

Utilities Report

This report is issued for the site described as:

Site at Store Street, Manchester

Report Reference:

90610220_1

National Grid Reference:

385150,398190

Customer Reference:

LM / 47545

Report Date:

05/08/2016

Utility Type



Electricity

AFFECTED



Gas

AFFECTED



Water and Sewerage

AFFECTED



Telecoms

AFFECTED



Other

AFFECTED

Report Information



Works Description: Legal Conveyancing



This is Batch A - Responses Enclosed



Awaiting Further Responses

CONTACT DETAILS

If you require any assistance please contact our customer services team on:

0844 844 9966

or by email at:

helpdesk@landmark.co.uk



Understanding This Report

We have asked a comprehensive list of Utility companies whether they have any apparatus or underground services in the vicinity of the site.

Location Map

This shows the plan that was dispatched to the Utility companies. The companies have been asked to return information on the area outlined, which will encompass your chosen site.

Request Status Report

This will confirm the current status of the information requests. We list which responses we have received and whether the company is affected. The Status Report will be divided into the following sections.

Affected Utilities - We have received plans/information

No response received - We are still awaiting a full response

Not affected utilities - We have received a not affected/no plant present response

Responses

Affected responses are listed by company.

Any responses from companies confirming they are not affected are provided at the back of the report for your records.



'Awaiting Further Responses' or 'Pack Complete'?

We do not include Local Authority requests when indicating if the pack is 'Complete' or 'Awaiting Further Responses' as Local Authorities are not obliged to reply to these enquiries.

The local authority for the area is contacted to see if they have any council owned property that may be affected by works. In general, these plant enquiries go to the highways department for responses regarding street lighting and drainage. However, the responses we receive can vary each time depending on resources available at the council and we often don't receive replies from local authorities at all.

Response Times

We endeavour to obtain as much of the information as possible within the timescale of this report. Unfortunately, there are occasions when the response times of the utility companies mean we do not receive all information within the chosen timescale.

In these scenarios we will send all the information that is available as a first report. When we receive any remaining responses, the report will be re-issued in full incorporating the new information. This will continue until the report is complete. The front page of the report will confirm the batch (e.g. A, B or C) and whether responses are outstanding.

Terms and Conditions

Full Terms and Conditions can be found on the following link: <http://www.landmarkinfo.co.uk/Terms/Show/515>

Please note that Utility reports have a validity of 3 months from the date of purchase.

If you experience difficulties accessing our Terms and Conditions, please copy and paste the link directly into your browser, you will then be able to access our Terms and Conditions from there. Should you still experience difficulties, please telephone our Customer Service Team on 0844 844 9966.

Next Steps:

For any queries regarding the report content, or help with the report, contact your Landmark Customer Services team.



Landmark Utilities Report Service PAS 128 Statement

Prepared for: **Landmark Information Group Ltd**

Practitioner: Atkins

Order Number: 47545

Site Name: Site at Store Street, Manchester

Date of Order: 11/07/2016

Date of Issue: 05/08/2016

Thank you for using our Utility Report Service.

This report has been completed in accordance with the standards defined under Survey Category D of PAS128, a Publicly Available Specification for underground utility detection, verification and location published by the British Standards Institution.

Positional accuracy of plant is not guaranteed from information presented in a desktop search alone and the location of underground utilities should be verified through other means prior to breaking ground.

Information relating to the presence of Radio Frequency Identification Devices (RFIDs) has been requested from relevant utility companies or taken from mapping systems where available.

Utility companies who have not responded to enquiries are referenced on the enclosed Status Report accordingly. Their response will be chased and forwarded on for a period of up to four working weeks. Whilst we cannot guarantee that a utility company will respond to our enquiries, we endeavour to obtain responses from those that have not responded.

Any responses contained within this report have been obtained between the start date of the order and the date of issue.

If you want to discuss your report further with us please contact Landmark Customer Services.

Checked by **BRK**



Please ensure that the search data covers the **COMPLETE AREA** within the boundary lines on this map. (marked by: —)

Landmark will not be held responsible for any incident or accident arising from the use of the information associated with this particular Statutory Search. The details provided are given in good faith, but no liability whatsoever can be accepted in respect thereof.

REFERENCE: 47545

SITE: Site at Store Street, Manchester

POST CODES:

1) M4 6DH; 2) M4 6EQ; 3) M4 6DZ; 4) M4 6DU; 5) M1 2NL;

SITE SIZE: 3.75 ha

MAP SCALE: 1:2000

COORDINATES:

1) 385154 398191; 2) 385287 398206; 3) 385203 398305; 4) 385022 398148; 5) 385123 398086;

Site at Store Street, Manchester

OSGR: 385150,398190

Date Requested: 11-Jul-2016

M1 2WB

Client Reference:

90610220_1

Affected Utilities We have received plans/information from the following companies. Please see the enclosed response.

Utility	Category	Date Issued	Late Response Issue Date	Notes
C.A. Telecom UK - [Colt Technology Services]	Telecom,	05 Aug 16		
CityFibre	Telecom,	05 Aug 16		
Electricity North West	Electric,	05 Aug 16		
Environment Agency	Environmental Agency,	05 Aug 16		See response.
GM UTC	Other,	05 Aug 16		
GTC	Telecom, Gas, Electric, Water, Pipeline,	05 Aug 16		
Instalcom - [Level 3, Global Crossing (UK) & PEC and Fibernet UK]	Telecom,	05 Aug 16		
KCOM Group	Telecom,	05 Aug 16		
LinesearchbeforeUdig	Pipeline,	05 Aug 16		Electricity North West Limited - identified as affected. See separate response.
Manchester City Council	Council,	05 Aug 16		See response.
National Grid Gas	Gas,	05 Aug 16		
Openreach - [British Telecommunications]	Telecom,	05 Aug 16		
SKY Telecommunications Services	Telecom,	05 Aug 16		See response.
United Utilities	Water, Sewerage,	05 Aug 16		
Virgin Media	Telecom,	05 Aug 16		
Vodafone	Telecom,	05 Aug 16		

No response received We are still awaiting a full response from the following companies.

Utility	Category	Date Issued	Late Response Issue Date	Notes
Canal and River Trust	Other,			
Clear Channel	Telecom,			

Not affected utilities

We have received a not affected/no plant present response from the following companies.

Utility	Category	Date Issued	Late Response Issue Date	Notes
Energetics	Gas, Electric, Water,	05 Aug 16		
Interoute Vtesse	Telecom,	05 Aug 16		
McNicholas - [KPN International]	Telecom,	05 Aug 16		
McNicholas - [TATA Communications]	Telecom,	05 Aug 16		
Network Rail	Rail,	05 Aug 16		
Plancast - [Interoute]	Telecom,	05 Aug 16		
SSE	Telecom, Gas, Electric,	05 Aug 16		Website used.
Trafficmaster	Other,	05 Aug 16		Website used.
Verizon	Telecom,	05 Aug 16		

Checked and Validated By Ben Evans

Date 05 August 2016

**Definition of Terms**

Affected Utility supplier is expected to be affected by any work carried out in the area searched as their records indicate their plant is in or close to the area searched. It is recommended to anybody carrying out works in the area that they should consult with the utility company as soon as possible and in any event prior to carrying out any works.

No response received At the date of sending the report no response has been received from the utility supplier.

Not affected Utility supplier is not expected to be affected by any work carried out in the area searched as their records indicate their plant is not in or close to the area searched.



Affected Utilities

C.A. Telecom UK - [Colt Technology Services]

COLT PLANT ENQUIRIES

C.A TELECOM UK LIMITED
Dockers Field Farm
Pean Hill
Whitstable
Kent CT5 3BJ

CHECKED



Email: plantenquiries@catelecomuk.com

Tel: 01227 768427

Our Reference: P008938

OVERSEEING ORGANISATION AGENT ACHEME REFERENCE

O.O Agent – Atkins Global
Contact – Statutory enquiries
Title – Store Street, Manchester
Scheme Ref – 47545

Date 22/7/2016

Dear Sir/Madam,

Thank you your enquiry for the above reference. We can confirm that Colt Technology Services do have apparatus near the above location within the scheme reference and enclose the relevant drawings showing the approximate location of Colt apparatus for purpose of initial plant enquiry. Detailed network location will be presented via Scheme Identification Study Process. All reasonable effort has been made to capture network however image may not reflect unprocessed new build track. Search is based on Overseeing Organisation Agent data supplied; we do not accept responsibility for O.O Agent inaccurate data.

If your proposed works are likely to affect or expose the Colt Technology Services apparatus in anyway please contact Colt Civils Team members below to discuss any plant protection/diversionary measures that may be required, as per the code of Practice Measures necessary where apparatus is affected under NRSWA 1991 Diversionary Works Scheme Identification & Preliminary C2 Enquires.

Clients request for C3 budget costs will trigger the onsite survey to ascertain the requirement's needed to ensure a safe area for the affected COLT network

Colt company policy negates any potentially detrimental effect on the network as well as protecting us from any potential costs and damages.

Please note as COLT moves to C3 status we will require as estimated start date for the project to allow for COLT policy lead-time's

Des.creighton@colt.net - London

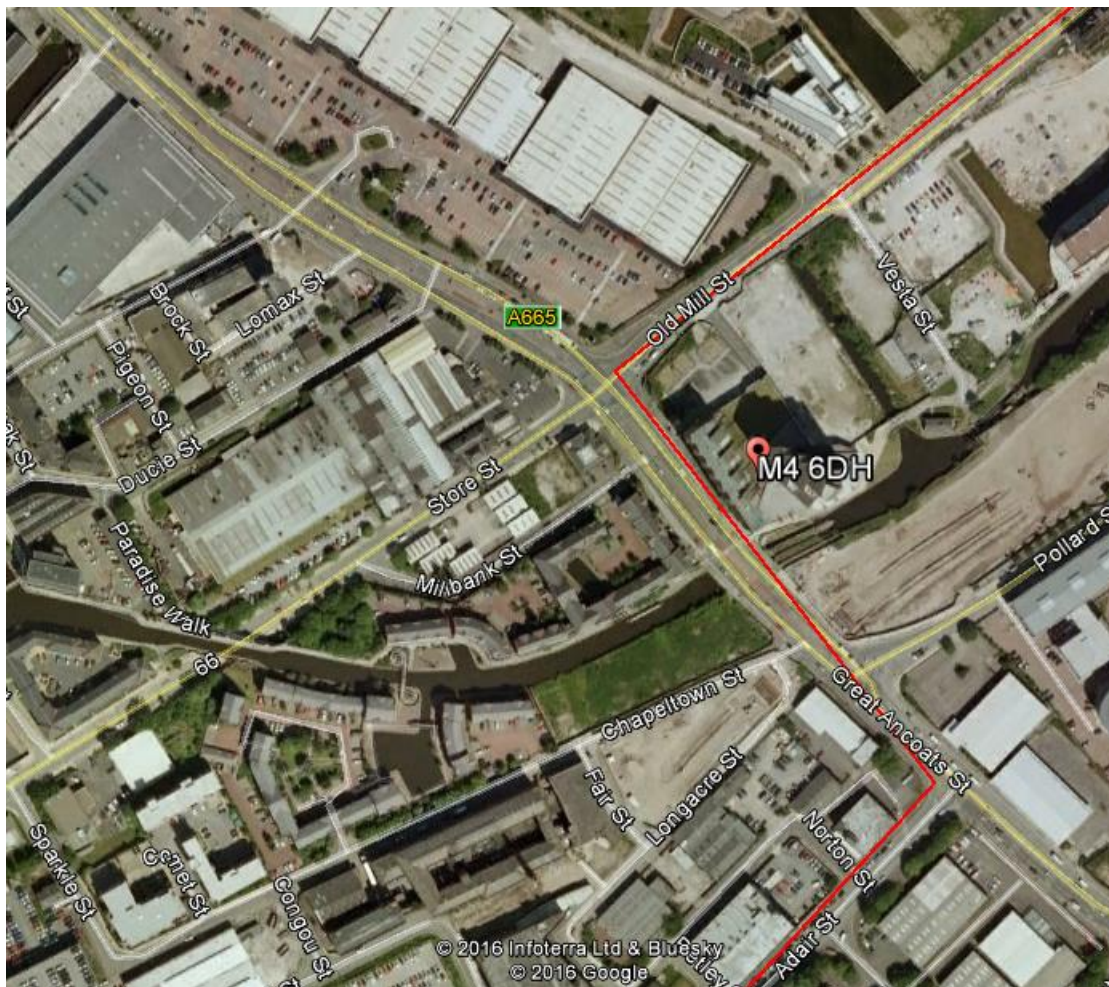
John.Richardson@colt.net- UK outside London M25

Paul.terry@colt.net- escalations

We would remind you that mechanical excavators or borers should never be used within 1500mm of any COLT Technology Service apparatus.

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

Yours sincerely,
Plant Enquiry Team



CONFIDENTIAL

PREPARED BY C.A. TELECOM UK LTD

22nd July 2016

Our Ref: P008938

UTILITY UNDERTAKER

colt

Colt Technology Services
Beaufort House,
15 St Botolph Street,
London, EC3A 7QN

www.colt.net

PLANT ENQUIRY AGENT FOR Colt



C.A. TELECOM UK LTD
Dockers Field Farm
Pean Hill
Whitstable
Kent CT5 3BJ

CONTACT Tel: 01227 768427

Fax: 01227 458884

email: plantenquiries@catelecomuk.com

MAP IMAGE PERMISSIONS

Centara supplied map
Promap

LEGEND

COLT DUCT



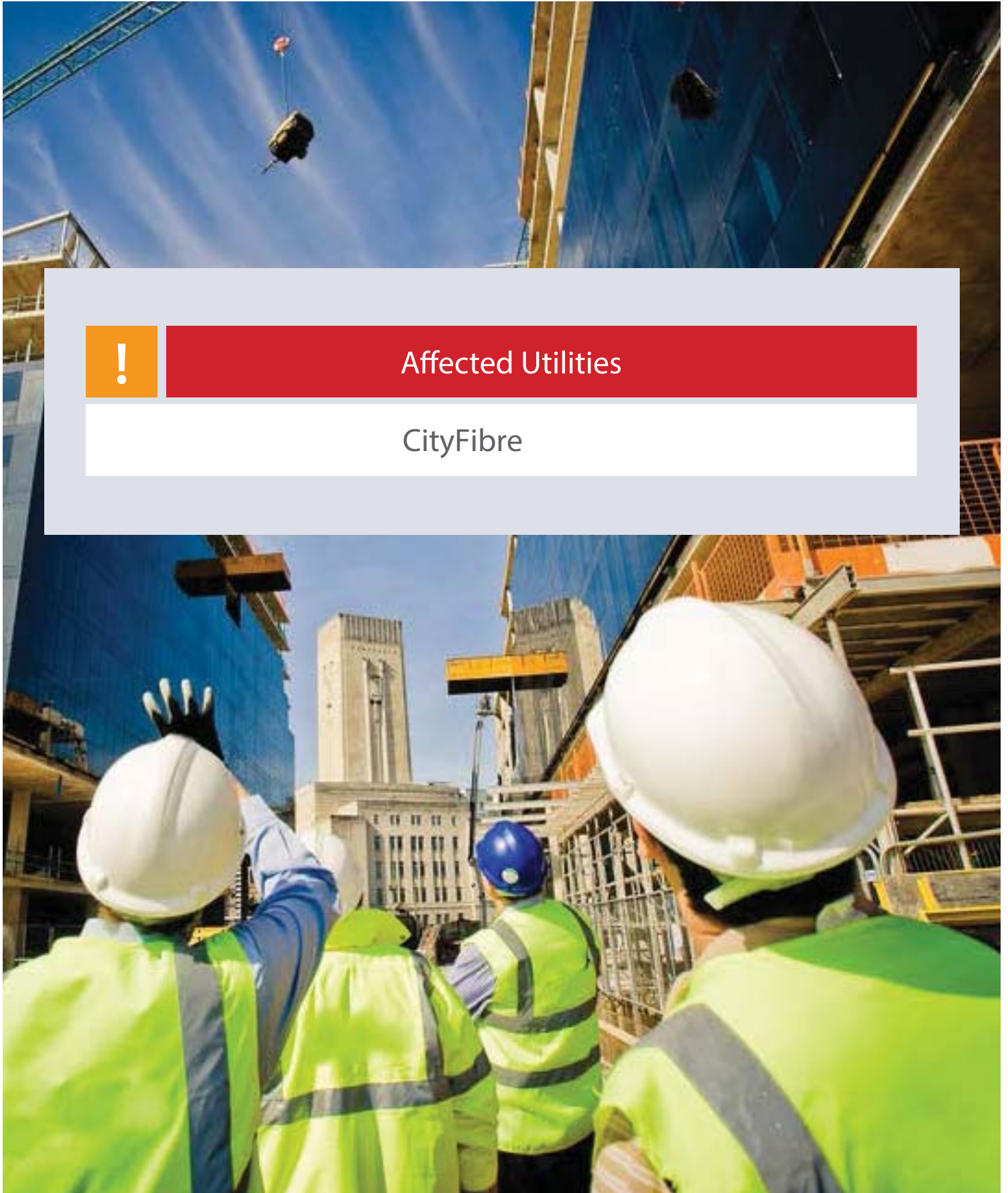
NOMINAL DEPTH
OF COVER
250mm F/W
550mm C/W

NRSWA 1991 Diversionary Works

SCHEME & PRELIMINARY INQUIRIES C2
Colt Technology Services External
Infrastructure general location indicated
only for purposes of initial plant enquiry,
detailed network location will be presented
via Scheme Identification Study process. All
reasonable effort has been made to capture
network however image may not reflect
unprocessed new build track.

OVERSEEING ORGANISATION AGENT REFERENCE

O.O Agent – Atkins Global
Contact – Statutory enquiries
Title – Store Street, Manchester
Scheme Ref – 47545



Affected Utilities

CityFibre

From: online.plantenquiries@cityfibre.com
Sent: 21 July 2016 15:37
To: Statutory Enquiries
Subject: CityFibre Plant Enquiry, issued on 7/21/16 11:06 AM. Reference 2gimrssu9gm49xf.
Attachments: emap.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

Reference 2gimrssu9gm49xf
User: OYScelliott
Title: 47545
Comment:

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

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

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

Plant Enquiries
2nd Floor, Rutherford House
Birchwood Park
Warrington
WA3 6ZH
0333 150 7282
asset.team@cityfibre.com

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

Please be aware that all information included in this eMap is the property of the sender and subject to copyright. It is illegal to copy or send this information to any third party without the permission of the sender.

LEGEND

- EXISTING PLANT
- EXISTING PLANT

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Select a bitmap

Head Office
CityFibre Holdings Ltd
15 Bedford Street,
London,
WC2E 9HE
Tel: 0845 293 0774
Web: www.cityfibre.com

Asset Office
CityFibre Holdings Ltd,
Rutherford House,
Birchwood,
Warrington,
WA3 6ZH
Email: asset.team@cityfibre.com

Disclaimer:

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

Project

Plant Enquiry

Drawing

Existing Plant

Drawn by:

smallworld

Date: 21/07/2016

Drawing No.

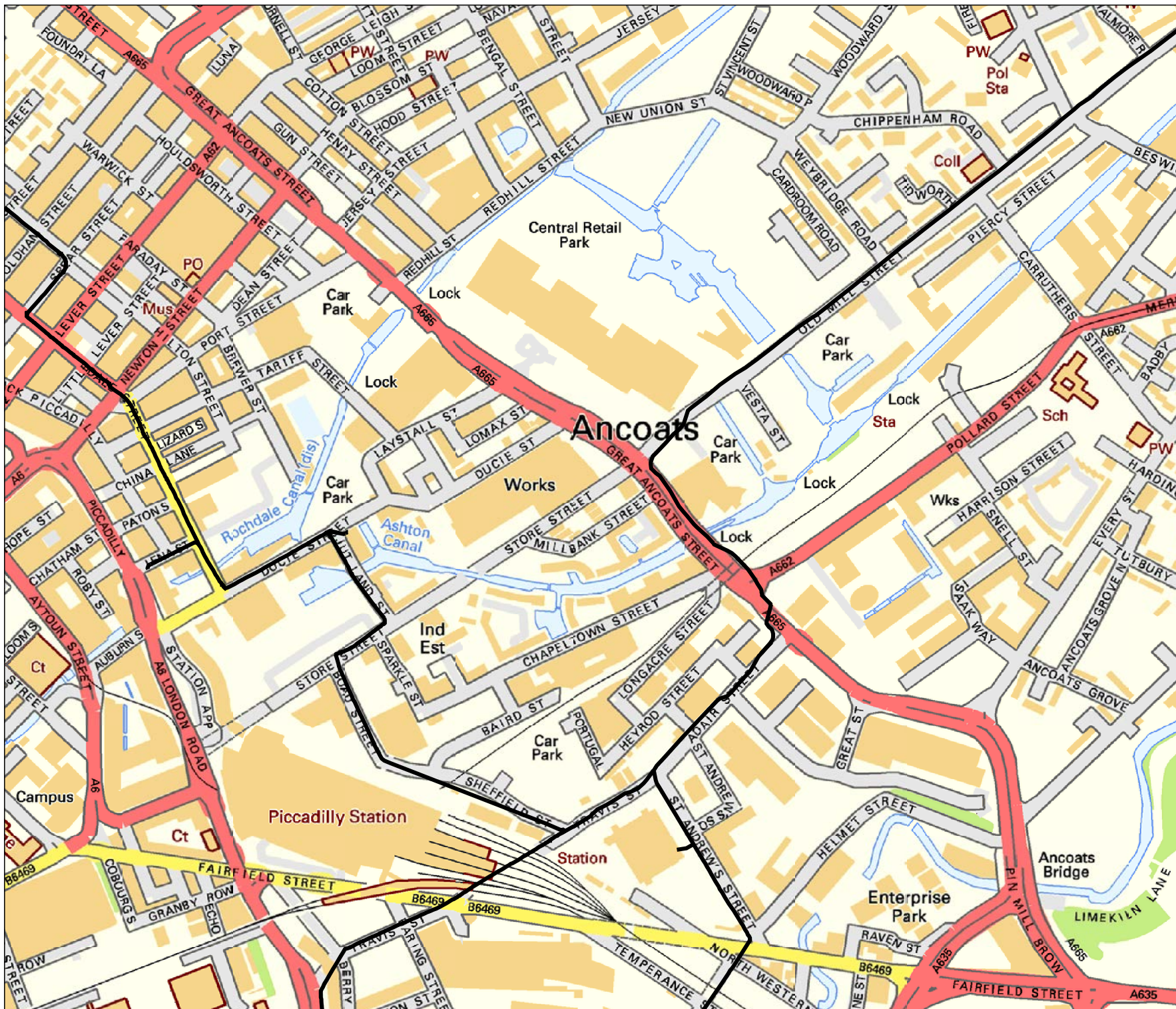
CFH_EP_000001

Revision

001

Scale: 1:1250

A4





Affected Utilities

Electricity North West



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

Miss Chrissy Elliott
Atkins
The Hub 500 Park Avenue, Aztec West, Patchway
Almondsbury Bristol
BS32 4RZ

Our Reference: 8759350

Your Reference: LM 47545/SuC

Dear Miss Chrissy Elliott

Electricity Network Plans

I acknowledge with thanks your request dated 12/07/2016 09:24:08 AM for information on the location of our services.

