DCP01	1	5.6	130	70	200
DCP01	2	19.9	160	200	360
DCP01	3	54.2	60	360	420
DCP02	1	10.5	360	70	430
DCP02	2	83.5	135	430	565
DCP02	3	42.9	285	565	850

Dynamic Cone Penetrometer (DCP) test

Location	Date of test	Start depth (mm)	Zero reading (mm)	Operator
DCP01	05/02/2024	70	131	JT

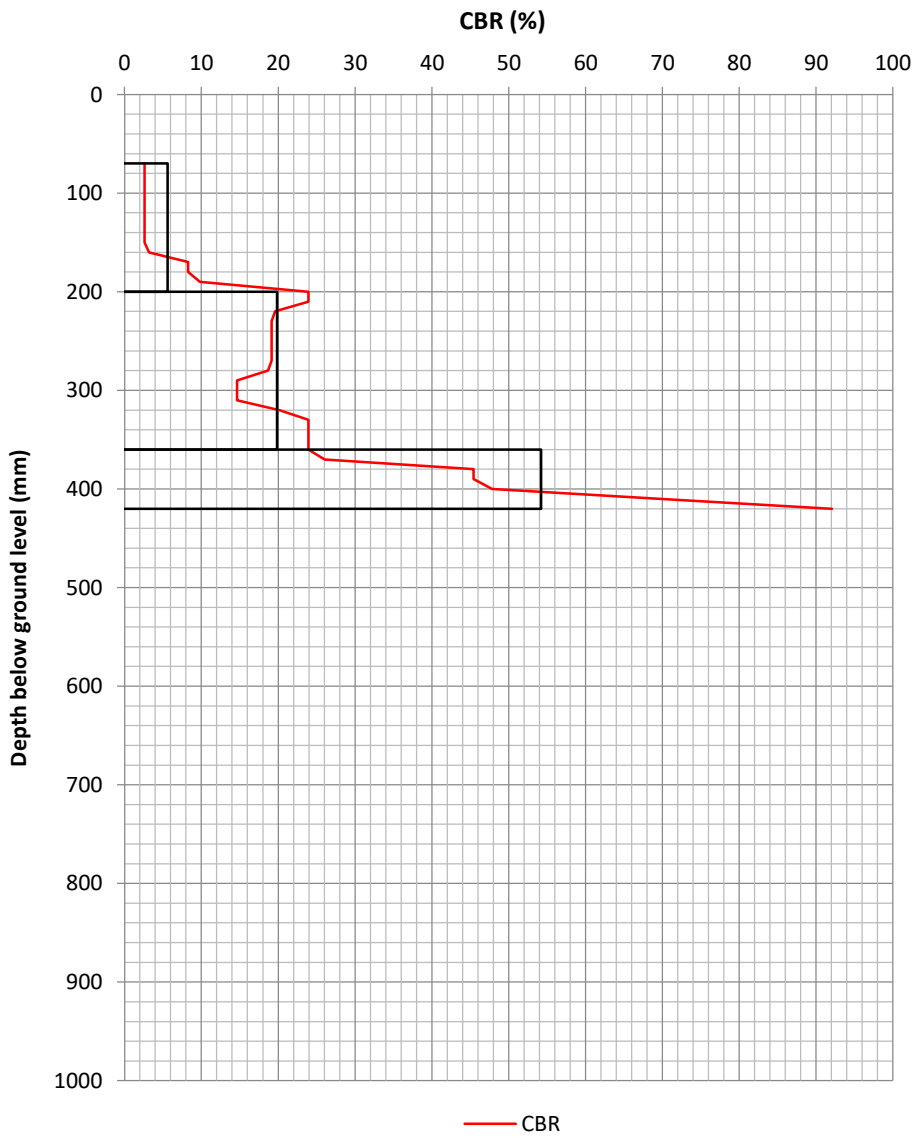
Plot showing number of blows against depth



Notes

1. Test procedure following Highways England Document CS229 Data for Pavement Assessment.

Plot showing CBR (%) against depth



Calculations

$\text{Log10 (Uncorrected (UC) CBR)} = 2.48 - 1.057\text{Log10}(\text{mm/blow})$

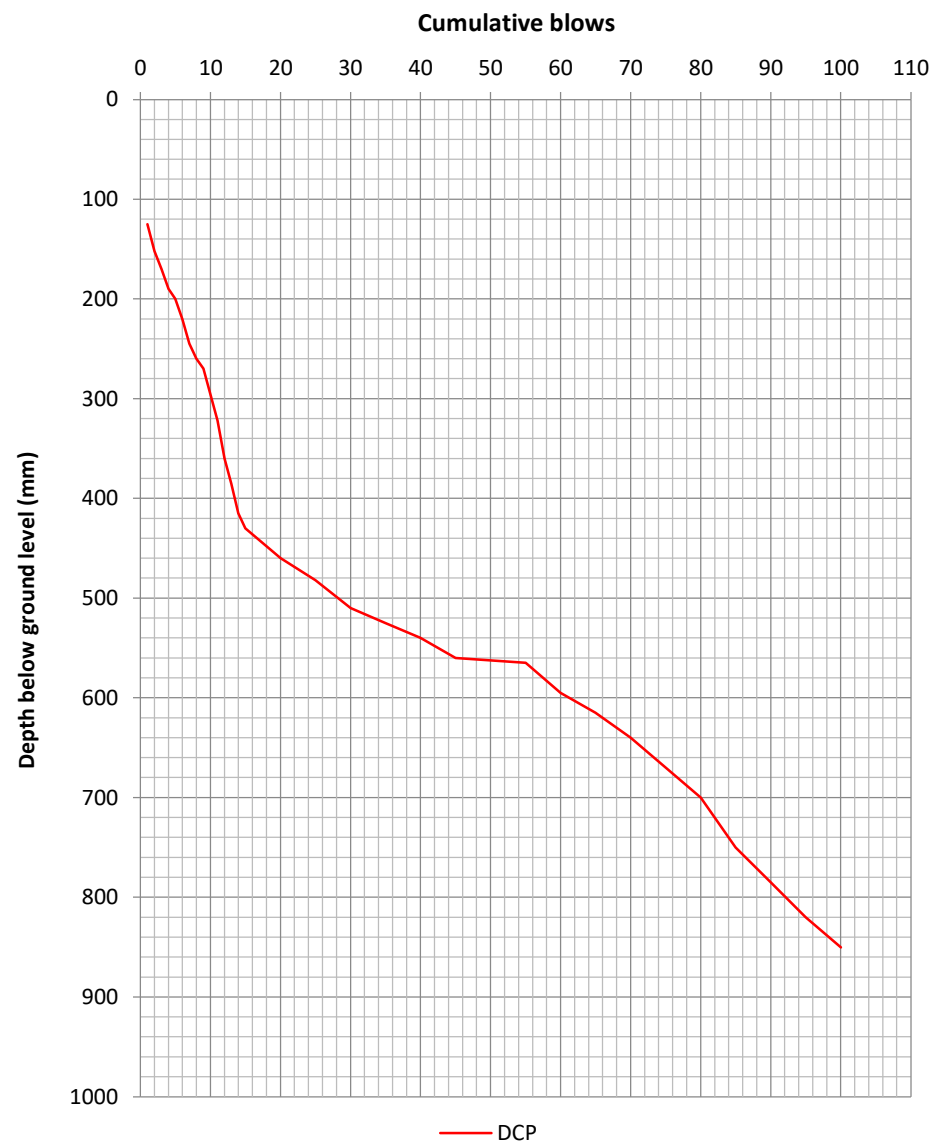
Layer properties

Layer No.	CBR (%)	Thickness (mm)	Start depth (mmBGL)	Base depth (mmBGL)
1	5.6	130	70	200
2	19.9	160	200	360
3	54.2	60	360	420

Dynamic Cone Penetrometer (DCP) test

Location	Date of test	Start depth (mm)	Zero reading (mm)	Operator
DCP02	05/02/2024	70	60	JT

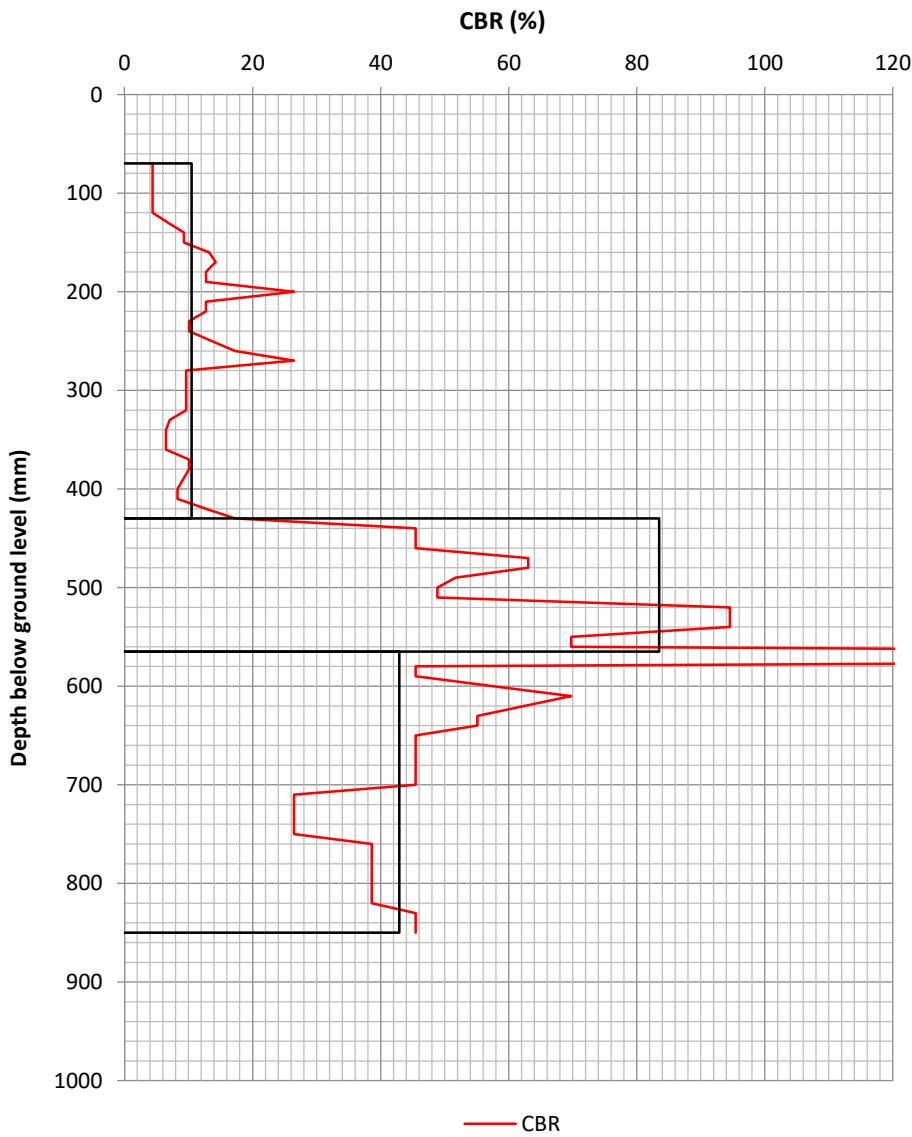
Plot showing number of blows against depth



Notes

1. Test procedure following Highways England Document CS229 Data for Pavement Assessment.

Plot showing CBR (%) against depth



Calculations

$\text{Log10 (Uncorrected (UC) CBR)} = 2.48 - 1.057\text{Log10}(\text{mm/blow})$

Layer properties

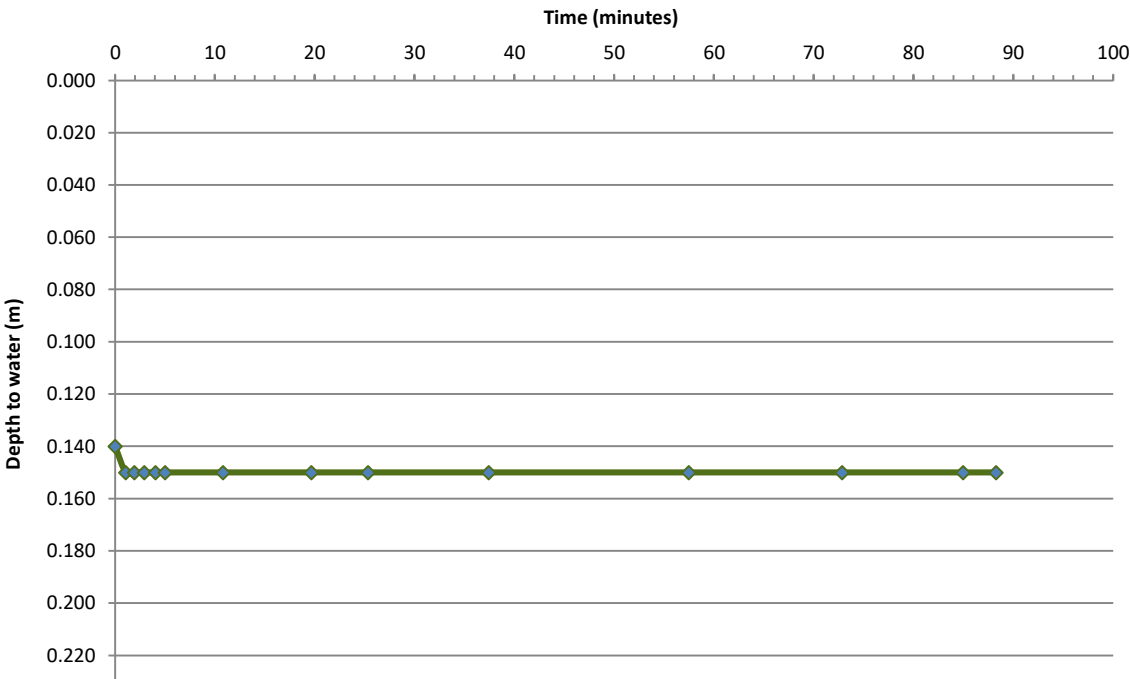
Layer No.	CBR (%)	Thickness (mm)	Start depth (mmBGL)	Base depth (mmBGL)
1	10.5	360	70	430
2	83.5	135	430	565
3	42.9	285	565	850

Soil infiltration test (following principles of BRE Digest 365 2016)

Location	Cycle	Test date	Plan dimensions (m)
TP02	1	05/02/2024	0.38 x 0.32

Groundwater observations (at time of excavation)
No groundwater encountered.

