

South Ayrshire Council

**Report by Assistant Director – Place
to Cabinet
of 14 June 2022**

Subject: Services to Gypsy/ Travellers – Site to Support and Accommodate Gypsy/ Traveller Encampments

1. Purpose

- 1.1 The purpose of this report is to provide Cabinet with an update on the consultation and feasibility study undertaken on the preferred location of a potential transit site for Gypsy/ Traveller encampments in South Ayrshire.

2. Recommendation

2.1 It is recommended that the Cabinet:

- 2.1.1 considers the consultation response as outlined in section 4;**
- 2.1.2 considers the feasibility study and confirm the preferred site within Cockhill Farm;**
- 2.1.3 requests officers to finalise site design incorporating feedback from the Gypsy/ Traveller community and report back to Cabinet in September; and**
- 2.1.4 notes the approach from a local landowner and confirms if they wish to pursue further discussion on the proposal.**

3. Background

- 3.1 The Leadership Panel of 15 June 2021 considered and approved the report entitled '*Services to Gypsy/ Travelers – Update from Member/ Officer Working Group and Proposed Future Actions*'.
- 3.2 It was agreed that the Member/ Officer Working Group (MOWG) should work to identify and consider potentially suitable sites to provide a designated area to support and accommodate Gypsy/ Traveller encampments in South Ayrshire, and bring proposals to a future meeting of the Leadership Panel.
- 3.3 In 2019, the Scottish Government and Convention of Scottish Local Authorities (COSLA) published a joint action plan entitled '*Improving the Lives of Scotland's Gypsy/ Travellers (2019–2021)*'. One of the key areas within the plan is to provide more and better accommodation.

- 3.4 The MOWG Group has acknowledged that existing provision for settled travellers at Houdston Reid-Lea, Girvan is sufficient to meet demand. However, one of the immediate 'gaps' in provision, is around the availability of a designated area to support and accommodate Gypsy/ Traveller encampments that occur in South Ayrshire. As part of the process in managing unauthorised encampments, dialogue has taken place with Gypsy/ Travellers, who have indicated that a site within Ayr or Prestwick or around the outskirts of these areas would be favourable.
- 3.5 Through the process of identifying potentially suitable sites to offer a 'negotiated stopping approach or a more formal transit site provision, contact has been made with the landowners/ agents of Bargany Estate and Cassillis Estate. Both have confirmed that they do not have any land holdings suitable and appropriate for this purpose. In addition, enquiries were made with the National Farmers Union on potential sites within the local farming community, however they have also advised that no suitable land is available. An enquiry was also made to a landowner at Mosshill Industrial Estate, who has confirmed that the land is not available for sale. A number of private landowners have also been contacted as part of the process.
- 3.6 The MOWG has reported back to Leadership Panel on a number of occasions with the last on 8 March 2022 where Panel approved the development of a Transit site at the preferred location of Cockhill Farm. Panel also requested officers to undertake consultation with the local community and the Gypsy/ Traveller community on the proposed location and site layout and carry out full design and feasibility study for the preferred location.

4. Proposals

- 4.1 Over April and early May the general public were given the opportunity to feedback on the potential use of an area within Cockhill Farm as a Gypsy/ Traveller Transit site. During this time we received a total of 34 responses, of which 3 were positive, 27 were negative and 4 were enquiries. The negative responses related to the potential location; cost of the proposal; loss of habitat; lack of access to amenities.
- 4.2 Officers have also met with members of the Gypsy/ Traveller community to discuss the proposal and give the opportunity to provide feedback. This included residents of the Council's permanent site at Houdston-Reid Lea and a number of families who regularly camp in South Ayrshire. Feedback was supportive of the proposed location and families also stated that they would use the site. They also provided more detailed feedback on a site lay out and facilities that will now be considered further to develop a new site plan.
- 4.3 A full design and feasibility study has also been undertaken. Specialist consultants were appointed to evaluate the land and assess its suitability for development of the proposals and specifically to comment on any potential constraints associated with the proposed Travellers Site development at Cockhill Fam.
- 4.4 Two potential sites have been identified: site 1 is south of Cockhill Farm and site 2 is east of the farm. Feasibility & Constraints reports for both sites, including site plans, are included within Appendices 1 and 2 . Both sites are positioned close to established tree lines to provide screening and privacy, they are distant from a private property and both can be accessed from the existing road into the site.
- 4.5 The detailed feedback received from the Gypsy/ Traveller community will now be considered to ensure an inclusive design development that aligns with their cultural traditions. Safety and security will be a key consideration in the detailed design

phase with the access, siting and screening of the development to ensure people feel safe and secure in their homes.

- 4.6 Adaptable and flexible arrangements will be a consideration as part of the proposals which will allow extended families to live together, grow and change over time. All the facilities provided will be accessible to ensure people with a disability or older people can stay on site.
- 4.7 Generally, the following accommodation and facilities will be provided, this list is not exhaustive and will be developed following the consultation mentioned above:-
- Pitches for caravans or motorhomes and cars. Each pitch will have an electrical supply and drainage connection. The pitches will be designed to ensure compliance with the Building Regulations and Fire Safety Regulations;
 - Paved, hardstanding site with good access link to main road (A713);
 - Washroom facilities including showers and WC's with direct access which can be allocated to each pitch (if wished);
 - Laundry facility;
 - Bin store;
 - Drying area;
 - Recreational space; and
 - Renewable technologies to ensure the site is as low carbon as possible.
- 4.8 The estimated capital cost relating to the provision of a transit site will be in the region of £900,000. The proposed site is owned by the Council and the potential development sites are located close to the existing access road to avoid the expense of a new road junction. Mains services are available in the vicinity of the sites which will keep infrastructure costs to a minimum. The site layout/ configuration will be as economical as possible in terms of space planning.
- 4.9 Given the information presented, site 2 offers better development potential for a number of reasons: good screening is provided by the existing treeline, it is further from the Equitation Centre than Site 1, there is better flexibility with the site layout as Site 1 is constrained by high voltage electrical cables and it is closer to the access road. The next stage of the development process will include consideration of Planning consent. The land forms part of a wider Local Development Plan land allocation to create a long-term urban/ settlement expansion area for Ayr, however there remains a requirement for the site to gain planning permission for the specific use.
- 4.10 During the consultation period, the Council was approached by a local farmer who has offered to have discussions on using an area within his landholding for a Gypsy/ Traveller Transit site. The area itself is close by Cockhill Farm but on the other side of the A713. Members are asked to consider whether they wish officers to continue discussions on this offer and bring back further information to the MOWG at the same time as finalising the proposal at Cockhill Farm.
- 4.11 Leadership Panel and the MOWG have previously agreed that officers should apply to the Gypsy Traveller Accommodation Fund offered by the Scottish Government. Stage 1 for the fund closed on 16 May and officers have submitted a proposal in line with the feasibility and design work undertaken to date. If the proposal is

shortlisted for Stage 2 later in the summer, more detail will be required as well as a formal presentation to the Scottish Government. As highlighted previously, the fund will cover up to 60% of any project and the Council will be required to make up the shortfall. For the proposal to be successful we would require to formally agree the source of the funding and it is proposed to allocate a sum of £500,000 to the capital programme for this purpose.

5. Legal and Procurement Implications

5.1 There are no legal implications arising from this report.

5.2 There are no procurement implications arising from this report.

6. Financial Implications

6.1 The estimated capital cost relating to the provision of a transit/ temporary stopping site is in the region of £900,000. Scottish Government grant funding is available up to 60% of project costs; however, any shortfall will be required to be met by the Council. It is proposed to allocate £500,000 in the capital programme for this purpose. This will require a review of the Capital Programme to accommodate this. Revenue costs will be established once full design and feasibility study has been completed and an appropriate revenue budget will require to be identified.

6.2 Feedback from the Scottish Government on the Stage 1 bid for grant funding is expected by September 2022. If the Council is unsuccessful there may be an opportunity to apply in the next round of funding in 2023. At that point the Council will have to decide whether to self-fund the whole project or pause the project until the future grant funding becomes available.

7. Human Resources Implications

7.1 Not applicable.

8. Risk

8.1 *Risk Implications of Adopting the Recommendations*

8.1.1 Although the preferred site has been identified, there is a risk that further site investigations or considerations may impact on its ultimate suitability. In addition, the information contained in previous reports is based on unauthorised encampment activity since 2019. Proposals outlines in this paper are based on the travel pattern and recurring encampments of the current Gypsy/ Travelling community. If this were to change, it should be acknowledged that this may well impact on the needs and demand for site provision in the future.

8.1.2 It should also be noted that the provision of a designated area of land for negotiated stopping or transit/ temporary stopping site provision may not entirely provide a solution to, or prevent, future unauthorised encampments.

8.2/

8.2 **Risk Implications of Rejecting the Recommendations**

8.2.1 If the recommendations are rejected, this is likely to impact on the Council's pace of progress to improve experiences and outcomes for Gypsy/ Travellers.

9. **Equalities**

9.1 A full equalities impact assessment has been carried out on the proposals contained in the report and is attached as Appendix 3.

10. **Sustainable Development Implications**

10.1 **Considering Strategic Environmental Assessment (SEA)** - This report does not propose or seek approval for a plan, policy, programme or strategy or document otherwise described which could be considered to constitute a plan, programme, policy, or strategy.

11. **Options Appraisal**

11.1 A list of potentially suitable sites have been considered and presented to Leadership Panel over the past year. These are available as background papers shown below.

12. **Link to Council Plan**

12.1 The matters referred to in this report contribute to Commitments 1 and 6 of the Council Plan: Fair and Effective Leadership/ Leadership that Promotes Fairness; and A Better Place to Live/ Enhanced environment through social, cultural, and economic activities.

13. **Results of Consultation**

13.1 Consultation has been undertaken with the general public as well as the Gypsy Traveller community and the feedback included in this report..

13.2 Consultation has taken place with Councillor Lee Lyons, Portfolio Holder for Health and Social Care, and Councillor Martin Kilbride, Portfolio Holder for Buildings, Housing and Environment, and the contents of this report reflect any feedback provided.

14. **Next Steps for Decision Tracking Purposes**

14.1 If the recommendations above are approved by Members, the Assistant Director – Place will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Cabinet in the 'Council and Cabinet Decision Log' at each of its meetings until such time as the decision is fully implemented:

<i>Implementation</i>	<i>Due date</i>	<i>Managed by</i>
Complete final design of site and provide update to Cabinet	30 September 2022	Assistant Director - Place

Background Papers **Report to Leadership Panel of 15 June 2021 – [Services to Gypsy/ Travellers – Update from Member/ Officer Working Group and Proposed Future Actions](#)**

[Scottish Government – Improving the Lives of Gypsy/ Travellers: 2019-2021](#)

Report to Leadership Panel of 24 August 2021 – [Services to Gypsy/ Travellers – Potential Sites to Support and Accommodate Gypsy/ Traveller Encampments](#)

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Date: 7 June 2022



FEASIBILITY & CONSTRAINTS REPORT – SITE 1

SOUTH AYRSHIRE COUNCIL

LAND SOUTH OF COCKHILL FARM, AYR, KA6 6AH

9225

24 MARCH 2022

INNOVATION IN THOUGHT AND STRUCTURE



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Contents

1.0	Introduction:	5
1.1	Brief	5
1.2	Limitations	5
2.0	Site Location	7
3.0	Site Access/Egress	8
4.0	Topography	9
5.0	Historic Site Use	10
6.0	Archaeology	10
7.0	British Geological Survey Review (BGS Geoindex Service)	11
8.0	Mineral/Geotechnical	12
9.0	Mining	12
10.0	Gas/ Environment	13
11.0	Contamination/ Sulphates	13
12.0	Ecology	13
13.0	Arboriculture	14
14.0	Drainage	14
14.1	Existing Surface Water Drainage	14
14.2	Proposed Surface Water Drainage	14
14.3	Existing Foul Water Drainage:	15
14.4	Proposed Water Supply Pipes	15
15.0	Roads	16
16.0	Flooding	16
17.0	Existing Services	17
17.1	Water:.....	17

17.2	Gas:.....	17
17.3	Electricity:.....	17
17.4	Telecommunications:	18
18.0	Foundations.....	19
19.0	Cut and Fill.....	19
20.0	Retaining Walls.....	19
21.0	Capping	19
Appendix A – Proposed Architects Layout		
Appendix B – Photographs taken 28/03/22		
Appendix C – West of Scotland Archaeology Information		
Appendix D - BGS Geoindex Service Information		
Appendix E - Drainage Service Plans		
Appendix F – Services/Utilities Plans		

1.0 Introduction:

1.1 Brief

We have been requested by South Ayrshire Council, to compile a Feasibility report for a greenfield land parcel south of Cockhill Farm, Ayr, KA6 6AH. This land parcel is known as Site 1.

We were asked specifically to comment on any potential constraints associated with the proposed Travellers Site development. We have completed a desk top survey as part of this report. A follow up site visit was carried out on Monday 28th March 2022.

1.2 Limitations

This report is made out on the instructions of, and on behalf of South Ayrshire Council. No responsibility is accepted to any third party for the whole or any part of its contents.

Neither the whole nor any part of this report, nor any reference thereto may be included in any document, circular or statement without the written approval of this firm as to the form and context in which it will appear prior to any agreed disclosure.

No excavations have been carried out to expose the depth, nature, and condition of the sub-soils to determine its load bearing ability.

Our report is restricted to the terms of our brief. Where comments are made on other aspects or areas of the land, these comments are made for information purposes. No reliance can be made on these additional comments.

No tests have been carried out on materials for strength and no drilling has been executed to determine the grades, thickness, or composition of any materials, other than noted above. We did not undertake tests in respect to deleterious materials and no assurances can be giving to the presence of such materials.

No borescope examinations have been carried out and it was not possible to inspect parts of any structures that were covered. Our inspection was limited to a survey from ground level only.

Our Engineers are not qualified to carry out inspections, or tests on specialist services and as such, none have been undertaken during the inspection. Without prejudice to the foregoing generality, such services extend to include electrical, heating, and ventilating services installations and any similar specialist services.

The general description of the property is provided for information purposes and is based on background information combined with our opinion and experience of similar buildings. This

description is not to be used as a reliance on the condition of the property at the time of our inspection.

DRAFT

2.0 Site Location

The 0.53 Ha development parcel is a greenfield site located to the South of Cockhill Farm, Ayr, KA6 6AH. The proposed development site is generally open farmland/fields.

- Access is gained to the site via the Farm road/track off the A713 on the north boundary
- The postal address for the nearest site is Woodlea House, KA6 6AH
- The site is centred on approximately OS Grid Ref. NS368175 / NS3684217565
- OS Grid Coordinates are approximately Eastings = 236842, Northings = 617565

The site is bounded by:

- To the North – Cockhill Wood & Woodlea House
- To the East – A713 Main Road and Mosshill Industrial Estate
- To the South - Ayrshire Equitation Centre
- To the West – Tree Belt and open Farmland/fields

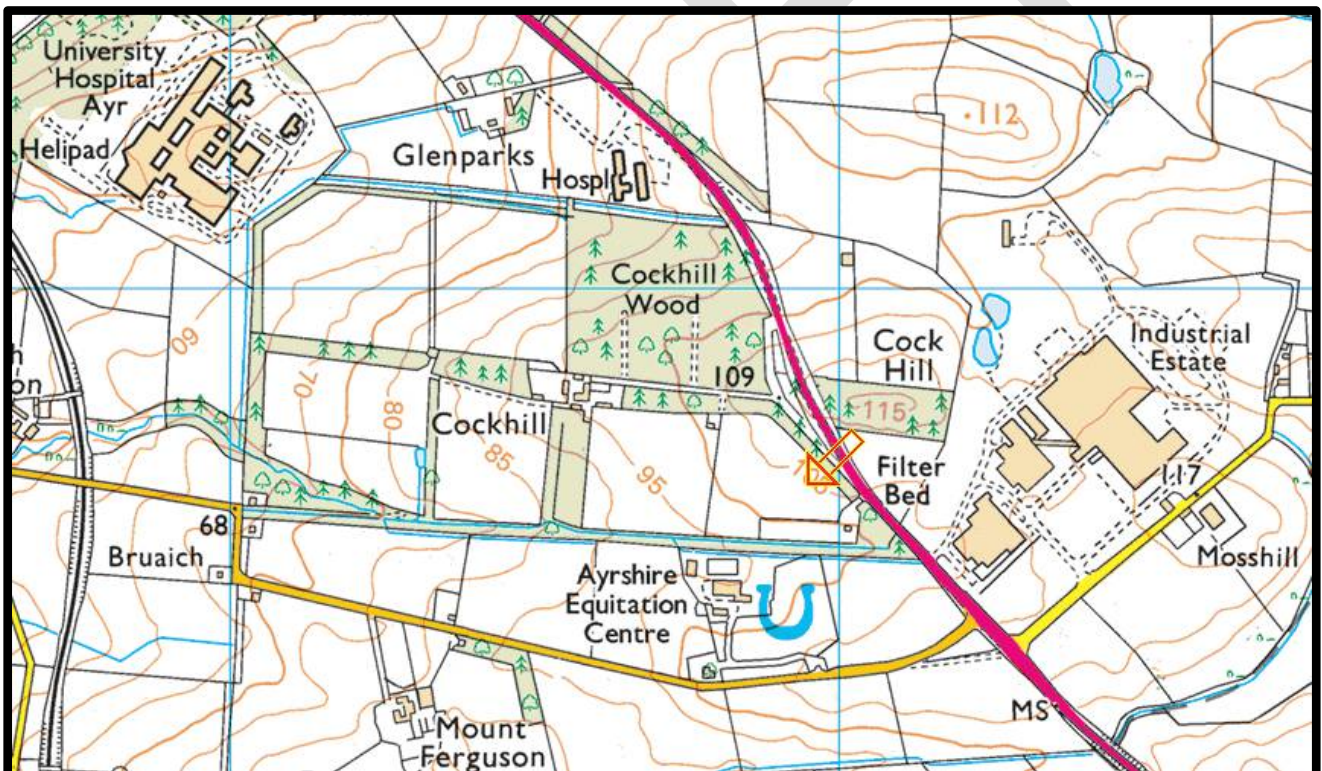


Figure 1 – Location Plan (1:25K)

We have appended the Architects proposal for the site in Appendix A. We have appended a number of photographs taken during our site visit on 28th March 2022 in Appendix B.