Please find enclosed plan(s) showing the approximate position of our apparatus known to be in the vicinity of this site.

I attach Conditions and information regarding electricity mains, which details contact numbers for additional services (i.e. new supplies, connections, diversion). In addition you should ensure they are made available to anyone carrying out any works which may affect our apparatus.

Yours sincerely,

Data Management



Requested by: Chrissy Elliott

Company: Atkins

Date Requested: 12/07/2016

Job Reference: 8759350

Your Scheme/Reference: LM 47545/SuC

Dig Sites:

Area  Line 

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

electricity
north west

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

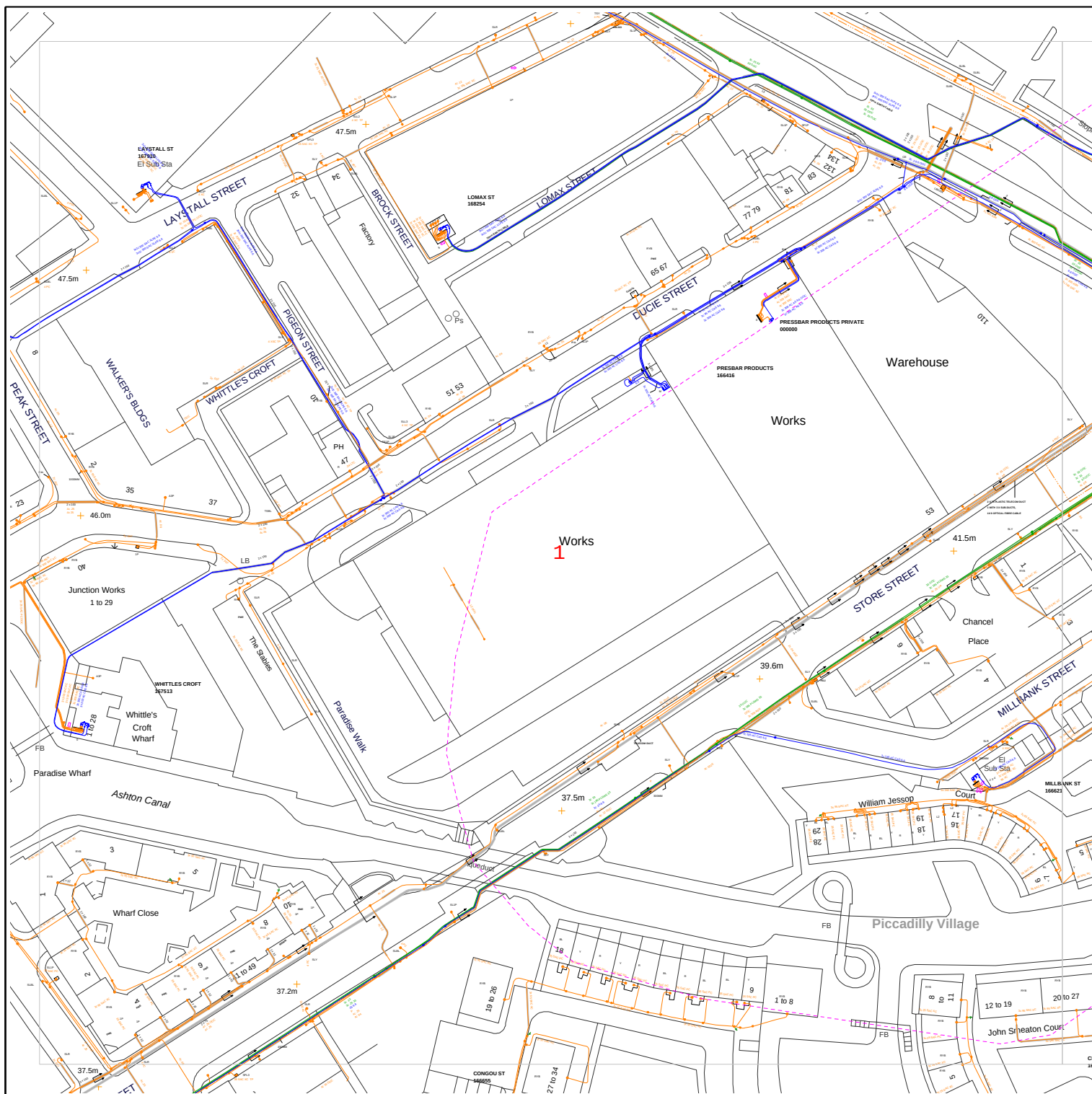
Scales on A4 paper:
1:1250 Area dig site
1:250 Line dig site

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

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

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



Requested by: Chrissy Elliott

Company: Atkins

Date Requested: 12/07/2016

Job Reference: 8759350

Your Scheme/Reference: LM 47545/SuC

Dig Sites:

Area Line

Operating Voltage

Colour Code

Line Colour

132kV

Black



33kV

Green



22kV-25kV

Yellow



11kV

Red



6kV-6.6kV

Blue



1kV-6kV

Violet



LV

Orange



Unknown Voltage

Brown



electricity
north west

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

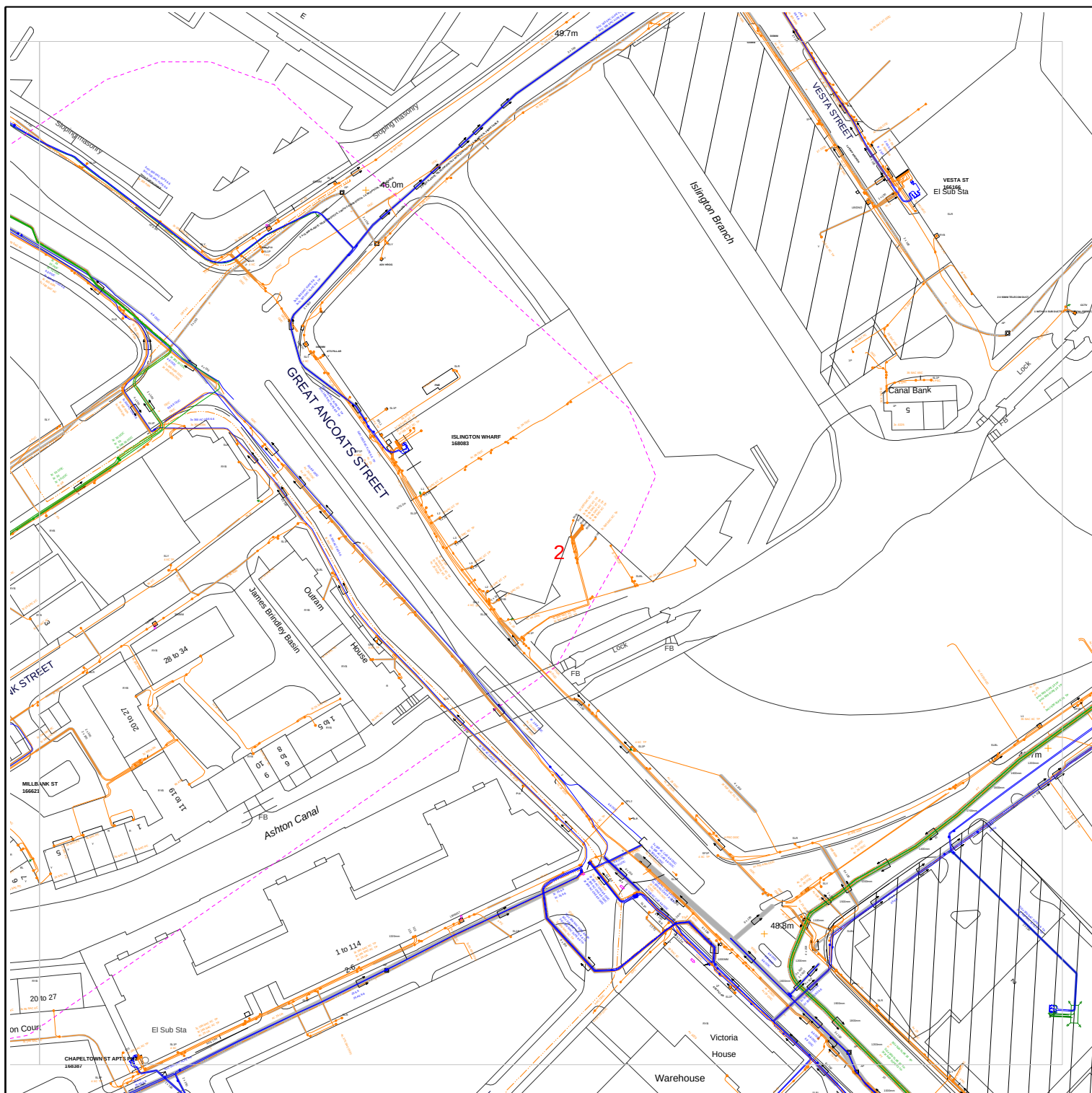
Scales on A4 paper:
1:1250 Area dig site
1:250 Line dig site

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



Requested by: Chrissy Elliott

Company: Atkins

Date Requested: 12/07/2016

Job Reference: 8759350

Your Scheme/Reference: LM 47545/SuC

Dig Sites:

Area ---- Line ----

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

electricity
north west

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

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

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

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

Conditions and information regarding electricity mains

These general conditions and precautions apply to the electricity distribution system of Electricity North West Limited.

Please ensure that a copy of these conditions is passed to your representative and contractor on site.

1. 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 a third party owns other than Electricity North West Limited
2. Before any machines are used all of Electricity North West's underground apparatus should be located by manual excavation taking the appropriate safety precautions in accordance with the **Health and Safety Executive Guidance note HS(G)47 "Avoiding danger from underground services"**. This contains advice to site personnel when working near underground services.

Underground services, particularly electricity and gas, can be dangerous. Damage to electricity cables can cause a dangerous flash, leading to severe burns or even death. Gas leaks can cause fire or explosion.

Damage can result from excavation or penetration of the ground, e.g. by a road pin.

Underground services may be found in roads, footpaths and on sites. Always assume that they are present. Treat any services found anywhere as live.

Accidents have happened because people have mistaken one service for another, e.g. black plastic covered electricity cables look like black plastic water pipes and cast iron gas and water mains look alike. Check before you act.

3. Before starting work you must:
 - Make sure you have plans of the underground services in the area. This may not always be possible for emergency or unforeseen works. **Remember that service connection cables and pipes from the main to building or streetlight may not be shown.**
 - Use a cable and pipe locator to trace electricity cables and metal pipes.
 - Look for signs of service connection cables or pipes, e.g. a gas meter or service connection entry into a house or a streetlight.
 - Hand dig trial holes (as many as necessary) to confirm the position of services in close proximity to the area of work.

4. When you start work:

- Hand dig near buried services whenever possible. Spades and shovels are safer than picks, pins or forks.
- Remember that cables may be embedded in concrete. Electricity cables embedded in concrete **must** either be made dead before the concrete is broken out or another safe way of working agreed with the cable owner.
- Watch out for signs of services as work continues.
- Report damage to a cable, pipe or pipe coating however slight.
- Do not use hand held power tools within 0.5m of the marked position of an electricity cable, unless this is impracticable and the line of the cable has been identified by plans and positively confirmed by a locator.
- Do not use hand held power tools directly over the marked line of cable unless:
 - a) You have already found the cable at that position by careful hand digging beneath the surface and it is at a safe depth (at least 300mm) below the bottom of the surface to be broken, or
 - b) Physical means have been used to prevent the tool striking it.
- If an excavator is used near an electricity cable keep everyone clear of the bucket while it is digging. Buckets should not be used near cable – hand dig.
- Do not use exposed services as a convenient step or handhold.
- Do not handle or attempt to alter the position of an exposed service.
- Do not install plant close to an existing service.
- Do not build existing services into a manhole or other structure or encase them in concrete.

Would you also ensure that all site operators have this information and if any electrical apparatus is damaged, they/you should contact Electricity North West Limited fault desk on **0800 195 4141 (option 1)**

5. Overhead lines are not necessarily shown on the Electricity North West Limited cable records but may be present. In the event of work being carried out adjacent to overhead lines (including access, storage etc.) please always ensure strict adherence to the requirements of the **Health and Safety Executive's Document GS6 "Avoidance of Danger from Overhead Electric Lines"**.

Extreme personal danger can result from contact, or near contact, with live conductors or overhead lines.

Treat all overhead lines and other electrical apparatus as live. If in doubt, get advice.

6. Electricity North West Limited must be consulted if work is to take place within 15 metres of overhead lines on steel towers or 9 metres of overhead lines on wood, concrete or steel pylons. (All distances should be measure at ground level from a position estimated by eye to be vertically under the outermost conductor at a tower or pole position) Any person involved in work in the vicinity of overhead lines should:
- Understand and follow the instructions given on safe working areas and methods of work.
 - Make sure that warning notices are in the cabs of machines working in the vicinity of an overhead line.
 - Make sure that barriers and warning notices are erected as required.
 - Not tip soil or stack material underneath overhead lines as this may reduce the clearance to an unsafe distance.
 - Make sure when handling or using platforms, scaffold, poles, piping, ladders, hand tools etc., that they are kept at a safe distance from overhead lines.
 - Not steady a suspended load, skip, hoist wire, slings etc., unless satisfied that there isn't any danger from overhead lines.
 - Remember that when mobile plant, such as a crane or excavator, is operating near overhead lines, the raising or slewing of the jib may introduce danger.
 - Always keep overhead lines in view when manoeuvring mobile plant.
 - Never operate a machine unless carefully guided by an experienced banksman.
 - Not approach or touch any broken or fallen conductors or any plant in contact with an overhead line before Electricity North West Limited confirms that conditions are safe. Warn others to keep well clear.

Machine operators should note that: if a machine comes into contact with an overhead line and cannot be disentangled by backing off, remain seated in the cab and warn others to keep clear of the machine until Electricity North West Limited confirms that conditions are safe. If it is essential to

leave the machine while it is in contact with the overhead line, for example if it catches fire, jump well clear – and **do not** attempt to climb down in the normal way nor touch any part of the machine when on the ground.

7. Electricity North West Limited provides approximate locations of its electricity mains or apparatus according to its records but these records are not necessarily accurate or complete and do not always show the position of private cables from mains to properties. No person or company shall be relieved from liability for any damage caused by reason of the actual positions and/or depths being different from those indicated.

8. Care should be taken when excavating near cables. Known road crossings are highlighted on the enclosed plans. Should any cable, or Electricity North West Limited apparatus indicated on the attached plans, be affected by your proposals please contact us as follows:

Data Management
Linley House
Dickinson St
Manchester
M1 4LF

Telephone: **0800 195 4141 (option 2)**

Details of diversion costs, if any, will be provided on request once your firm proposals have been submitted.

9. Please note that service cables may be affected by some of the works being carried out on site.

If any services do require temporary disconnection please phone **0800 195 4141 (option 2)** for domestic and commercial disconnection, so that arrangement can be made to disconnect before work commences on site.

10. For information regarding supplies please contact us on **0800 195 4141 (option 2)**.

11. Please note that cable records supplied may not be up to date, or may be incomplete, if the area concerned is a new site.

12. For information regarding wayleave or easement agreements contact:

Manchester	0161 604 1341
Preston	01772 848639
Kendal	01539 796082

13. The latest cable records are always available for inspection during normal working hours and you should satisfy yourself that the information you have is up to date at the time you commence work. This service is consistent with the requirement of Regulation 36 of the Electricity Supply Regulations and paragraph 79 of the New Road and Street Works Act.

Please contact Data Management on **0800 195 4141 (option 2)** to arrange an appointment to view the records.



304 Bridgewater Place
Birchwood Park
Warrington
WA3 6XG

www.enwl.co.uk

Registered in England and Wales
Registered Number 2366949



Affected Utilities

Environment Agency

From: GMMC Info Requests <Inforequests.gmmc@environment-agency.gov.uk>
Sent: 18 July 2016 17:52
To: Statutory Enquiries
Subject: 47545 - Site at Store Street, Manchester Response from the Environment Agency

Dear Sirs

47545 - Site at Store Street, Manchester

Thank you for your email.

Although the Environment Agency is classed as a statutory undertaker for certain purposes we do not generally have plant equipment or pipelines situated in the public highway. Our consent as a regulator may be required if you are intending to carry out work within 8 metres of a Main River as defined in the Water Resources Act 1991.

This reply has been drafted without conducting a specific search of our records. If you have reason to think that your proposal will affect land or equipment which we own please resubmit your enquiry making this clear in the subject heading stating "RESUBMIT:"

Kind regards,

Katie McAlinden
Customer and Engagement Officer
Email: Inforequests.gmmc@environment-agency.gov.uk

From: atkinsstatutory.enquiries@atkinsglobal.com [mailto:atkinsstatutory.enquiries@atkinsglobal.com]
Sent: 12 July 2016 10:28
To: plantenquiries@catelecomuk.com; matthew.coe@clearchannel.co.uk; plantenquiries@energetics-uk.com; Enquiries, Unit; plantenquiries@instalcom.co.uk; plantenquiries@mcnicholas.co.uk; plantenquiries@mcnicholas.co.uk; opburiedservicesenquiries@networkrail.co.uk; interroute.enquiries@plancast.co.uk; nrswa@sky.uk; osp-team@uk.verizon.com; osp-team@uk.verizonbusiness.com; osm.enquiries@atkinsglobal.com
Cc: atkinsstatutory.enquiries@atkinsglobal.com
Subject: Plant Enquiry - 47545 - Site at Store Street, Manchester - Please respond by 01/08/2016

Our Reference: 47545
Site Name: Site at Store Street, Manchester
Works Description: Development Appraisal
Site Grid References: 385161 398195,385237 398212,385072 398147,385197 398255,385123 398136

To whom it may concern,

Please find enclosed a plant enquiry for your attention.

We request plans showing the location of your company's affected plant in relation to the [entire site area shown within the boundary on the attached map](#). Grid references and postcodes relative to the site boundary are provided on the attached map to help you locate the site.

Within your response please quote our reference number and the name of the site shown above. If you do not have any apparatus in this area, please could you send written confirmation to declare that no apparatus is affected. Please also include information relating to the use and location of Radio Frequency Identification Devices (RFIDs) where available.

It would be greatly appreciated if you could respond to this enquiry by 01/08/2016. Your prompt response will assist with our clients proposals in your interests of plant protection.

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Affected Utilities

GM UTC

Tajir, Tanveer

CHECKED

From: Chris Thompson <Chris.Thompson@tfgm.com>
Sent: 25 July 2016 14:12
To: Atkins Statutory Enquiries
Cc: Pramesh Mistry
Subject: RE: Plant Enquiry - 47545 - Site at Store Street, Manchester - Please respond by 01/08/2016
Attachments: Sig45X-Sig45_500 (1).pdf

Dear Sir/Madam,

Your Reference: 47545

Site Name: Site at Store Street, Manchester

Our records show traffic control infrastructure in the vicinity of the above as detailed on the attached drawing.

If you suspect your works will affect these installations and require further details, please contact us via email to gmutc@tfgm.com

Should you vary the location of the works, please inform us so that further checks can be made.

The information relates to traffic control equipment managed by Transport for Greater Manchester, and is believed to be correct.