Depth of pit at start (m)	Depth of pit at end (m)
0.23	0.23



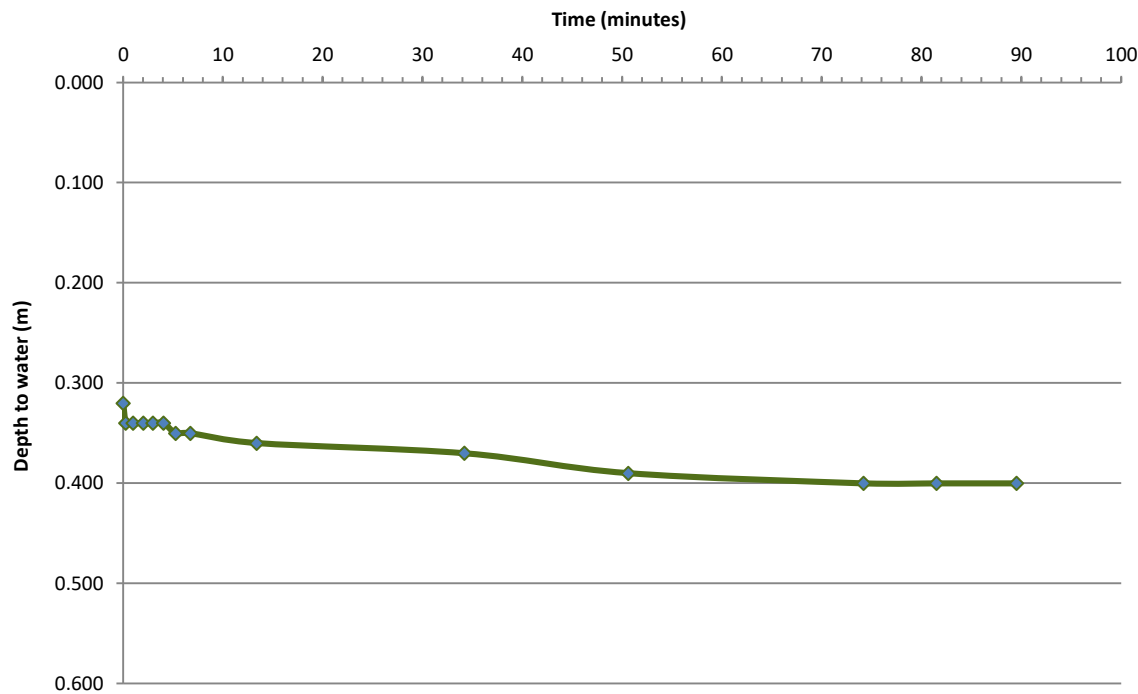
Insufficient infiltration over 88 minutes of monitoring therefore unable to calculate soil infiltration rate.

Soil infiltration test (following principles of BRE Digest 365 2016)

Location	Cycle	Test date	Plan dimensions (m)
TP03	1	02/02/2024	0.40 x 0.35

Groundwater observations (at time of excavation)
No groundwater encountered.

Depth of pit at start (m)	Depth of pit at end (m)
0.6	0.6



Insufficient infiltration over 89 minutes of monitoring therefore unable to calculate soil infiltration rate.

Appendix E Geotechnical Laboratory Test Results



4041

TEST CERTIFICATE**DETERMINATION OF THE CALIFORNIA BEARING RATIO (CBR)**

Tested in Accordance with: BS 1377-4: 1990: Clause 7

i2 Analytical Ltd
Unit 8 Harrowden Road
Brackmills Industrial Estate
Northampton NN4 7EB



Environmental Science

Client: Soiltechnics Limited
Client Address: Cedar Barn, White Lodge,
Walgrave, Northampton, NN6 9PY

Contact: Admin
Site Address: Procters Manchester

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Client Reference: STV6311
Job Number: 24-001946-1
Date Sampled: 02/02/2024
Date Received: 06/02/2024
Date Tested: 16/02/2024
Sampled By: Not Given

Test Results:

Laboratory Reference: 111641
Hole No.: CBR01
Sample Reference: CBR010.301
Sample Description: Dark brown to dark grey clayey sandy GRAVEL

Depth Top [m]: 0.30
Depth Base [m]: 1.20
Sample Type: B

Specimen Preparation:

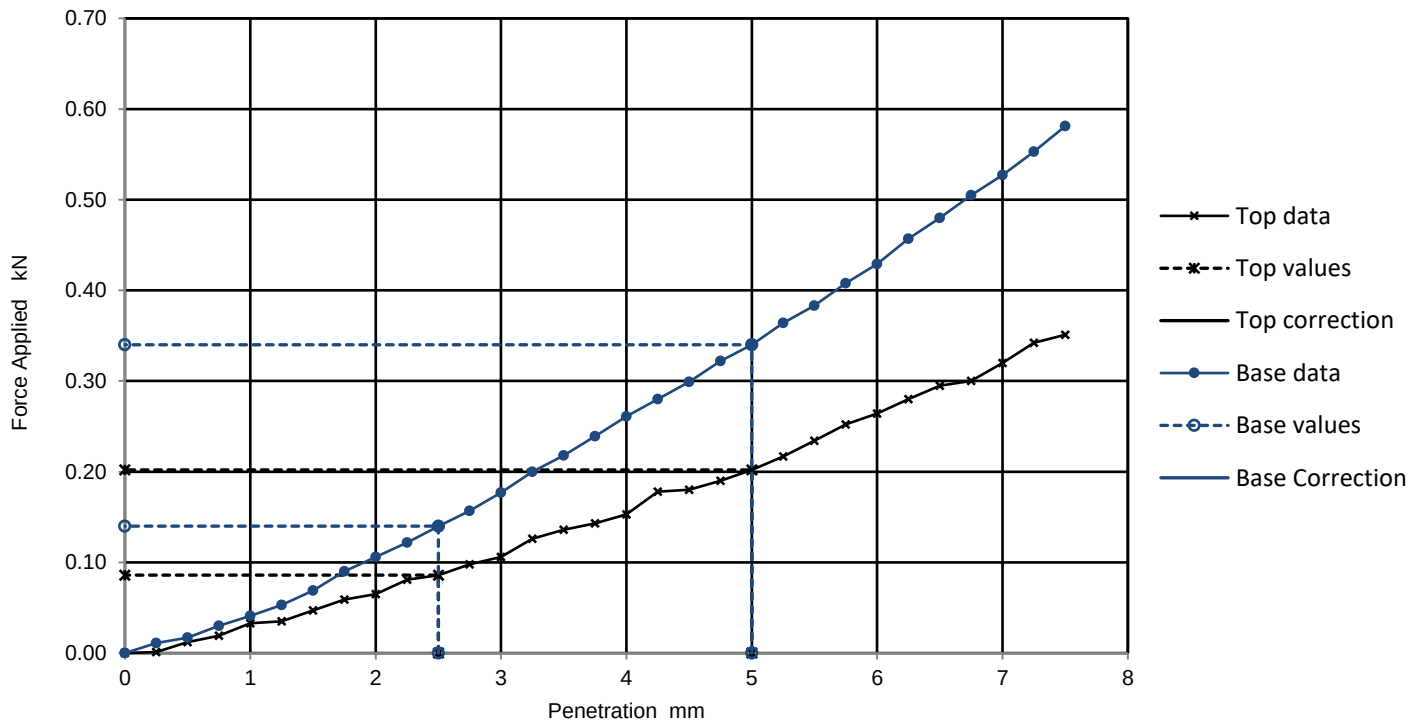
Condition Remoulded
Details Recompacted with specified standard effort using 2.5kg rammer

Soaking details Not soaked
Period of soaking days
Time to surface days
Amount of swell recorded mm
Dry density after soaking Mg/m³

Material retained on 20mm sieve removed 25 %

Initial Specimen details Bulk density 2.12 Mg/m³
Dry density 1.83 Mg/m³
Moisture content 16 %

Surcharge applied 8 kg
4.8 kPa

Force v Penetration Plots**Results**

TOP
BASE

Curve correction applied	CBR Values, %			
	2.5mm	5mm	Highest	Average
No	0.65	1	1	
No	1.1	1.7	1.7	

Moisture Content %
16
15

Remarks:

Test/ Specimen
specific remarks:

Opinions and interpretations expressed herein are outside of the scope of the UKAS Accreditation. This report may not be reproduced other than in full without the prior written approval of the issuing laboratory. The results included within the report relate only to the sample(s) submitted for testing.

Signed:

Katarzyna Banyś
Junior Reporting Specialist
for and on behalf of i2 Analytical Ltd

Appendix F Statutory Undertakers Responses

Soiltechnics

**Soiltechnics
Cedar Barn,
Walgrave,
NN6 9PY**

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: STV6311
Our Ref: UUPS-ORD-534681
Date: 28/11/2023**

Dear Sirs**Location: 235 HULME STREET, HULME, MANCHESTER, M15 5EF**

I acknowledge with thanks your request dated 27/11/2023 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

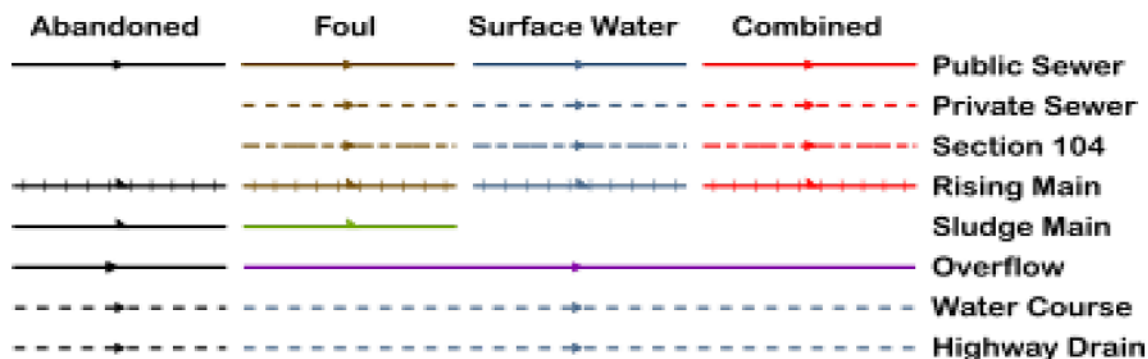
TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS

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	



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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: 28/11/2023

WATER MAINS RECORDS

Address or Site Reference: 235 HULME STREET, HULME, MANCHESTER, M15 5EF

Printed by: Property Searches



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.

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Soiltechnics

**Soiltechnics
Cedar Barn,
Walgrave,
NN6 9PY**

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: STV6311
Our Ref: UUPS-ORD-534681
Date: 28/11/2023**

Dear Sirs**Location: 235 HULME STREET, HULME, MANCHESTER, M15 5EF**

I acknowledge with thanks your request dated 27/11/2023 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

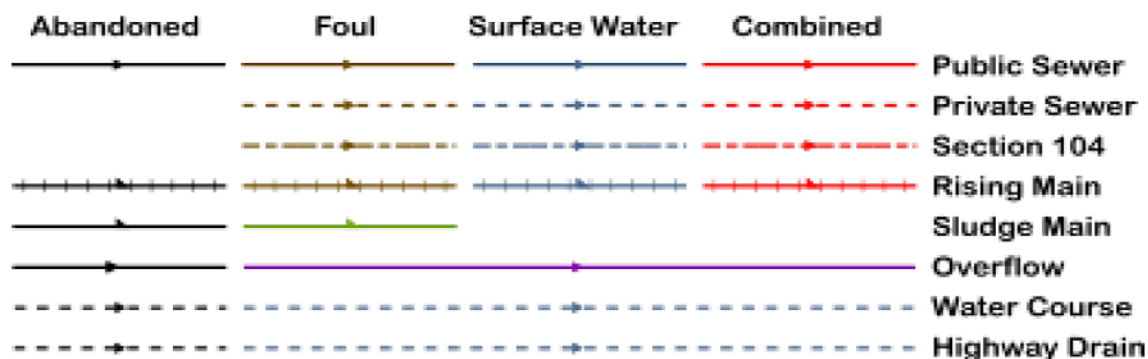
TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS

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	



Scale: 1:1250
Date: 28/11/2023

SEWER RECORDS



Water for the North West

Address or Site Reference: 235 HULME STREET, HULME, MANCHESTER, M15 5EF

Printed by: Property Searches

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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: 28/11/2023