3.0 Site Access/Egress

The current development Plan shows one access to the site highlighted below. It is proposed to access the site via the existing access road located off the main A713 road. This access point will require to be discussed and approved by South Ayrshire Council during the Planning and Roads Construction Consent stages. We have no South Ayrshire Council Roads Adoption Plans for the site. However, it is thought unlikely that the Farm access track is an adoptable road leading up to the entrance to the site.

It is thought unlikely that it will be requested from SAC that two points of access is provided for the development. Further consultation is required in this regard.



Figure 2 – Location Plan with access road highlighted from A713 Road

4.0 Topography

Topography varies across the site with the high ground generally located to the North/North East boundary (105m -109mAOD) and falling towards the lowest point at the South-West boundary (95mAOD). This equates to an existing longitudinal fall of approximately 1 in 10.

The existing spot levels at the four corners of the site are as follows:

- South-East 100m AoD
- South-West 95m AoD
- North-East 102m AoD
- North-West 107m AoD

Consideration should be given to the existing site topography during development of Architectural Layouts to ensure proposed layouts work with site levels. Our site visit noted that the tree belt along the northern/eastern boundary was at a higher level than the rest of the existing site with levels generally falling southwards. This will require consideration for the proposed access road.

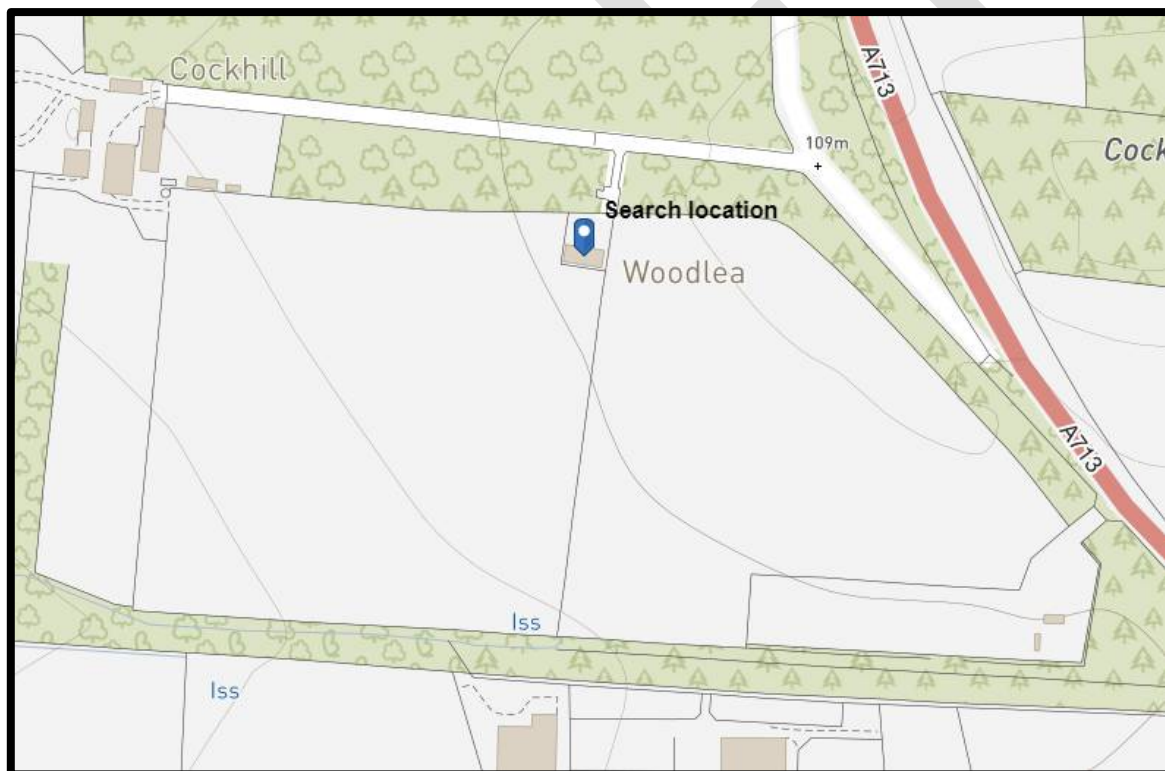


Figure 3 – Location Plan showing OS Map contours

We have still to undertake a topographical survey from the site. However, we approached 3 Topographical Survey Consultants to provide quotations for the works. A tender analysis report was produced providing recommendations.

5.0 Historic Site Use

A review of the historic site maps was carried out for the following dates: 1863, 1897, 1905, 1955 and 1957. The historic maps have indicated the site has always been a greenfield land parcel/open countryside or forestry.

6.0 Archaeology

We are not aware of any archaeology report being carried out for the site. Therefore, we have no evidence of archaeologically significant features at or near the site. The West of Scotland Archaeology Free Online Resources Service has highlighted the following features near our site. This relates to a Designed Landscape located to the west of Cockhill Farm. We have appended the information in Appendix C.

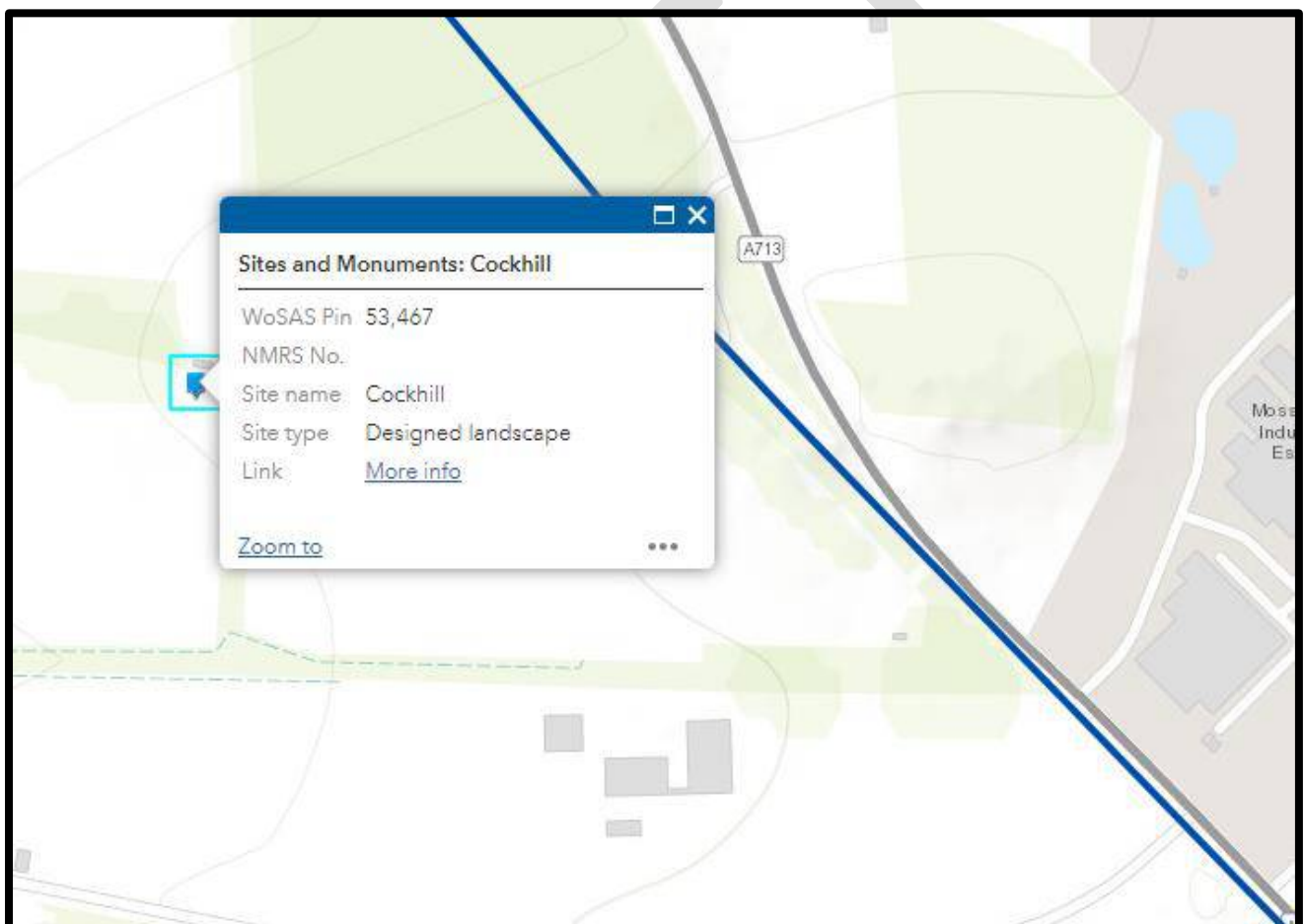


Figure 4 – Extract from West of Scotland Archaeology Online Resources Service

7.0 British Geological Survey Review (BGS Geindex Service)

A review of the available on-line free resources from the British Geological Survey (BGS) was undertaken. An extract is shown below.



Figure 5 – Extract from BGS Geindex Viewer

Certain BGS information cannot be viewed as it is Confidential. We have appended the nearest information to our site in Appendix D.

8.0 Mineral/Geotechnical

No site investigations to date have been carried out for the existing site. A review of historical borehole records was carried out from online geological mapping to gain an understanding of the substrata. The BGS generally reports the ground conditions as –

Site Investigation Record & Year	Ground Conditions Encountered	Depth (m)
TP1 - 1984	Topsoil/ Sandy Silty Clay / Stiff blue boulder clay	0 – 1.5m
TP2 - 1984	Topsoil/ Sandy Silty Clay / Stiff blue boulder clay	0 – 1.8m
TP3 - 1984	Topsoil/ Sandy Silty Clay / Stiff blue boulder clay	0 – 1.9m
TP4 - 1984	Topsoil/ Sandy Clay / Stiff blue boulder clay	0 – 2.45m
TP5 - 1984	Topsoil/ Sandy Clay / Stiff blue boulder clay	0– 1.45m
BH6 - 1978	Topsoil/ Sandy Clay / Stiff brown boulder clay	0 – 6m

Table 1 – Summary table showing nearest ground conditions

9.0 Mining

The site lies within the Coal Authority defined Coal Mining Reporting Area and Surface Coal Resource Area and a detailed report should be carried out by a Geo-Environmental Consultant. The Coal Authority Interactive UK Mapping Service has indicated no workings (Past, Present or Shallow) are recorded within the site or its surroundings. No mine entries or abandoned mines are noted.

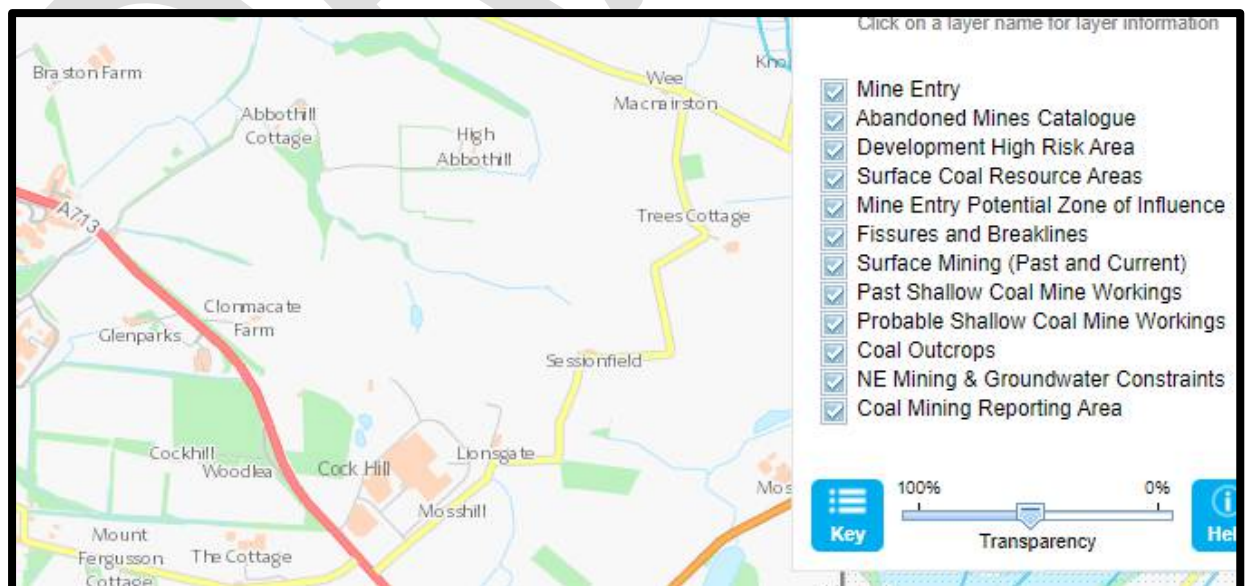


Figure 6 – Extract from Coal Mining Authority Interactive Map Viewer

10.0 Gas/ Environment

No site investigation works have been carried out to determine the exact gassing requirement for the site. A review of the UK Radon Mapping has highlighted the site is within the lowest band for radon with a maximum radon potential of less than 1%. This site has been identified as being within a low probability radon area and it is likely that no preclusion measures are required for this Gas. However, detailed investigations should be undertaken to confirm.

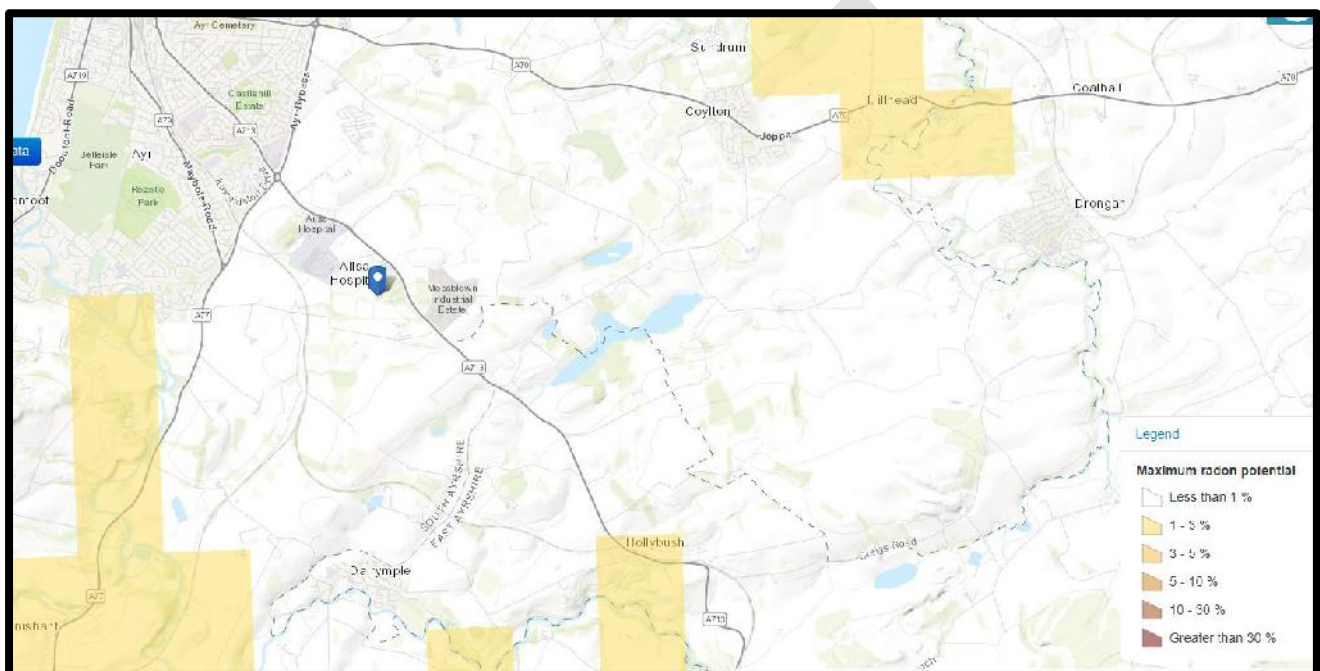


Figure 7 – Extract from Radon Interactive Map Viewer

11.0 Contamination/ Sulphates

Given the site has been undeveloped over the years and remained a greenfield site, it is unlikely there will be many risk sources of contamination to the land. However, a detailed site investigation should be carried out to confirm presence of any potential contamination within the land.