Kind regards,

Chris Thompson

Engineer

Urban Traffic Control – Highways

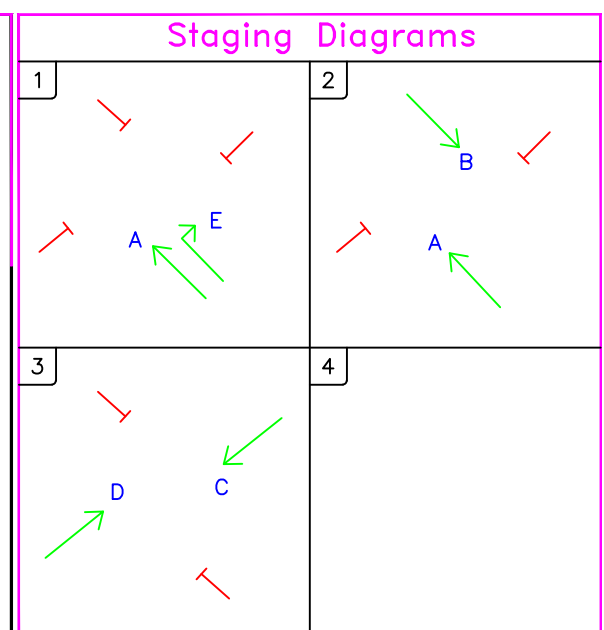
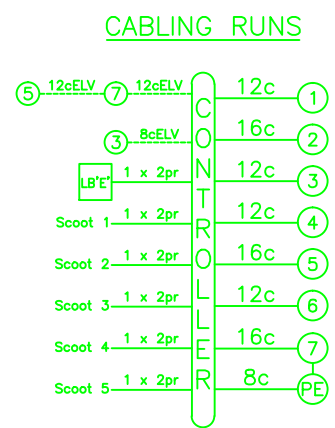
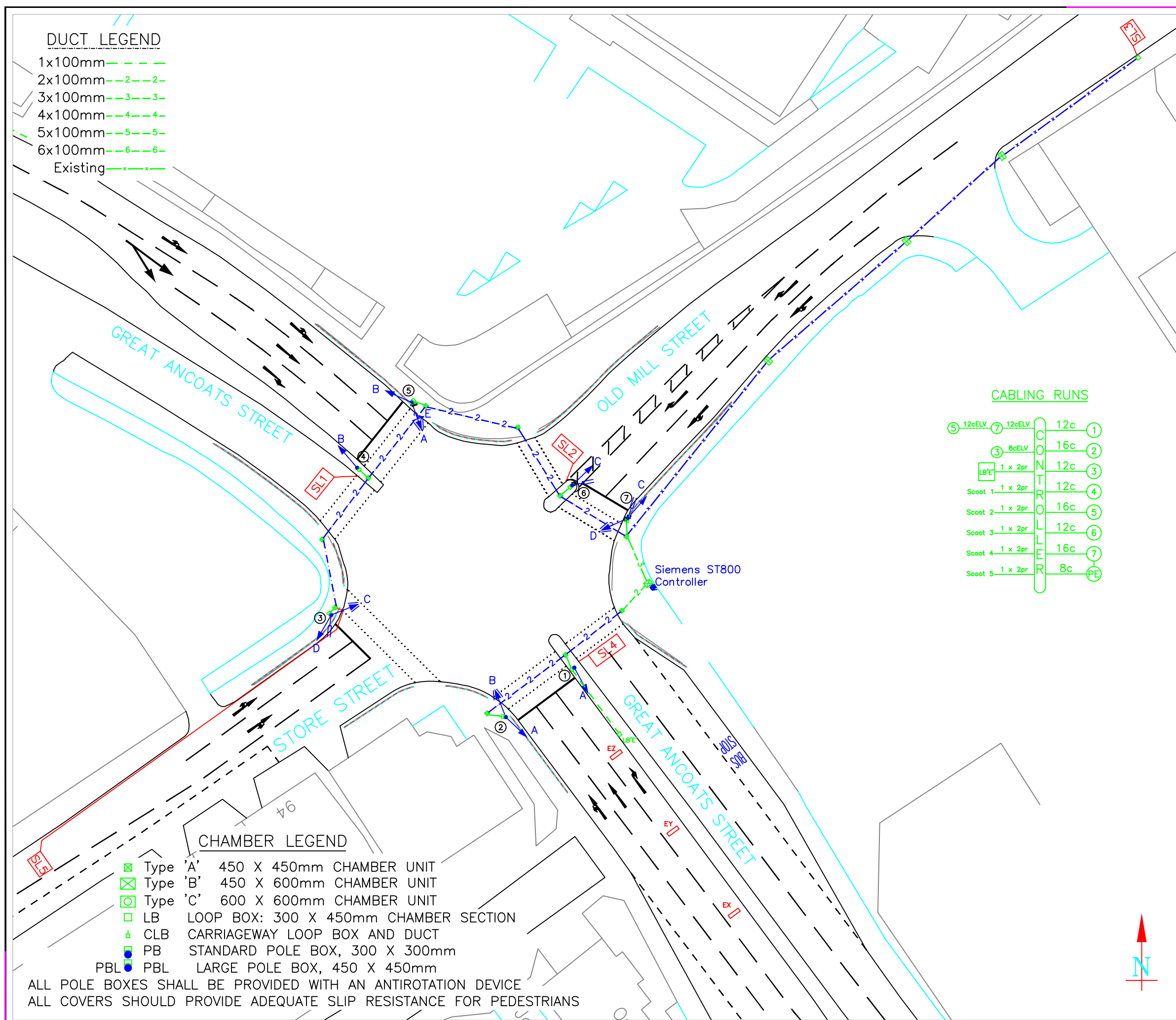
Transport for Greater Manchester
2 Piccadilly Place, Manchester M1 3BG
Direct line 0161 244 0965, Extension 700965
Mobile 07785 664942
www.tfgm.com

Please don't print this email unless you **really** need to.

From: GMUTC
Sent: 12 July 2016 10:45
To: Pramesh Mistry; Chris Thompson
Subject: FW: Plant Enquiry - 47545 - Site at Store Street, Manchester - Please respond by 01/08/2016

From: Statutory Enquiries [<mailto:AtkinsStatutory.Enquiries@atkinsglobal.com>]
Sent: 12 July 2016 10:28
To: enquiries.manchesterpennine@canalrivertrust.org.uk; contact@manchester.gov.uk;
karen.whittaker@amey.co.uk; medc@manchester.gov.uk; GMUTC
Subject: Plant Enquiry - 47545 - Site at Store Street, Manchester - Please respond by 01/08/2016

Our Reference: 47545
Site Name: Site at Store Street, Manchester
Works Description: Development Appraisal



Notes

- Existing ducts shown in blue, new ducting shown in green.
- New poles and pole boxes installed.
- Siemens LED heads installed.

A	Site survey	08/07/05	PM	
REVISIONS		DATE	BY	APP

Great Ancoats St/Old Mill St, City Centre
MANCHESTER (45)

SCALE 1:500
0.0 5 10 15 20 25 30 metres

OS-REF		CHECKED ON SITE BY	PM
DATE	06/06/05	CHECKED BY	
STATUS	As Built	DRAWN BY	SD
ORIGINAL DRAWING SIZE	A3	CAD FILE	Sig45
XREF			REV
DRAWING No.	A3/3/45/1A		

Association of Greater Manchester Authorities
GREATER MANCHESTER URBAN TRAFFIC CONTROL UNIT, GMUTC

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GMPTF LA 100022610 2007



Affected Utilities

GTC

From: plantenquiry@gtc-uk.co.uk
Sent: 12 July 2016 14:50
To: Statutory Enquiries
Subject: GTC Plant Enquiry - Ref- 277044
Attachments: 277044.png; GU-DPR-IG-0022 Safe working in the vicinity of utility networks.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Warning: GTC Apparatus Exists in This Area

Our Plant Enquiry Service Ref: 277044
Your Enquiry Ref: LM 47545/SuC

Dear Chrissy,

Thank you for your enquiry concerning apparatus in the vicinity of your proposed work. For your records, the search area is shown in the attached map.

Please click on the links below to download copies of the relevant utility asset drawings locating our assets in the area which you identified. These drawings are grouped by our relevant network reference, should you need to contact us regarding any of our networks please quote this reference. Links to files will remain live for 10 days. If you do not download these files within this period you will need to submit a new enquiry – this will ensure you have an up-to-date copy of our asset records.

PLEASE NOTE: Where drawings are large, these have been provided in smaller segments. A drawing index is provided as the first file listed for each network reference (example of a network reference: N1234567) shown below. This is intended to help you find the drawing relevant to you more quickly. Please take care to ensure that you use the relevant drawings for every network listed below as we may have multiple networks and multiple utilities in this area.

N0010178-1

Gas

- [N0010178-1_1_of_1.png](#)

This information is for guidance only and the precise position of the plant must be established, prior to your works, using hand-digging methods only. The contractor will be held responsible for any damage caused to our asset. Please note our assets now include those owned and operated by:

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

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

All works in the vicinity of our networks should be undertaken in accordance with the attached document "GU-DPR-IG-0022: Safe working in the vicinity of utility networks". Reference should also be made to HSG47 Avoiding Danger from Underground Services.

Important: The area of your proposed works may contain gas mains operating at Medium and Intermediate Pressure tiers or electric cables operating at High Voltage – please refer to the network drawings included with this email. If your proposed works are likely to involve excavation within 10 metres of any of these assets, including but not limited to gas governors and electric substations you MUST inform GTC Plant Enquiries by calling 01359 240363 and quoting your Plant Enquiries Service Reference number.

Important: Drawings provided by this service may include utility assets not owned or managed by GTC. Conversely our drawings will NOT display assets from all third parties. It is your responsibility to ensure you have requested information from all utility asset owners.

Gas Escape or Damage MUST be reported on 0800 111 999. National Grid / DNGT will attend to make safe and repair.

Electricity Network Damage MUST be reported to ENC on 0800 032 6990.

Water Network Damage MUST be reported to IWNL on 02920 028 711

Fibre Network Damage MUST be reported to IFNL on 0845 051 1669

Thank you for using the GTC Plant Enquiries Service.

Your sincerely,

GTC Plant Enquiry Service

GTC

Energy House

Woolpit Business Park

Woolpit

Bury St Edmunds

Suffolk, IP30 9UP

Tel: 01359 240363

plant.enquiries@gtc-uk.co.uk

NOTE:

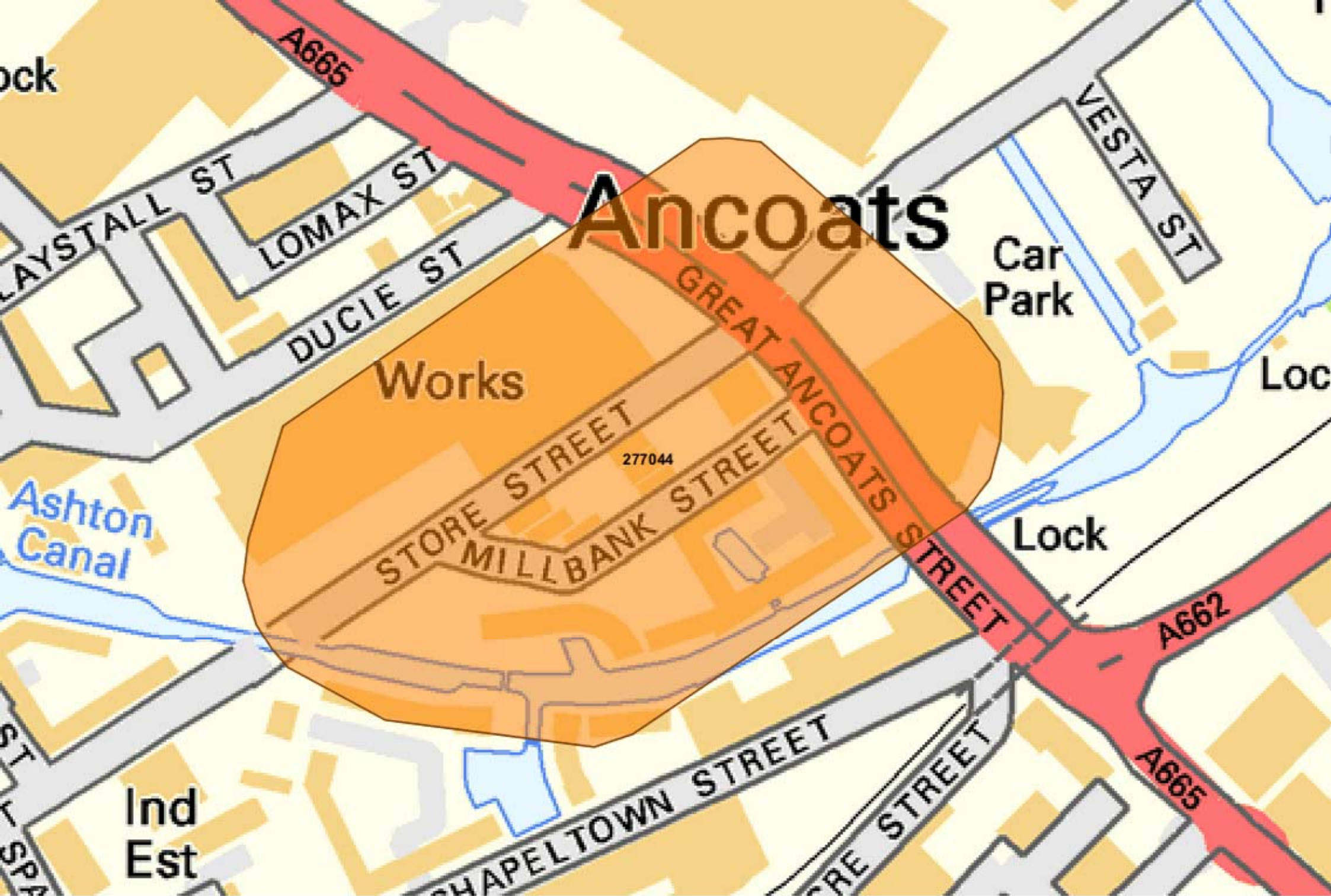
This E-Mail originates from GTC, Energy House, Woolpit Business Park, Woolpit, Bury St Edmunds, Suffolk, IP30 9UP

VAT Number: GB688 8971 40. Registered No: 029431.

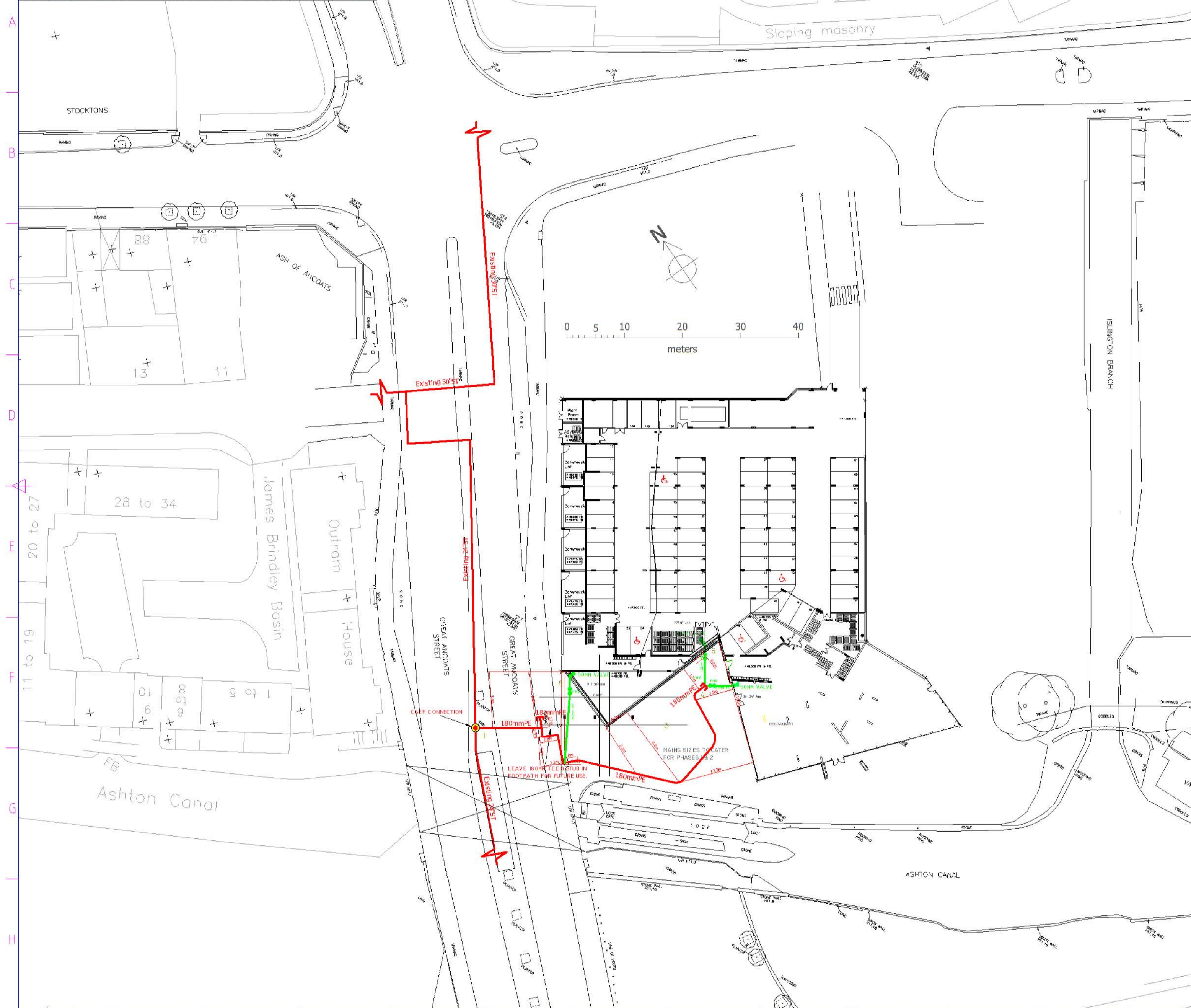
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Thank you



Rev	Revision Note	Date	Drawn by	Approved
1	Original drawing & As-Laid Data Added	24/09/08	Fade	N/A
1-1	As-Laid Data Added from email 16/07/13 11:15	18/07/13	GJ	N/A



Services
All services to be ducted. Duct laid by the developer at 450mm over to the finished level. Road crossings to be separately ducted with their position clearly marked. All duct to be 50mm diameter continuous plastic. Services will be tied wherever possible.

Proposed Mains
All mains to be laid in pre-excavated trench to 600mm cover, provided by the developer. Road crossings to be continuous plastic duct or drainage pipe sized to accommodate the mains shown on this drawing, at 750mm over to the finished level.

Existing Mains
The information shown on this plan is given without obligation or warranty. The accuracy thereof cannot be guaranteed. No liability of any kind is accepted by the company, its agents or servants for any error or omission. GTC can accept no responsibility for the accuracy of the location of existing Transco mains shown on this drawing. It is the developer's responsibility to contact Transco to confirm the exact location.

Low Pressure:
Proposed GTC Main (dashed)
Existing Main (solid)

Medium Pressure:
Proposed GTC Main (dashed)
Existing Main (solid)

Intermediate Pressure:
Proposed GTC Main (dashed)
Existing Main (solid)

Off Site Mains:
Off Site Main (dashed)
Off Site Main (solid)

Legend:
IP connection to other RGT
HP connection to other RGT
LP connection to other RGT
Pressure Reducing Station (Governor)
Valve
Reducer

Duct Sizes

Gas/Pressure/Service	Duct Size
20, 25 & 32mm	50mm
40mm	100mm
50mm	150mm
75mm	225mm
100mm	300mm
125mm	450mm
150mm	600mm

ANY DEVIATION FROM THESE SIZES IS AT THE DEVELOPER'S OWN RISK.

Minimum Proximity to Properties - Pe Mains

O.D. (mm)	Material	MOP		
		< 75 mbar	> 75 mbar	> 2 bar
≤ 140	Pe 80 SDR 26	0.25	3	
	Pe 80 SDR 17.6	0.25	3	
	Pe 80 SDR 11	0.25	3	5
150 to 250	Pe 80 SDR 26	1	3	
	Pe 80 SDR 17.6	1	3	
	Pe 80 SDR 11	1	3	5
315	Pe 80 SDR 26	1	3	
	Pe 80 SDR 17.6	1	3	
	Pe 80 SDR 11	1	3	5

This plan shows those pipes owned by GTC Pipelines Ltd. Gas pipes owned by other GTV's or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. No liability of any kind whatsoever is accepted by the company, its agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HSE(GP), 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.

When the main has been laid it becomes the responsibility of the developer to ensure its protection, therefore badfiling should be carried out as soon as possible. Any damage or theft of any item once delivered to site is the responsibility of the developer. Replacement and repair, including administrative costs will be fully recharged to the developer, irrespective of who the responsible party was. It will be the developer's responsibility to recover the costs from the third parties.

This gas network design has been carried out by:
Neal Herbert, Eng MICEM
Engineering Manager
The Gas Transportation Company Ltd Tel: 01359 240363
Woolpit Business Park Fax: 01359 244398
Bury St Edmunds www.gtc-uk.co.uk
Suffolk
IP30 9LP
GRS Reg. No: IUP 2000015/0017/001F
All pipe and fittings used on this design are to be in accordance with PL2/E, L2/E and F7/E

© GTC Pipelines Ltd 2006

Drawing Scale : 1:500

O.S.REF:

Network Number : N0010178-1

Project Number :

Drawing Number : N0010178-1_R1-1_1_of_1

Developer : Laing O'roure

Location : Islington Wharf

Off Great Ancoates Street, Manchester

Lancashire M4

SHEET SIZE A2

SAFE WORKING IN THE VICINITY OF UTILITY NETWORKS

(Refer to the HSE Guidance Document HSG47)

General

1. It is imperative that all works are carried out in accordance with the guidance provided by the HSE in their document HSG47 "Avoiding Danger from Underground Services", ISBN 0-7176-1744-0. No party should carry out any excavation works or other intrusive works such as piling, blasting or demolition without following the guidance in HSG47.
2. We own gas, electricity, water and fibre apparatus located in the highway, private property and through the countryside. Some plant may be located in land for which a wayleave or easement has been granted & there may be no surface evidence of the presence of apparatus.
3. Ensure that you have obtained detailed plans of existing and proposed gas, electricity water and fibre networks.
4. The position of the networks should be pinpointed as accurately as possible by reference to the plans and by means of a locating device, which has been tested and calibrated within the last twelve months.

Excavation work should be carried out where applicable, and carefully follow recognised safe digging practices. Once a locating device has been used to determine position and route, excavation may proceed; trial holes should be dug using suitable hand tools to confirm the position of buried networks. During excavation the locating device should be reused to check position and route of buried apparatus.

5. Hand-held power tools can damage buried apparatus and should be used with care until the exact position has been determined. They may only be used to break a paved or concrete surface above the network, unless there are any indications that the network is particularly shallow, in such circumstances, accuracy of plant location is determined and excavation initiated adjacent to the apparatus.
6. No manhole, chamber or other structure should be built over, around or under the network. Such structures, other pipes, ducts and cables should be laid to provide a minimum clearance from the network of 300mm or 1.5 times the diameter of the network, whichever is the greater. No work should be carried out if this minimum clearance cannot be met or which results in a reduction of cover or protection over the network, without first consulting GTC.
7. Where an excavation uncovers a network apparatus the backfill should be adequately compacted, particularly beneath the network, to prevent any settlement, which would subsequently damage the network. Backfill material adjacent to the network should be selected fine material or sand, containing no stones, bricks or lumps of concrete etc. and should be suitably compacted to give comparable support and protection to that provided before excavation. No power compaction should take place until 200mm cover of selected fine fill has been suitably compacted by hand tools.

8. If the road construction is close to the top of the network, GTC should be asked about necessary precautions. The road construction depth should not be reduced without permission from the local Highway Authority.
9. Costs incurred by GTC through direct or consequential damage will be recharged.