WATER MAINS RECORDS

Address or Site Reference: 235 HULME STREET, HULME, MANCHESTER, M15 5EF

Printed by: Property Searches



Water for the North West

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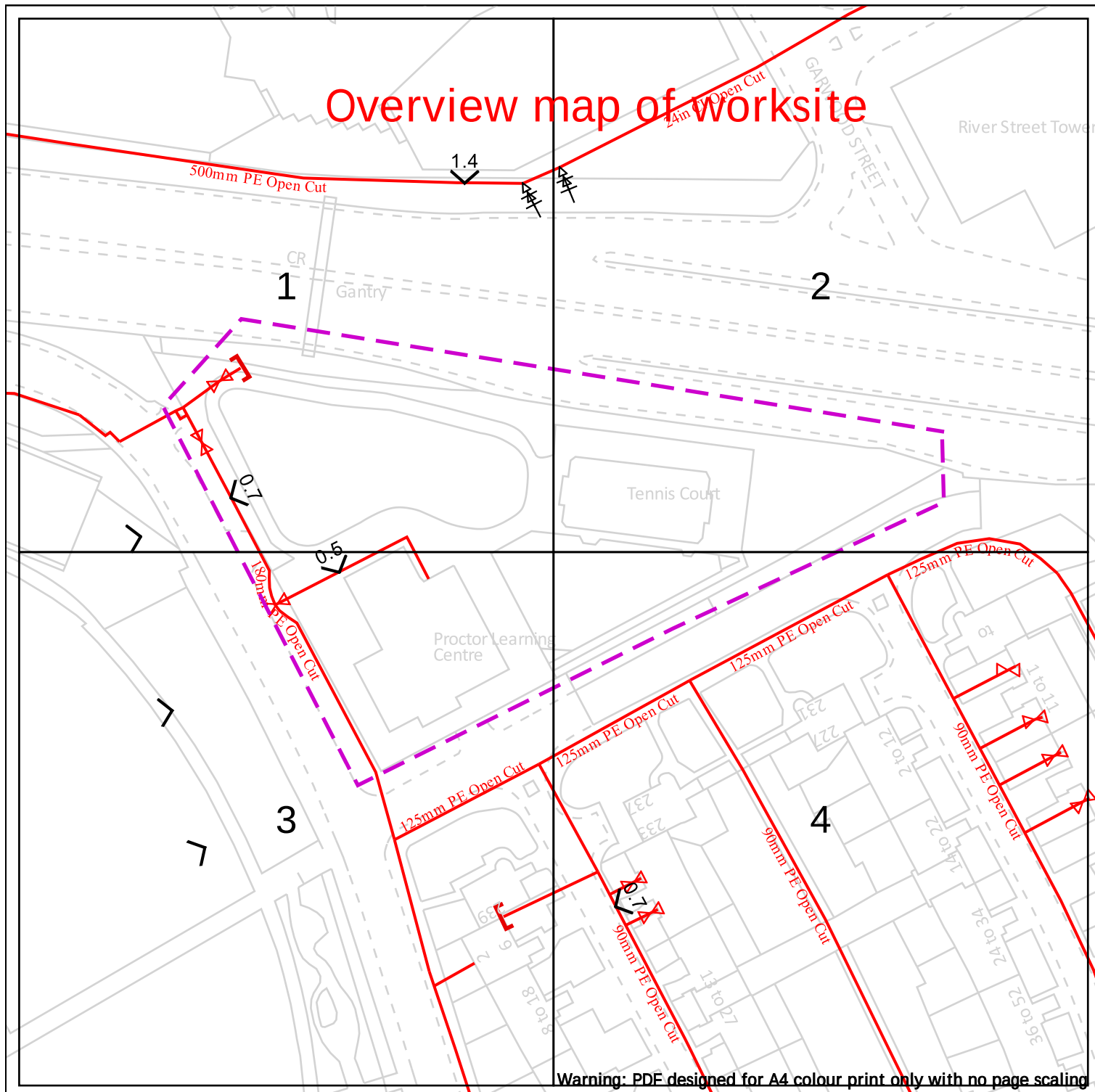
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Private excavations: Customer

Hotel

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Overview map of worksite



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Cadent
Your Gas Network

Dig Sites

Area:

Line:



LP Mains
MP Mains
IP Mains
LHP Mains



Valve

Depth of cover

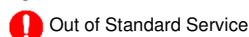
Syphon



Diameter Change



Material Change



Out of Standard Service

Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.

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

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

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

Date Requested: 27/11/2023
Job Reference: 31671580
Site Location: 383498 397079
Requested by: Miss Lauren Wenham
Your Scheme/Reference: STV6311

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

View extent: 100m, 100m

Scale: 1:1025 (When plotted at A4)

In case of emergency call - 0800 111 999

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Dig Sites

Area: 5.52

Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



● Syphon



• Diameter Change



Material Change



Out of Standard Service

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Date Requested: 27/11/2023
Job Reference: 31671580
Site Location: 383498 397079
Requested by: Miss Lauren Wenham
Your Scheme/Reference: STV6311

View extent: 100m, 100m

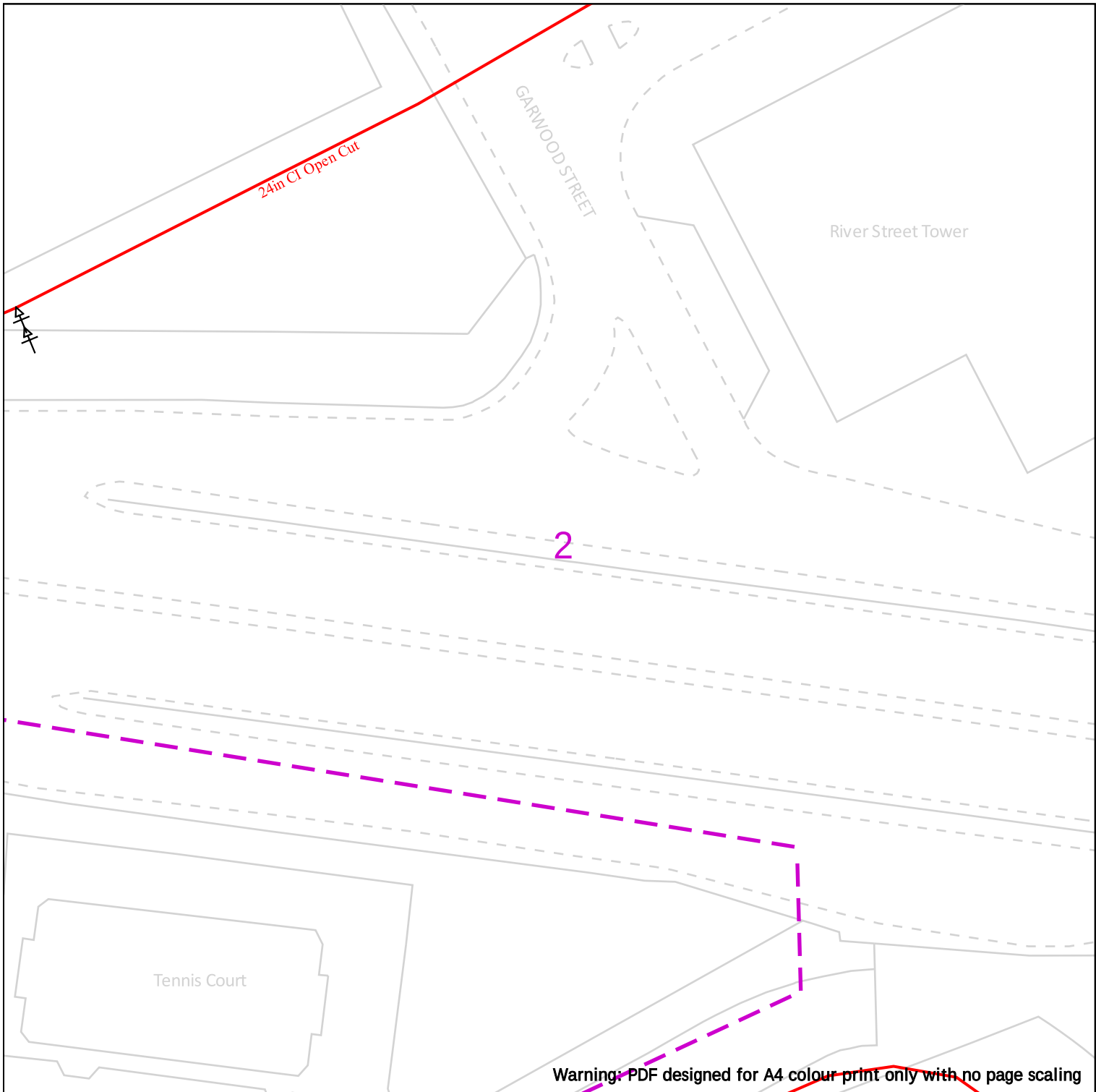
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IMPORTANT NOTICES

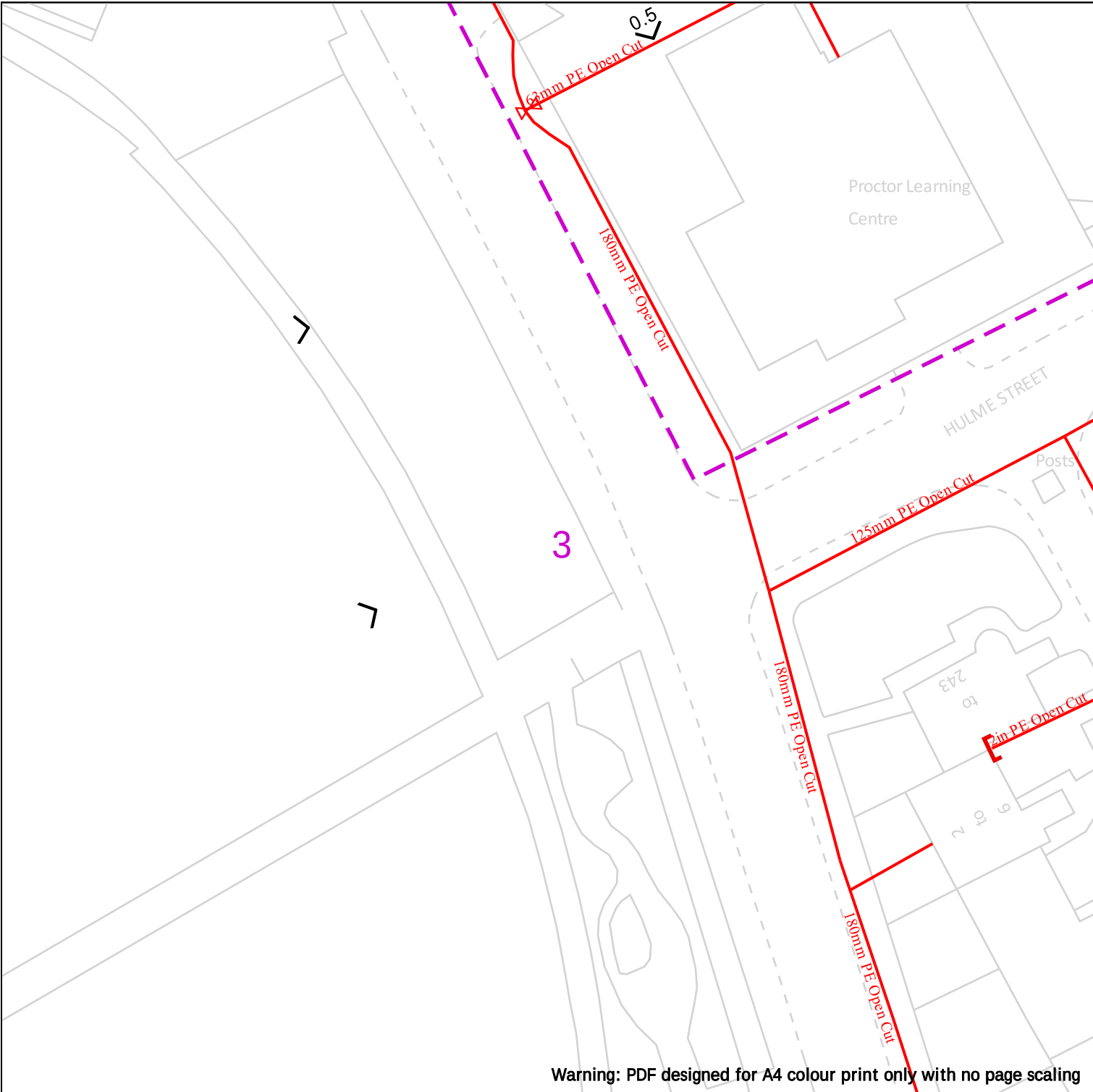
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 Your Gas Network	 Dig Sites Area:  Line:   LP Mains  MP Mains  IP Mains  LHP Mains  Valve  Depth of cover  Syphon  Diameter Change  Material Change  Out of Standard Service	Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information. Out-of-standard service symbology may be used to indicate one or more of the following: • Identification of shallow services • Identification of dual services • Recording of non-perpendicular services A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.
	Date Requested: 27/11/2023 Job Reference: 31671580 Site Location: 383498 397079 Requested by: Miss Lauren Wenham Your Scheme/Reference: STV6311 View extent: 100m, 100m Scale: 1:500 (When plotted at A4)	IMPORTANT NOTICES This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue. In case of emergency call - 0800 111 999 Crown Copyright © - This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886



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Cadent
Your Gas Network

Date Requested: 27/11/2023
Job Reference: 31671580
Site Location: 383498 397079
Requested by: Miss Lauren Wenham
Your Scheme/Reference: STV6311

View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)



25m

Dig Sites	Area:	Line:

	LP Mains		Valve		Diameter Change
	MP Mains		Depth of cover		Material Change
	IP Mains		Syphon		Out of Standard Service
	LHP Mains				

Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.