12.0 Ecology

No ecology report has been prepared for the development.

There appears to be open countryside and tree belt within the site and a habitat/ecological survey should be carried out to confirm the presence of any protected species. This is likely to be required for Planning purposes.

13.0 Arboriculture

It should be noted that there appears to be a significant tree line running along the east and south site boundaries. A tree survey may be required should any of the trees be removed. Again, this is likely to be required for Planning purposes.

No invasive plant survey has been carried out to confirm the presence of any problematic species on site such as Japanese Knotweed, Himalayan Balsam etc. This could be carried out during the Site Investigation works or by an independent Arboriculturist report.

14.0 Drainage

14.1 Existing Surface Water Drainage

Scottish Water records show there is currently no Surface Water infrastructure within the site, which is in keeping with the previous agricultural land use. However, it should be noted that it may be possible that land drainage exists within the site which will be encountered and disturbed during the proposed development works. There is likely to be a series of field drains within the site development to encourage irrigation and drainage at the site.

The records show Issues on the southern boundary. We noted during our site visit that there is a small watercourse within the wooded area on the southern boundary. We could not determine the extents of this watercourse.

14.2 Proposed Surface Water Drainage

The surface water drainage will incorporate traditional road gullies or SUDS system that connects into an end of line SUDS feature such as a porous paving or a conveyance Swale. The outfall from the SUDS features will connect into the existing issues or minor watercourse along the southern boundary.

It would be prudent to ensure that there is provision for a surface water connection from the development and approval must be sought from Scottish Water and the relevant Statutory Authorities.

We have not carried out any calculations to show the size of the SUDS scheme.

However it is likely that SUDS feature will incorporate a minimum attenuation and storage volume for the 1 in 30-year event + 40% Climate Change.

This will include a 1 in 200year flooding design check.

The size and layout of the SUDS feature will be confirmed during detailed design.

The Greenfield run off rate will require to be calculated for the SUDS features. This will be the controlling discharge for the proposed development. This will require to be agreed with South Ayrshire Council and Scottish Water.

It should be noted that the South Ayrshire Council Local Authority Flooding Department will request the SUDS feature sized to allow for temporary storage during the 1 in 30/200-year storm events. Enquiries with the relevant parties should be made early in the development process to ensure agreement is reached between Scottish Water and the Local Authority regarding any adoption agreement.

It is also likely that Scottish Water will require a CCTV prior to connection approvals.

14.3 Existing Foul Water Drainage:

Scottish Water records show there is currently no Foul Water infrastructure within the site, which is in keeping with the previous agricultural land use. We are unsure at present of foul water drainage for Cockhill Farm, and Woodlea house. It is thought likely that a septic tank is used at these locations.

Scottish Water records indicate foul/combined sewers in the Industrial estate to the east. They appear to head in a northern direction before heading westwards to the north of Cockhill Farm and Woodlea House.

A Pre-Development Enquiry should be submitted to Scottish Water to confirm capacity of the local Wastewater network prior to detailed design.

14.4 Proposed Water Supply Pipes

Water supply pipes are noted to run in the main A713 Road. The service plans show Cockhill Farm and Woodlea are served by water supply pipes in the access road leading to the properties.

Water supply pipework will require a UKWIR Assessment along the proposed water supply route associated with any new development. This will be carried out as part of the site investigation works.

A Pre-development enquiry should be submitted to Scottish Water to confirm the network can supply the proposed development.

We have appended the Drainage Service Plans in Appendix E.

15.0 Roads

Finalised road construction will be verified following the provision of CBR testing at 25m centres on the underlying strata along the proposed road length. A selection of initial CBR testing should be undertaken as part of the site investigation works to gain an insight into the underlying strata. If the access road is to remain private, this requirement would not be so onerous.

Our site visit noted that the tree belt is at a higher level than the rest of the site with levels generally falling southwards. New access roads will require to form the development with gradients no steeper than 1 in 13 or 15. A topographic survey will be required to confirm suitable design levels for the roads and development.

At this stage, it should be assumed that any adopted roads would require a full road box construction.

16.0 Flooding

A review of the SEPA Flood maps confirms that the site is not at risk of flooding from Rivers, Coastal or Surface Water. See attached extract below. There appears to be a low to medium likelihood of surface water flooding along the southern boundary of the site. This is noted in the area of the Cottage and Ayrshire Equitation Centre.

It is likely that South Ayrshire Council will request a detailed Flood Risk Assessment should be carried out for the development during the Pre-Planning Enquiry.



Figure 8 – Extract from SEPA Flood Maps

17.0 Existing Services

In addition to the existing drainage services discussed in sections 14.2 and 14.3, the following utilities infrastructure is located within the vicinity of the site:

17.1 Water:

Scottish Water records show that there is a 150mm – 200mm Diameter in the grass verge within the main A713 Road. There is also a 90mm HPPE Water supply pipe located within the access road leading to Cockhill Farm. This heads past Cockhill Farm before heading southwards towards the Ayrshire Equitation Centre. A 2" Cast iron pipe is also noted to head north after Cockhill Farm. A Pre-Development Enquiry should be submitted to Scottish Water to confirm the proposed development can be supplied.

17.2 Gas:

SGN utility plans show that there are no services present within our site. Enquiries should be made to SGN to ensure sufficient capacity is available to service the proposed development if required.

17.3 Electricity:

Scottish Power Energy Network location plans show there are overhead 11kV HV cables and associated poles running along the centre of our site. This is likely to be one of the biggest constraints to the development. We are awaiting SPEN feedback regarding safe distances.

Diversion works will be required for the overhead HV cables. Enquiries should be made to SPEN to discuss re-routing works and associated wayleaves required.

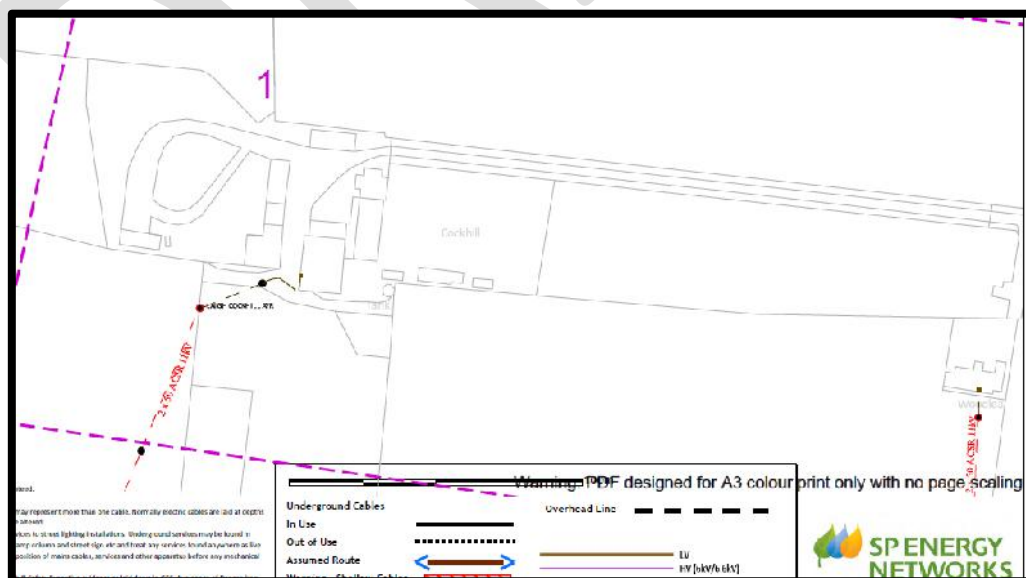


Figure 9 – Extract from SPEN Services plans – cables noted from Cockhill Farm and Woodlea

Electricity cables noted to head south from Cockhill Farm and Woodlea noted in above.

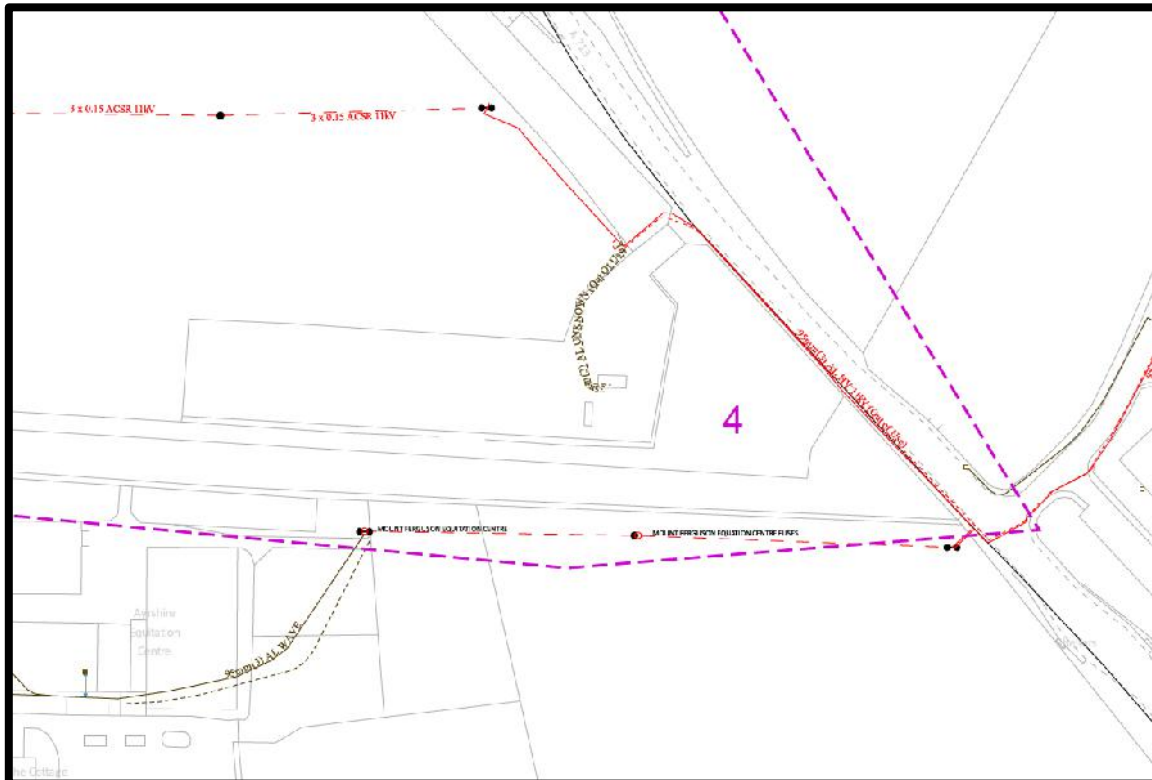


Figure 10 – Extract from SPEN Services Plans – underground and overground Cables noted within site

The above extract shows 95mm AL HV underground cables in the main A713 Road. This enters our site boundary next to the existing fence/gate. The cable is shown as underground until it heads in a western direction on poles above ground. The drawings show 3 * 0.15 ACSR 11kv cables above ground.

17.4 Telecommunications:

BT/Openreach plans show that the Industrial estate to the west is served by BT plant. The utility plans have indicated Cockhill farm is served by BT apparatus also with poles running south from Cockhill Farm. The drawings show a BT box outside the entrance to Woodlea House. BT Poles are also evident on the access road to Woodlea/Cockhill Farm. Enquiries should be made to BT/Openreach to discuss diversion works if required. Sky and Virgin service plans both show that there is no plant or services within the vicinity of the site.

We have appended the Services Information in Appendix F.

18.0 Foundations

Foundation solutions shall be determined following receipt of the detailed Site Investigation. A review of the online BGS service shows likely ground conditions will include a sandy clay overlying stiff boulder clay.

19.0 Cut and Fill

Based on the existing topography of the site a cut/fill exercise will be required to form the development platforms and access road. Levels should remain as close to existing levels where possible when ground conditions permit to minimise the extents of the cut and fill exercise. Consideration should be given to the existing access road levels as this will form the proposed development access road. Existing drainage levels should be considered as the site drainage is likely to require to connect along the southern boundary.

20.0 Retaining Walls

Based on the existing topography of the site we are of the opinion that retaining walls would not be required between plots to minimise the extent of cut/fill and achieve the desired proposed layout. However, this will be confirmed following further detailed design.

Exact retaining wall locations and heights will be determined during detailed design. However, we are of the opinion that the any retaining walls will not be excessive and sloped embankments maybe utilised.

The architectural layout should take cognisance of the existing site levels to minimise the proposed retention requirement with consideration given to the proposed location of the access road and units located on the flattest part of the site.

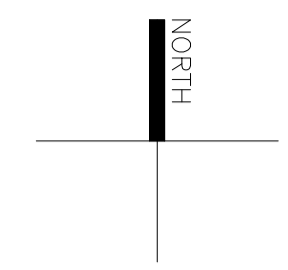
21.0 Capping

Given the site has been undeveloped over the years and remained a greenfield site, it is unlikely there will be capping requirements within the landscaped areas of the site. However, a detailed site investigation should be carried out to determine capping requirements across the site.

At this stage, it should be assumed that any adopted roads will require a full 600mm capping layer.

Appendix A –
Proposed Architects Layout

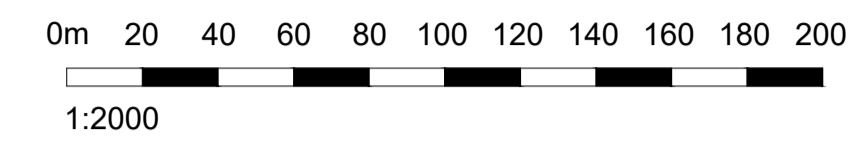
DRAFT




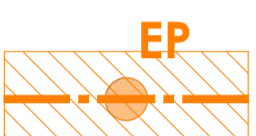
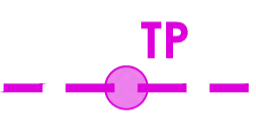