Precautions for Gas Networks

10. Plans do not always show the presence of gas pipes cables (from the gas main to premises) but their existence should be assumed.
11. The depth of cover for gas mains is normally 750mm in carriageways and grass verges and 600mm in footways. The depth of cover for gas services is normally 450mm. Remember these covers are to finished level, you may be working in an area, which will be made up or lowered at a later date.
12. Plastic gas pipes should be located by hand digging before mechanical excavation begins. When the positions and depth of the pipes have been determined, work can proceed.
13. The danger created by damaging a gas pipe with an excavator is much greater than if the damage is done with a hand-held power tool (the opposite is true for work near electricity cables and this is reflected in the different safe digging practices). Gas pipes may have projections such as valve housings, which are not shown on the plans and to allow for this mechanical excavators should not be used within 500mm of a gas pipe.
14. If a gas leak is suspected, the following action should be taken immediately:
 - Remove all people from the immediate vicinity of the escape. If the service connection to a building or the adjacent main has been damaged, warn the occupants to leave the building, and any adjoining building, until it is safe for them to return. It is important to note that a mechanical excavator may not only cause damage/leakage at the point of impact. For example, damage to a service connection outside the building may result in further, unseen damage to the connection inside the building. Gas leaking from the damage inside or gas travelling along the line of the service connection pipe from outside the building may cause a build-up of gas within the building.
 - Prohibit smoking, and extinguish all naked flames and other sources of ignition i.e. stop excavator and compressor engines within at least 5.0m of the leak.
 - Inform National Grid by dialling **0800 111 999**
 - Remain on site.
 - Assist National Grid staff, Police or Fire Services as requested.
15. Where gas pipes cross or are parallel and close to excavations, changes in backfill etc. may cause differential ground settlement and increased stress in the pipe. For pipes parallel and close to excavations, the degree of risk depends upon the depth of the excavation, the distance of the pipe from the excavation, the type of soil and any excessive loading from heavy construction plant and materials. Wherever excavation works may affect the support of the gas pipe or cause excessive loading over the gas pipe then GTC must be consulted.

16. No concrete or other hard material should be placed or left under or adjacent to any gas pipe as this can cause pipe fracture at a later date. Concrete backfill should not be used within 300mm of a gas pipe.
17. Where an excavation uncovers a gas pipe with a damaged wrapping, GTC should be told, so that repairs can be made to prevent future corrosions and leakage.
18. Pipe restraints or thrust blocks close to gas mains should never be removed.
19. Anyone who carries out work near underground gas plant should observe any specific requirements made by the site manager, and ensure that access to the plant by National Grid Gas and GTC staff is available at all times. No unauthorised repairs to gas pipes should be made.
20. Where excavation is within 5 metres proximity to above or below ground pressure control equipment, ground workers must be aware of the possibility of encountering small impulse pipe work that is more susceptible to damage.
21. Where PE pipes and cables have been exposed and it is intended hot work (e.g. welding, grinding, etc) be carried out, contact must be made with GTC to confirm additional precautions and actions that may require to be undertaken.
22. GTC should be consulted if it is intended to carry out any of the following activities:
 - using explosives within 30m of gas pipes or 400m of gas pressure reduction equipment
 - piling or boring within 15m of gas plant
 - excavating within 10m of pressure reduction equipment
 - reducing the cover or protection of a gas pipe
 - carrying out nearby deep excavations
 - working near our intermediate pressure (IP) mains.

Precautions for Electricity Networks

23. Plans do not always show the presence of electric service cables (from the electricity main to premises) but their existence should be assumed.
24. In most cases there will be no permanent surface marker posts or other visible indication of the presence of a buried cable. Even if no cables are shown on plans or detected by a locator, there may still be cables present, which could be live and a close watch should be kept for any signs which could indicate their presence such as marker tape, tape tile, concrete tiles and wooden battens. Any marker which is disturbed by our excavations must be replaced once work is completed.
25. Typically underground cables are laid in trenches between 450mm and 1.0m deep, although some high voltage cables will be deeper, however, depths should never be assumed.
26. A cable is positively located only when it has been safely exposed. Even then, digging should still proceed with care as there may be other cables adjacent or lower down.

27. Occasionally, cables are terminated in the ground by means of a seal, sometimes with external mechanical protection. These “pot ended” or “bottle ended” cables should be treated as live and should not be assumed to be abandoned or disused. They can be difficult to detect with locators even when “live”.
28. Using hand held power tools to break up hard surfaces often leads to accidents. Where practicable, such power tools should only be used 500mm or more away from the indicated line of a cable buried in or below a hard surface. Having done so, the cable should then be positively located by careful hand digging under the hard surface. The hard surface should be gradually removed until the cable is exposed. If the cable is not exposed then it must be assumed to be embedded within the surface. Where possible a cable locator should be used as a depth guide down the side of the excavation.
29. Because of the difficulty in confirming depth, hand held power tools should never be used over the cable unless either:
 - the cable has already been exposed by digging under the surface to be broken out and it is at a safe depth (at least 300mm) below the bottom of the hard surface material; or
 - physical precautions have been taken to prevent the tool striking the cable.
30. Excavating close to electricity cables buried in concrete is dangerous and should not be undertaken unless the cable(s) have been isolated. For this reason alone electricity cables should not be buried in concrete.
31. Using mechanical means to break up concrete can cause damage to cables and if the cable is live, anyone present is likely to be injured.
32. Where mechanical excavators are used in the possible vicinity of underground cables, the work should be arranged so that damage to cables is avoided so far as is reasonably practicable and so that everyone is kept well clear of the excavator bucket while it is digging. Drivers should have been instructed to stay in the cab if a cable is struck. If they have to leave the cab, they should jump clear. If drivers climb down, they may be electrocuted. When a cable is struck, a watch should be kept on the machine and no one should go down into the excavation or approach the mechanical excavator or the cable until GTC are contacted and arranged for the damaged cable to be made safe.
33. Where cables have been exposed:
 - any damage should be reported to GTC immediately on **0800 032 6990** and work should not be undertaken in the vicinity of a damaged cable until GTC has investigated its condition;
 - for more than 1.0m and they cross a trench, support should be provided. If the exposed cable length is shorter than 1.0m support should still be considered if joints have been exposed or the cable appears otherwise vulnerable to damage. Where advice and help is needed contact GTC;

- Suitable precautions should be taken to prevent damage from on-going work in the excavation. This may involve for example the use of physical means (e.g. timber boards, sandbags etc) to prevent mechanical damage. Materials or equipment which could damage or penetrate the outer sheath of the cable should not be used. Cables lying in the bottom of an excavation are particularly vulnerable and should be protected by nail free wooden planks, troughing or other suitable means;
 - cables should not be moved aside unless the operation is supervised by GTC;
 - Precautions should be taken to prevent access by members of the public.
34. GTC should be consulted if it is intended to carry out any of the following activities:
- using explosives within 30m of plant or substations piling or boring within 15m of electric plant
 - excavating within 10m of a substation
 - carrying out nearby deep excavations
 - working near our HV plant.

Precautions for Water Networks

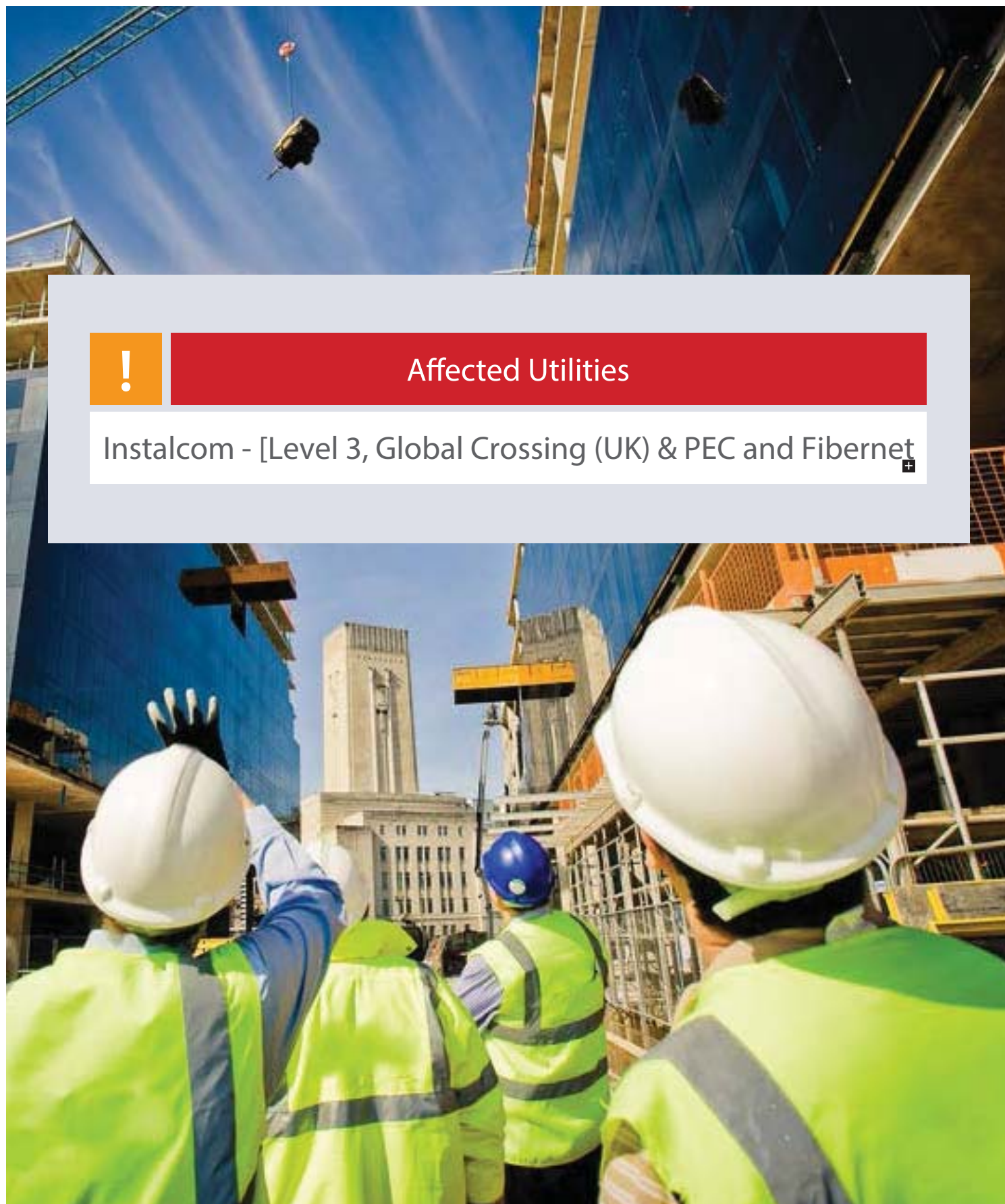
35. Plans do not always show the presence of water service cables (from the water main to premises) but their existence should be assumed.
36. The depth of cover for water mains is normally 750mm in carriageways and grass verges and 750mm footways. The depth of cover for water services is normally 450mm. Remember these covers are to finished level, you may be working in an area, which will be made up or lowered at a later date.
37. Water mains should be located by hand digging before mechanical excavation begins. When the positions and depth of the pipes have been determined, work can proceed.
38. The danger created by damaging a water pipe with an excavator is much greater than if the damage is done with a hand-held power tool (the opposite is true for work near electricity cables and this is reflected in the different safe digging practices). Water pipes may have projections such as valve housings, which are not shown on the plans and to allow for this mechanical excavators should not be used within 500mm of a water pipe.
39. If a water leak is suspected, the following action should be taken immediately:
- Remove all people from the immediate vicinity of the damage. It is important to note that a mechanical excavator may not only cause damage/leakage at the point of impact. For example, damage to a service connection outside the building may result in further, unseen damage to the connection inside the building.
 - Shut down all working plant and machinery in the vicinity of the damage
 - Inform IWNL by dialling **02920 028 711**.
 - Remain on site.

- Do not attempt to make a repair.
 - Assist GTC, approved contractors and Police or Fire Services as requested.
40. Where water pipes cross or are parallel and close to excavations, changes in backfill etc. may cause differential ground settlement and increased stress in the pipe. For pipes parallel and close to excavations, the degree of risk depends upon the depth of the excavation, the distance of the pipe from the excavation, the type of soil and any excessive loading from heavy construction plant and materials. Wherever excavation works may affect the support of the water pipe or cause excessive loading over the water pipe then GTC must be consulted.
41. No concrete or other hard material should be placed or left under or adjacent to any water pipe as this can cause pipe fracture at a later date. Concrete backfill should not be used within 300mm of a water pipe.
42. Where an excavation uncovers a water pipe with a damaged wrapping, GTC should be told, so that repairs can be made to prevent future corrosions and leakage.
43. Pipe restraints or thrust blocks close to water mains should never be removed.
44. Anyone who carries out work near underground water plant should observe any specific requirements made by the site manager, and ensure that access to the plant by GTC staff is available at all times. No unauthorised repairs to water pipes should be made.
45. Where PE pipes and cables have been exposed and it is intended hot work (e.g. welding, grinding, etc) be carried out, contact must be made with GTC to confirm additional precautions and actions that may require to be undertaken.
46. GTC should be consulted if it is intended to carry out any of the following activities:
- using explosives within 30m of plant
 - piling or boring within 15m of water plant
 - excavating within 10m of water asset structures
 - reducing the cover or protection of a water main or service
 - carrying out nearby deep excavations

Precautions for Fibre Networks

47. Plans may not always show the presence of fibre ducts but their existence should be assumed if GTC advise they have fibre services deployed in the given area. Any planned excavation work should only proceed with due care and attention.
48. Chambers with IFNL marked lids can be used as an onsite indicator that GTC have fibre plant deployed in a given area however an exclusion of their presence does not necessarily mean there is no plant present.
49. In most cases there will be no permanent surface marker posts or other visible indication of the presence of a buried fibre duct. Even if no ducts are shown on plans there may still be ducts present which could have live fibre service installed. A close watch should be kept for any signs which could indicate duct presence such as marker tape. Any marker which is disturbed by our excavations must be replaced once work is completed.

50. The depth of cover for fibre duct is normally 350mm in footways and grass verges, 600mm in carriageways and 1000mm in agricultural deployments. Remember these covers are to finished level, you may be working in an area, which will be made up or lowered at a later date.
51. Fibre ducts should be located by hand digging before mechanical excavation begins. When the positions and depth of the ducts have been determined, work can proceed. Even then, digging should still proceed with care as there may be other ducts adjacent or lower down.
52. If fibre duct damage is suspected, the following action should be taken immediately:
 - Remove all people from the immediate vicinity of the damage. It is important to note that a mechanical excavator may not only cause damage at the point of impact. For example, damage to a fibre connection outside the building may result in further, unseen damage to the connection inside the building.
 - Shut down all working plant and machinery in the vicinity of the damage
 - Inform IFNL NOC immediately on **0845 051 1669**.
 - Remain on site.
 - Do not attempt to make a repair.
53. Where fibre ducts cross or are parallel and close to excavations, changes in backfill etc. may cause differential ground settlement and increased stress on the duct. For ducts parallel and close to excavations, the degree of risk depends upon the depth of the excavation, the distance of the duct from the excavation, the type of soil and any excessive loading from heavy construction plant and materials. Wherever excavation works may affect the support of the fibre duct or cause excessive loading over the fibre duct then GTC must be consulted.
54. No concrete or other hard material should be placed or left under or adjacent to any fibre duct as this can cause damage to the duct at a later date. Any backfill should comply with the requirements of NRSWA. Concrete backfill should not be used within 300mm of a fibre duct.
55. Anyone who carries out work near underground fibre plant should observe any specific requirements made by the site manager, and ensure that access to the plant by GTC staff is available at all times. No unauthorised repairs to fibre ducts should be made.
56. Where fibre ducts have been exposed and it is intended hot work (e.g. welding, grinding, etc) be carried out, contact must be made with GTC to confirm additional precautions and actions that may require to be undertaken.
57. GTC should be consulted if it is intended to carry out any of the following activities:
 - using explosives within 30m of plant or fibre asset structures
 - piling or boring within 15m of fibre plant
 - excavating within 10m of fibre asset structures (including the OSCP)
 - reducing the cover or protection of a fibre duct
 - carrying out nearby deep excavations



Affected Utilities

Instalcom - [Level 3, Global Crossing (UK) & PEC and Fibernet]



CIVILS AND CABLING INSTALLATION SPECIALIST

Instalcom Ltd, Borehamwood Ind Park, Rowley Lane, Borehamwood, Herts WD6 5PZ.

Telephone: 020 8731 4600 Fax: 020 8731 4601 Email: enquiries@instalcom.co.uk

27 July 2016

Dear Sir/Madam,

CHECKED

Your Ref: 47545 - Site at Store Street, Manchester

Our Ref: E07-16-2769

With reference to your enquiry regarding the above noted location, I enclose the drawings on behalf of LEVEL 3, GLOBAL CROSSING (UK) LTD, GLOBAL CROSSING PEC, FIBERNET UK LTD and FIBRESPAN Ltd indicating the approximate position of services in this area.

I would draw your attention to the fact that while the position of the plant has been shown as accurately as possible, the information is intended as a general guide only and must not be relied upon in the event of any excavations or other work in the vicinity. I would remind you that the onus remains on you to determine the exact position for example by a hand excavated trial hole. Instalcom accepts no liability for claims arising from any inaccuracy, omissions or errors contained herein. If you would like to query the location further, please email us accordingly and we can arrange an in depth survey, which will be charged at a cost. Enclosed is a guide to excavation works around existing plant.

Instalcom responds to plant enquiries for LEVEL 3, GLOBAL CROSSING (UK) LTD, GLOBAL CROSSING PEC and FIBERNET UK LTD simultaneously and therefore you only need send one copy of a plant enquiry to cover all of these companies. As we are moving towards a fully electronic database we urge our customers to request plant enquiries by email which will result in a higher level of service, please forward future plant enquiries to plantenquiries@instalcom.co.uk

If you require any further information, please do not hesitate to contact me.

Plant Enquiries Administrator

Instalcom Limited

Borehamwood Ind. Park

Rowley Lane

Borehamwood,

WD6 5PZ

E mail: - plantenquiries@instalcom.co.uk

Phone: - 020 8731 4600

Fax: - 020 8731 4601

www.instalcom.co.uk



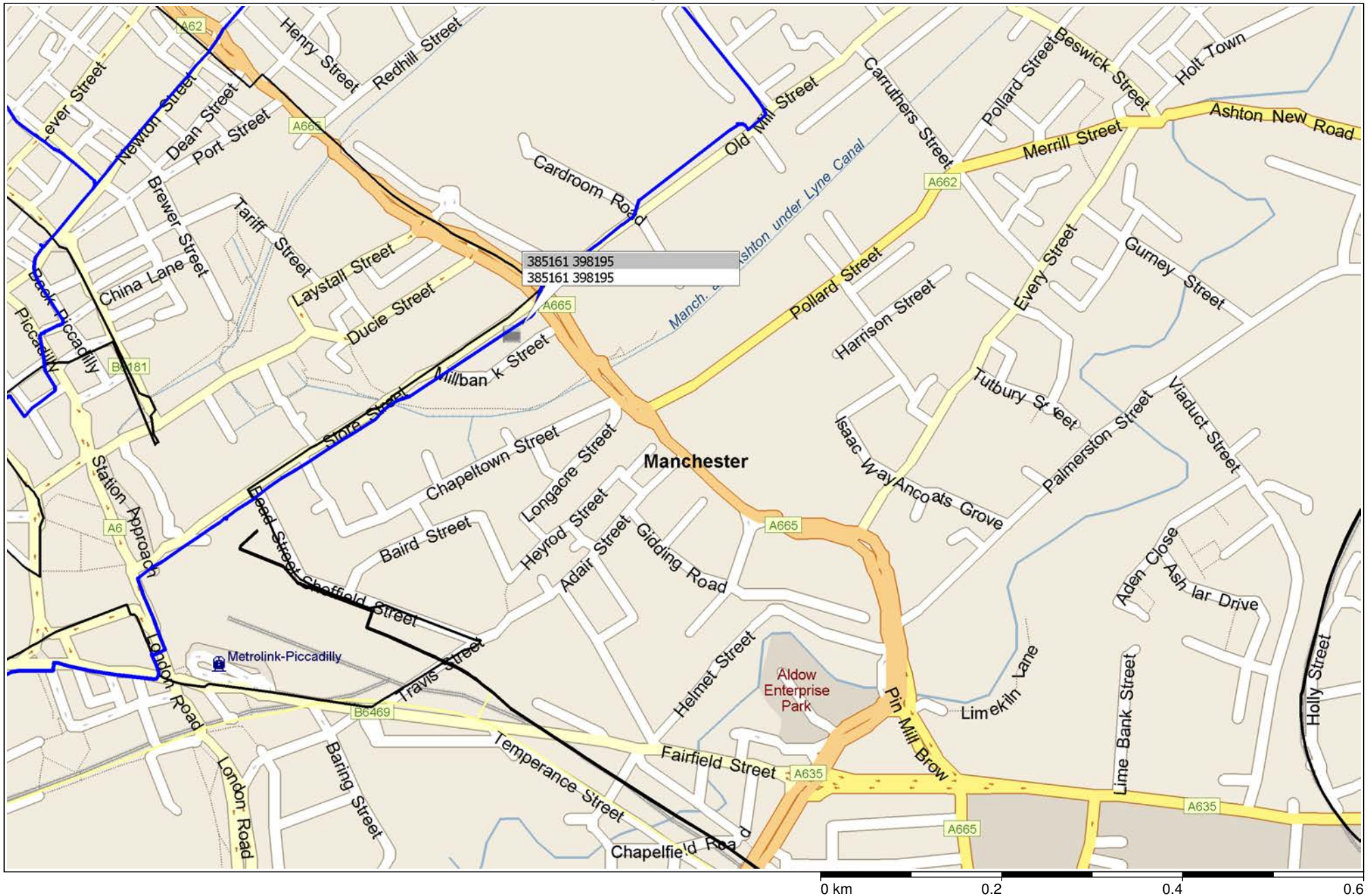
Certificate Number 7604
ISO 9001
ISO 14001
OHSAS 18001

DIRECTORS: T.G. & T.J. O'Connor, J.T. McVeigh, D.J. Dix, P.M. Alderton.
INSTALCOM LIMITED REGISTERED IN ENGLAND No. 3421543



Part of OCU Group

GC & Fibernet as-built map (Version 6.0) - 30-01-12 - Rev



SPECIAL REQUIREMENTS IN RELATION TO LEVEL 3 PLANT

1. In this special requirement, the following terms shall have the meanings assigned to it :-
 - a. "Company" means Level 3.
 - b. "Company Representative" means the staff of Level 3 or its Authorized Representatives and Agents.
 - c. "Apparatus" means all surface or sub-surface equipment and plant including any associated cabling and/or ducting owned leased or rented by Level 3.
2. Before commencing any work or moving heavy plant or equipment over any portion of the site, the contractor shall confirm details of the Apparatus, owned, leased or rented by the Company, within the site with the Company Representative, who can be contacted at the following point: -

**Instalcom Limited
Borehamwood Industrial Park
Rowley Lane
Borehamwood
Hertfordshire
WD6 5PZ
Tel: 0208 731 4600
Fax: 0208 731 4601
E-mail: plantenquiries@instalcom.co.uk**

3. Where such details show that the works or the movement of plant or equipment may endanger the Apparatus of the Company the Contractor must give the Company Representative at least 7 days written notice of the date on which it is intended to commence such works of the movement of plant and equipment in order that the presence of any sub-surface apparatus can be indicated by markers to be supplied by the Company and placed by the Contractor under the supervision of a Company Representative. The Contractor shall ensure that all Company Apparatus, particularly surface running cabling is adequately protected from damage and such protective measures shall be approved by the Company Representative.
4. In the event of a Company marker being disturbed for any reason, it shall not be replaced other than in the exact position of its former depth unless the repositioning is carried out at the direction and under the supervision of a Company Representative.
5. The Contractor shall take particular care in relation to the protection of Company Apparatus, where such Apparatus includes the presence within the site of optical fibre cabling. The contractor should particularly note that the damage to such Apparatus is extremely disruptive to the Company network and costly to reinstate. The Contractor shall make every effort to avoid the disturbance of Company Apparatus more than is absolutely necessary for the completion of the works in accordance with the contract.