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

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

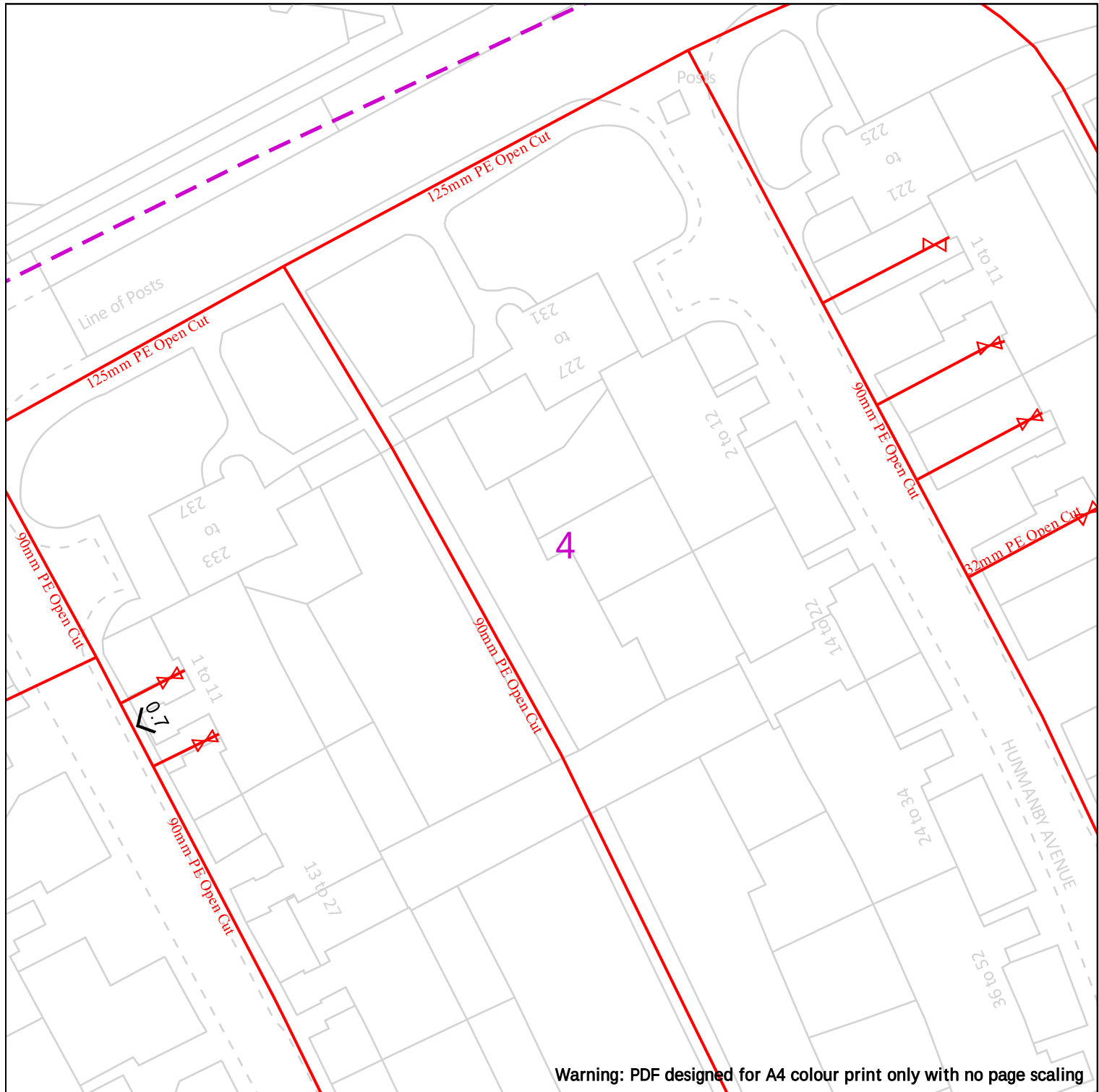
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IMPORTANT NOTICES

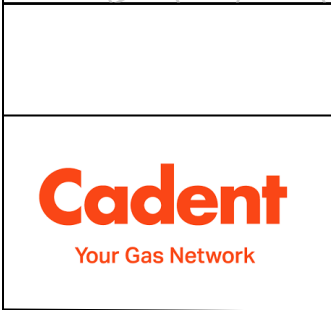
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Date Requested: 27/11/2023
 Job Reference: 31671580
 Site Location: 383498 397079
 Requested by: Miss Lauren Wenham
 Your Scheme/Reference: STV6311

View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)

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

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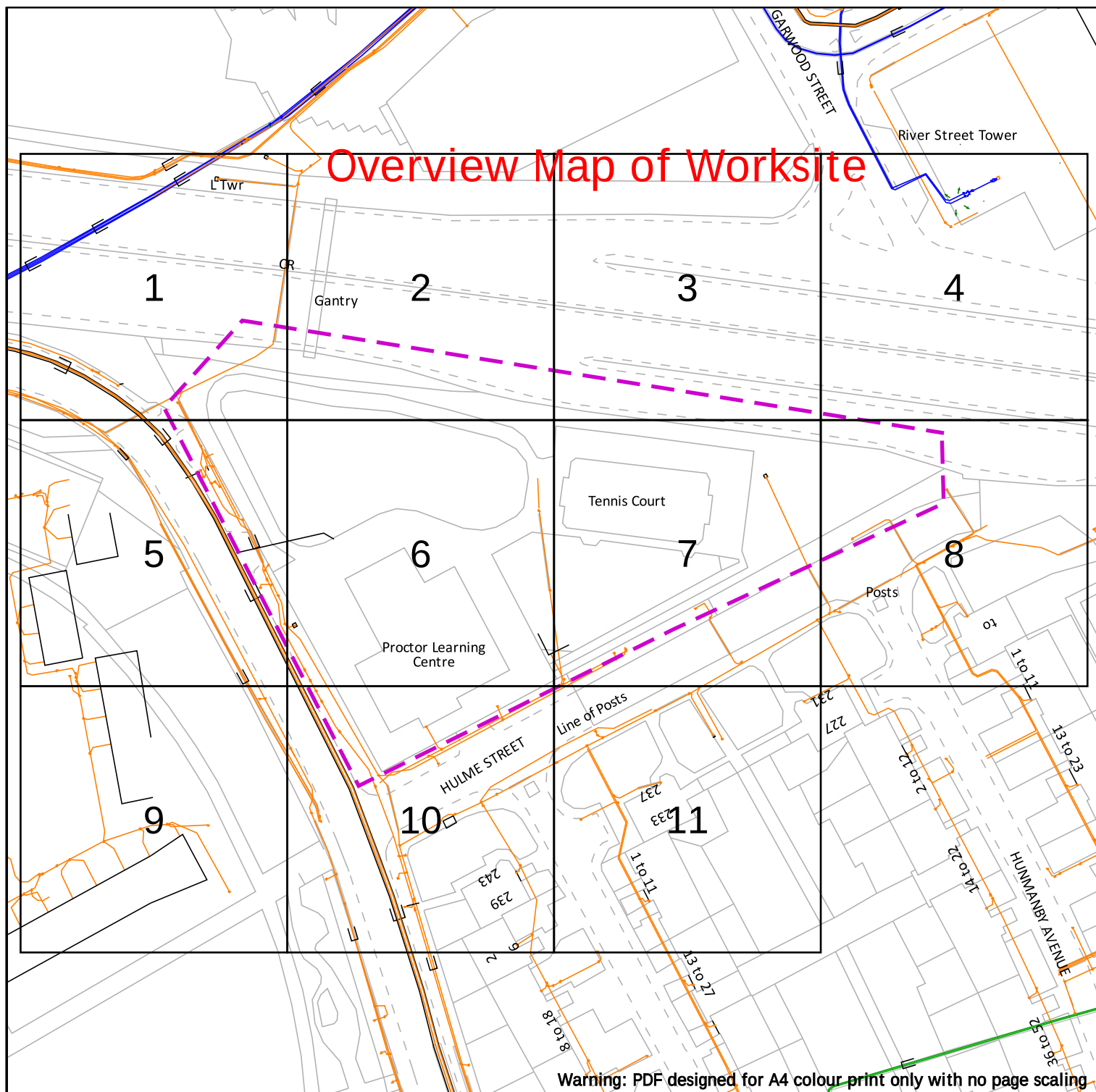
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Overview Map of Worksite



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

Date Requested: 27/11/2023
Job Reference: 31671580
Site Location: 383498 397079
Requested by: Miss Lauren Wenham
Your Scheme/Reference: STV6311

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

In an emergency call 105,
24 hours a day

Dig Sites

Line:

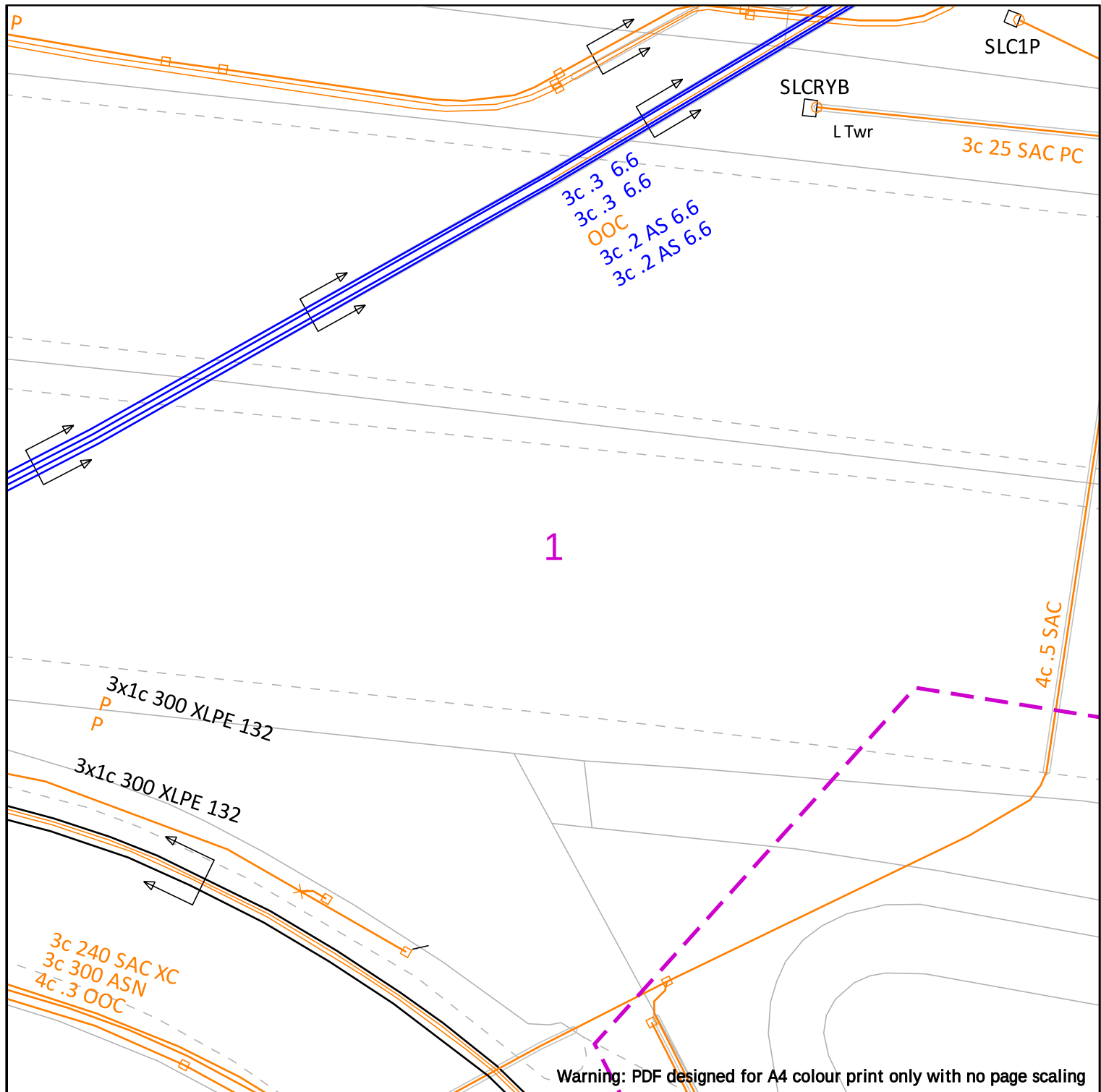
Area:

IMPORTANT INFO

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

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Scale: 1:1025 (When plotted at A4)



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

Operating Voltage

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

Colour Code

Black
Green
Yellow
Red
Blue
Violet
Orange
Brown

Line Colour



In an emergency call 105,
24 hours a day

Dig Sites

Line:
Area:

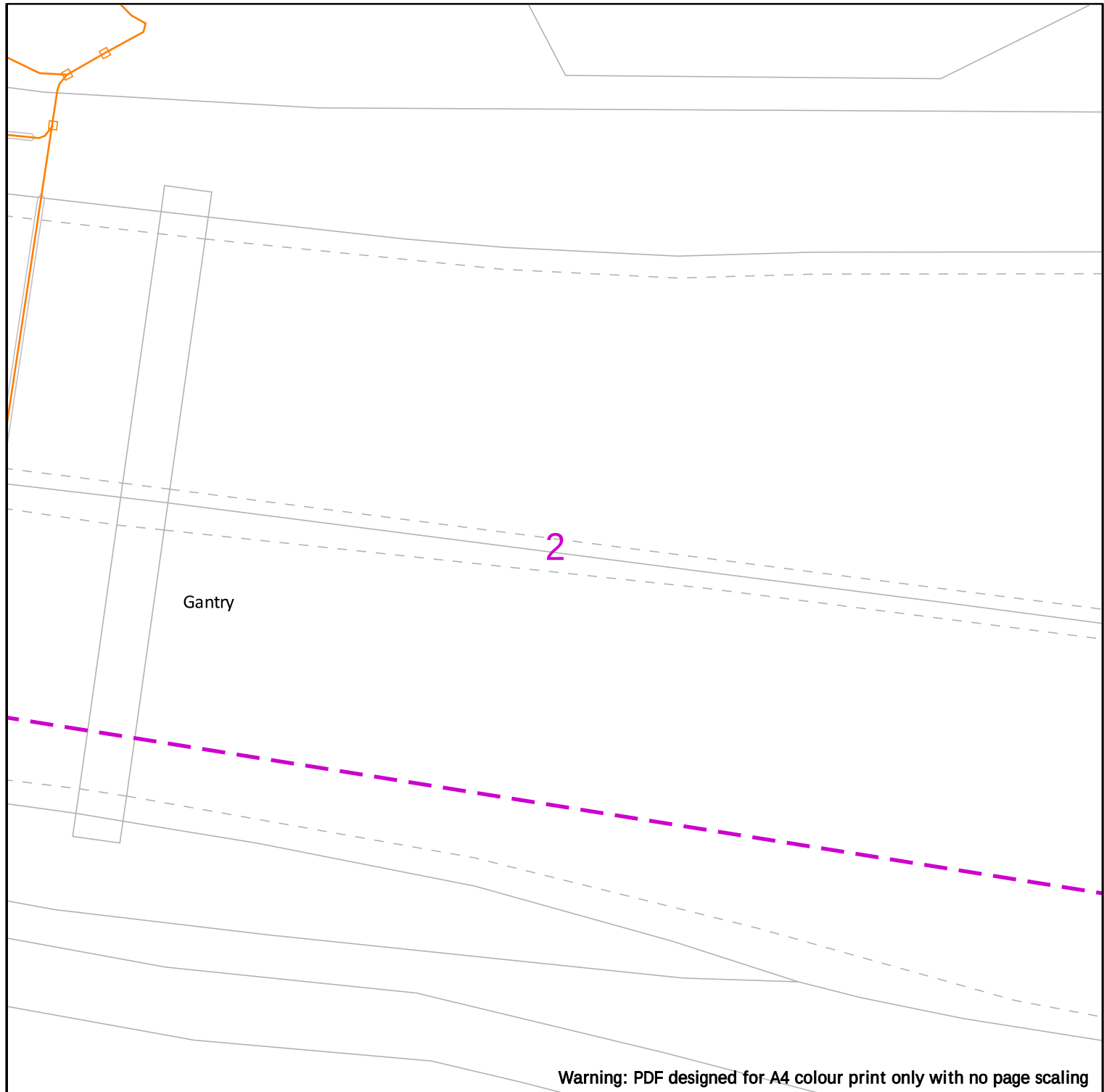
Date Requested: 27/11/2023
Job Reference: 31671580
Site Location: 383498 397079
Requested by: Miss Lauren Wenham
Your Scheme/Reference: STV6311

IMPORTANT INFO

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Scale: 1:250 (When plotted at A4)

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

Operating Voltage

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

Colour Code

Black
Green
Yellow
Red
Blue
Violet
Orange
Brown

Line Colour



In an emergency call 105,
24 hours a day

Dig Sites

Line:
Area:

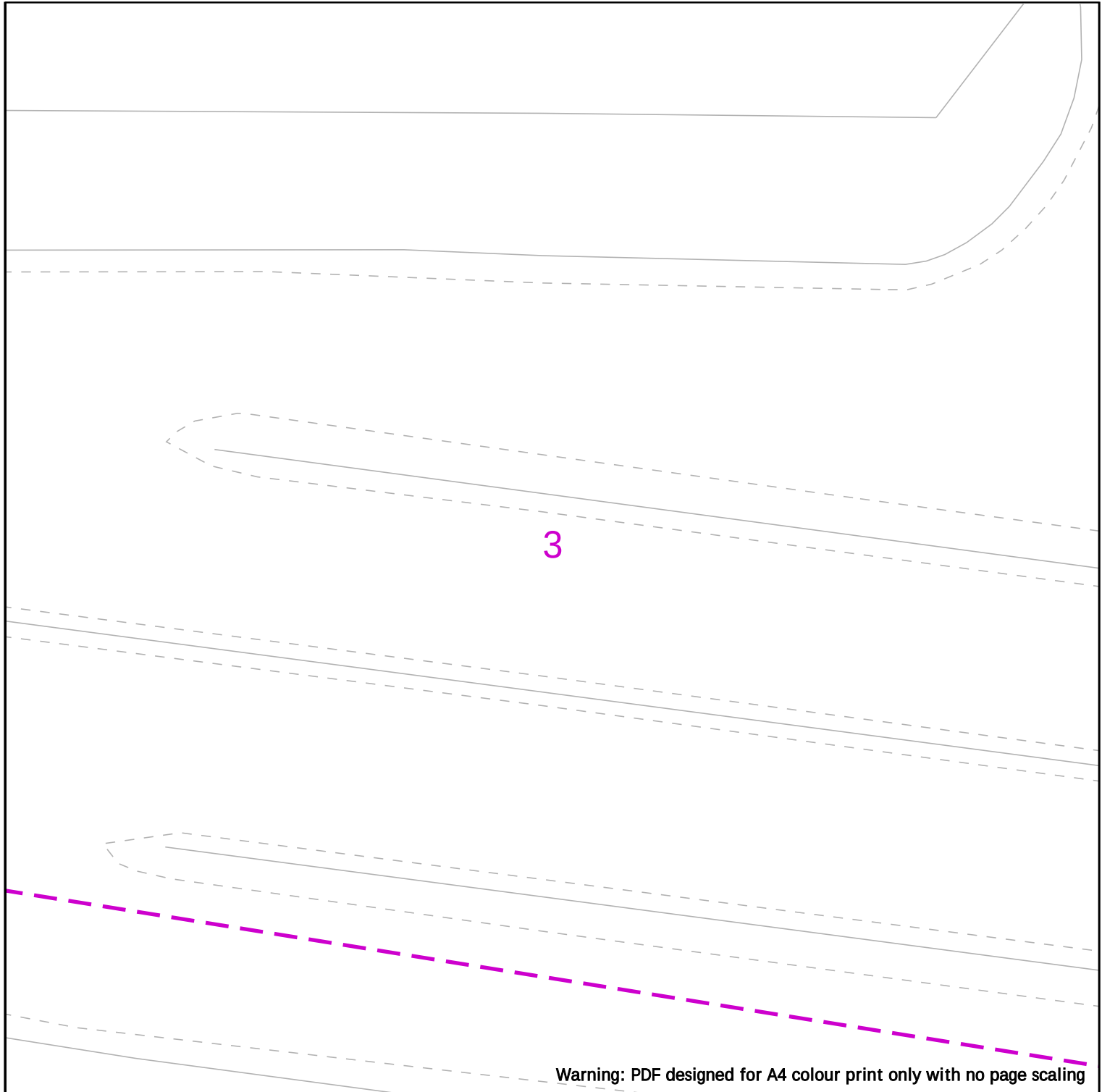
Date Requested: 27/11/2023
Job Reference: 31671580
Site Location: 383498 397079
Requested by: Miss Lauren Wenham
Your Scheme/Reference: STV6311

IMPORTANT INFO

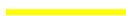
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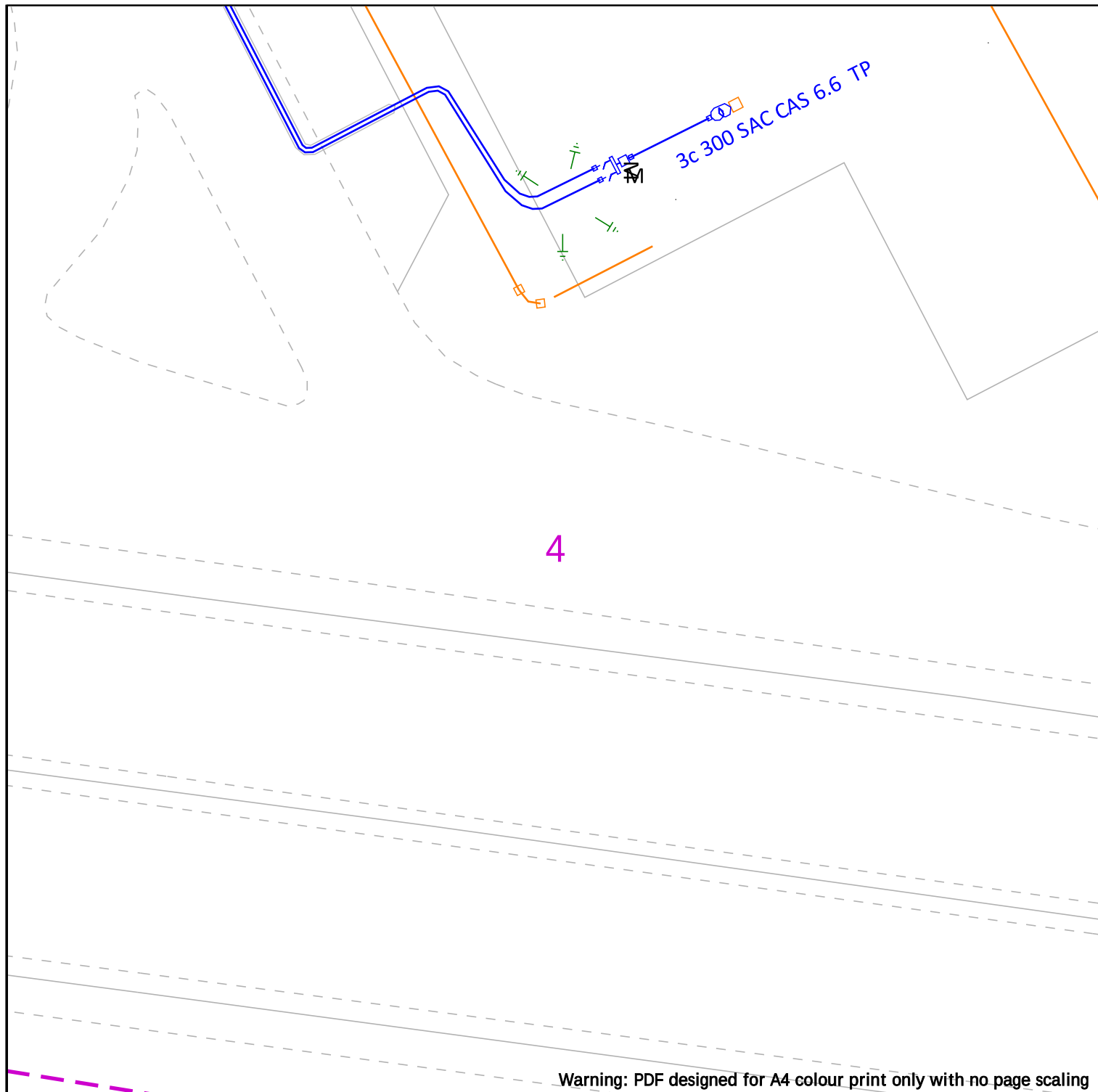
Scale: 1:250 (When plotted at A4)

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 Data Management Electricity North West Linley House Dickinson Street Manchester, M1 4LF Phone: 0800 195 4141 Email: planrequest@enwl.co.uk	Operating Voltage	Colour Code	Line Colour	In an emergency call 105, 24 hours a day	Dig Sites
	132kV	Black			Line: 
	33kV	Green			Area: 
	22kV-25kV	Yellow			
	11kV	Red			
	6kV-6.6kV	Blue			
	1kV-6kV	Violet			
LV	Orange				
Date Requested: 27/11/2023 Job Reference: 31671580 Site Location: 383498 397079 Requested by: Miss Lauren Wenham Your Scheme/Reference: STV6311	Unknown Voltage	Brown			
IMPORTANT INFO Unless otherwise indicated the depth of Electricity North West Limited cables are in accordance with NJUG (450mm for Low Voltage & 600mm for 11kV cables) 33kV and 132kV cables are laid at depths as marked. The depth and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indications on this drawing or from any regulatory loss of income or incentive, or expense, which may be suffered by Electricity North West Limited and which is caused or contributed to by any loss of supply as a result of any damage caused to Electricity North West Limited's equipment. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited. Reference should be made to HSE Guidance, HS(G)47 "Avoiding Danger from Underground Services" and GS6 "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					
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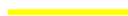


Data Management
Electricity North West
Linley House
Dickinson Street
Manchester, M1 4LF
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk

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

Colour Code
Black
Green
Yellow
Red
Blue
Violet
Orange
Brown

Line Colour






In an emergency call 105,
24 hours a day

Dig Sites

Line: 

Area: 

Date Requested: 27/11/2023
Job Reference: 31671580
Site Location: 383498 397079
Requested by: Miss Lauren Wenham
Your Scheme/Reference: STV6311