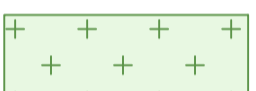

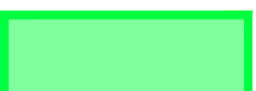
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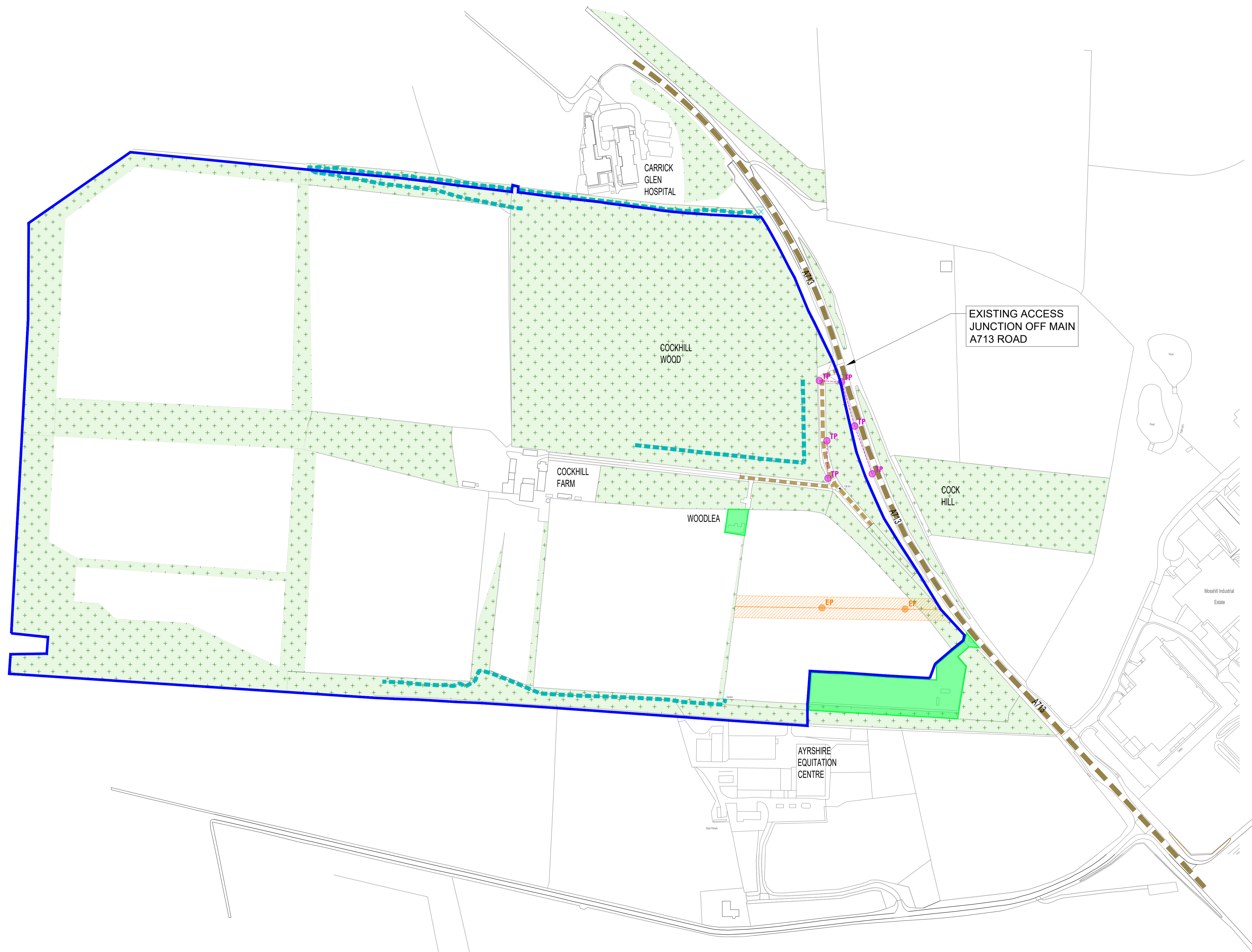
Do not scale from this drawing. All dimensions to be checked by the contractor before construction and prior to the fabrication of any component. Discrepancies to be reported to LMA Architects

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KEY

-  SAC OWNERSHIP BOUNDARY
(based on Title Plan Information received from SAC)
Site Area: approx. 120.3 Acres / 48.683 Ha
-  EXISTING ELECTRICITY POLES AND OVERHEAD CABLES WITH 10M (TBC) CLEARANCE ZONE (Poles are approx. 6m tall with 3 electric cables approx. 1.7m apart).
-  EXISTING TELEPHONE POLES AND OVERHEAD CABLES (Pole / Cable height TBC)
-  A713 MAJOR ROAD
-  EXISTING ACCESS ROAD
-  EXISTING TREE LINE
-  MINOR WATERCOURSE / BURN
-  PRIVATE OWNERSHIP BOUNDARY



Revision	Date	Description	By
P1	11.05.22	Up-dated as per Client comments.	KR



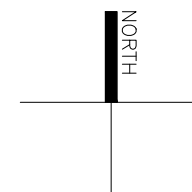
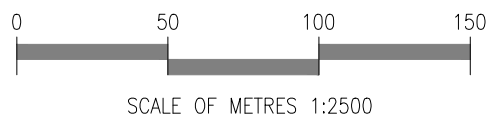
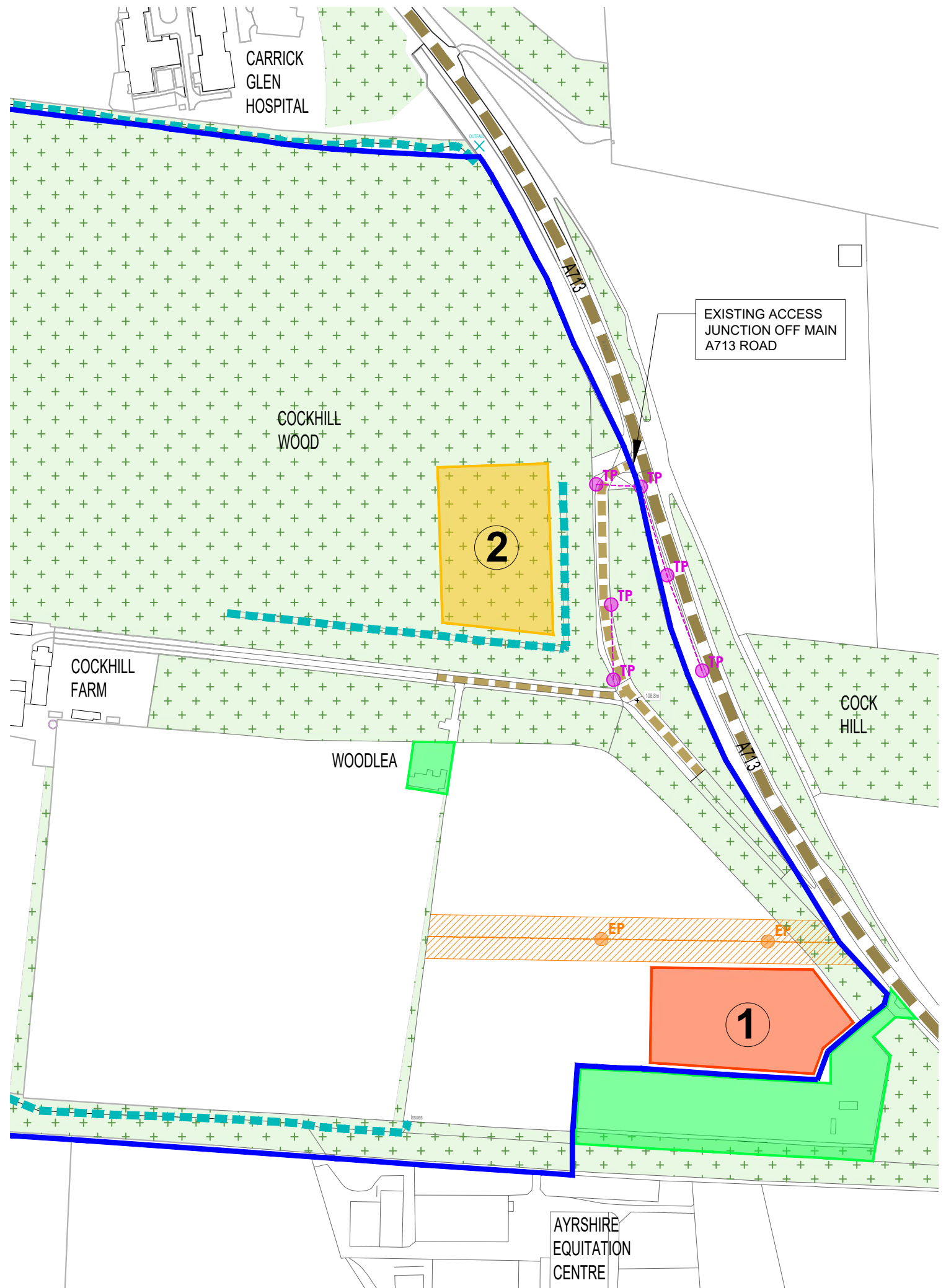
100 West George Street | Glasgow, G2 1PP | 01412642991
Suite G1 | 18 Wellington Square | Ayr, KA7 1EZ | 01292 611727
studio@l-m-a.co.uk | www.l-m-a.co.uk

Client
South Ayrshire Council

Project
**Proposed Travellers Transit Site
Cockhill Farm, Ayr
KA6 6AH**

Description
Location Plan & Site Observations

Status		
Feasibility		
Job Number	Drawing Number	Revision
22-3_2373	EX(00)001	P1
Scale	Drawn / Checked By	Date
1:2000 @ A1	KR	May '22



NOTES

Do not scale from this drawing. All dimensions to be checked by the contractor before construction and prior to the fabrication of any component. Discrepancies to be reported to LMA Architects

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SITE 1

Site Area: 0.5125 Ha / 1.266 Acres

POSITIVES

- Good screening provided by existing treeline
- Remote location from Woodlea and Cockhill Farm

NEGATIVES

- Close proximity to Equitation Centre
- Site layout would be very constrained by location of existing electricity poles and clearance zone for overhead cables, possibly too narrow.
- Greater distance for new site access road and route would pass under overhead electrical cables.
- Trees would have to be felled for access road

SITE 2

Site Area: 0.5125 Ha / 1.266 Acres

POSITIVES

- Good screening provided by existing treeline
- Further distance from Equitation Centre
- Better flexibility with site layout
- Shorter site access road

NEGATIVES

- Closer Proximity to Woodlea, Cockhill Farm & Carrick Glen Hospital
- Greater change in level from existing access road falling N/W.
- Perimeter ditch to East and South boundaries to be considered
- Currently woodland, trees would have to be felled

KEY

- SAC OWNERSHIP BOUNDARY (based on Title Plan Information received from SAC) Site Area: 120.3 Acres / 48.683 Ha
- EXISTING ELECTRICITY POLES AND OVERHEAD CABLES WITH 10M (TBC) CLEARANCE ZONE (Poles are approx. 6m tall with 3 electric cables approx. 1.7m apart).
- EXISTING TELEPHONE POLES AND OVERHEAD CABLES (Pole / Cable height TBC)
- A713 MAJOR ROAD
- EXISTING ACCESS ROAD
- EXISTING TREE LINE
- MINOR WATERCOURSE / BURN
- PRIVATE OWNERSHIP BOUNDARY

Revision	Date	Description	By
P1	11.05.22	Up-dated as per Client comments	KR



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 Suite G1 | 18 Wellington Square | Ayr, KA7 1EZ | 01292611727
 studio@l-m-a.co.uk | www.l-m-a.co.uk

Client
South Ayrshire Council

Project
**Proposed Travellers Transit Site
 Cockhill Farm, Ayr
 KA6 6AH**

Description
Site Options & Constraints

Status		
Feasibility		
Job Number	Drawing Number	Revision
22-3_2373	EX(00)002	P1
Scale	Drawn / Checked By	Date
1:2500 @ A3	KR	May 22

Appendix B –

Photographs taken 28/03/22

DRAFT



GENERAL VIEW ONTO ACCESS ROAD



GENERAL VIEW LOOKING TOWARDS COCKHILL FARM



VIEW ONTO WOODLEA HOUSE



HV ELECTRIC CABLES RUNNING THROUGH SITE



VIEW ONTO SOUTHERN BOUNDARY TREE BELT AREA



VIEW ONTO ISSUES/WATERCOURSE ON SOUTHERN BOUNDARY



VIEW ONTO FENCED AREA NEXT TO SOUTH BOUNDARY



VIEW ONTO FENCED AREA NEXT TO SOUTH BOUNDARY



GENERAL VIEW ONTO SITE – HV CABLES EVIDENT WITHIN SITE



GENERAL VIEW ALONG FENCED SOUTHERN BOUNDARY



VIEW TO ACCESS GATE ON A713 MAIN ROAD

Appendix C –

West of Scotland Archaeology Information

DRAFT

[West of Scotland Archaeology Service Home Page \(wosas.net\)](http://wosas.net)

WoSAS Pin: 53467

Site Name: Cockhill

Alternative Name(s):

Monument Type: Designed landscape

Council: South Ayrshire

Parish: Ayr

Map Sheet: NS31NE

Grid Reference: 236500, 617800 NGR from Ayrshire Designed Landscape Survey 2007

Canmore Number:

Non-Statutory Register Code:



Site Report

WoSAS Pin 53467

The name first appears on Armstrong, though without planting. 'High Cockhill' and 'Laigh' Cockhill appear on the OS 1st Ed., within a rectilinear landscape, comprising a woodland block to the north east, and square parks to the south and west, bounded by narrow tree-belts.

Landscape Period - From 18thC

Information from Ayrshire Gardens and Designed Landscapes Survey 2007

Entered WoSAS (MO'H), 27/06/07

Further Reading and Sources

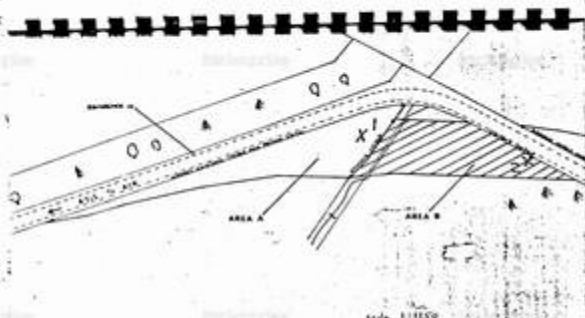
Ordnance Survey : 1:63,360 One Inch Popular Edition(1921-1928)

Ordnance Survey : County Series 1:10,560 (Six Inch)(1854-1859)

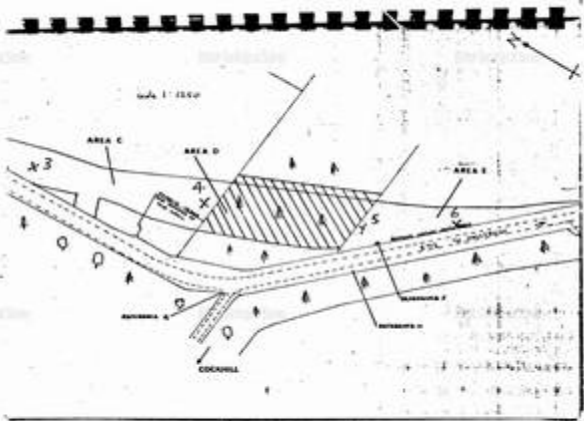
Appendix D -

BGS Geoindex Service Information

DRAFT



AREA A	PASTURE	1,540 m ²
B	PLANTATION	1,980 m ²
C	PASTURE	1,140 m ²
D	NATURE WOODLAND	4,200 m ²
E	PASTURE	1,140 m ²



RECORD OF TRIAL PIT		NO 1
DATE: 02-08-84		TIME: AM
EXCAVATION METHOD		SCALE
JCB 3CX		

SITE - AYR COCKHILL (AREA 2)

PIT DETAILS

CO-ORDINATES :

GROUND LEVEL :

LENGTH: 2.0m

BREADTH: 0.6m

DEPTH	STRATA DESCRIPTION	LEGEND	EASE OF DIG	SAMPLE TAKEN	WATER LEVEL
0-100	LOOSE TO MEDIUM DENSE BROWN SANDY TOPSOIL WITH ROOTFIBRES	[Pattern]	VE		
0-250	MEDIUM DENSE RED/YELLOW SANDY SILTY CLAY	[Pattern]	M		
	STIFF TO VERY STIFF BLUE BOULDER CLAY	[Pattern]	D		
-1-500	END OF PIT				



- KEY
- VE - VERY EASY
 - M - MODERATE
 - D - DIFFICULT
 - VH - VERY HARD
-
- W - WATER SAMPLE
 - U - UNDISTURBED
 - X - DISTURBED
 - B - BULK
- WATER
- ▽ SEEPAGE
 - ▽ ENCOUNTERED
 - ▽ STANDING LEVEL

WEATHER WET

PIT DRY, NO WATER VISIBLE

MARKS PHOTOGRAPHS TAKEN

D.E

C.U.B.