6. When excavating around, moving or backfilling around Company Apparatus, the Company Representative shall be given adequate notice, which shall not be less than 3 days, of the contractor's intentions in order that he may supervise the works. The Contractor should note that the normal depth of cover for Company Apparatus and ducts are as follows: -

- a. Carriageways 600mm
- b. Footways 350mm
- c. Verges 450mm

These minimum depths of cover should be maintained wherever possible.

Where the minimum depths of cover cannot be maintained, the Contractor shall carry out the instructions of the Company Representative for the protection of Company Apparatus.

Where cables are not in duct and the required depth of cover cannot be maintained, such cables as are affected shall be enclosed and protected in UPVC duct or equivalent materials as supplied by the Company and by the method directed by the Company Representative.

With regard to excavation in the vicinity of Company Apparatus the Contractor should have particular regard to the possibility of reduced cover and the encountering of such Company Apparatus at depths of cover less than that given at **a, b and c above**.

7. All excavation adjacent to Company Apparatus is to be carried out by hand until the exact extent and/or location of Company Apparatus is known. Mechanical borers and/or excavators shall not be used within 1.0m of Company Apparatus without the supervisory presence of a Company Representative, To prevent any movement of Company Apparatus during excavations, complete shuttering shall be used as directed by the Company Representative if:-
- a. Excavation is deeper than the depth of cover of adjacent Company Apparatus.
 - b. Excavation is within 1.0m of Company Apparatus in stable ground.
 - c. Excavation is within 5.0m of Company Apparatus in unstable ground.

If for the completion of the works, the Contractor intends using any of the following: -

- a. Pile driving equipment within 10.0m of Company Apparatus.
- b. Explosives within 20.0m of Company Apparatus.
- c. Laser equipment within 10.0m of Company Apparatus.

The Contractor shall advise the Company Representative, giving at least 7 working days written notice in order that any special protective measure for the Company Apparatus affected may be arranged.

8. All Company manhole, joint box and /or other access points and chambers within the site shall be kept clear and unobstructed. Access for vehicles, winches, cable drums and/or further equipment required by the Company for the maintenance of it's Apparatus, must be maintained at all reasonable times. The Contractor should particularly note that footway type jointing chambers are not specified for carriageway loadings and will need to be adequately protected and/or demolished and rebuilt under the supervision of a Company Representative where such chambers are likely to be placed at risk, either temporarily or permanently, from the movement of plant and/or equipment on the site.

9. The covers to Company chambers and/or Apparatus shall only be lifted by means of appropriate keys obtained from the Company Representative and under the direct supervision of the Company Representative. No employee of the Contractor or of any sub-contractor employed by the Contractor shall enter any chamber and/or Apparatus of the Company unless under the supervision of the Company Representative and in any case not before the mandatory gas check has been carried out in the presence of the Company Representative and such checks have shown it to be safe to enter the chamber and/or Apparatus of the Company.

The Company Representatives shall be given reasonable access to all Company Apparatus and chambers when required.

10. In the event of any damage whatsoever to Company Apparatus, the Contractor shall immediately inform the Company Representative and report the occurrence immediately by contacting the Company as follows:-

Telephone:-

0208 731 4600
Mon-Fri Office Hours (Instalcom Head Office)

0208 510 3111/3101
Out of Office Hours (24Hr Level 3 Network Operations Centre)

11. The above requirements do not relieve the Contractor of any of his obligations under the Contract.

The accuracy of information on the plans cannot be guaranteed and no liability can be accepted for errors or omissions.

Damage to Communications Plant is Expensive – Please Take Care.



Affected Utilities

KCOM Group

CHECKED



Reference no : 47545

Route : Site at Store Street, Manchester

KCOM Group PLC
5th Floor Prospect House
Prospect Street
Hull
HU2 8PU

Tel: 01482 603455

Fax:

highwaysadmin@kcom.com

Date:

Our Ref:

Your Ref:

Dear Sirs

Thank you for your enquiry. I now return the plans on which I have indicated the approximate position of our existing plant. Please note this is valid for 3 months from the date of this letter.

This response should be treated as a C2 Preliminary Inquiry under S84 NRASWA91. If you believe KCOM's apparatus is affected by your proposals then you need to send a plan and section drawing directly to KCOM and request a C3 Budgetary Estimate. Failure to do so could lead to prosecution as KCOM deem this to be unauthorised interference with their apparatus.

Duct is normally laid to standard depths as specified by the NJUG (National Joint Utilities Group). These depths are currently 350/450mm in footways or verges, 450mm under domestic drives and 600mm under carriageways or industrial drives. However, these depths are for guidance only; due to the problems of congestion, the ducts can be found as shallow as 100mm. Although in instances such as this the duct would be protected by a steel duct/Steel Plate, or a concrete haunching, in certain circumstances the duct can be protected by a combination of all three.

Please ensure that mechanical excavators are not used within 600mm of our plant.

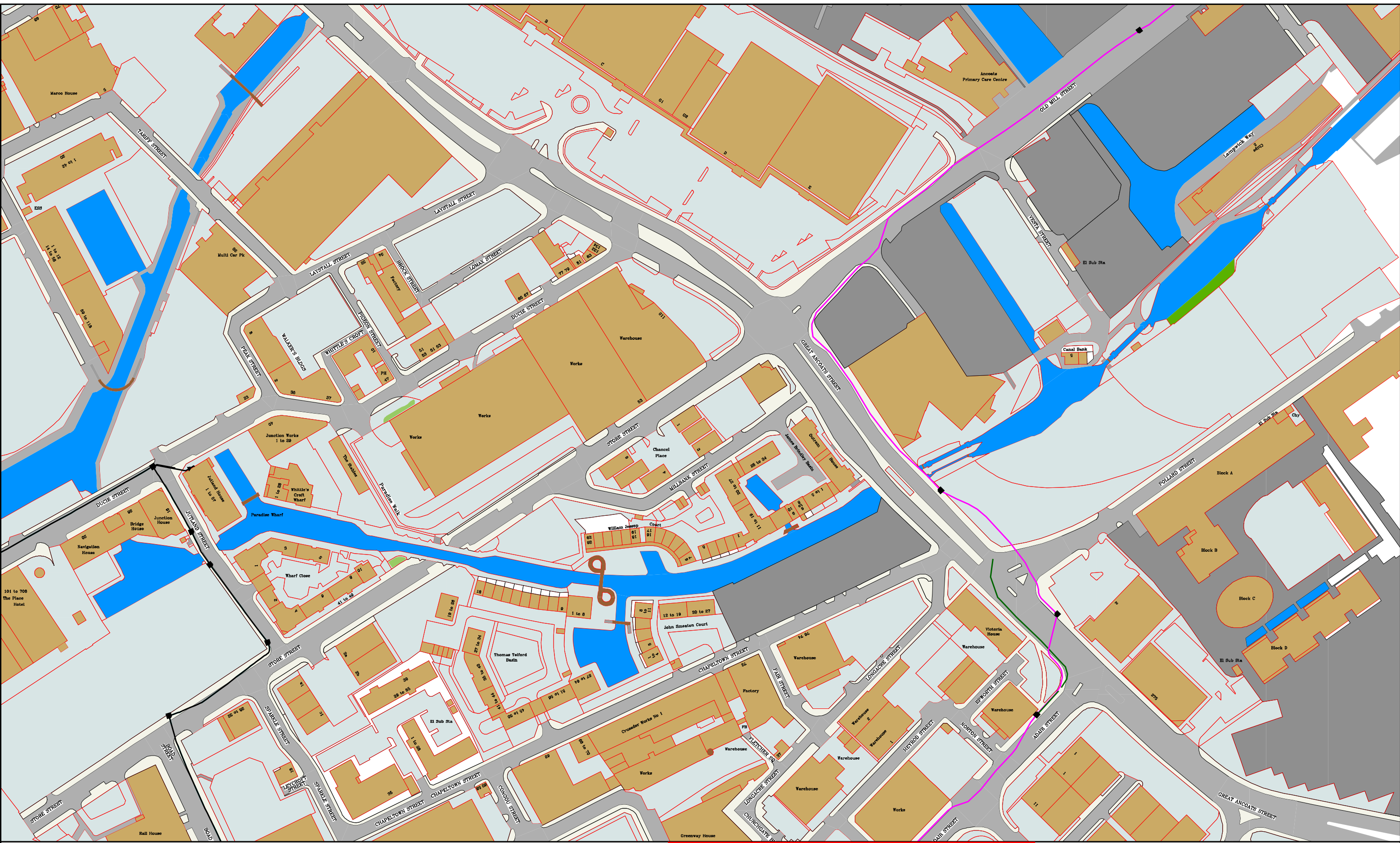
KCOM ducts contain optical fibre cables, which are expensive to repair. Therefore, extreme care must be taken whilst working in the vicinity of these ducts, hand digging methods being used to determine their precise position.

You should note that the above information is intended to assist you with your preliminary design only and does not constitute agreement for you to undertake works within the vicinity of our plant.

This Route was constructed in a joint venture with COLT telecom, who where the primary undertaker. You should also contact COLT and deal with BOTH COLT & KCOM as two separate companies

For clarity, the KCOM group consists of KCOM, Affiniti, Torch Telecom, DRL & Kingston Communications.

Yours faithfully



Kingston Communications
Network Engineering Centre, Melbourne House,
Vulcan Street,
Clough Road,
Kingston upon Hull
HU6 7PS
Tel: 01482 603466

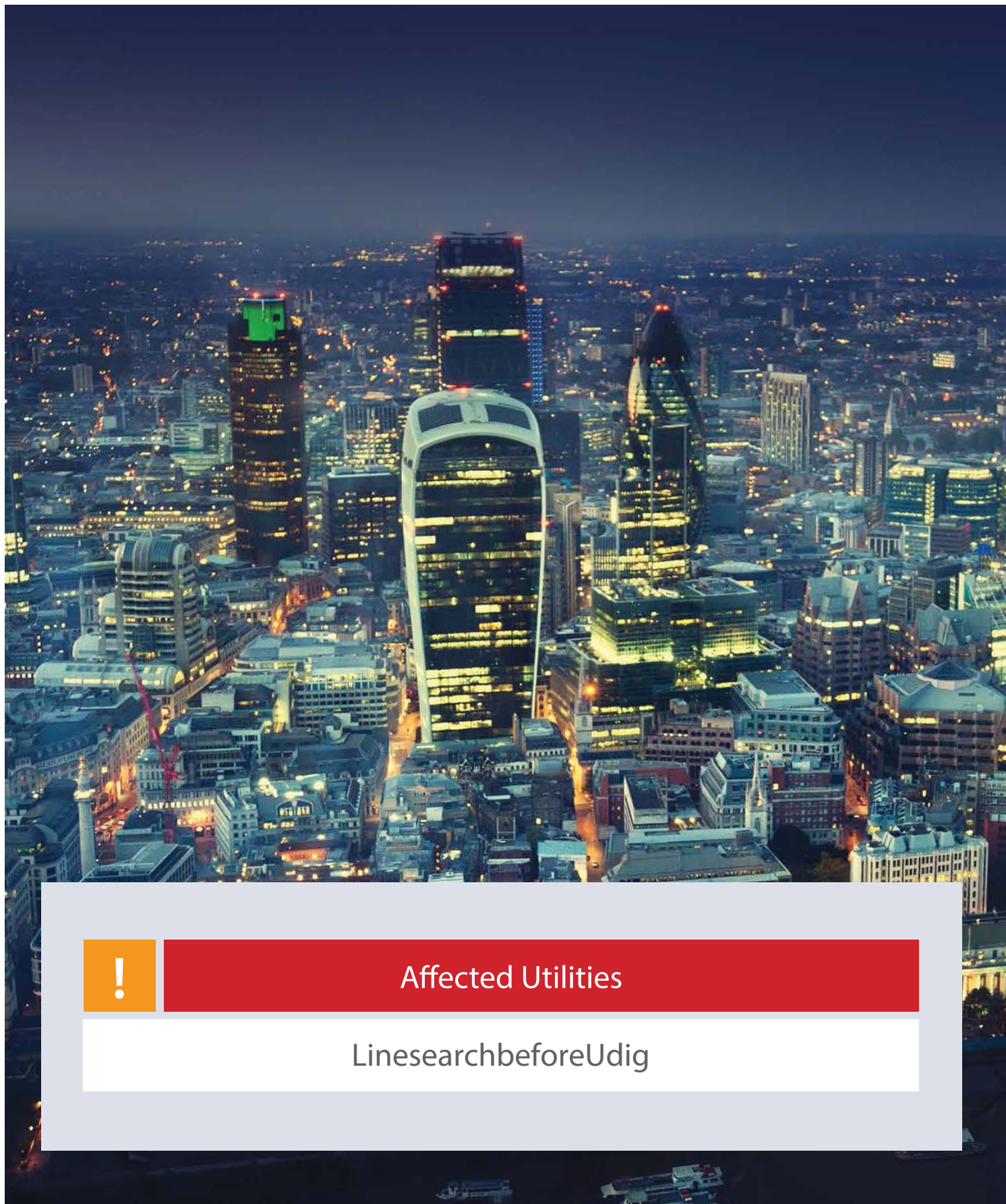
affiniti
GET INVOLVED
Brandy Carr Road,
Wrenthorpe,
Wakefield
WF2 0UG
Tel: 0845 120 1579

Before you excavate – If in doubt as to the position of our plant please call the appropriate External Works Control. Remember – if you damage the Company's plant you will be liable to pay the cost of carrying out a repair. There may be Optical Fibre Cables in the vicinity of your works. Great care must be taken to avoid damage as these cables are very expensive to repair. Also, laser light travels along the fibre and the precautions outlined in BS 4803 Part 3 should be adhered to. For advice call the appropriate Works Control.



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0100019220 & 0100025080

PRINTED ON 21/07/2016



Affected Utilities

LinesearchbeforeUdig

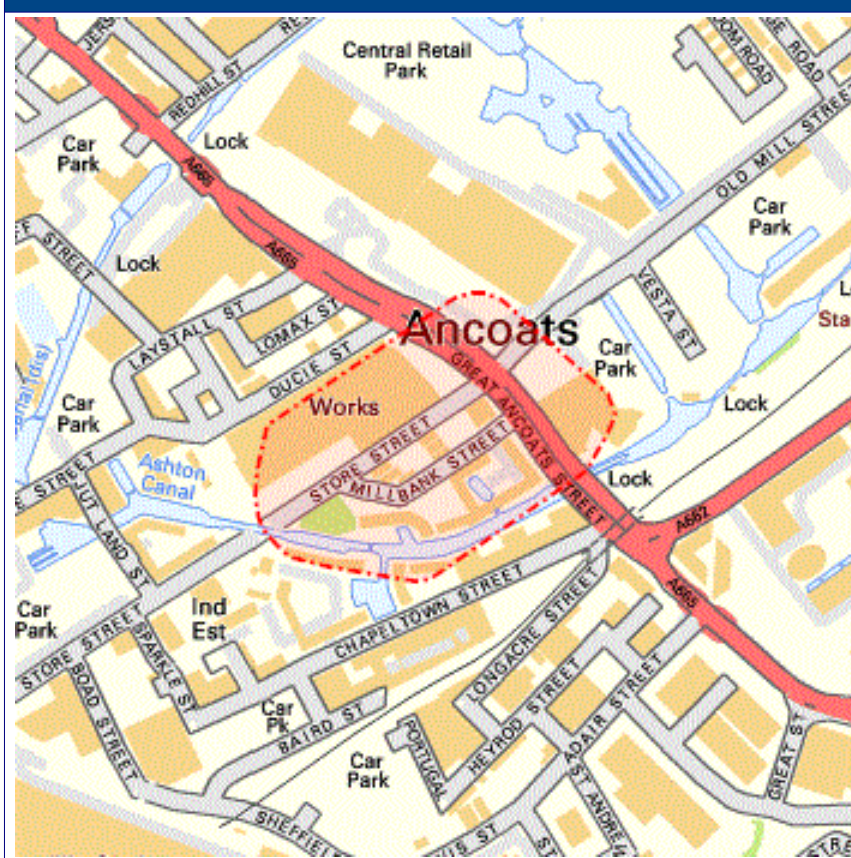
Enquirer

Name	Miss Chrissy Elliott	Phone	01454662397
Company	Atkins	Mobile	Not Supplied
		Fax	Not Supplied
Address	The Hub 500 Park Avenue, Aztec West, Patchway Almondsbury Bristol BS32 4RZ		
Email	atkinsstatutory.enquiries@atkinsglobal.com		
Notes	Please ensure your contact details are correct and up to date on the system in case the LSBUD Members need to contact you.		

Enquiry Details

Scheme/Reference	LM 47545/SuC		
Enquiry type	Initial Enquiry	Work category	Utility Works
Start date	01/08/2016	Work type	Single excavation site
End date	01/11/2016	Site size	46308 metres square
Searched location	XY= 385150, 398190 Easting/Northing	Work type buffer*	25 metres
Confirmed location	385147 398183		

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

Site Map


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

List of affected LSBUD members

Asset Owner	Phone/Email	Emergency Only	Status
Electricity North West Limited	08001954141	08001954141	Await response

LSBUD members who do not have assets registered on the LSBUD service within the vicinity of your search area. Please be aware that LSBUD members make regular changes to their assets.

List of not affected LSBUD members

AWE Pipeline	Esso Petroleum Company Limited	Petroineos
BOC Limited (A Member of the Linde Group)	FibreSpeed Limited	Phillips 66
BP Midstream Pipelines	Fulcrum Pipelines Limited	Premier Transmission Ltd (SNIP)
BPA	Gamma	Redundant Pipelines - LPDA
Carrington Gas Pipeline	Humbly Grove Energy	RWEnpower (Little Barford and South Haven)
CATS Pipeline c/o Wood Group PSN	IGas Energy	SABIC UK Petrochemicals
Cemex	Ineos Enterprises Limited	Scottish Power Generation
Centrica Energy	INEOS Manufacturing (Scotland and TSEP)	Seabank Power Ltd
Centrica Storage Ltd	Lark Energy	Shell (St Fergus to Mossmorran)
CLH Pipeline System Ltd	Lightsource SPV Limited	Shell Pipelines
ConocoPhillips (UK) Ltd	Mainline Pipelines Limited	Total (Finaline, Colnbrook & Colwick Pipelines)
Coryton Energy Co Ltd (Gas Pipeline)	Manchester Jetline Limited	Transmission Capital
CSP Fibre c/o Centara	Manx Cable Company	Uniper UK Ltd
Dong Energy (UK) Ltd	Marchwood Power Ltd (Gas Pipeline)	Vattenfall
E.ON UK CHP Limited	National Grid Gas (above 2 bar) and National Grid Electricity Transmission	Western Power Distribution
EirGrid	Northumbrian Water Group	Wingas Storage UK Ltd
ENI & Himor c/o Penspen Ltd	NPower CHP Pipelines	Zayo Group UK Ltd c/o JSM Group Ltd
ESP Utilities Group	Oikos Storage Limited	
ESSAR	Perenco UK Limited (Purbeck Southampton Pipeline)	



Affected Utilities

Manchester City Council

Tajir, Tanveer

From: v.nwegbu@manchester.gov.uk
Sent: 15 July 2016 18:24
To: Statutory Enquiries
Cc: p.ball@manchester.gov.uk
Subject: Re: Fw: Plant Enquiry - 47545 - Site at Store Street, Manchester - Please respond by 01/08/2016
Attachments: Site Details.pdf; Location.jpg

ATKINS

The Hub,
500 Park Avenue,
Aztec West,
Almondsbury, Bristol,
BS32 4RZ

I can confirm that there are no Manchester City Council owned highway structures within your works boundary - see attached file.

However, if your works involves excavating or building below the existing highways ground level that would require temporary or permanent support to the highways, then we need the works details and an AIP (Approval In Principle) before you proceed with the works.
A fee is charged for the check and approval.

Should you require any further details on the MCC owned structures, please do not hesitate to contact me.

Regards



Victor K. NWEGBU (Ph.D.)
Assistant Engineer

Postal Address:
HIGHWAYS
Manchester City Council
PO Box 532 Town Hall
Manchester
M60 2LA

Office location:
Level 6, Town Hall Extension
Lloyd Street
Manchester
M2 5HD (Sat Nav)

Telephone: 0161 219 6668
Internal: 801 36668
Mobile : 07742 227406
E-mail : v.nwegbu@manchester.gov.uk

ridge

★ Old Mill Street Canal Bridge (filled)

★ Works Footbrid

★Great Ancoats Street Ashton Canal Bridge

★ Ancoats Public Realm Stage 2 Upholding...