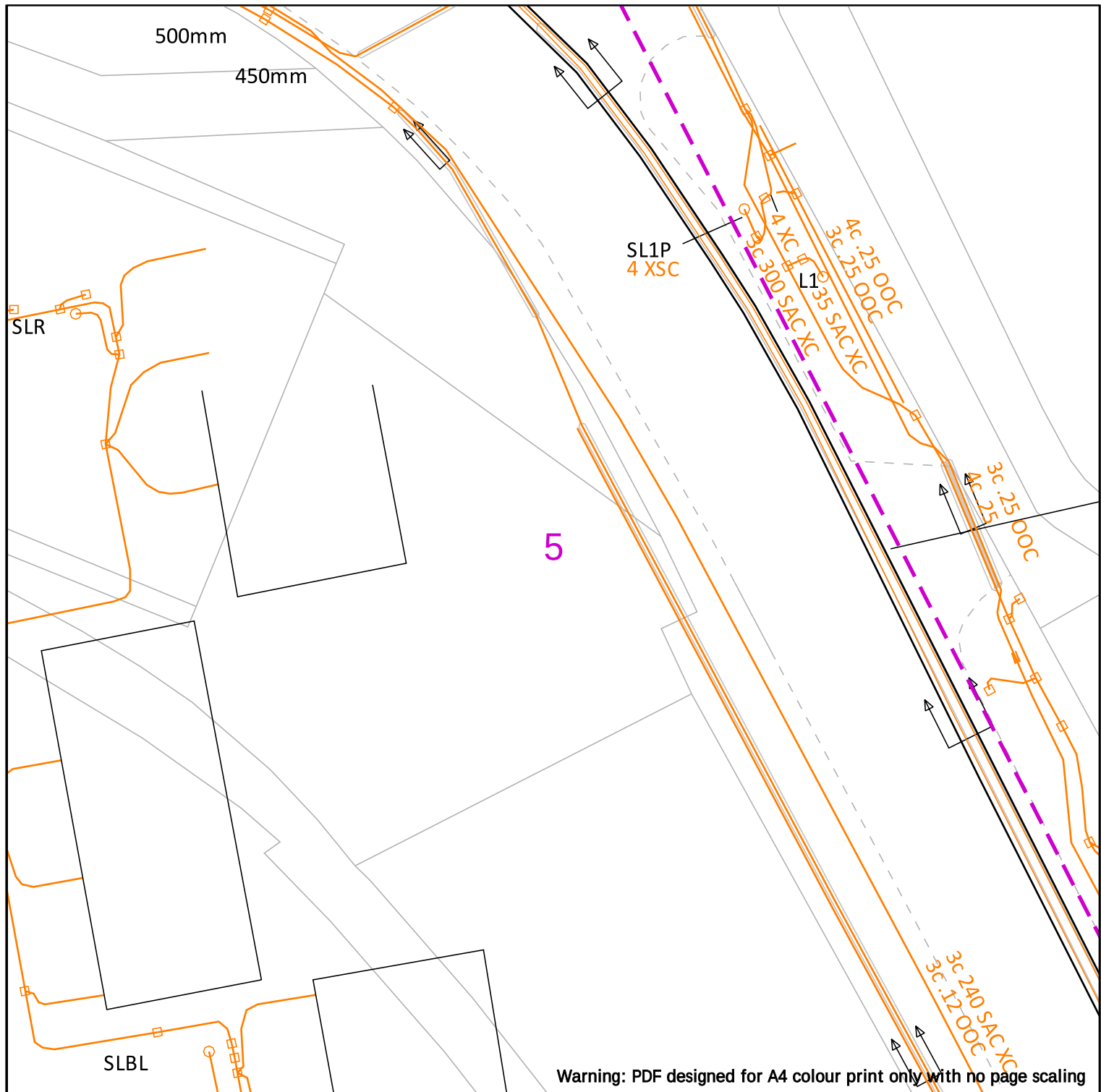
IMPORTANT INFO

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Operating Voltage

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

Unknown Voltage

Colour Code

Black
Green
Yellow
Red
Blue
Violet
Orange
Brown

Line Colour



In an emergency call 105,
24 hours a day

Dig Sites

Line: ---

Area: []

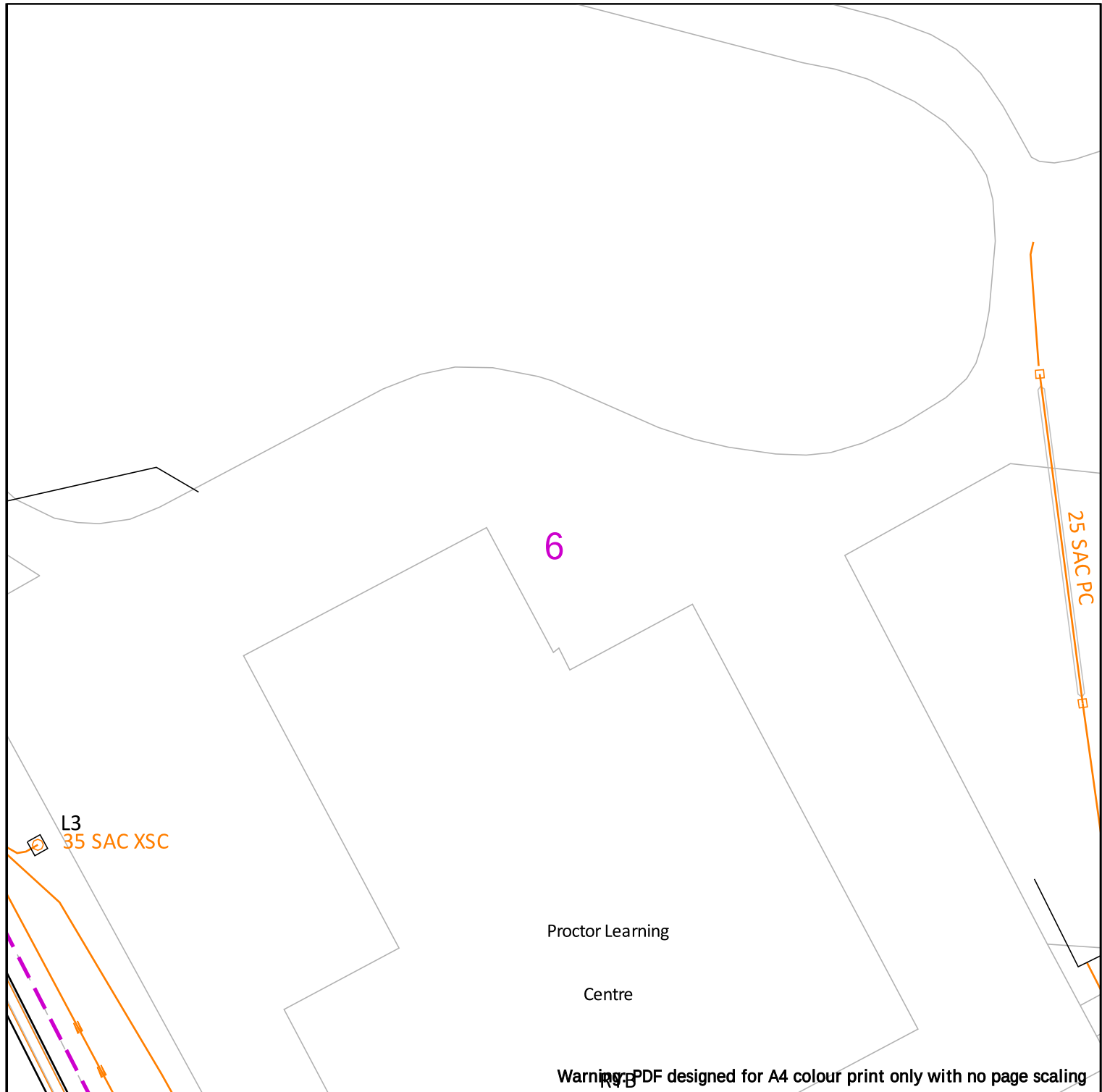
Date Requested: 27/11/2023
Job Reference: 31671580
Site Location: 383498 397079
Requested by: Miss Lauren Wenham
Your Scheme/Reference: STV6311

IMPORTANT INFO

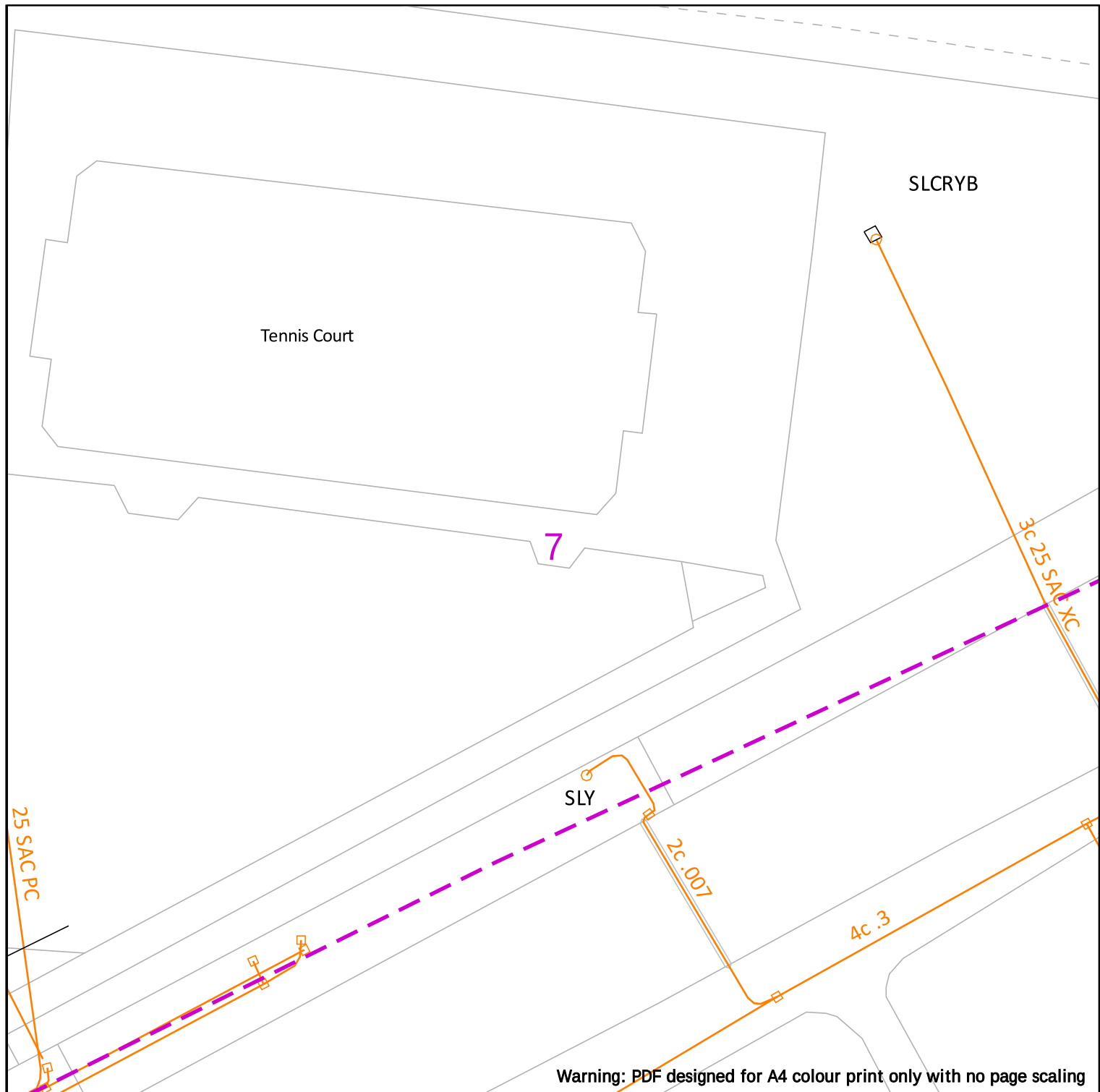
Unless otherwise indicated the depth of Electricity North West Limited cables are in accordance with NJUG (450mm for Low Voltage & 600mm for 11kV cables) 33kV and 132kV cables are laid at depths as marked. The depth and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indications on this drawing or from any regulatory loss of income or incentive, or expense, which may be suffered by Electricity North West Limited and which is caused or contributed to by any loss of supply as a result of any damage caused to Electricity North West Limited's equipment. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited. Reference should be made to HSE Guidance, HS(G)47 "Avoiding Danger from Underground Services" and GS6 "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: 1:250 (When plotted at A4)