		RECORD OF TRIAL PIT	No 2
SITE - AYR COCKHILL (AREA 2)		DATE: 02-08-84	TIME: AM
PIT DETAILS		EXCAVATION METHOD	SCALE
CO-ORDINATES:	LENGTH: 2.0m	JCB 3CX	
GROUND LEVEL:	BREADTH: 0.7m		

DEPTH	STRATA DESCRIPTION	LEGEND #	EASE OF DIG	SAMPLE TAKEN	WATER LEVEL
-0-100	LOOSE BROWN VERY SANDY TOPSOIL WITH ROOTFIBRES	X	VE		
	MEDIUM DENSE REDDISH SILTY SANDY CLAY	M	M		
0-600					
	STIFF TO VERY STIFF BLUE BOULDER CLAY	D	D		
1-800	END OF PIT				

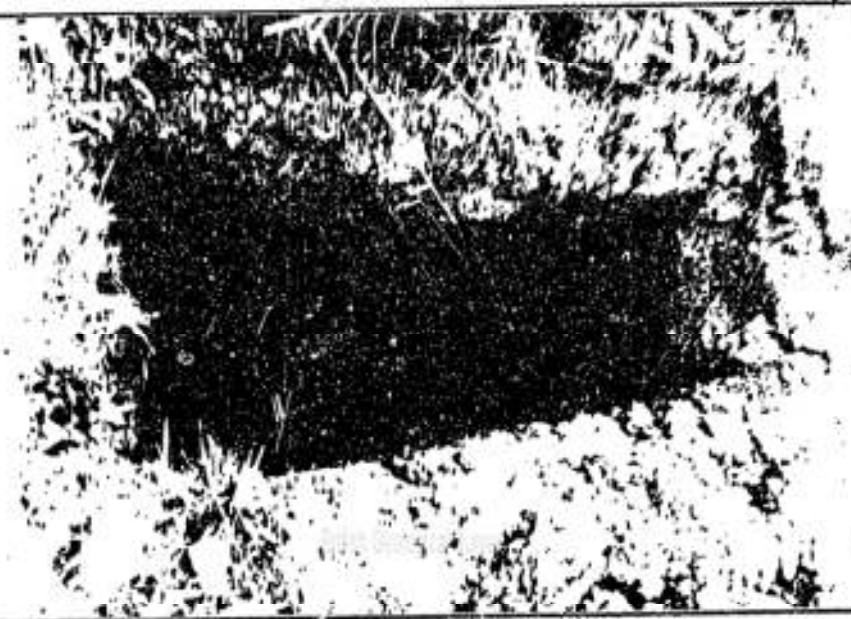


- KEY
- VE - VERY EASY
 - M - MODERATE
 - D - DIFFICULT
 - VH - VERY HARD
 - W - WATER SAMPLE
 - U - UNDISTURBED
 - X - DISTURBED
 - B - BULK
 - ▽ WATER SEEPAGE
 - ▽ ENCOUNTERED
 - ▽ STANDING LEVEL

WEATHER WET
PIT DRY, NO WATER VISIBLE
MARKS PHOTOGRAPHS TAKEN

		RECORD OF TRIAL PIT		No 3	
SITE - AYR COCKHILL (AREA 2)		DATE: 02-08-84		TIME: AM	
PIT DETAILS		EXCAVATION METHOD		SCALE	
CO-ORDINATES:		JCB 3CX			
GROUND LEVEL:		LENGTH: 2.0m			
		BREADTH: 0.7m			


DEPTH	STRATA DESCRIPTION	LEGEND	EASE OF DIG	SAMPLE TAKEN	WATER LEVEL
0-150	LOOSE BROWN SANDY TOPSOIL WITH ROOT FIBRES		VE		
	MEDIUM DENSE REDDISH SILTY SANDY CLAY		M		
0-900	STIFF TO VERY STIFF BLUE BOULDER CLAY		D		
1-900	END OF PIT				

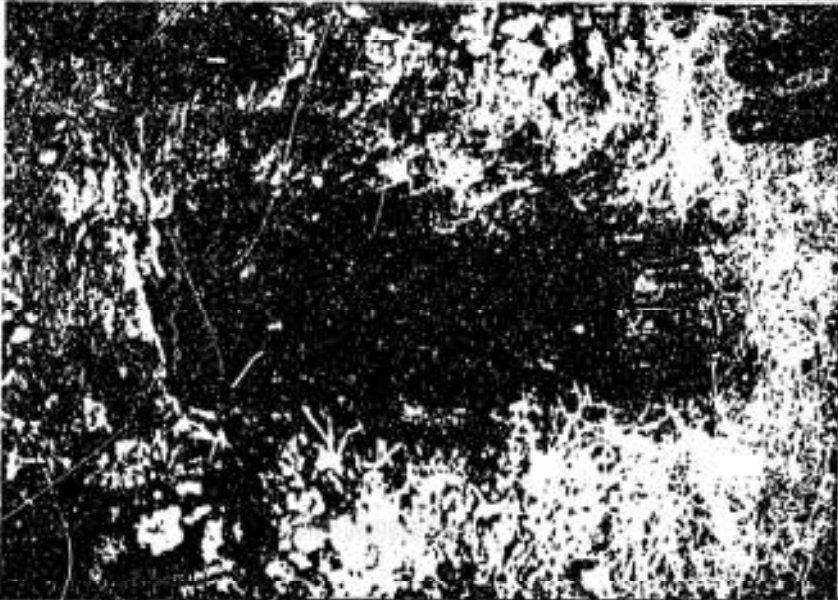


- KEY
- VE - VERY EASY
 - M - MODERATE
 - D - DIFFICULT
 - VH - VERY HARD
 - W - WATER SAMPLE
 - U - UNDISTURBED
 - X - DISTURBED
 - B - BULK
 - WATER
 - ▽ SEEPAGE
 - ▽ ENCOUNTERED
 - ▽ STANDING LEVEL

MARKS

WEATHER WET
 PIT DRY, NO WATER VISIBLE
 PHOTOGRAPHS TAKEN
 CLOGGED TILE DRAIN AT 0.500m DEPTH, NO WATER

SITE - AYR COCKHILL (AREA 2)		RECORD OF TRIAL PIT		NO 4	
PIT DETAILS		EXCAVATION METHOD		SCALE	
CO-ORDINATES :		JCB 3CX			
GROUND LEVEL :		LENGTH: 2m-4m			
		BREADTH: 0.7m			
DEPTH	STRATA DESCRIPTION	LEGEND	EASE OF DIG	SAMPLE TAKEN	WATER LEVEL
0-200	LOOSE BROWN SANDY TOPSOIL WITH ROOTFIBRES	X	VE		
	MEDIUM DENSE BROWN SANDY CLAY	M	M		
1-050	VERY STIFF BLUE BOULDER CLAY - LARGE BOULDER STRUCK	D/VH	D/VH		
1-200	VERY STIFF BLUE/GREY BOULDER CLAY	D	D		
2-450	END OF PIT				
		KEY VE - VERY EASY M - MODERATE D - DIFFICULT VH - VERY HARD W - WATER SAMPLE U - UNDISTURBED X - DISTURBED B - BULK WATER ▼ SEEPAGE ▼ ENCOUNTERED ▼ STANDING LEVEL			
WEATHER WET PIT DRY MARKS PHOTOGRAPHS TAKEN LARGE BOULDER STRUCK AT 1.2m DEPTH, PIT EXTENDED AND THEN DUG TO 2.45 DEEP					

		RECORD OF TRIAL PIT		No 5	
SITE- AYR COCKHILL (AREA 2)		DATE: 02-08-84		TIME: AM	
PIT DETAILS		EXCAVATION METHOD		SCALE	
CO-ORDINATES :		LENGTH: 2.10m			
GROUND LEVEL:		BREADTH: 0.75m		JCB 3CX	
DEPTH	STRATA DESCRIPTION	LEGEND	EASE OF DIG	SAMPLE TAKEN	WATER LEVEL
0-100	LOOSE BROWN SANDY TOPSOIL WITH ROOT FIBRES	X	VE		
	MEDIUM DENSE REDDISH BROWN SANDY CLAY	M	M		
0-400					
	STIFF TO VERY STIFF BLUE/GREY BOULDER CLAY	D	D		
1-450	END OF PIT				
			KEY VE - VERY EASY M - MODERATE D - DIFFICULT VH - VERY HARD W - WATER SAMPLE U - UNDISTURBED X - DISTURBED B - BULK WA, ER ▼ SEEPAGE ▼ ENCOUNTERED ▼ STANDING LEVEL		
MARKS	WEATHER WET PIT DRY PHOTOGRAPHS TAKEN.				

SITE: A/R A713 Cockhill		CO-ORDINATES:		BOREHOLE NO. 6	
MACHINE: Pilon Wayfarer		BOREHOLE DIAMETER: 150 mm		COMMENCED: 12-11-78 COMPLETED: 12-11-78	
Sample/Core Run Depth (m)	Sample Type/ Core Recon.	Ground Water	R.O.D. EEEE IIII	Depth (m)	Description of Strata
				0.30	Topsoil
1.00 1.00-1.45	D1 U1			1.90	Firm to stiff mottled brown and gray sandy clay containing gravel
2.50 2.50-2.95	D1 U2				Stiff dark brown sandy clay containing gravel, cobbles and occasional boulders (Boulder Clay)
4.00 4.00-4.45	D2 U3				
5.50 6.00	D3 B2	DRY		6.00	
KEY: U - 0.1m dia. undisturbed sample D - Disturbed sample B - bulk disturbed sample PI - standard penetration test (no. of blows/300 mm) W - groundwater sample V - vane test				REMARKS:	
MURDOCH MACKENZIE (FOUNDATIONS) LIMITED				SCALE: 1:50	REF: 18/79

Appendix E -

Drainage Service Plans

DRAFT

WATER



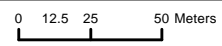
Warning! Damaging a large diameter trunk main (12"/300mm and above) can result in loss of life and major water supply and water quality problems. If you're planning any extension work in the vicinity of any large diameter mains shown on our maps, you must contact Scottish Water to arrange a site visit 08000 778 778 WELL IN ADVANCE OF THE WORKS

Plotted By: sheila.macvicar@national-one-call.co.uk

The representation of physical assets and the boundaries of areas in which Scottish Water and others have an interest does not necessarily imply their true positions. For further details contact the appropriate District office.

Date: 25/03/2022

OP-AFHKS301 Water Plan



SCALE: 1:2,646

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Castle House,
6 Castle Drive,
Dunfermline,
KY118GG

Tel No: 08000 778 778



Fittings

Valve	End Cap
Valve - Abandoned	Abandoned
Valve	Adopted
Pressure Management Valve	In Use
Abandoned	Isolated
Adopted	Proposed
Isolated	Removed
Pressure Reducing	Unknown
Pressure Relief	Air Shaft
Pressure Sustaining	Abandoned
Proposed	Adopted
Removed	Isolated
Unknown	Pipe
Hydrant	Proposed
Abandoned	Removed
Adopted	Shaft
Ball	Unknown
Fire	Swab Chamber
Isolated	Abandoned
Proposed	Adopted
Removed	Hatch Box
Shipping	Isolated
Unknown	Joint
Washout	Proposed
Stop Cock	Removed
Abandoned	T and Blank Plate
Adopted	Unknown
In Use	Boundary Box
Isolated	Boundary Box
Proposed	Pressure Monitoring Point
Removed	Pressure Monitoring Point
Unknown	

Chamber Box	Air Valve
Abandoned	AV
Access Chamber	Abandoned
Adopted	Adopted
Danelaw Box	Air Cock
General	DAV
Isolated	HAV
Lucy Box	Isolated
Other	Proposed
Proposed	Removed
Removed	SAV
Swabbing	TAV
Unknown	Unknown
Collecting Chamber	Blank Tee
Collecting Chamber	Abandoned
Discharge Point	Adopted
Buchan Trap	Flanged Plate
Isolated	Isolated
New Subtype	Other
Other	Other_
Proposed	Proposed
Proudfoot Box	Removed
Removed	Unknown
Undefined Scour Point	
Unknown	
Unknown End	
Wet Chamber	
Wet Chamber	

Pipes

Main - Water Distribution Public	Main - Water Distribution Private
Abandoned, Public	Abandoned, Private
Adopted, Public	Abandoned, Private (Operated by Scottish Water)
Bypass, Public	Adopted, Private
Distribution, Public	Bypass, Private
Drain, Public	Distribution, Private
Fire, Public	Distribution, Private (Operated by Scottish Water)
Isolated, Public	Drain, Private
Overflow, Public	Distribution, Private (Operated by Scottish Water)
Proposed, Public	Fire, Private
Removed, Public	Fire, Private (Operated by Scottish Water)
Sludge, Public	Isolated, Private
Trunk, Public	Overflow, Private
Washout, Public	Overflow, Private (Operated by Scottish Water)
Main - Water Distribution	Proposed, Private
Service Pipe	Proposed, Private (Operated by Scottish Water)
Abandoned	Removed, Private
Communication	Sludge, Private
Communication - Fire Connection	Sludge, Private (Operated by Scottish Water)
Isolated	Trunk, Private
Proposed	Washout, Private
Removed	Washout, Private (Operated by Scottish Water)
Service	Main - Raw Water
Supply - Common	Abandoned
Supply - Fire Main	Isolated
Supply - Single	Overflow
Service Pipe General	Proposed
Aqueduct	Raw Supply
Abandoned	Removed
Aqueduct	Syphon
Tunnel - Aqueduct	Washout
Viaduct	

SEWERS



Warning! Damaging a large diameter trunk main (12"/300mm and above) can result in loss of life and major water supply and water quality problems. If you're planning any extension work in the vicinity of any large diameter mains shown on our maps, you must contact Scottish Water to arrange a site visit 08000 778 778 WELL IN ADVANCE OF THE WORKS

Plotted By: sheila.macvicar@national-one-call.co.uk



The representation of physical assets and the boundaries of areas in which Scottish Water and others have an interest does not necessarily imply their true positions. For further details contact the appropriate District office.

Date: 25/03/2022

OP-AFHKS301 Waste Water Plan

0 12.5 25 50 Meters

SCALE: 1:2,646

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Castle House,
6 Castle Drive,
Dunfermline,
KY118GG

Tel No: 08000 778 778



Project Information:
 Project Name: West
 Start Date: 04/11/2002
 End Date: 28/02/2003

Plot Information:
 Date of Plot:
 Friday, March 25, 2022
 11:58:04

Metres
 0 40 80 120 160

Map Scale 1: 2499

- Legend:**
- Fire
 - Washout
 - Distribution
 - Trunk main
 - Surface
 - Combined
 - Pressure Reducing Valve - Water
 - - Waste Water
 - - Water

The representation of physical assets and the boundaries of areas in which Scottish Water and others have an interest does not necessarily imply their true position. For further details contact the appropriate Regional Operating Centre.

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Fittings

Access (Lateral)

- Abandoned
- Combined (C)
- Foul (F)
- Proposed
- Surface Water (S)

Chamber

- Abandoned
- CSO
- Combined
- Foul
- Dual Manhole - Foul
- Dual Manhole - Surface
- Isolated
- Natural Water
- Not Applicable
- Other
- Planned
- Proposed
- Surface Water
- Trade Effluent
- Treated Effluent
- Unknown
- Unknown_

Combined Sewer Overflow

- CSO-COMB SEW O/FL

Balancing Pond



Basin



Bifurcation Chamber

- Abandoned
- Combined (C)
- Foul (F)
- Isolated
- Planned
- Proposed
- Surface Water (S)
- Unknown

Sewerage Air Valve

- Combined (C)
- Isolated
- Abandoned
- CSO (O)
- Foul (F)
- Other
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Unknown

Buchan Trap

- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Isolated
- Natural Water (W)
- Other
- Proposed
- Surface Water (S)
- Treated Effluent (E)
- Unknown(Z)

Capped End

- Abandoned
- Accepted
- Adopted
- In Use
- Isolated
- Not Applicable
- Planned
- Proposed
- Removed
- Unknown

Unknown End

- Abandoned
- Unknown End

Washout

- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Natural Water (W)
- Other
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Unknown

Wetland



Vent Column



Outfall

- Planned
- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Isolated
- Natural Water (W)
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Unknown
- Unknown_

Pond



Trench



Sluice Valve

- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Isolated
- Natural Water (W)
- Other
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)

Hatchbox

- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Isolated
- Natural Water (W)
- Other
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Unknown

Hydraulic Control Chamber

- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Natural Water (W)
- Planned
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Unknown

Pipes

Gravity Pipe

- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Natural Water (W)
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Gravity Pipe General

Connection (Lateral)

- Abandoned
- Combined (C)
- Foul (F)
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Connection (Lateral) General

Rising Main

- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Rising Main General

Syphon

- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Natural Water (W)
- Surface Water (S)
- Treated Effluent (E)

Appendix F –

Services/Utilities Plans

DRAFT

TABLE OF CONTENTS		
Basic Search		
Utility	Attached	Comments
Gas	Yes	
Electricity	Yes	
Water	Yes	
Sewer	Yes	
BT	Yes	
Linesearch	Yes	
Cable Search		
Virgin Media	Yes	Formerly Telewest & NTL
Vodafone	To follow	Formerly Cable & Wireless
EXA	Not affected	Formerly Interoute, Vtesse & GTT
Colt	Yes	
CGI Logica	Not affected	
Cityfibre	Yes	
Last Mile	Not affected	Formerly Energetics
Engie	Not affected	
EU Networks	Not affected	
Instalcom	To follow	Includes CenturyLink, Global Crossing, Global Crossing PEC, Fibrenet UK & Fibrespan.
KCom	Not affected	
KPN	Not affected	
Sky	Yes	
Sota	To follow	
Telent	Not affected	
Verizon	To follow	
Independent Utilities		
Harlaxton	Not affected	
UK Power Distribution	Yes	
Albion Water	Not affected	
Last Mile	Not affected	See Cable Section.
ES Pipelines	Not affected	
Fulcrum	Not affected	
GTC	Yes	
SSE	Not affected	
Utility Assets	Not affected	
Energy Assets	Yes	
Transport		
Telent (Highways)	Not affected	
NRTSCO (Highways Comms')	Not affected	
Highways Loops	Not affected	
HS1	Not affected	
HS2	Not affected	
London Underground Tunnels	Not affected	Includes Crossrail.
London Underground Cables	Not affected	
Network Rail	Yes	
Traffic Master	Not affected	