★ **Piccadilly Village Phase II Developers' Proposals**

Ashton Canal Aqueduct

Flooded Village

John Green on Court

Warehouse

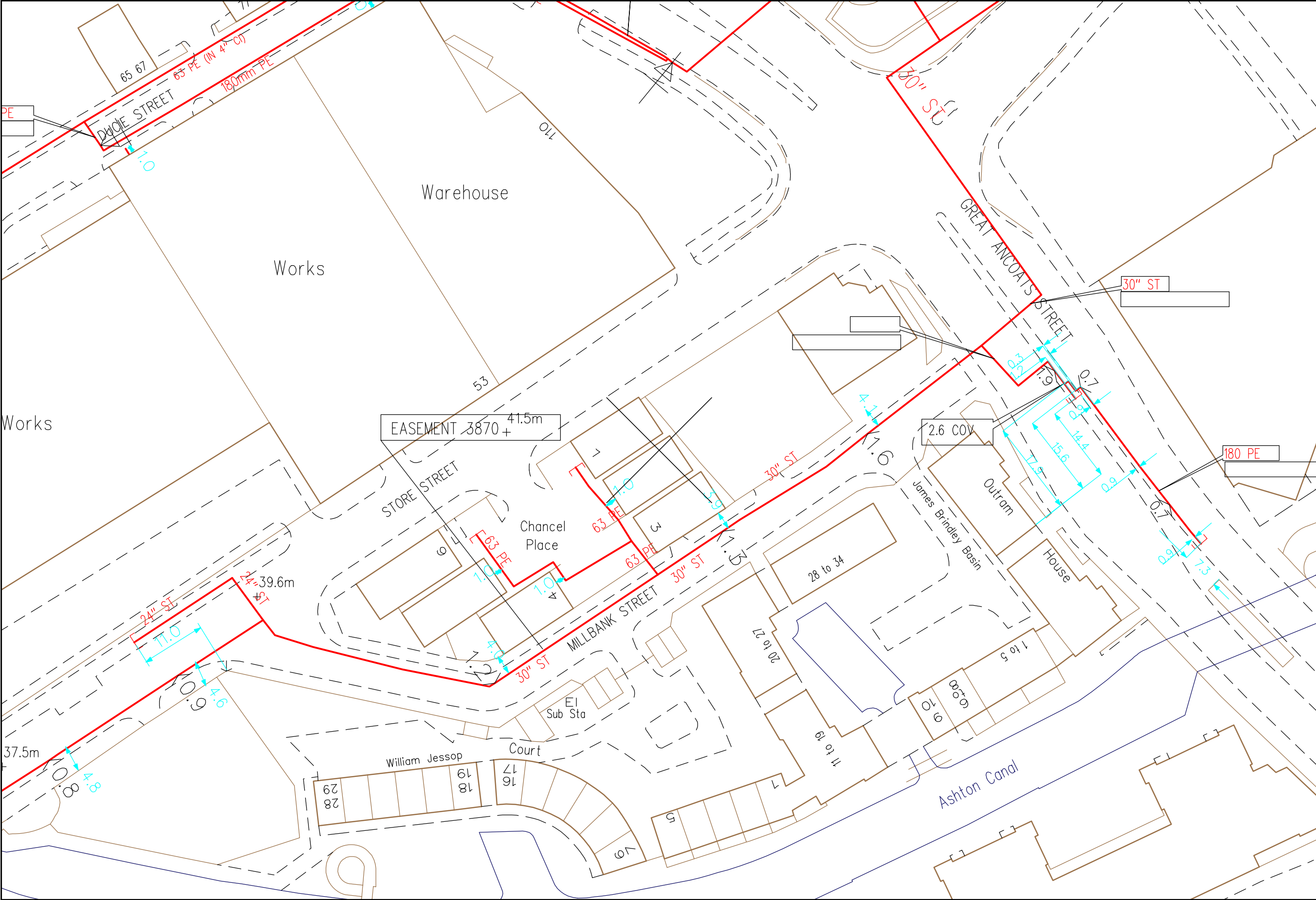
Factory

Warehouse



Affected Utilities

National Grid Gas



CHECKED

SCALE: Not to scale	LP MAINS		This plan shows those pipes owned by National Grid Gas plc in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid Gas plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue. Further information on all DR4s can be determined by calling the DR4 hotline on 01455 892426 (9am-5pm) A DR4 is where a potential error has been identified within the asset record and a process is currently underway to investigate and resolve the error as appropriate.
USER ID: SHET4973	MP MAINS		
DATE: 21/07/2016	IP MAINS		
EXTRACT DATE: 11/03/2016	LHP MAINS		
MAP REF: SJ8598	NHP MAINS		
CENTRE: 385154, 398191			
Some examples of Plant Items: Valve Depth of Cover Syphon Diameter Change Material Change			

MAPS Viewer Version 5.6.7.0
Local Machine
This plan is reproduced from or based on the OS map by National Grid Gas plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.



Affected Utilities

Openreach - [British Telecommunications]

Our Ref: Ref shown on map

email: DBYD@openreach.co.uk
Phone: 0800 023 2023. Option 5

Date of issue shown on map



Dear Customer,

NR & SW ACT 1991 – PROPOSED WORKS AT:

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

Email Dial before you dig DBYD@openreach.co.uk

Visit the website www.dialbeforeyoudig.com

Thank you for your request of describing the above proposals.

Enclosed are copies of our drawing marked up to show the approximate locations of BT apparatus which is present in the immediate vicinity of your works. It 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 made near to British Telecommunications plc apparatus which may exist at various depths and may deviate from the marked route.

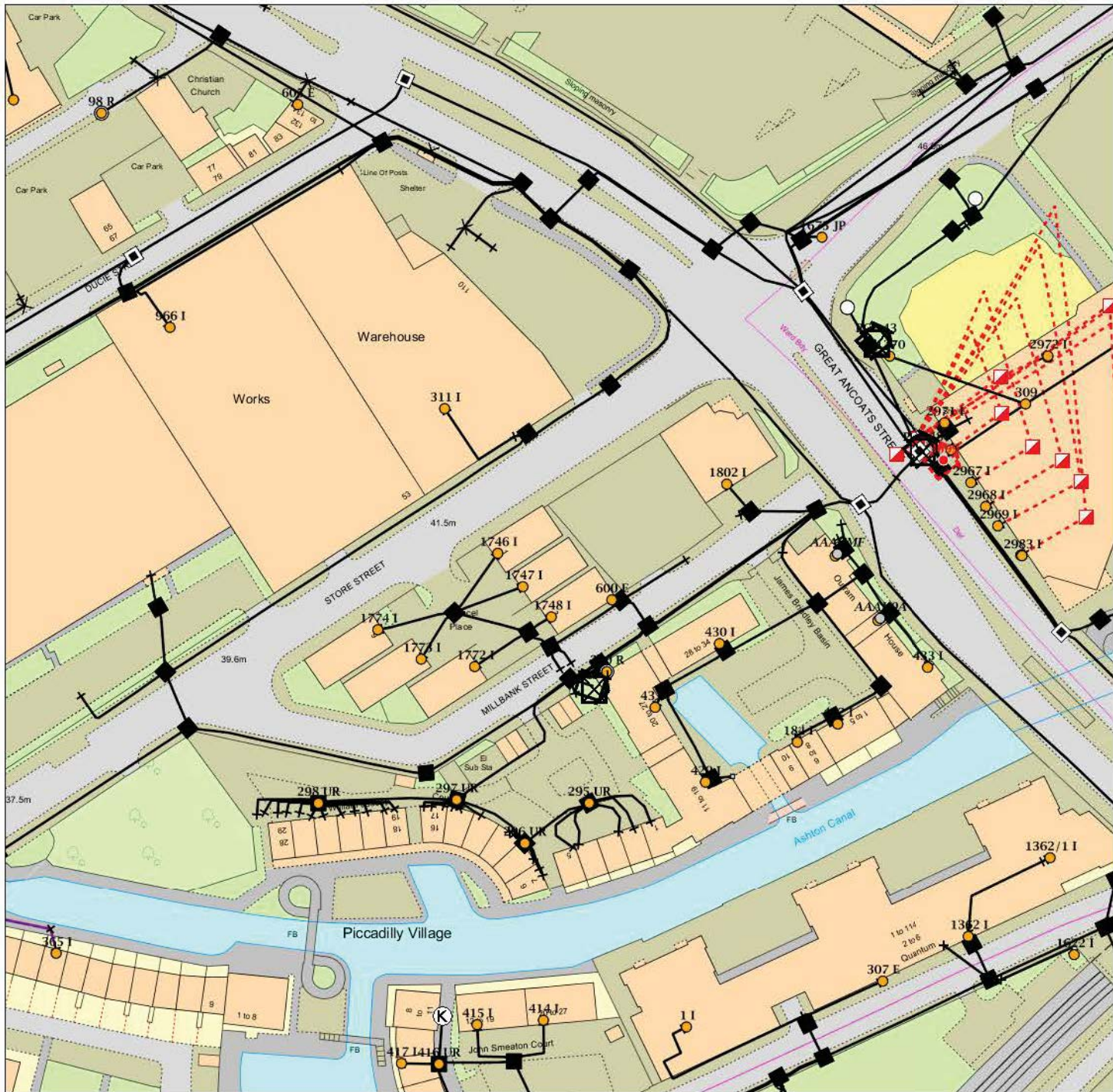
To avoid damage it is recommended that mechanical excavators or borers are not used within 600mm of British Telecommunications plc plant. If scaffolding is erected, please ensure that our equipment is not enclosed, blocked, covered or otherwise obstructed by the scaffolding.

In the event of BT apparatus being in the area of works we recommend that your plant/vehicle crossing is either resited, or apply for a budget estimate by submitting detailed plans to the above address, these will be forwarded to the appropriate department for their comments.

Please ensure you quote our reference on any future correspondence.

Yours faithfully,

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
a BT Group business

CLICK BEFORE YOU DIG

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

email cbyd@openreach.co.uk

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

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KEY TO BT SYMBOLS

DP	
Planned DP	
PCP	
Planned PCP	
Built	
Planned	
Inferred	
Building	
Kiosk	
Hatchings	

Pole	
Planned Pole	
Joint Box	
Change Of State	
Split Coupling	
Duct Tee	
Planned Box	
Manhole	
Planned Manhole	
Cabinet	
Planned Cabinet	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above maybe disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation

openreach
a BT Group business

BT Ref : UGN11155T

Map Reference : (centre) SJ8515498191

Easting/Northing : (centre) 385154,398191

Issued : 21/07/2016 11:15:43

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



Affected Utilities

SKY Telecommunications Services

From: NRSWA <NRSWA@sky.uk>
Sent: 12 July 2016 18:00
To: Statutory Enquiries
Subject: Sky Telecommunications Services Ltd Plant Enquiry - PEA-16-07-0140 : Atkins - 47545

Atkins
Atkins
AtkinsStatutory.Enquiries@atkinsglobal.com

SKY Telecommunications Services Ltd
70 Buckingham Avenue
SLOUGH
SL1 4PN
Tel: 0207 0323 234/250
Fax: 020 70323252
email: nrswa@sky.uk

Date	Our Reference	Your Reference
12 July 2016	PEA-16-07-0140	47545

RE: Site at Store Street, Manchester
E385161,N398195

Further to your recent enquiry at the location above, the following SKY route(s) are affected:

Manchester Ring

Although the above SKY route(s) are affected, Fibernet are responsible for the maintenance or diversion of the affected route as SKY only lease Fibre or Duct from them. For further information or detailed plans for this area, please contact their Enquiry Team.

You may be able to contact Fibernet (now owned by Global Crossing), by email: PlantEnquiries@instalcom.co.uk or Phone: 0208 731 4613. Please be aware that this information may no longer be valid and we do not have any further contact details for this company. Please visit their company website for more information.

Yours sincerely

NRSWA Department
Network Infrastructure
Sky Network Services

Information in this email including any attachments may be privileged, confidential and is intended exclusively for the addressee. The views expressed may not be official policy, but the personal views of the originator. If you have received it in error, please notify the sender by return e-mail and delete it from your system. You should not reproduce, distribute, store, retransmit, use or disclose its contents to anyone. Please note we reserve the right to monitor all e-mail communication through our internal and external networks. SKY and the SKY marks are trademarks of Sky plc and Sky International AG and are used under licence.

Sky UK Limited (Registration No. 2906991), Sky-In-Home Service Limited (Registration No. 2067075) and Sky Subscribers Services Limited (Registration No. 2340150) are direct or indirect subsidiaries of Sky plc (Registration No. 2247735). All of the companies mentioned in this paragraph are incorporated in England and Wales and share the same registered office at Grant Way, Isleworth, Middlesex TW7 5QD.



Affected Utilities

United Utilities

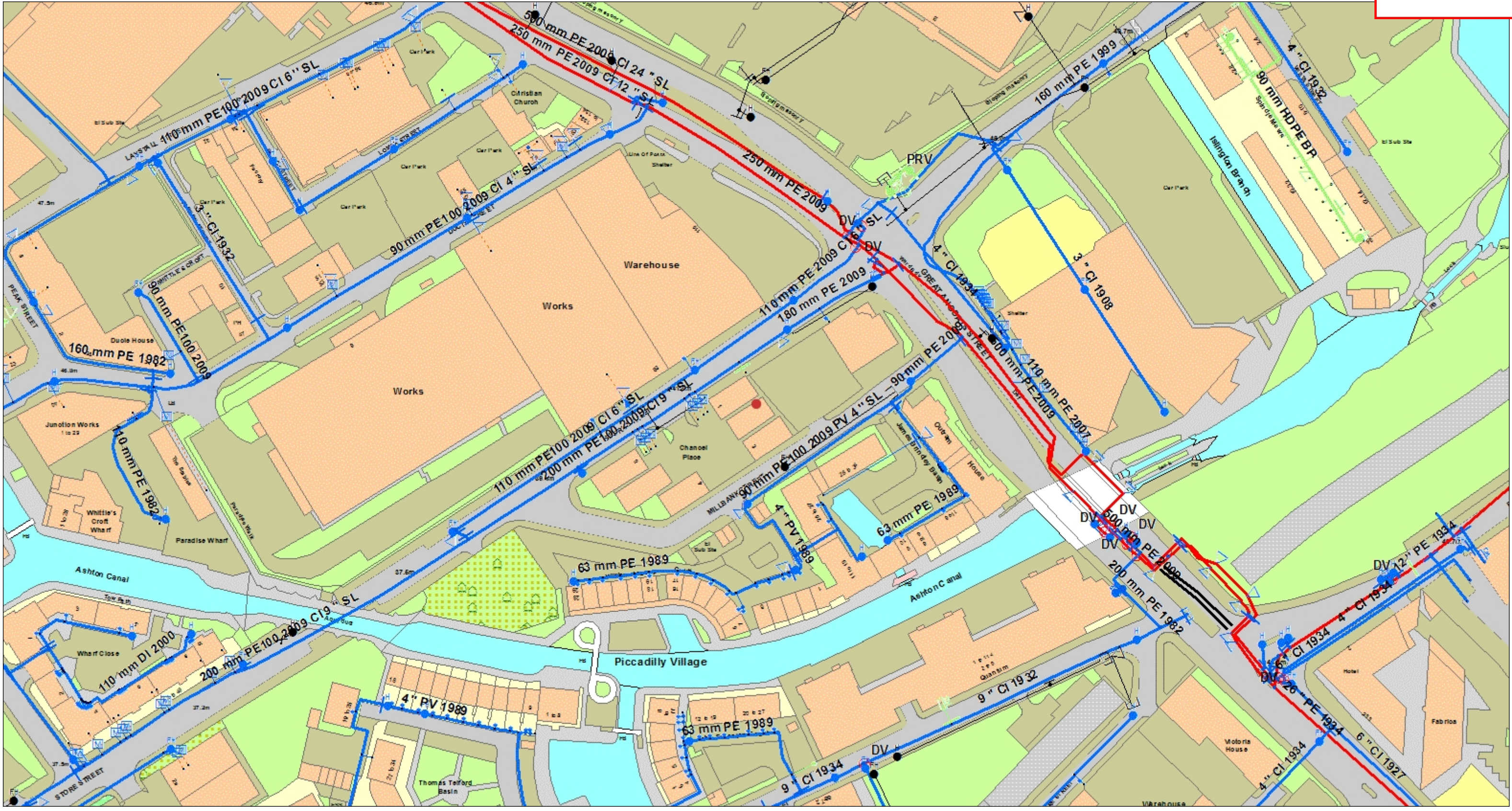
UU Maps for Safe Dig

CHECKED

Centre : X : 385154 Y : 398191

Date : 21/07/2016 11:26:22

Scale Approx : 1250.00000000015



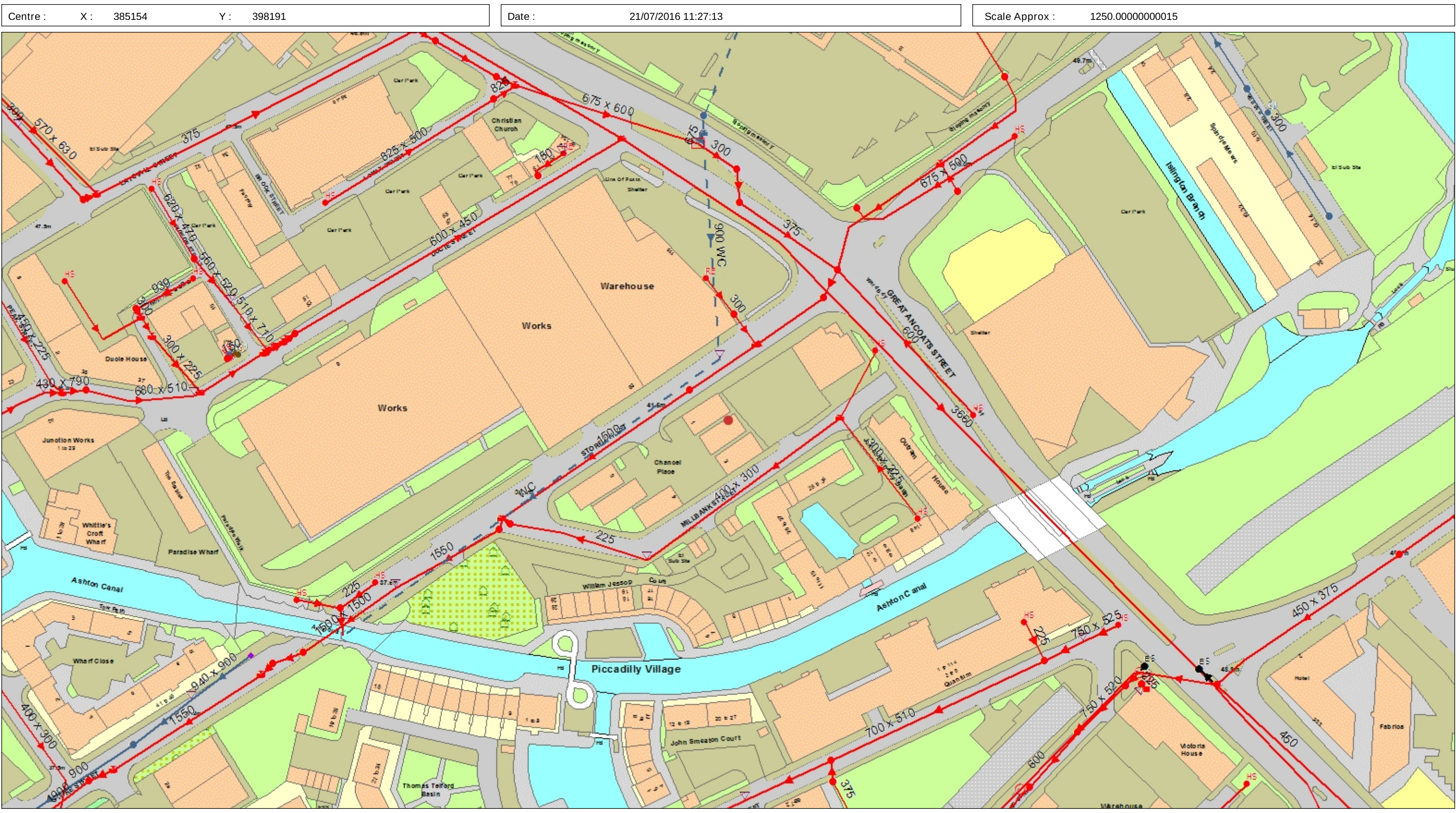
Extract from maps of United Utilities' Underground Assets

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

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UU Maps for Safe Dig



Extract from maps of United Utilities' Underground Assets

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

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UNITED UTILITIES PLC

Wastewater Legend

Foul	Surface	Combined	Overflow	
				MainSewer, Public
				MainSewer, Private
				MainSewer, S104
				Rising Main, Public
				Rising Main, Private
				Rising Main, S104
				Highway Drain, Private

Abandoned Wastewater

	MainSewer
	Rising Main
	Highway Drain

Clean Water Legend

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

Abandoned Clean Water

	Distribution Main
	Trunk Main
	Pressurised Raw Water Aqueduct
	Gravity Raw Water Aqueduct
	Pressurised LDTM Raw Water Distribution
	Pressurised LDTM Treated Water Distribution
	Gravity LDTM Raw Water Distribution
	Gravity LDTM Treated Water Distribution
	Private Pipe



Affected Utilities

Virgin Media

CHECKED



ATKINS
The Hub, 500 Park Avenue
Aztec West, Almondsbury
Bristol
BS32 4RZ

Virgin Media
Field Services
Units 1-12
Broad Lane
Mayfair Business Park
Bradford
Yorkshire
BD4 8PW

Tel: 0870 888 3116 Opt 2

Plant Enquiry Ref: VM.153314
Letter Date 19.07.2016
Your Ref: 47545
Date: 20.07.2016

Hello,

Enquiry Location: Site at Store Street, Manchester

Thank you for your enquiry regarding work at the above location.

I enclose a copy of our above referenced drawing, marked to show the approximate position of plant owned and operated by Virgin Media.

You will be aware that you have a duty to ensure that no damage results to this equipment as a result of your proposed works. Please note that this apparatus may contain Fibre Optic, Coaxial and/or 240v Power Cables and as such, special care must be taken when excavating this area.