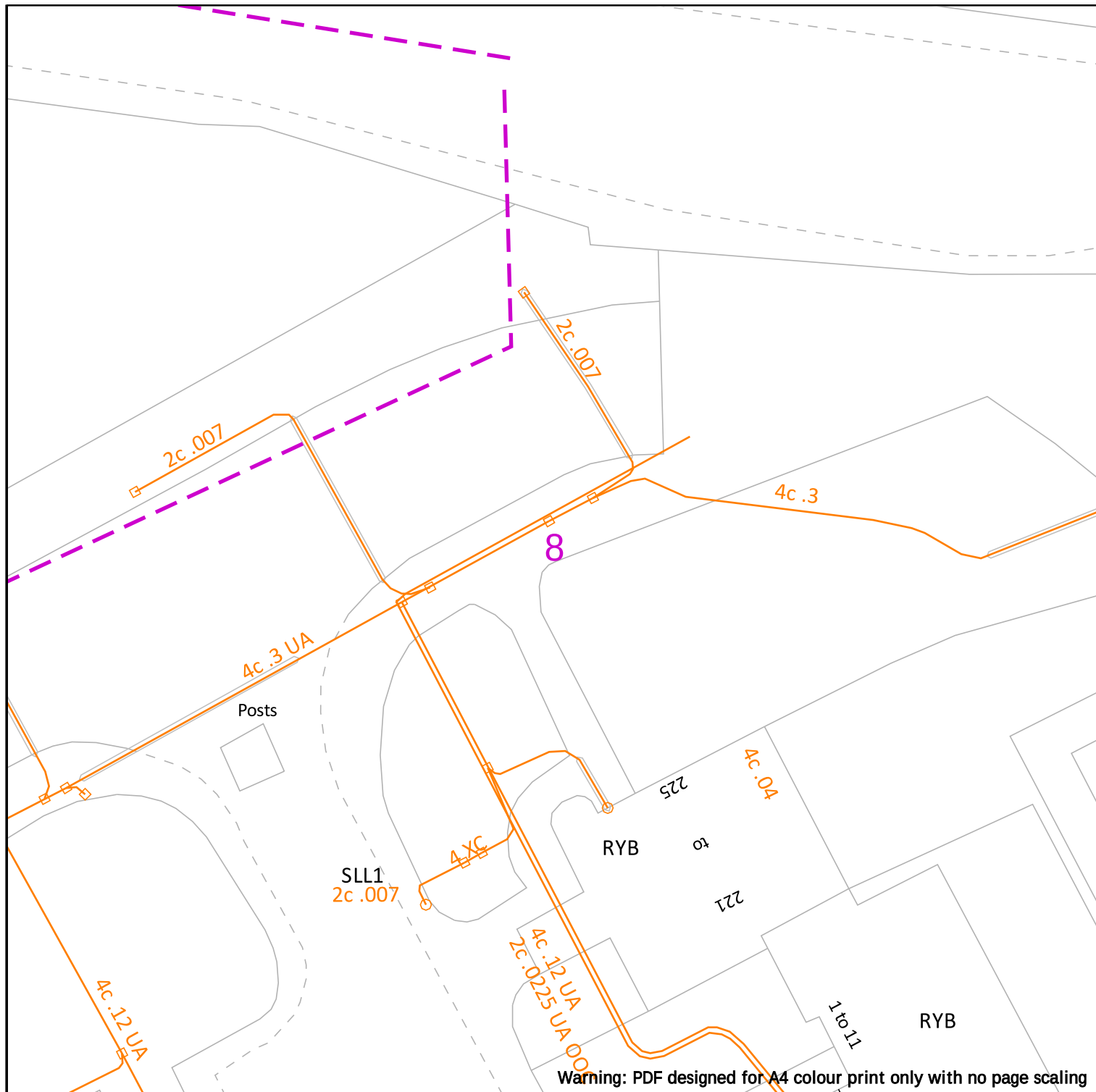
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 Data Management Electricity North West Linley House Dickinson Street Manchester, M1 4LF Phone: 0800 195 4141 Email: planrequest@enwl.co.uk	Operating Voltage	Colour Code	Line Colour	In an emergency call 105, 24 hours a day	Dig Sites
	132kV	Black			Line: 
	33kV	Green			Area: 
	22kV-25kV	Yellow			
	11kV	Red			
	6kV-6.6kV	Blue			
	1kV-6kV	Violet			
	LV	Orange			
Date Requested: 27/11/2023 Job Reference: 31671580 Site Location: 383498 397079 Requested by: Miss Lauren Wenham Your Scheme/Reference: STV6311	Unknown Voltage	Brown			
	IMPORTANT INFO Unless otherwise indicated the depth of Electricity North West Limited cables are in accordance with NJUG (450mm for Low Voltage & 600mm for 11kV cables) 33kV and 132kV cables are laid at depths as marked. The depth and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indications on this drawing or from any regulatory loss of income or incentive, or expense, which may be suffered by Electricity North West Limited and which is caused or contributed to by any loss of supply as a result of any damage caused to Electricity North West Limited's equipment. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited. Reference should be made to HSE Guidance, HS(G)47 "Avoiding Danger from Underground Services" and GS6 "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: 1:250 (When plotted at A4)					
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	Operating Voltage 132kV 33kV 22kV-25kV 11kV 6kV-6.6kV 1kV-6kV LV Unknown Voltage	Colour Code Black Green Yellow Red Blue Violet Orange Brown	Line Colour        	In an emergency call 105, 24 hours a day	Dig Sites Line:  Area: 
Data Management Electricity North West Linley House Dickinson Street Manchester, M1 4LF Phone: 0800 195 4141 Email: planrequest@enwl.co.uk	IMPORTANT INFO Unless otherwise indicated the depth of Electricity North West Limited cables are in accordance with NJUG (450mm for Low Voltage & 600mm for 11kV cables) 33kV and 132kV cables are laid at depths as marked. The depth and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indications on this drawing or from any regulatory loss of income or incentive, or expense, which may be suffered by Electricity North West Limited and which is caused or contributed to by any loss of supply as a result of any damage caused to Electricity North West Limited's equipment. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited. Reference should be made to HSE Guidance, HS(G)47 "Avoiding Danger from Underground Services" and GS6 "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				
Date Requested: 27/11/2023 Job Reference: 31671580 Site Location: 383498 397079 Requested by: Miss Lauren Wenham Your Scheme/Reference: STV6311 Scale: 1:250 (When plotted at A4)	Reproduced from or based upon Ordnance Survey's map with the permission of Her Majesty's Stationary Office. Crown Copyright Reserved. LICENCE No. 100017892.				



Data Management
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Operating Voltage

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

Unknown Voltage

Colour Code

Black
Green
Yellow
Red
Blue
Violet
Orange
Brown

Line Colour



In an emergency call 105,
24 hours a day

Dig Sites

Line:
Area:

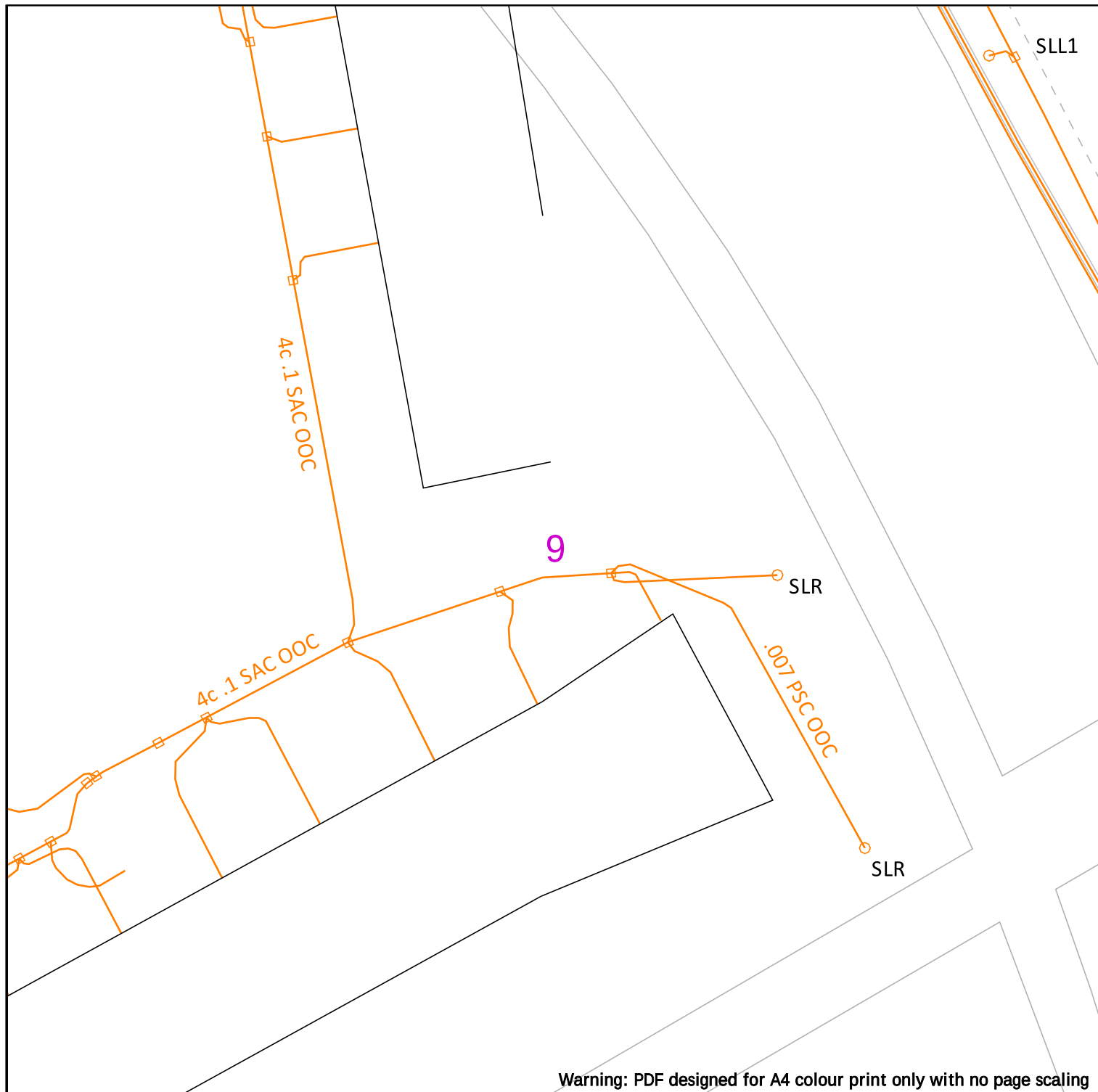
Date Requested: 27/11/2023
Job Reference: 31671580
Site Location: 383498 397079
Requested by: Miss Lauren Wenham
Your Scheme/Reference: STV6311

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

Operating Voltage

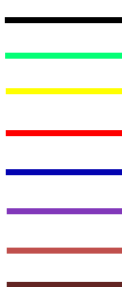
132kV
33kV
22kV-25kV
11kV
6kV-6.6kV
1kV-6kV
LV

Unknown Voltage

Colour Code

Black
Green
Yellow
Red
Blue
Violet
Orange
Brown

Line Colour



In an emergency call 105,
24 hours a day

Dig Sites

Line: - - - -

Area: [] [] [] []

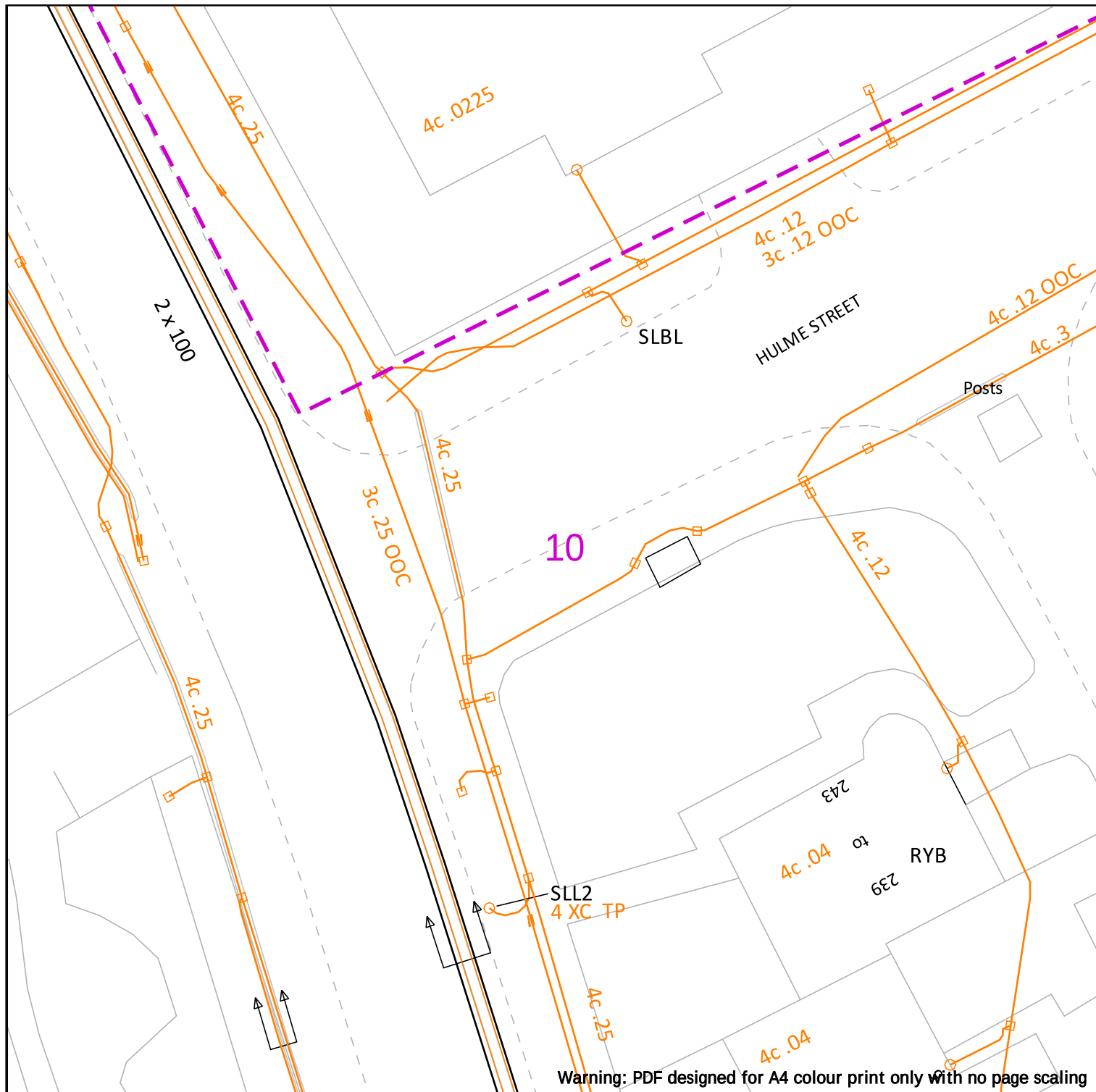
Date Requested: 27/11/2023
Job Reference: 31671580
Site Location: 383498 397079
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Data Management
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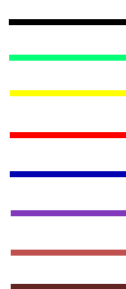
Operating Voltage