UK Grid Reference Finder



Grid Reference	X (Eastings)	Y (Northings)	Latitude	Longitude	Description (Click to Edit)	Address	Postcode	Link	Center	Zoom	Style (click to change)
NS 36801 17791	236801	617791	55.426756	-4.5804662	Point A	lookup address					

GAS



Our Ref: 25138036 Your Ref: 509-106

Monday, 28 March 2022

James Sloan
1 Foxfield Road 1 Foxfield Road
Wirral
Merseyside
CH47 0NJ

Dear James Sloan

Thank you for your enquiry dated Monday, 28 March 2022

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. **On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.**

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the 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 relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

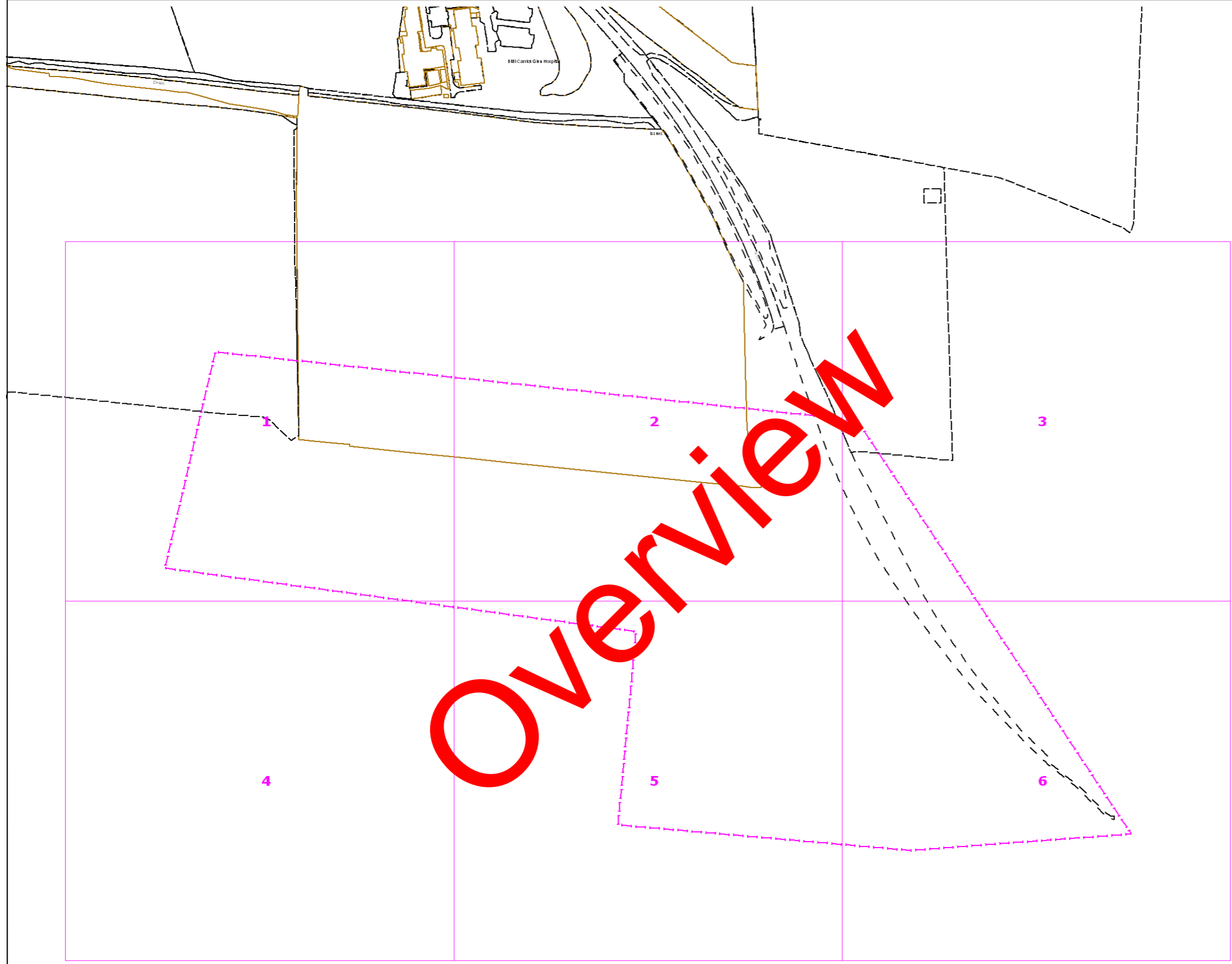
If you require any further information please do not hesitate to contact us.

Yours sincerely,
The Safety Admin Team
For more information, visit our Dig Safely pages on sgn.co.uk
Tel: 0800 912 1722

Smell gas?
Call 0800 111 999

SGN is a brand name of Scotia Gas Networks Limited
Registered in England & Wales No. 04958135
Registered Office: St Lawrence House | Station Approach | Horley | Surrey RH6 9HJ

Authorised and regulated by the Financial Conduct Authority



Contact Us
Mapping Enquiries: All areas
General Enquiries: All areas

Date Requested: 28/03/2022
 Job Reference: 25138036
 Site Location: 236807 617737
 Requested by:
 Mr James Sloan
 Your Scheme/Reference:
 509-106

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. 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 plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999

Low Pressure Mains	
Medium Pressure Mains	
Intermediate Pressure Mains	
High Pressure Mains	
LAs	
GTs	
SSSIs	

Some Examples Of Plant Items
 Valve Syphon Depth of Cover Diameter Change Material Change

Digsite: Line: Area:



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SGN
Your gas. Our network.

Contact Us





Mapping Enquiries:
All areas

General Enquiries:
All areas






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Mr James Sloan
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Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site

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Medium Pressure Mains 
Intermediate Pressure Mains 
High Pressure Mains 

LAs 
GTs 
SSSIs 

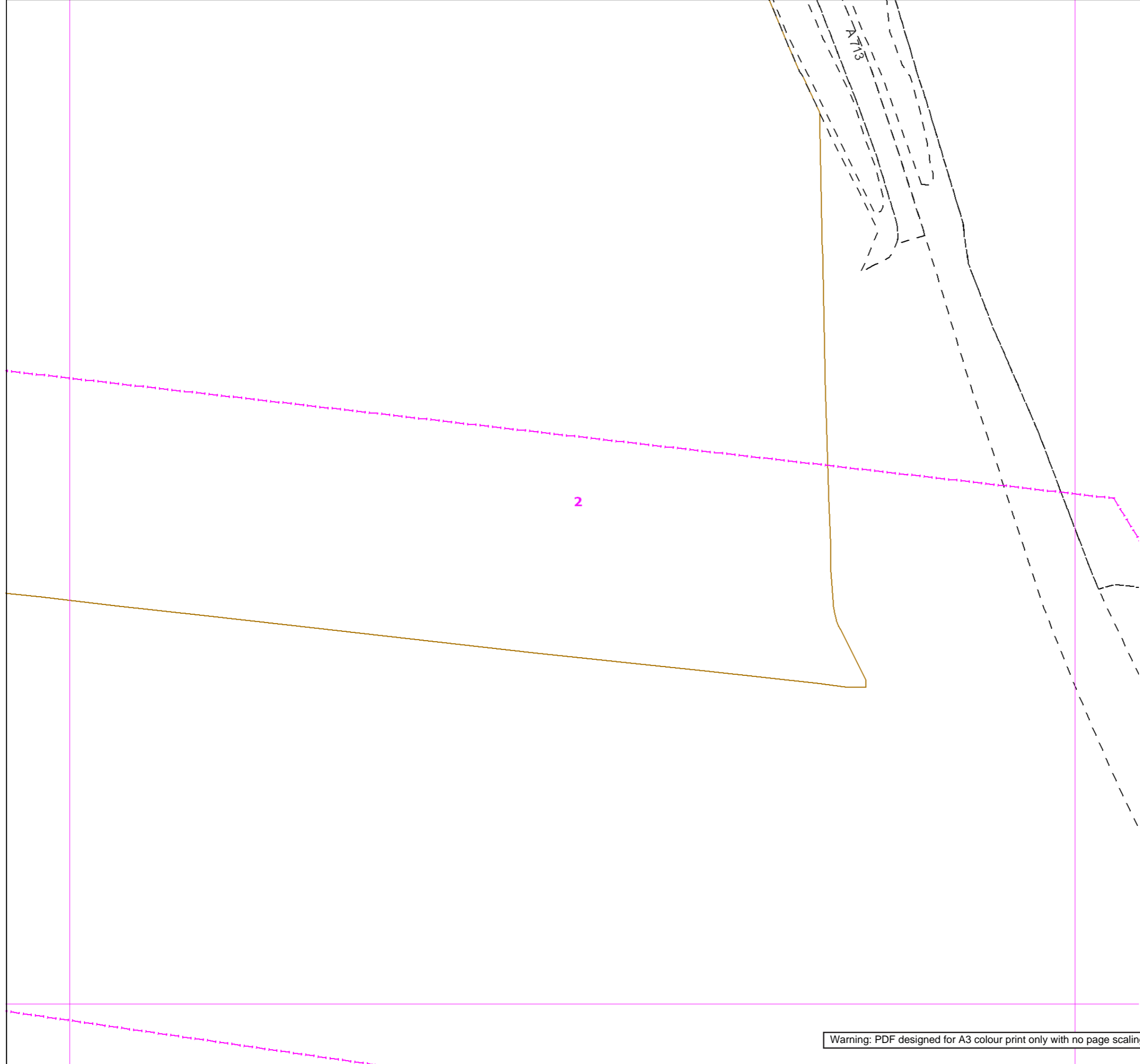
Some Examples Of Plant Items
Valve  Syphon  Depth of Cover  Diameter Change  Material Change 

Digsite: Line:  Area: 



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- Low Pressure Mains —————
- Medium Pressure Mains - - - - -
- Intermediate Pressure Mains - · - · -
- High Pressure Mains - · - - -
- LAs [Pink Box]
- GTs [Pink Box]
- SSSIs [Green Box]

Some Examples Of Plant Items
 Valve Syphon Depth of Cover Diameter Change Material Change

Digsite: Line: Area:



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SGN
Your gas. Our network.

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All areas

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Digsite: Line: Area:



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5



Contact Us

Mapping Enquiries:
All areas

General Enquiries:
All areas






Date Requested: 28/03/2022
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0800 111 999

Low Pressure Mains 
 Medium Pressure Mains 
 Intermediate Pressure Mains 
 High Pressure Mains 

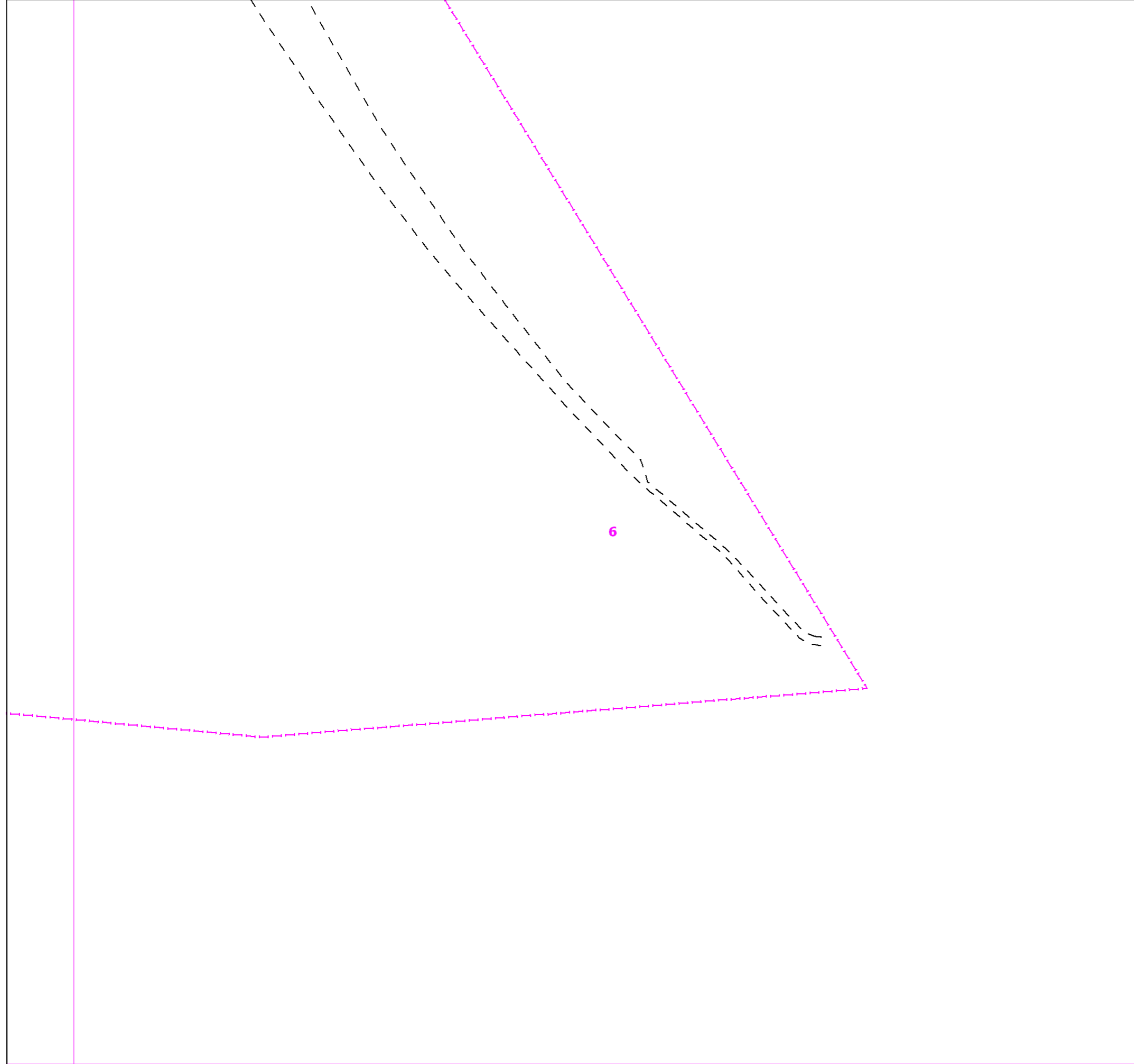
LAs 
 GTs  SSSIs 

Some Examples Of Plant Items
 Valve  Syphon  Depth of Cover  Diameter Change  Material Change 

Digsite: Line:  Area: 



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ELECTRICITY

Our Ref: 25138036 509-106

Friday, 25 March 2022

James Sloan
1 Foxfield Road 1 Foxfield Road
Wirral
Merseyside
CH47 0NJ

Dear James Sloan

SP Energy Networks - Asset Network Plans

Thank you for your recent request for information concerning the location of SP Energy Networks electrical equipment / network drawings in the vicinity of your proposed works.

Please find plan(s) enclosed showing the SP Energy Networks equipment within your area of interest, along with links to our current electrical safety awareness guides and our SP Energy Networks contact document.

As much information as possible has been given, however cable locations shown on the plans are indicative only and the positions of cables may have altered since being recorded. A line on a plan may represent more than one cable and services to houses, street lamps, etc. may be omitted or included only as a schematic representation. Cables shown as, "Out of use," should not be assumed to be dead or abandoned.

If you discover or cause any damage to ScottishPower cables, then please call our Power Emergencies Line - 0800 092 9290 or 105 immediately giving all relevant information.

Please note that the plans are only valid for 28 days from the date of issue. Updated plans should be requested before any work commences on site if this period has expired.