Should you require Virgin Media apparatus to be diverted to accommodate your works and require a detailed estimate, please send a cheque to the value of £720.00 (Bus) / £240.00 (Res) Inc VAT to:

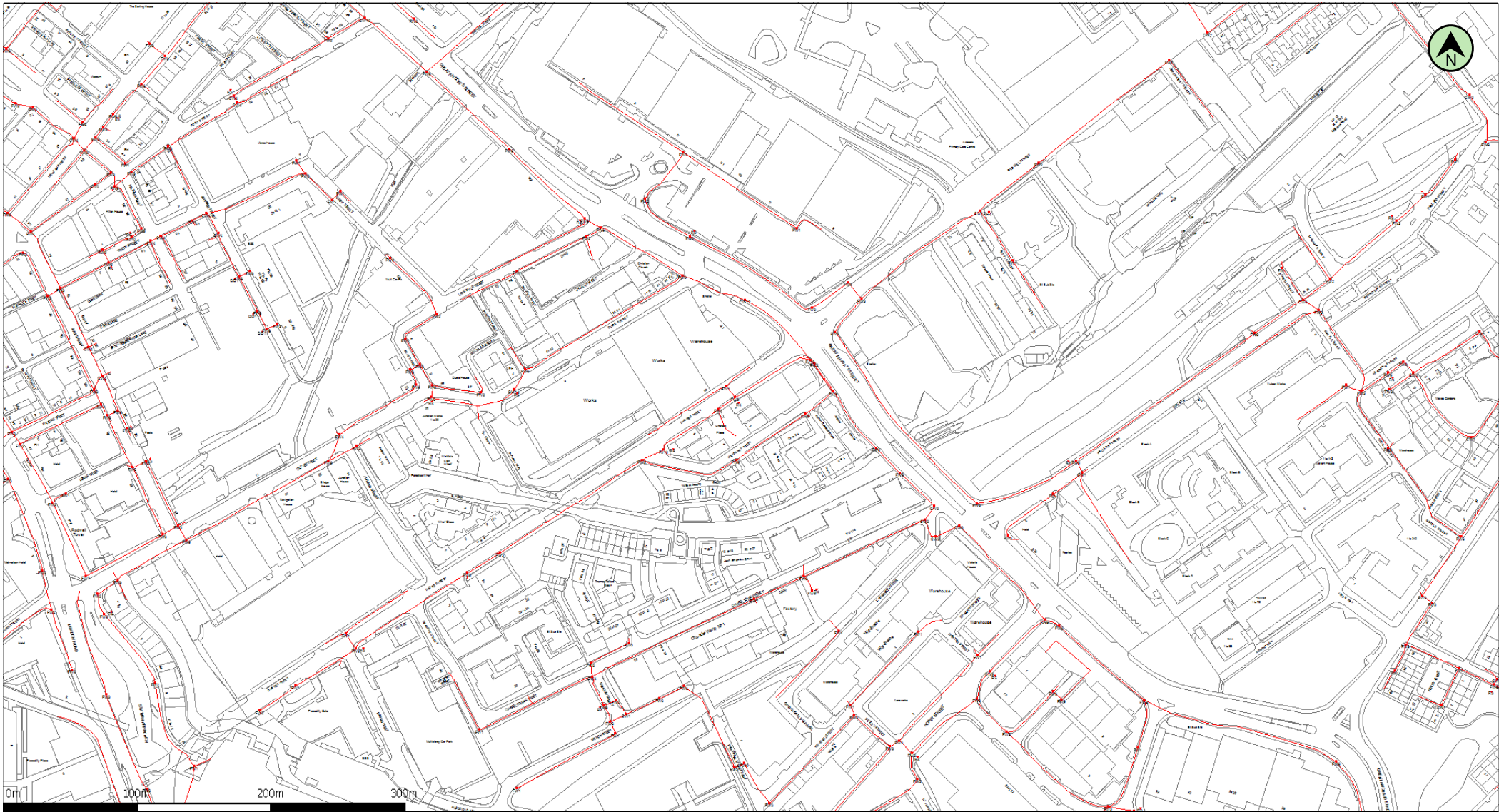
Diversionary Works, Virgin Media, 1 Dove Wynd, Strathclyde Business Park Bellshill ML4 3AL

Or Call the Diversionary Team on: 0800 408 0088 Option 1

Should your request be in relation to a new development and you require an estimate to be prepared for Virgin Media to service your proposed development, please submit this request for costs along with site drawings (scale 1:500) to the New Build Team also at the above address.

Yours faithfully

National Plant Enquiries Team, email: plant.enquiries.team@virginmedia.co.uk



(c) Crown copyright and database rights 2016 Ordnance Survey 100019209

Date: 20/07/16

Scale: 1:4037

Map Centre: 385154,398191

Data updated: 01/05/16

Telecoms Plan A4

Important Information - please read The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the 'Affected Postcodes.pdf', which can be downloaded from this website. Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan. This plan is produced by Virgin Media Limited (c) Crown copyright and database rights 2016 Ordnance Survey 100019209.

Duct, Trench



Chamber



Cabinet



shalini.akshintala@virginmedia.co.uk





Affected Utilities

Vodafone

From: Nand, Sandesh
Sent: 19 July 2016 10:19
To: Statutory Enquiries
Subject: RE: Plant Enquiry - 47545 - Site at Store Street, Manchester - Please respond by 01/08/2016
Attachments: 47545 - 2.pdf; 47545.pdf; Data Key + Special Requirements.pdf

Please accept this email as confirmation that Vodafone: Fixed does have apparatus within the vicinity of your proposed works.

Please see attached network information.

IMPORTANT - PLEASE READ = Your Next Step?:-

Where apparatus is affected and requires diversion, please send all the scheme related proposals that affects the Vodafone Network to c3requests@vodafone.com with a request for a 'C3 Budget Estimate'. Please ensure you include a plan showing proposed works. (A location plan is insufficient for Vodafone to provide a costing). These estimates will be provided by Vodafone directly, normally within 20 working days from receipt of your request. Please include proof of this C2 response when requesting a C3 (using the 'forward' option). Diversionary works may be necessary if the existing line of the highway/railway or its levels are altered.

Kind regards

Plant Enquiries Team
T: 01454 662881
E: osm.enquiries@atkinsglobal.com

ATKINS working on behalf of Vodafone: Fixed

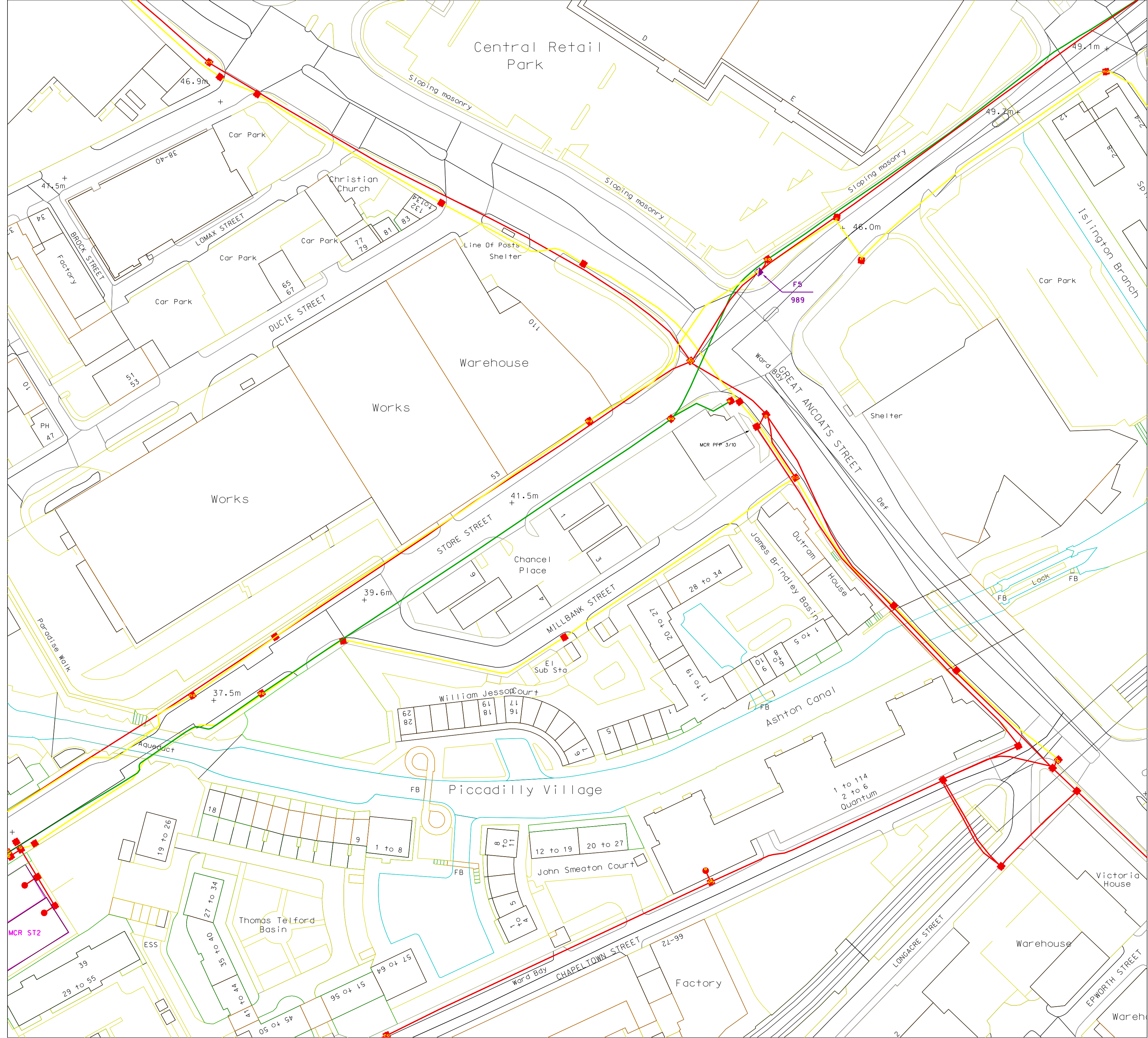


This response is made only in respect to electronic communications apparatus forming part of the Vodafone: Fixed electronic communications network formerly being part of the electronic communications networks of Cable & Wireless UK, Energis Communications Limited, Thus Group Holdings Plc and Your Communications Limited.

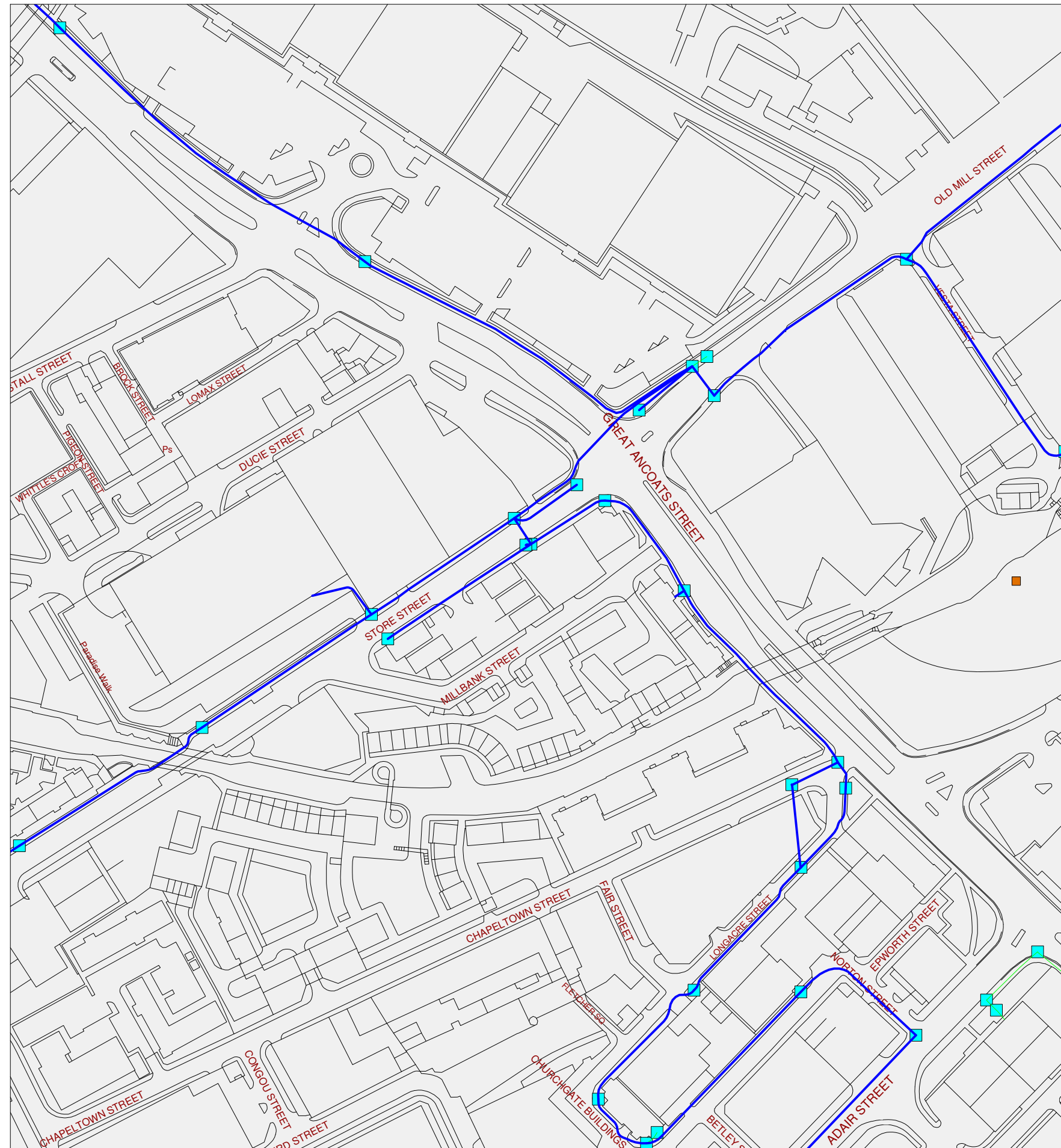
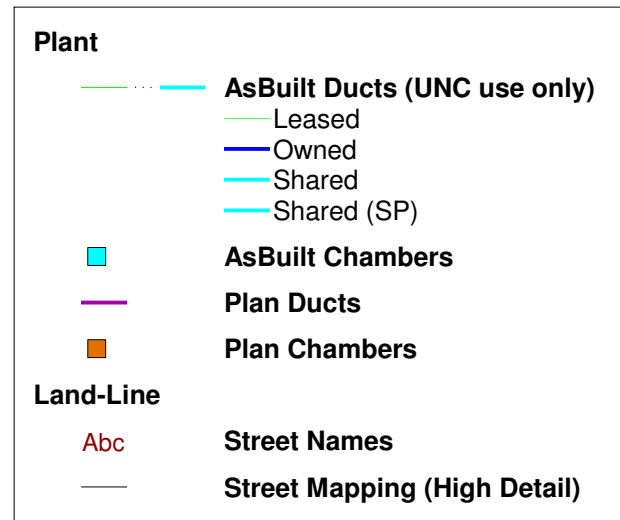
PLEASE NOTE: The information given is indicative only. No warranty is made as to its accuracy. This information must not be solely relied upon in the event of excavation or other works carried out in the vicinity of Vodafone plant. No liability of any kind whatsoever is accepted by Vodafone, its servants,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

From: atkinsstatutory.enquiries@atkinsglobal.com [mailto:atkinsstatutory.enquiries@atkinsglobal.com]
Sent: 12 July 2016 14:58
To: plantenquiries@catelecomuk.com; matthew.coe@clearchannel.co.uk; plantenquiries@energetics-uk.com; enquiries@environment-agency.gov.uk; plantenquiries@instalcom.co.uk; plantenquiries@mcnicholas.co.uk; plantenquiries@mcnicholas.co.uk; opburiedservicesenquiries@networkrail.co.uk; interoute.enquiries@plancast.co.uk; nrsua@sky.uk; osp-team@uk.verizon.com; osp-team@uk.verizonbusiness.com; National Plant Enquiry's <OSM.enquiries@atkinsglobal.com>
Cc: Statutory Enquiries <AtkinsStatutory.Enquiries@atkinsglobal.com>
Subject: Plant Enquiry - 47545 - Site at Store Street, Manchester - Please respond by 01/08/2016

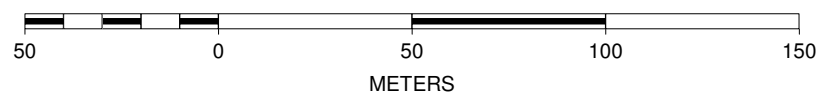
Our Reference: 47545



Map1

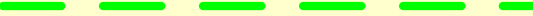
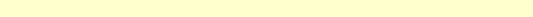
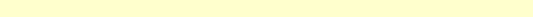
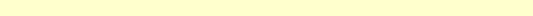


SCALE 1 : 1,945





Vodafone Network Colour:

	Ex-Cable&Wireless UK Network (now Vodafone)
	Planned & Approved Route
	Planned Route – Awaiting Approval
	Other Licensed Operator (OLO)
	Ex-Thus Network (now Vodafone)
	Ex-Energis Network (now Vodafone)
	OLO

Other:

	Overhead Electricity Line (non Vodafone)
	Network Rail

Other Licensed Operator (OLO).

= Ex-Cable&Wireless UK, Energis and Thus fibre-optic cable within an OLO duct. Please contact all other operators for further details of their apparatus within that area.

Fibre Services

Special Requirements relating to the External Plant Network of Vodafone

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1. Introduction

This document sets out the procedure that will apply when Other Parties intend or are undertaking works in the vicinity of Vodafone apparatus.

2. Purpose of document

This document provides a means by which the Vodafone specific special requirements relating to their apparatus, regardless of it being situated in the public highway / road, private street, land or any other areas, is made aware to Other Parties.



3. Scope

This document will be presented to Other Parties or Contractors to encourage those undertaking works within the vicinity of Vodafone apparatus to refer to and comply with. This is in order to protect where necessary the Vodafone apparatus and to avoid damage to the apparatus and loss of service.

A National Joint Utilities Group (NJUG) document NJUG 9 titled "Recommendations for the Exchange of Records of Apparatus between Utilities" provides useful reference material.

It should be noted that, where appropriate, additional information on avoiding danger from underground apparatus is contained within the HSG47 guidance book titled "Avoiding Danger from Underground Services."

4. Vodafone Network and Apparatus

Damage to Vodafone apparatus is extremely disruptive and can be expensive to repair, especially where long lengths of cable have to be replaced.

In order to maintain the network integrity and minimise disruption to service, it is essential that disturbances are absolutely minimal. When working within the vicinity of Vodafone apparatus, extreme care is necessary in order to avoid costly repairs. The Other Parties / Contractor shall make every effort to ensure that disturbance of Vodafone apparatus is no more than is absolutely necessary for the completion of the works in accordance with their contract.

5. Plant records

It is the responsibility of the Other Parties undertaking works which may affect Vodafone apparatus to obtain all relevant Vodafone plant records from our agent Atkins Global prior to works commencing. This may be done by contacting the Atkins Global Plant Enquiries Team listed in Appendix B.

Plant records for such enquiries will generally be provided within 10 working days of receipt and in compliance with the New Roads and Street Works Act 1991 [NRSWA] requirements. If Vodafone plant is affected, the response will contain reference to this document. Other Parties and Contractors are advised to refer to the National Joint Utilities Group [NJUG] 9 Document which outlines recommendations for the exchange of records of apparatus between utilities.

6. Definitions

The following definitions are applicable in this document:

- a) **Apparatus** means all electronic communications apparatus above surface, at the surface or sub-surface apparatus, Cable, Jointing Chamber and plant formerly being apparatus owned or used by the Code Operators Cable & Wireless UK, Energis Communications Limited, Thus Group Holdings Plc and Your Communications Limited including any associated cables or ducts owned, leased or rented by the said Code Operators now owned and used by the Code Operator Vodafone Limited ("Vodafone").
- b) **Cable** means any polythene or other sheath containing optical fibres or metallic conductors.
- c) **Depth of cover** means the depth from the surface to the topmost barrel of the duct nest, in the case of ducts encased in concrete, to the top of the concrete, and in the case of directly buried cable, the top of the cable.
- d) **Jointing chamber** means any manhole, surface box or other chamber giving access to Vodafone apparatus or their network.
- e) **Utility** means an organisation licensed to provide gas, water, electricity, Cable TV or telecommunications services.
- f) **Developer** means an organisation licensed to develop industrial/residential premises or given license to connect to utility apparatus.



- g) **Contractor** means the individual, firm or company contracted to undertake the work for a Utility or Other Parties.
- h) **Other Parties** means the Utilities, Highway Authorities, Developers, Street Authority (Roads Authority - Scotland).
- i) **Site** means the location of, or in the vicinity of, the various works.

7. Requirements

Prior to commencing any work or moving heavy plant or equipment over any portion of the site, the Other Parties or Contractor shall notify Vodafone of their intentions. This may be done by contacting Atkins Global, contact listed in Appendix B.

Upon receipt of this notification, Atkins Global will identify if Vodafone apparatus is affected. If any Vodafone apparatus is affected by the works then Atkins Global will provide necessary records and confirm details of Vodafone apparatus and network operated within the affected area or adjacent to the proposed work site.

7.1 Location of Plant

It is the responsibility of the Other Parties or Contractors to undertake adequate plant location procedures. These may include searches for metallic cables which must be performed by actively inducing a signal in a cable conductor via a transmitter. A passive search is not considered sufficient.

Before applying a tracing signal to the Vodafone apparatus, the Other Parties or Contractors shall seek confirmation from Atkins Global that the Vodafone apparatus will not suffer any disruption to its networks normal workings as a result of the nature of the signal being induced.

7.2 Trial excavations

Optic fibre cables are very susceptible to damage from excavation tools. They are not electrically conductive and cannot be located by radio induction methods. Once an approximate location is known, the exact location must be ascertained by means of hand dug pilot holes. Where the work to be carried out by the Other Party or Contractor involves excavation in the vicinity of our apparatus, the Other Party or Contractor shall, by trial excavation at his own expense, determine the exact location and depth of the Cable & Wireless Worldwide apparatus. All excavations adjacent to the Vodafone apparatus are to be carried out by hand until the extent and /or location of the apparatus is known.

All excavation work shall be executed in accordance with the current issue of Health and Safety series booklet HSG47, Avoiding danger from underground services.

8. Depths of cover

The Other Party or Contractor should note that the minimum depths of cover for Vodafone apparatus shall be maintained together with specified separation requirements. Where the minimum depths of cover specified by Vodafone cannot be maintained, the Other Party or Contractor shall at their own expense, carry out the instructions of Vodafone requirements for the protection or diversion of their apparatus.