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

Colour Code

Black
Green
Yellow
Red
Blue
Violet
Orange
Brown

Line Colour



In an emergency call 105,
24 hours a day

Dig Sites

Line: ---
Area: []

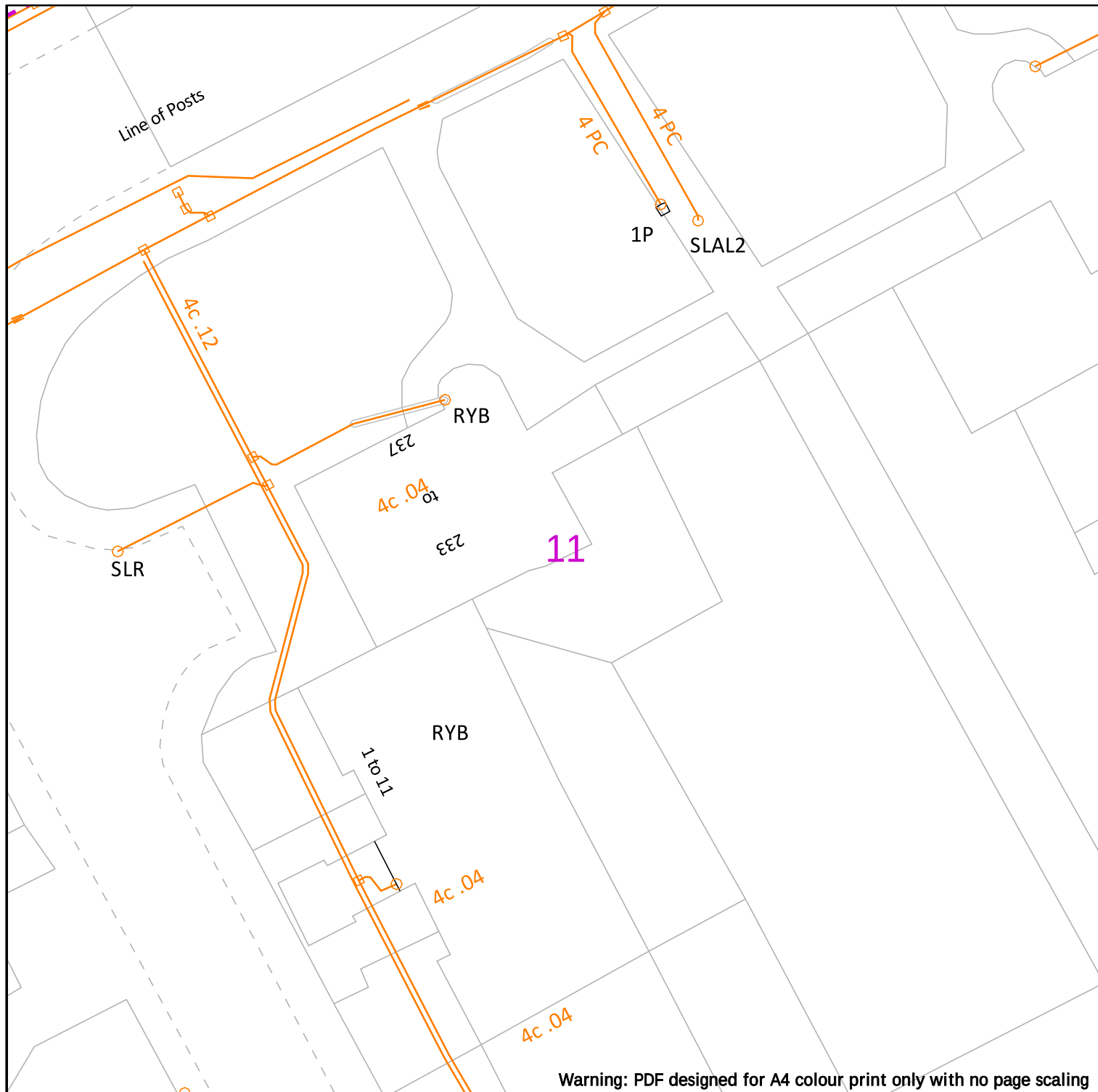
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Date Requested: 27/11/2023
Job Reference: 31671580
Site Location: 383498 397079
Requested by: Miss Lauren Wenham
Your Scheme/Reference: STV6311

Scale: 1:250 (When plotted at A4)



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Data Management
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Manchester, M1 4LF
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk

Operating Voltage

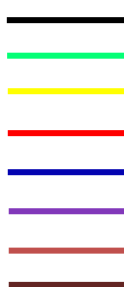
132kV
33kV
22kV-25kV
11kV
6kV-6.6kV
1kV-6kV
LV

Unknown Voltage

Colour Code

Black
Green
Yellow
Red
Blue
Violet
Orange
Brown

Line Colour



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24 hours a day

Dig Sites

Line: - - - -

Area: [] [] [] []

Date Requested: 27/11/2023
Job Reference: 31671580
Site Location: 383498 397079
Requested by: Miss Lauren Wenham
Your Scheme/Reference: STV6311

IMPORTANT INFO

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Maps by email Plant Information Reply



IMPORTANT WARNING

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



openreach

CLICK BEFORE YOU DIG

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

email cbyd@openreach.co.uk

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

Accidents happen

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

KEY TO BT SYMBOLS

	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 : CEI11408H

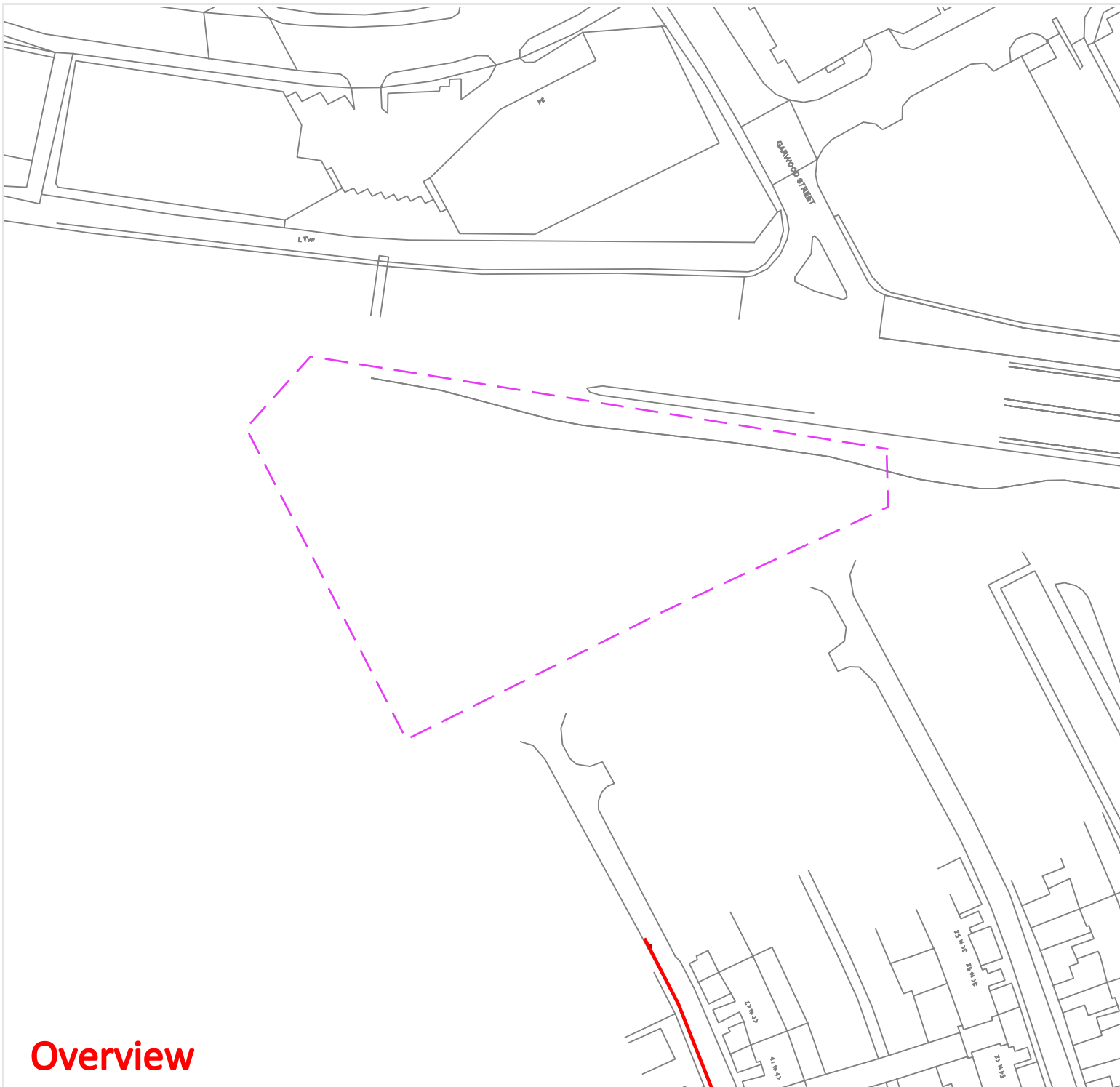
Map Reference : (centre) SJ8349797046

Easting/Northing : (centre) 383497,397046

Issued : 27/11/2023 11:40:46

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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



Zayo Group UK Ltd
4th Floor Harmsworth House
13-15 Bouverie Street
London, EC4Y 8DP



JSM Group Ltd
Sterling House
Mutton Lane, Potters Bar
Hertfordshire, EN6 3AR
T: 01992 655 919
zayoplantenquiries@jsmgroup.com

Legend

-  Zayo Duct
-  Zayo Chamber
-  Enquiry Area

Date requested: 27 Nov 2023
Requested by: Miss Lauren Wenham
Company: Soiltechnics Ltd
Job reference: 31671580
Your reference: STV6311

Scale on A4 paper: 1:1250

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Protecting Lives, Cables & Pipes

**In Emergency Only and if Zayo Plant or Cables
damaged call: 0800 169 1646**

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Overview

Enquirer

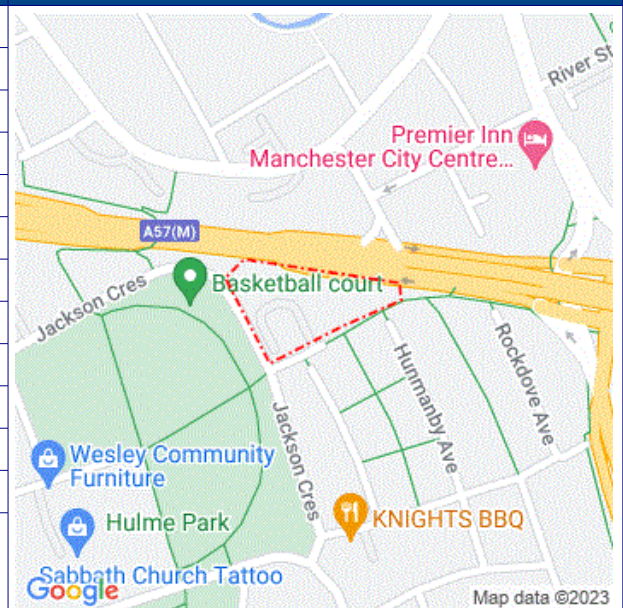
Name	Miss Lauren Wenham	Phone	01604 781877
Company	Soiltechnics Ltd	Mobile	Not Supplied
Address	Cedar Barn Cedar Barn White Lodge Walgrave Northamptonshire NN6 9PY		
Email	admin@soiltechnics.net		

Enquiry Details

Enquiry type	Planned Works
Work category	Development Projects
Work type	Commercial/industrial
Work type buffer*	75 metres
Start date	28/11/2023
End date	28/11/2023
Scheme/Reference	STV6311
Search location	M15 5EF
Confirmed location	383498 397079
Site size	0 metres square
Site Contact Name	Admin Soiltechnics
Site Phone No.	01604781877
Description of Works	NA

* 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
Fulcrum Pipelines Limited	03330146455	0800111999	Await response
Zayo Group UK Ltd c/o JSM Group Ltd	01992 655 919	0800 169 1646	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)	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	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)
INOBYN ChlorVinyls Limited	INOBYN 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	Moray East Offshore Windfarm
MUA Group Limited	National Gas Transmission	National Grid Electricity Distribution
National Grid Electricity Transmission	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)	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
West of Duddon Sands Transmission Ltd	Westminster City Council	

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@atkingglobal.com	01454662881	Not Notified

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