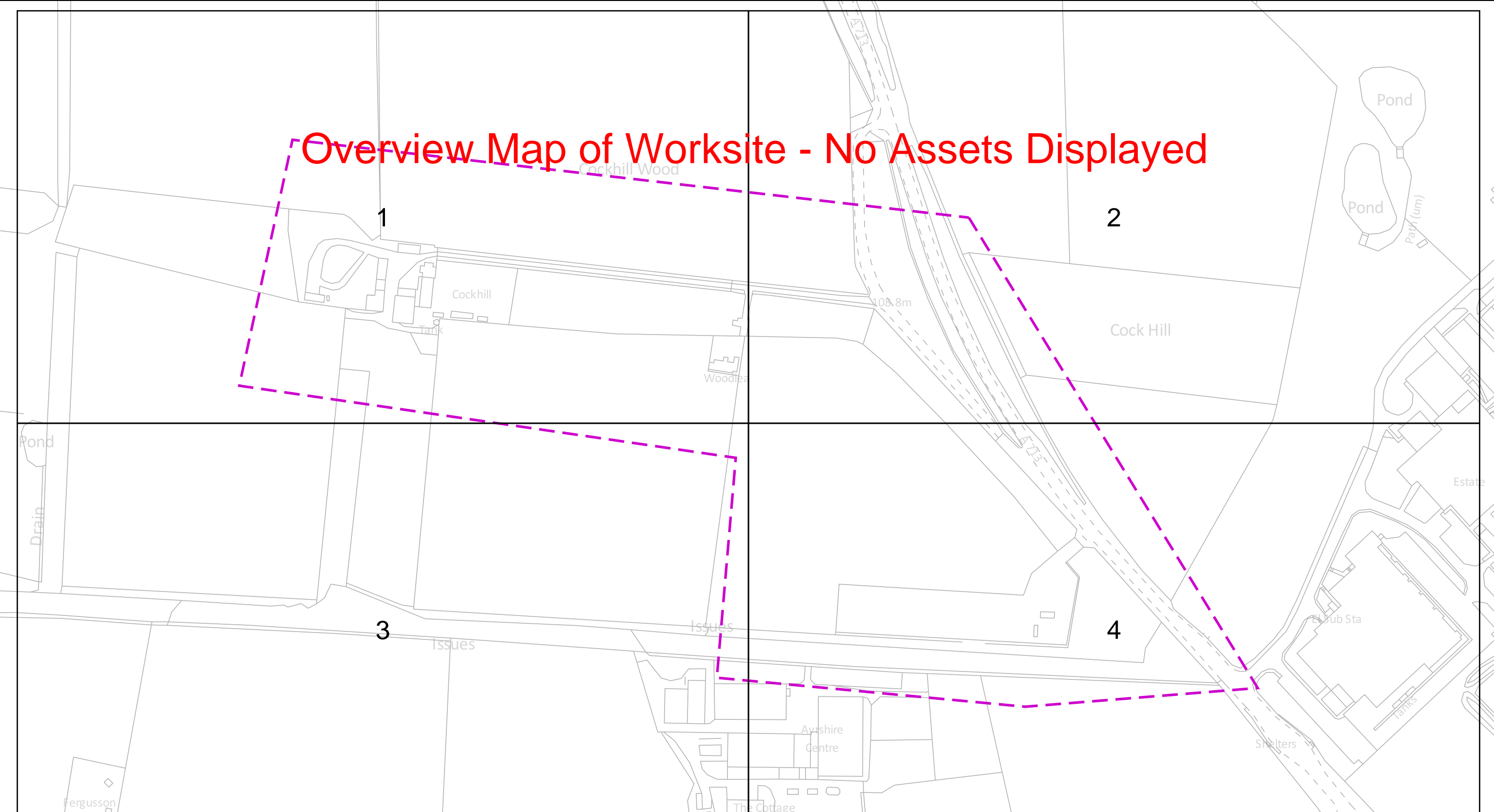
For information on the electricity transmission network in England and Wales please write to.

NationalGrid – Plant Protection Team
NationalGrid House, Warwick Technology Park
Gallows Hill, Warwick, CV34 6DA
Tel.: 01926 654844
E-Mail: AssetProtection@NationalGrid.com

Please note that the following publications are available from HSE Books PO Box1999, Sudbury, Suffolk, CO10 2WA — Tel. 01787 881165 — www.hse.gov.uk :-

Avoiding Danger from Underground Services – HSG47

Overview Map of Worksite - No Assets Displayed





IMPORTANT NOTICES Warning: PDF designed for A3 colour print only with no page scaling


Date Requested: 25/03/2022
 Job Reference: 25138036
 Site Location: 236842 617730
 Requested by:
 Mr James Sloan
 Your Scheme/Reference: 509-106


- This information shown on this plan is indicative only and its accuracy cannot be guaranteed.
- The plan only shows assets owned by SP Energy Networks.
- Positions and depths of cables may have altered since being recorded. A line on a plan may represent more than one cable. Normally electric cables are laid at depths between 450mm and 1m but depths may have changed if land surface levels have since altered.
- The plan may not show, or may inaccurately show, individual property services and services to street lighting installations. Underground services may be found in roads, footpaths and on sites. Always assume that they are present for each property, lamp column and street sign etc and treat any services found anywhere as live.
- You must use safe digging practices in accordance with HS(G)47 to establish the actual position of mains cables, services and other apparatus before any mechanical excavation is used.
- Where overhead lines cross your site, you must comply with the requirements of Health & Safety Executive guidance as laid down in GS6, Avoidance of Danger from Overhead Electric Lines.
- Any works that fall within 5m of any 132kV or Transmission cables, or within 15m of any 132kV or Transmission OHL's, please contact our General Enquiries Team 0845 273 4444 / 0330 10 10 444 for further safety advice.
- In the event of an emergency or for further assistance contact 0800-092-9290 (Central & Southern Scotland) or 0800-001-5400 (Merseyside, Cheshire & North Wales) or by dialling 105
- It is your responsibility to ensure this information is provided to all persons working near our plant.

Underground Cables


In Use 


Out of Use 


Assumed Route 


Warning - Shallow Cables 

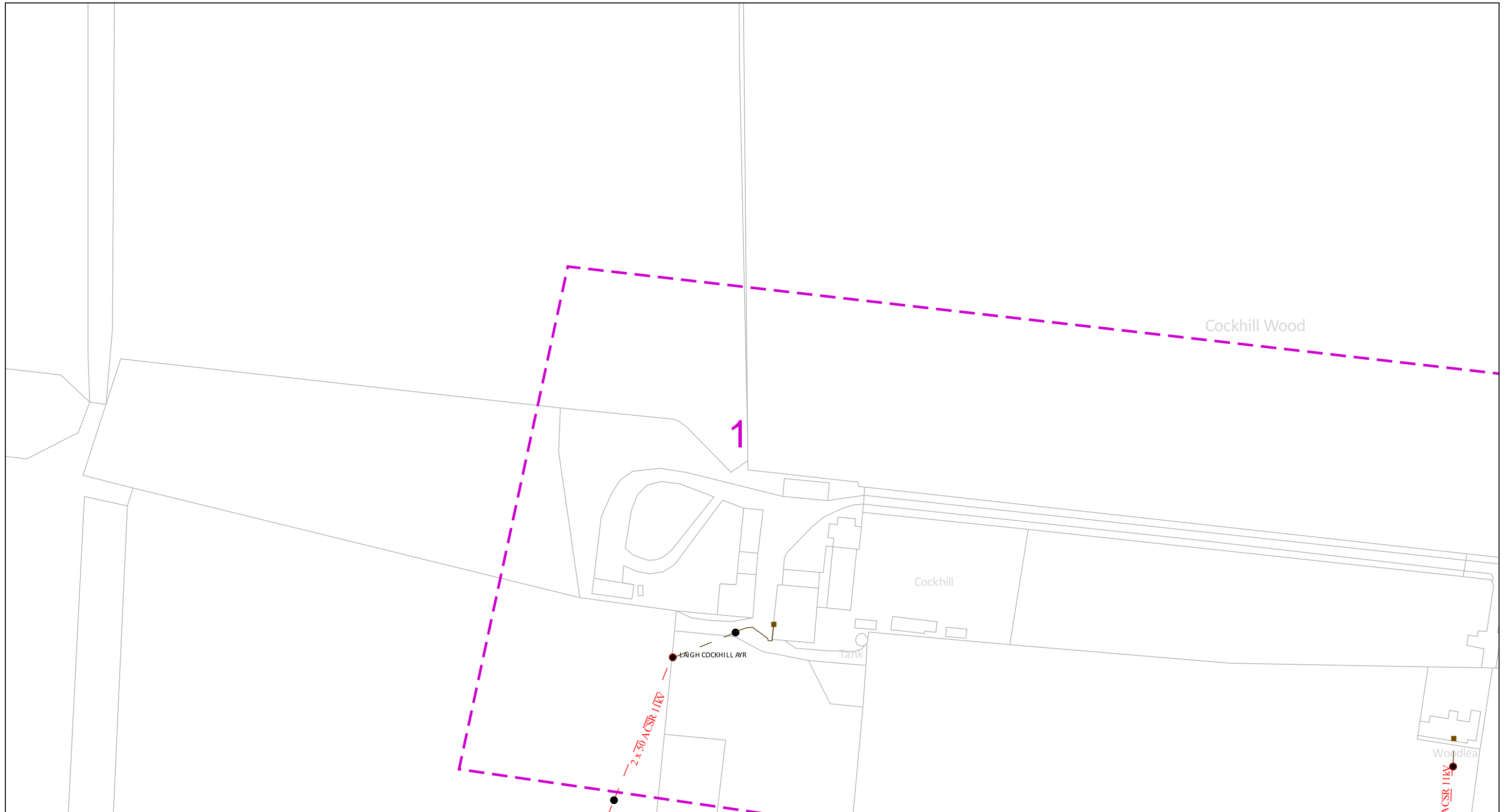
Dig Sites

Area: 

Line: 

Overhead Line 



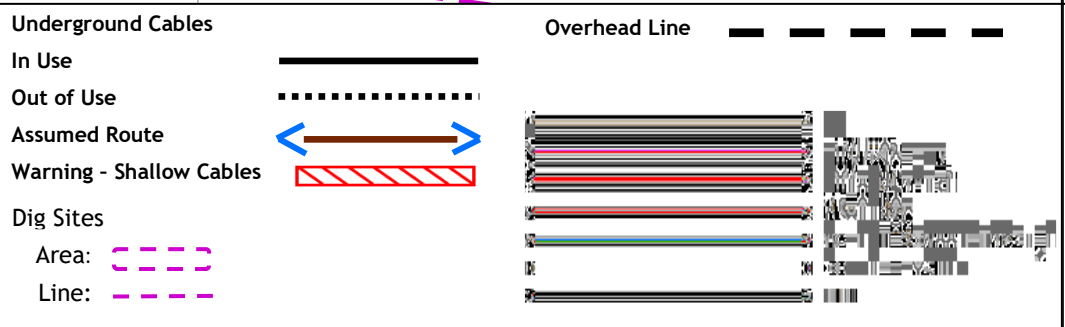



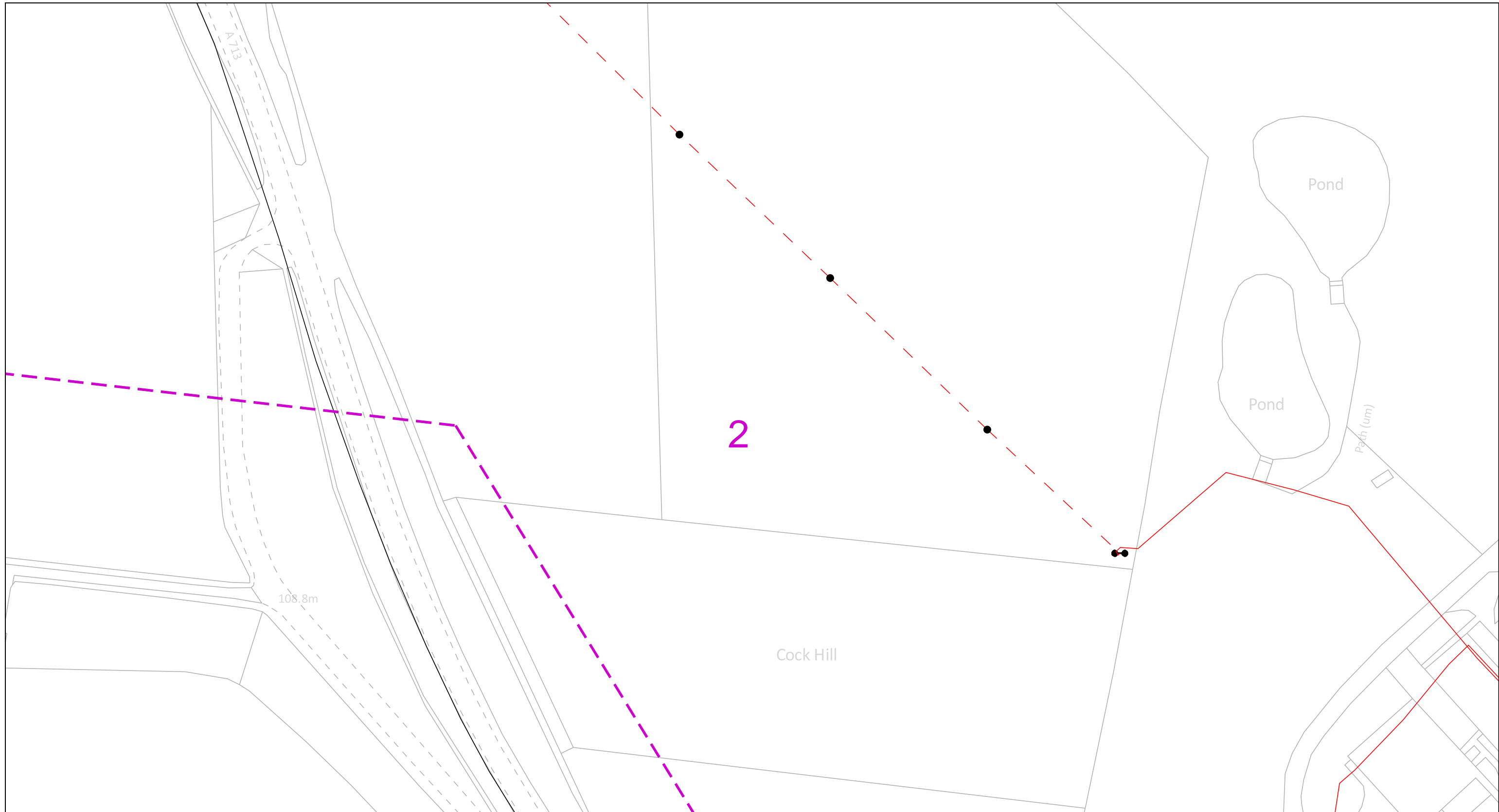
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- Where overhead lines cross your site, you must comply with the requirements of Health & Safety Executive guidance as laid down in GS6, Avoidance of Danger from Overhead Electric Lines.
- Any works that fall within 5m of any 132kV or Transmission cables, or within 15m of any 132kV or Transmission OHL's, please contact our General Enquiries Team **0845 273 4444 / 0330 10 10 444** for further safety advice.
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Date Requested: 25/03/2022
 Job Reference: 25138036
 Site Location: 236842 617730
 Requested by:
 Mr James Sloan
 Your Scheme/Reference: 509-106

Warning: PDF designed for A3 colour print only with no page scaling





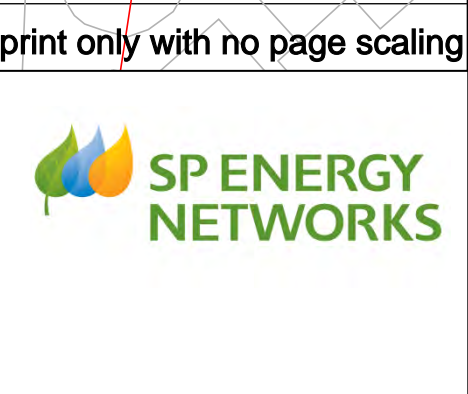
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<p>Underground Cables</p> <p>In Use </p> <p>Out of Use </p> <p>Assumed Route </p> <p>Warning - Shallow Cables </p> <p>Dig Sites</p> <p>Area: </p> <p>Line: </p>	<p>Overhead Line </p>
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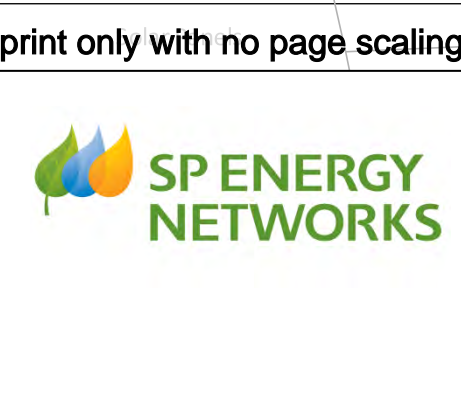