The Other Party or Contractor should have particular regard to the possibility of encountering Vodafone apparatus (including ducts and cables), at depths of cover other than that reported.

Surface cables (such as cables on bridges or walls) which are liable to be placed in danger from the Other Parties or Contractors works shall be protected, at the Other Parties expense, as directed by the Vodafone representative.

9. Separation

Reference should be made to HSG47 to ensure that adequate separation is achieved. The following details outline the specific requirements of Vodafone and capture the HSG47 requirements.



9.1 High voltage cables

High voltage single core cables of 1000 V and above shall have a minimum clearance from Company Apparatus of 500 mm.

High voltage multi-core cables of 1000 V and above shall have a minimum clearance from Company Apparatus of 350 mm.

In exceptional circumstances where the above clearances cannot be maintained, the separating distance may be reduced to a minimum of 175 mm. In such circumstances, concrete, of a quality as directed by the Company Representative, must be inserted to completely fill the space between the High Voltage cable and the Company Apparatus, in accordance with the requirements of the Company Representative. Any further services must have a minimum clearance of 250 mm from the concrete.

9.2 Low voltage cables

Low voltage cables of less than 1000 V shall have a minimum clearance from Company Apparatus of 180 mm. In exceptional circumstances where the above clearance cannot be maintained, the separating distance may be reduced to a minimum of 75 mm. In such circumstances, concrete, of a quality as directed by the Company Representative, must be inserted to completely fill the space between the services, in accordance with the requirements of the Company Representative. Any further services must have a minimum clearance of 250 mm from the concrete.

9.3 Ancillary electrical apparatus

Lamp posts, traffic posts and other such ancillary electrical apparatus shall have a minimum clearance of 150 mm from underground Company Apparatus and 600mm clearance from above ground Company Apparatus.

9.4 High pressure gas mains and other Undertakers plant/equipment

High pressure gas mains shall have a minimum clearance of 450 mm from Company Apparatus. All other undertakers' plant and equipment, when running in parallel with Company Apparatus, shall have a minimum clearance of 200mm. Where gas mains cross Company Apparatus, the minimum clearance shall be 200mm. All other undertakers' plant and equipment, when running across Company Apparatus, shall have a minimum clearance of 100 mm.

9.5 Other Undertakers plant

Other undertakers' plant and equipment which runs in parallel with Company Apparatus shall have a minimum clearance of 200mm. All other undertakers' plant and equipment when running across Company Apparatus shall have a minimum clearance of 100mm.

9.6 Tramways

Each separating distance shall be individually agreed with the Company Representative.



10. Jointing chambers

10.1 Protection

Footway type jointing chambers are not designed to withstand carriageway loadings.

Where such chambers are liable to be placed at risk, either temporarily or permanently, from vehicular traffic or from the movement of plant and/or equipment, they will need to be adequately protected. Alternatively, they may have to be demolished and rebuilt to carriageway standards, at the Other Parties or Contractors expense under supervision of Vodafone representative.

All Vodafone jointing chambers and / or other access points shall be kept clear and unobstructed. Access for vehicles, winches, cable drums and / or any further equipment required by Vodafone for the maintenance of its apparatus, must be maintained at all reasonable times.

10.2 Access

The covers to Vodafone jointing chambers and / or apparatus shall only be lifted by means of the appropriate keys and under the direct supervision of a Cable & Wireless Worldwide representative. Other Parties or Contractors shall not enter any Vodafone jointing chamber and / or apparatus unless under the supervision of a Vodafone representative and in any case not before the mandatory gas test has been carried out in the presence of Vodafone representative and such checks have shown it to be safe to enter the Vodafone chamber and / or apparatus. The Other Parties or Contractors shall be given reasonable access to Vodafone apparatus and chambers when required.

11. Notification periods

Where the Other Parties or Contractors works or the movement of plant or equipment may endanger Vodafone apparatus, the Other Party or Contractor shall give the Vodafone agent Atkins Global [as indicated at Appendix B] at least 7 working days notice in writing of the intended date to commence operations.

No excavation should be made without first consulting the relevant Vodafone apparatus layout drawings, which will be made available from the Vodafone agent Atkins Global on request and allowing 28 working days for processing the relevant drawings. However, should this not be possible, direct contact should be made to the Atkins Global Bristol Plant Enquiries Team as soon as possible to assess the situation.

When excavating, moving or backfilling (including use of Foamed Concrete for Reinstatements – FCR) around Vodafone apparatus, Atkins Global (as agent for Vodafone) shall be given adequate prior written notice of the Other Parties or Contractors intentions, in order that the works may be adequately supervised. Such notice shall not be less than 3 working days.

12. Excavation and backfill

All excavations adjacent to Vodafone apparatus are to be carried out by hand until the extent and or location of the Vodafone apparatus is known.

Use of mechanical borers and / or excavators shall not be used without the supervisory presence of a Vodafone representative or a given exemption.

Shuttering of the excavation or support to Vodafone apparatus, at the Other Parties or Contractors expense, shall be used as directed by the Vodafone representative.

At least 7 working days notice must be given to Vodafone in order that any special protective measures which may be required to protect Vodafone apparatus, at the Other Parties or Contractors expense, when equipment such as pile driving, explosives, laser cutting high powered RF equipment or RF test gear, is to be used in conjunction with the works.

Other Parties or Contractors are advised to refer to the National Joint Utilities Group [NJUG] 4 Document which outlines the identification of small buried mains and services.



13. Foam concrete

If foam concrete is being used as the backfill material, it shall not be used either above or within 500 mm of any Company Apparatus. A suitable material in accordance with the specification for the Reinstatement of Openings in Highways shall be substituted.

14. Attendance of Company Representative

If a situation requires the attendance on site of a Vodafone representative for a continuous period of more than 6 hours, suitable facilities shall be provided by the Other Party or Contractor, at their expense, to meet the office and ablution requirements.

15. Damage reports

In the event of any damage whatsoever occurring to Vodafone apparatus, the Other Party or Contractor shall immediately inform Vodafone by contacting Julia Burgoyne, (for contact details please refer to Appendix B).

All relevant costs of any subsequent repair and / or removal of the Vodafone apparatus shall be charged to the Other Party or Contractor, irrespective of who affects the repair.

The above requirements do not relieve the Other Party or Contractor of any of their obligations under their contract.



Appendix A - office address details

Glasgow Office

Vodafone
Pavillion 1
1 – 2 Berkeley Square
99 Berkeley Street
Glasgow
G3 7HR

Bristol Office

Vodafone
Unit 1,
Tamar Road
St Philips
Bristol
BS2 0TY

Manchester Office

Vodafone
Unit M
Atlas Business Park
Wythenshawe
Manchester
M22 5RR



Appendix B – Street Works Team Contacts for Vodafone

Function	Name	Job Title	Address	Phone	Mobile	Fax	Email Address
Co-ordination	Sandra Semple	National Street Works Manager	Glasgow Office (see above)	0141 303 2857	07775 792133	0141 300 9611	sandra.semple@cw.com
Customer Complaints	CMC	Customer Management Centre	n/a	08456 021585	n/a	n/a	n/a
Liability Claims	Julia Burgoyne	Major Incident Resolution Coordinator	Bristol Office (see above)	01454 895114	07803 259857	n/a	julia.burgoyne@cw.com
Diversiory Works	Samantha Wilkinson	C3 Diversiory Works Project Controller	Manchester Office (see above)	0161 423 2740	n/a	n/a	samantha.wilkinson@cw.com
Emergencies (24 Hour)	CMC	Customer Management Centre	n/a	08456 021585	n/a	n/a	n/a
Plant Enquiries- Including Thus Plc, (formerly Scottish Telecom), Your Comms (formerly Norweb), Energis & Mercury Communications	Plant Enquiries Team	n/a	Atkins Global PO Box 290 500 Aztec West, Almondsbury, Bristol, BS32 4RZ	01454 662881	n/a	01454 663330	Osm.Enquiries@atkinsglobal.com



16. About this Document

Content Owner

Price, David J

Changes since last version

Reformatted using the current Vodafone template.

End of Document





Not Affected Utilities

Some Utility Companies have replied to confirm they would not be affected by work on, or close to, the search area. Their responses are enclosed in the following pages for your records.

From: Julie Black <julie.black@energetics-uk.com>
Sent: 14 July 2016 13:54
To: Statutory Enquiries
Subject: RE: Plant Enquiry - 47545 - Site at Store Street, Manchester - Please respond by 01/08/2016

Dear Sir/Madam,

Thank you for submitting your recent plant enquiry.

Based on the information provided, I can confirm that Energetics does not have any plant within the area(s) specified in your request.

Please be advised that it may take around 10 working days to process enquiries. In the unlikely event that you have been waiting longer than 10 working days, or require further assistance with outstanding enquiries, please call 01698 404945.

Please ensure all plant enquiries are sent to plantenquiries@energetics-uk.com

Regards

Julie Black
Administrator

Energetics Design & Build
International House
Stanley Boulevard
Hamilton International Technology Park
Glasgow
G72 0BN

t: 01698 404972
f: 01698 404940

e: julie.black@energetics-uk.com
w: https://urldefense.proofpoint.com/v2/url?u=http-3A__www.energetics-2Duk.com&d=CwIFAg&c=cUkzcZGZt-E3UgRE832-4A&r=cWjpnr1Nvb5GpbBsY43xvGOqQ_3PdNa9KLbP1Zgk_oio_5lXI2DtWBcADHfise3Q&m=8dtdE5mX4jl_g8YzTU-pu3iFX0setyjCiy6jMacRuhM&s=js9laNQ4gFhwSzcGuRw5ZoGgu65nGu0qdusF--ysUcY&e=

-----Original Message-----

From: atkinsstatutory.enquiries@atkinsglobal.com [mailto:atkinsstatutory.enquiries@atkinsglobal.com]
Sent: 12 July 2016 10:28
To: plantenquiries@catelecomuk.com; matthew.coe@clearchannel.co.uk; Plant Enquiries; enquiries@environment-agency.gov.uk; plantenquiries@instalcom.co.uk; plantenquiries@mcnicholas.co.uk; plantenquiries@mcnicholas.co.uk; opburiedservicesenquiries@networkrail.co.uk; interoute.enquiries@plancast.co.uk; nrswa@sky.uk; osp-team@uk.verizon.com; osp-team@uk.verizonbusiness.com; osm.enquiries@atkinsglobal.com
Cc: atkinsstatutory.enquiries@atkinsglobal.com
Subject: Plant Enquiry - 47545 - Site at Store Street, Manchester - Please respond by 01/08/2016



On 18/07/2016 Interoute Vtesse's plant information system was checked to ascertain if your area of interest is affected by Interoute Vtesse plant. In this instance your area of interest was shown to be 'not affected' by Interoute Vtesse plant.

No liability of any kind whatsoever is accepted by Landmark Information Group, its servants or agents, for any error or omission in respect of information contained in this report. The underground services must be verified and established on site before any excavation is carried out.

Tajir, Tanveer

From: Sandra Lakin <Sandra.Lakin@mcnicholas.co.uk>
Sent: 03 August 2016 18:34
To: Statutory Enquiries
Subject: PLANT ENQUIRY RESPONSES - NOT AFFECTED - KPN

Follow Up Flag: Follow up
Flag Status: Flagged

The locations below are NOT AFFECTED by KPN apparatus.

47546	Atkins Global	Gopsall street Hackney
47562	Atkins Global	Vicarage drove Boston Lincolnshire
47563	Atkins Global	North drove Boston Lincolnshire
47561	Atkins Global	Middle fen drove Noth ing drove Spalding Lincolnshire
47560	Atkins Global	Roman bank Skegness Lincolnshire
47559	Atkins Global	Huttoft bank and sea lane Mablethorpe Lincolnshire
47558	Atkins Global	Huttoft bank Mablethorpe Lincolnshire
47557	Atkins Global	Cow lane Wareham Dorset
47556	Atkins Global	Colston road Mansfield Nottinghamshire
47551	Atkins Global	Station road Ind est Winslow Buckingham
47553	Atkins Global	Alverthorpe road Kemps bridge Plumpton Terrace Plumpton road Wakefield WY
47555	Atkins Global	Archway Road London
47554	Atkins Global	Unnamed road Harlock Ulverston Cumbria
47552	Atkins Global	Reddish lane Lymm Cheshire
47550	Atkins Global	Trywhitt road London
47549	Atkins Global	Cemetery road Wickhambrook Newmarket Suffolk
47548	Atkins Global	Wednesbury road Walsall
47547	Atkins Global	Akron drive Wolverhampton
47543	Atkins Global	M18 Cammidge way Kelsey gardens Doncaster
47545	Atkins Global	Store street Manchester
47542	Atkins Global	Walshes road Crowborough East Sussex
47541	Atkins Global	Springwell road Saffron Walden Essex
47544	Atkins Global	Fleetlane Oulton Leeds
47534	Atkins Global	Ring road St Georges Bilston road Steelhouse lane Gordon street Vicarage road Wolverhampton
47527	Atkins Global	Wigan road Green Meadows old lane Collingwood way Westhoughton Bolton
47526	Atkins Global	Dyson hall drive Higher lane Brookfield drive Liverpool
47540	Atkins Global	Southern Gate Chichester
47539	Atkins Global	Fisherpool street St Albans Hertfordshire
47538	Atkins Global	Bull hill Lenham heath Maidstone Kent
47537	Atkins Global	St Matthews street Ipswich
47536	Atkins Global	Drakelow lane Staffordshire
47525	Atkins Global	Holyhead road Chapel street A5152 Gaerwen Isle Of Anglesey
47529	Atkins Global	Cleeve road Randalls road Station Approach Waterhead Leatherhead
47535	Atkins Global	Worcester ave Doncaster SY

Please quote these references on any correspondence.

Please note:

Tajir, Tanveer

From: Sandra Lakin <Sandra.Lakin@mcnicholas.co.uk>
Sent: 03 August 2016 18:34
To: Statutory Enquiries
Subject: PLANT ENQUIRY RESPONSES - NOT AFFECTED - TATA

Follow Up Flag: Follow up
Flag Status: Flagged

The locations below are NOT AFFECTED by TATA apparatus.

47538	Atkins Global	Bull Hill Lenham Heath Maidstone Kent
47546	Atkins Global	Gopsall street Hackney
47562	Atkins Global	Vicarage drove Boston Lincolnshire
47563	Atkins Global	North drove Boston Lincolnshire
47561	Atkins Global	Middle fen drove Noth ing drove Spalding Lincolnshire
47560	Atkins Global	Roman bank Skegness Lincolnshire
47559	Atkins Global	Huttoft bank and sea lane Mablethorpe Lincolnshire
47558	Atkins Global	Huttoft bank Mablethorpe Lincolnshire
47557	Atkins Global	Cow lane Wareham Dorset
47556	Atkins Global	Colston road Mansfield Nottinghamshire
47551	Atkins Global	Station road Ind est Winslow Buckingham
47553	Atkins Global	Alverthorpe road Kemp's bridge Plumpton Terrace Plumpton road Wakefield WY
47555	Atkins Global	Archway Road London
47554	Atkins Global	Unnamed road Harlock Ulverston Cumbria
47552	Atkins Global	Reddish lane Lymm Cheshire
47550	Atkins Global	Trywhitt road London
47549	Atkins Global	Cemetery road Wickhambrook Newmarket Suffolk
47548	Atkins Global	Wednesbury road Walsall
47547	Atkins Global	Akron drive Wolverhampton
47543	Atkins Global	M18 Cammidge way Kelsey gardens Doncaster
47545	Atkins Global	Store street Manchester
47542	Atkins Global	Walshes road Crowborough East Sussex
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47534	Atkins Global	Ring road St Georges Bilston road Steelhouse lane Gordon street Vicarage road Wolverhampton
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47538	Atkins Global	Bull hill Lenham heath Maidstone Kent
47537	Atkins Global	St Matthews street Ipswich
47536	Atkins Global	Drakelow lane Staffordshire
47525	Atkins Global	Holyhead road Chapel street A5152 Gaerwen Isle Of Anglesey
47529	Atkins Global	Cleeve road Randalls road Station Approach Waterhead Leatherhead
47535	Atkins Global	Worcester ave Doncaster SY

Please quote these references on any correspondence.

Please note:

From: Martin Elaine <Elaine.Martin@networkrail.co.uk> on behalf of OP Buried Services Enquiries <OPBuriedSE@networkrail.co.uk>
Sent: 12 July 2016 15:22
To: Statutory Enquiries
Subject: RE: Plant Enquiry - 47545 - Site at Store Street, Manchester - Please respond by 01/08/2016

Dear Sir/Madam,

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

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

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

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

https://urldefense.proofpoint.com/v2/url?u=http-3A__www.networkrail.co.uk_aspx_1758.aspx-3Fcd-3D1&d=CwIFAw&c=cUkzcZGZt-E3UgRE832-4A&r=cWjpn1Nvb5GpbBsY43xvGOqQ_3PdNa9KLbP1Zgk_oio_5IXI2DtWBcADHfise3Q&m=iiW08yl5HVsn3X12w9HPQwob4Vxy-Xw3gzxAAzZ2cU&s=X6i3s9mKNPXTXrdElwoCjDXoEfXnXUtAeSQcO6UtS10&e=

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

Regards,

Elaine Martin

Distribution Administrator

Asset Information: to inspire & enable through the power of data National Records Group, Audax Road, York. YO30 4GS

T: 01904 386374

E: elaine.martin@networkrail.co.uk

-----Original Message-----

From: atkinsstatutory.enquiries@atkinsglobal.com [mailto:atkinsstatutory.enquiries@atkinsglobal.com]

Sent: 12 July 2016 10:28

To: plantenquiries@catelecomuk.com; matthew.coe@clearchannel.co.uk; plantenquiries@energetics-uk.com; enquiries@environment-agency.gov.uk; plantenquiries@instalcom.co.uk; plantenquiries@mcnicholas.co.uk;

From: Interoute Enquiries <interoute.enquiries@plancast.co.uk>
Sent: 12 July 2016 15:26
To: Statutory Enquiries
Subject: RE: Plant Enquiry - 47545 - Site at Store Street, Manchester - Please respond by 01/08/2016

This response does not include Vtesse or Easynet plant, please continue to use Vtesse or Easynet details for their enquiries

To whom it may concern

Thank you for your enquiry regarding the above proposals at the above location

We would advise that we are unaware of any Interoute plant or services in this Location as indicated in your enquiry.

We bring to your attention the fact that whilst we try to ensure the information we provide is accurate, the information is provided Without Prejudice and Interoute and its Agents accept no liability for claims arising from any inaccuracy, omissions or errors contained in this response.

All responses are only valid for 28 days

Yours faithfully

PLANCAST Plant Enquiry Department

The Old Haybarn
Rosebery Mews, Mentmore
Bedfordshire LU7 0UE

T: 01296 662647
www.plancast.co.uk

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-----Original Message-----

From: atkinsstatutory.enquiries@atkinsglobal.com [mailto:atkinsstatutory.enquiries@atkinsglobal.com]

Sent: 12 July 2016 10:28

To: plantenquiries@catelecomuk.com; matthew.coe@clearchannel.co.uk; plantenquiries@energetics-uk.com; enquiries@environment-agency.gov.uk; plantenquiries@instalcom.co.uk; plantenquiries@mcnicholas.co.uk; plantenquiries@mcnicholas.co.uk; opburiedservicesenquiries@networkrail.co.uk; Interoute Enquiries



We have checked SSE's website and in this instance your area is not affected.



We have checked Trafficmaster's website and in this instance your area is not affected.

Tajir, Tanveer

From: UK OSP-Team <osp-team@uk.verizon.com>
Sent: 12 July 2016 18:45
To: Statutory Enquiries
Cc: UK OSP-Team
Subject: RE: Plant Enquiry - 47545 - Site at Store Street, Manchester - Please respond by 01/08/2016

Dear Sir/Madam

Verizon is a licensed Statutory Undertaker.

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

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

Yours faithfully

Plant Protection Officer E.mail osp-team@uk.verizon.com

From: atkinsstatutory.enquiries@atkinsglobal.com [mailto:atkinsstatutory.enquiries@atkinsglobal.com]
Sent: 12 July 2016 10:28
To: plantenquiries@catelecomuk.com; matthew.coe@clearchannel.co.uk; plantenquiries@energetics-uk.com; enquiries@environment-agency.gov.uk; plantenquiries@instalcom.co.uk; plantenquiries@mcnicholas.co.uk; plantenquiries@mcnicholas.co.uk; opburiedservicesenquiries@networkrail.co.uk; interoute.enquiries@plancast.co.uk; nrswa@sky.uk; UK OSP-Team; UK OSP-Team; osm.enquiries@atkinsglobal.com
Cc: atkinsstatutory.enquiries@atkinsglobal.com
Subject: Plant Enquiry - 47545 - Site at Store Street, Manchester - Please respond by 01/08/2016

Our Reference: 47545
Site Name: Site at Store Street, Manchester
Works Description: Development Appraisal
Site Grid References: 385161 398195,385237 398212,385072 398147,385197 398255,385123 398136

To whom it may concern,

Please find enclosed a plant enquiry for your attention.

We request plans showing the location of your company's affected plant in relation to the [entire site area shown within the boundary on the attached map](#). Grid references and postcodes relative to the site boundary are provided on the attached map to help you locate the site.

Within your response please quote our reference number and the name of the site shown above. If you do not have any apparatus in this area, please could you send written confirmation to declare that no apparatus is affected. Please also include information relating to the use and location of Radio Frequency Identification Devices (RFIDs) where available.

It would be greatly appreciated if you could respond to this enquiry by 01/08/2016. Your prompt response will assist with our clients proposals in your interests of plant protection.

If you have any queries in relation to this plant enquiry please do not hesitate to contact us.

Important Consumer Protection Information

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD.

Tel: 0844 844 9966

Fax: 0844 844 9980

Email: helpdesk@landmark.co.uk

Landmark Information Group Ltd is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code:

- Provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- Display the Search Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that products and services comply with industry registration rules and standards and relevant laws.
- Monitor their compliance with the Code.

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

Complaints Procedure

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Landmark Information Group Ltd
Landmark UK Property
Imperium
Imperial Way
Reading
RG2 0TD

Tel: 0844 844 9966
Email: helpdesk@landmark.co.uk
Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs):

Tel: 01722 333306
Email: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.