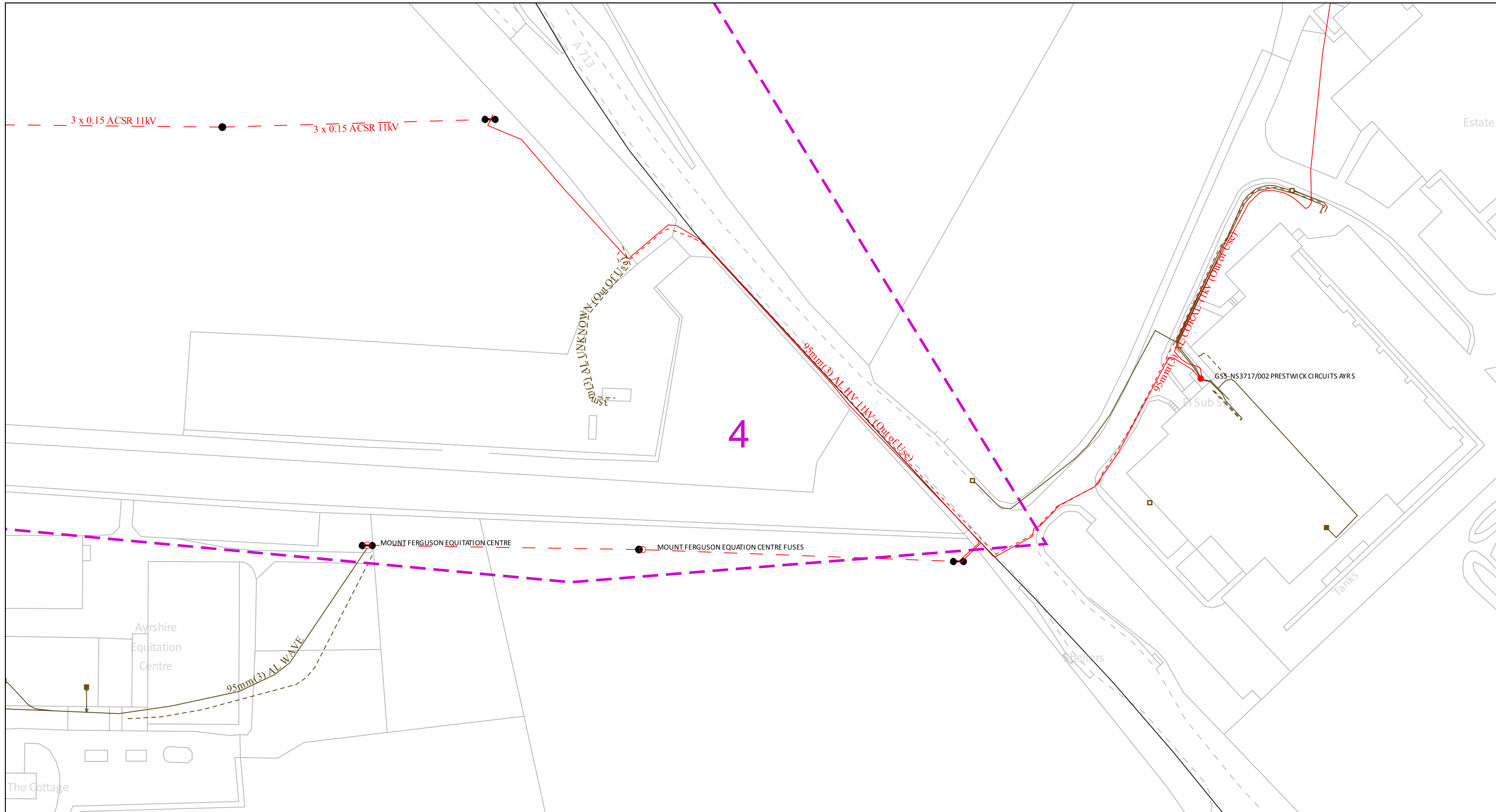
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 - The plan only shows assets owned by SP Energy Networks.
 - Positions and depths of cables may have altered since being recorded. A line on a plan may represent more than one cable. Normally electric cables are laid at depths between 450mm and 1m but depths may have changed if land surface levels have since altered.
 - The plan may not show, or may inaccurately show, individual property services and services to street lighting installations. Underground services may be found in roads, footpaths and on sites. Always assume that they are present for each property, lamp column and street sign etc and treat any services found anywhere as live.
 - You must use safe digging practices in accordance with HS(G)47 to establish the actual position of mains cables, services and other apparatus before any mechanical excavation is used.
 - Where overhead lines cross your site, you must comply with the requirements of Health & Safety Executive guidance as laid down in GS6, Avoidance of Danger from Overhead Electric Lines.
 - Any works that fall within 5m of any 132kV or Transmission cables, or within 15m of any 132kV or Transmission OHL's, please contact our General Enquiries Team 0845 273 4444 / 0330 10 10 444 for further safety advice.
 - In the event of an emergency or for further assistance contact 0800-092-9290 (Central & Southern Scotland) or 0800-001-5400 (Merseyside, Cheshire & North Wales) or by dialling 105
 - It is your responsibility to ensure this information is provided to all persons working near our plant.

Warning: PDF designed for A3 colour print only with no page scaling

<p>Underground Cables</p> <p>In Use </p> <p>Out of Use </p> <p>Assumed Route </p> <p>Warning - Shallow Cables </p> <p>Dig Sites</p> <p>Area: </p> <p>Line: </p>	<p>Overhead Line </p>
--	------------------------------





IMPORTANT NOTICES

- This information shown on this plan is indicative only and its accuracy cannot be guaranteed.
- The plan only shows assets owned by SP Energy Networks.
- Positions and depths of cables may have altered since being recorded. A line on a plan may represent more than one cable. Normally electric cables are laid at depths between 450mm and 1m but depths may have changed if land surface levels have since altered.
- The plan may not show, or may inaccurately show, individual property services and services to street lighting installations. Underground services may be found in roads, footpaths and on sites. Always assume that they are present for each property, lamp column and street sign etc and treat any services found anywhere as live.
- You must use safe digging practices in accordance with HS(G)47 to establish the actual position of mains cables, services and other apparatus before any mechanical excavation is used.
- Where overhead lines cross your site, you must comply with the requirements of Health & Safety Executive guidance as laid down in GS6, Avoidance of Danger from Overhead Electric Lines.
- Any works that fall within 5m of any 132kV or Transmission cables, or within 15m of any 132kV or Transmission OHL's, please contact our General Enquiries Team 0845 273 4444 / 0330 10 10 444 for further safety advice.
- In the event of an emergency or for further assistance contact 0800-092-9290 (Central & Southern Scotland) or 0800-001-5400 (Merseyside, Cheshire & North Wales) or by dialling 105
- It is your responsibility to ensure this information is provided to all persons working near our plant.

Date Requested: 25/03/2022
 Job Reference: 25138036
 Site Location: 236842 617730
 Requested by:
 Mr James Sloan
 Your Scheme/Reference: 509-106


Warning: PDF designed for A3 colour print only with no page scaling

<p>Underground Cables</p> <p>In Use </p> <p>Out of Use </p> <p>Assumed Route </p> <p>Warning - Shallow Cables </p> <p>Dig Sites</p> <p>Area: </p> <p>Line: </p>	<p>Overhead Line </p>
---	------------------------------

- If there are overhead lines crossing your site and your proposal involves building works which may infringe the clearance to our overhead network, then you should call the general enquiries number **(0845 273 4444 / 0330 10 10 444)** for advice. Where overhead lines cross your site, you must comply with the requirements of Health & Safety Executive guidance as laid down in GS6, Avoidance of Danger from Overhead Electric Lines.
- **If you are working within 5 metres of our 132kV or Transmission underground electricity cables or within 15 metres of an overhead 132kv or Transmission electricity line, please contact our General Enquiries Team for free safety advice.**

Tel **0845 273 4444 / 0330 10 10 444**

E-mail: customer.resolution@spenergynetworks.co.uk

Central & Southern Scotland	Cheshire, Merseyside, N. Wales & N.Shropshire	POWER CUT? CALL 105 
Power cuts & emergencies ___ 0800 092 9290	Power cuts & emergencies ___ 0800 001 5400	
Connections _____ 0845 270 0785	Connections _____ 0845 270 0783	
General enquiries _____ 0330 10 10 444	General enquiries _____ 0330 10 10 444	

WATER



Warning! Damaging a large diameter trunk main (12"/300mm and above) can result in loss of life and major water supply and water quality problems. If you're planning any extension work in the vicinity of any large diameter mains shown on our maps, you must contact Scottish Water to arrange a site visit 08000 778 778 WELL IN ADVANCE OF THE WORKS

Plotted By: sheila.macvicar@national-one-call.co.uk

OP-AFHKS301 Water Plan

The representation of physical assets and the boundaries of areas in which Scottish Water and others have an interest does not necessarily imply their true positions. For further details contact the appropriate District office.

Date: 25/03/2022

0 12.5 25 50 Meters

SCALE: 1:2,646

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Castle House,
6 Castle Drive,
Dunfermline,
KY118GG

Tel No: 08000 778 778



Fittings

Valve	End Cap
Valve - Abandoned	Abandoned
Valve	Adopted
Pressure Management Valve	In Use
Abandoned	Isolated
Adopted	Proposed
Isolated	Removed
Pressure Reducing	Unknown
Pressure Relief	Air Shaft
Pressure Sustaining	Abandoned
Proposed	Adopted
Removed	Isolated
Unknown	Pipe
Hydrant	Proposed
Abandoned	Removed
Adopted	Shaft
Ball	Unknown
Fire	Swab Chamber
Isolated	Abandoned
Proposed	Adopted
Removed	Hatch Box
Shipping	Isolated
Unknown	Joint
Washout	Proposed
Stop Cock	Removed
Abandoned	T and Blank Plate
Adopted	Unknown
In Use	Boundary Box
Isolated	
Proposed	Pressure Monitoring Point
Removed	
Unknown	

Chamber Box	Air Valve
Abandoned	AV
Access Chamber	Abandoned
Adopted	Adopted
Danelaw Box	Air Cock
General	DAV
Isolated	HAV
Lucy Box	Isolated
Other	Proposed
Proposed	Removed
Removed	SAV
Swabbing	TAV
Unknown	Unknown
Collecting Chamber	Blank Tee
	Abandoned
Discharge Point	Adopted
Buchan Trap	Flanged Plate
Isolated	Isolated
New Subtype	Other
Other	Other_
Proposed	Proposed
Proudfoot Box	Removed
Removed	Unknown
Undefined Scour Point	
Unknown	
Unknown End	
Wet Chamber	

Pipes

Main - Water Distribution Public	Main - Water Distribution Private
Abandoned, Public	Abandoned, Private
Adopted, Public	Abandoned, Private (Operated by Scottish Water)
Bypass, Public	Adopted, Private
Distribution, Public	Bypass, Private
Drain, Public	Distribution, Private
Fire, Public	Distribution, Private (Operated by Scottish Water)
Isolated, Public	Drain, Private
Overflow, Public	Distribution, Private (Operated by Scottish Water)
Proposed, Public	Fire, Private
Removed, Public	Fire, Private (Operated by Scottish Water)
Sludge, Public	Isolated, Private
Trunk, Public	Overflow, Private
Washout, Public	Overflow, Private (Operated by Scottish Water)
Main - Water Distribution	Proposed, Private
Service Pipe	Proposed, Private (Operated by Scottish Water)
Abandoned	Removed, Private
Communication	Sludge, Private
Communication - Fire Connection	Sludge, Private (Operated by Scottish Water)
Isolated	Trunk, Private
Proposed	Washout, Private
Removed	Washout, Private (Operated by Scottish Water)
Service	Main - Raw Water
Supply - Common	Abandoned
Supply - Fire Main	Isolated
Supply - Single	Overflow
Service Pipe General	Proposed
Aqueduct	Raw Supply
Abandoned	Removed
Aqueduct	Syphon
Tunnel - Aqueduct	Washout
Viaduct	

SEWERS



Warning! Damaging a large diameter trunk main (12"/300mm and above) can result in loss of life and major water supply and water quality problems. If you're planning any extension work in the vicinity of any large diameter mains shown on our maps, you must contact Scottish Water to arrange a site visit 08000 778 778 WELL IN ADVANCE OF THE WORKS

Plotted By: sheila.macvicar@national-one-call.co.uk



The representation of physical assets and the boundaries of areas in which Scottish Water and others have an interest does not necessarily imply their true positions. For further details contact the appropriate District office.

Date: 25/03/2022

OP-AFHKS301 Waste Water Plan

0 12.5 25 50 Meters

SCALE: 1:2,646

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Castle House,
6 Castle Drive,
Dunfermline,
KY118GG

Tel No: 08000 778 778



Fittings

Access (Lateral)

- Abandoned
- Combined (C)
- Foul (F)
- Proposed
- Surface Water (S)

Chamber

- Abandoned
- CSO
- Combined
- Foul
- Dual Manhole - Foul
- Dual Manhole - Surface
- Isolated
- Natural Water
- Not Applicable
- Other
- Planned
- Proposed
- Surface Water
- Trade Effluent
- Treated Effluent
- Unknown
- Unknown_

Combined Sewer Overflow

- CSO-COMB SEW O/FL

Balancing Pond



Basin



Bifurcation Chamber

- Abandoned
- Combined (C)
- Foul (F)
- Isolated
- Planned
- Proposed
- Surface Water (S)
- Unknown

Sewerage Air Valve

- Combined (C)
- Isolated
- Abandoned
- CSO (O)
- Foul (F)
- Other
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Unknown

Buchan Trap

- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Isolated
- Natural Water (W)
- Other
- Proposed
- Surface Water (S)
- Treated Effluent (E)
- Unknown(Z)

Capped End

- Abandoned
- Accepted
- Adopted
- In Use
- Isolated
- Not Applicable
- Planned
- Proposed
- Removed
- Unknown

Unknown End

- Abandoned
- Unknown End

Washout

- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Natural Water (W)
- Other
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Unknown

Wetland



Vent Column



Outfall

- Planned
- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Isolated
- Natural Water (W)
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Unknown
- Unknown_

Pond



Trench



Sluice Valve

- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Isolated
- Natural Water (W)
- Other
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)

Hatchbox

- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Isolated
- Natural Water (W)
- Other
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Unknown

Hydraulic Control Chamber

- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Natural Water (W)
- Planned
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Unknown

Pipes

Gravity Pipe

- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Natural Water (W)
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Gravity Pipe General

Connection (Lateral)

- Abandoned
- Combined (C)
- Foul (F)
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Connection (Lateral) General

Rising Main

- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Rising Main General

Syphon

- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Natural Water (W)
- Surface Water (S)
- Treated Effluent (E)

BT

Our Ref: Ref shown on map

Date of issue: shown on map

email: nnhc@openreach.co.uk

Dear Customer,

NR & SW ACT 1991 – PROPOSED WORKS AT: **SITE LOCATION**

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

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

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

Thank you for your request of **/**/** describing the above proposals.

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

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

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

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

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

Yours faithfully,

Julie Cullum
NNHC & MBE Manager

Maps by email Plant Information Reply



IMPORTANT WARNING

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



openreach

CLICK BEFORE YOU DIG

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

email cbyd@openreach.co.uk

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

Accidents happen

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

KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling	×	Built	
Pole			Duct Tee	▲	Planned	
Box			Building		Inferred	
Manhole			Kiosk		Duct	
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

Reproduced from the Ordnance Survey map by BT by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office
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BT Ref : MUF10351A
Map Reference : (centre) NS3660817780
Easting/Northing : (centre) 236608,617780
Issued : 28/03/2022 10:35:59

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

Maps by email Plant Information Reply



IMPORTANT WARNING

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openreach

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Manhole			Kiosk		Duct	
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

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BT Ref : SFU10355Y
Map Reference : (centre) NS3697917763
Easting/Northing : (centre) 236979,617763
Issued : 28/03/2022 10:36:03

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

CABLE



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Date: 28/03/22

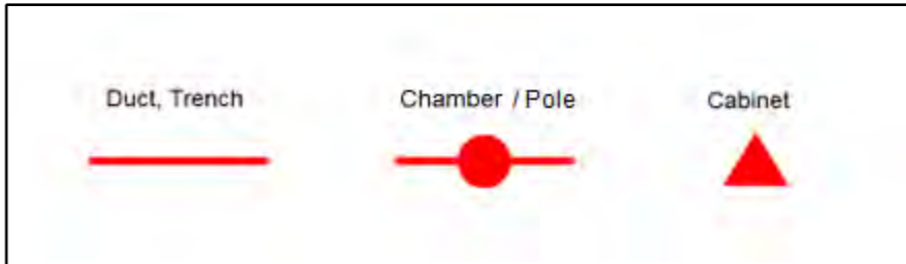
Scale: 1:3228

Map Centre: 236778,617814

Data updated: 25/01/22

Telecoms Plan A3

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 2022 Ordnance Survey 100019209.





James Sloan

From: online.plantenquiries@cityfibre.com
Sent: 28 March 2022 11:34
To: James Sloan
Subject: CityFibre Plant Enquiry, issued on 3/28/22 10:33 AM. Reference c089359a-f202-483d-b9e4-6c3290fd7c4f.
Attachments: emap.pdf

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

Reference c089359a-f202-483d-b9e4-6c3290fd7c4f

User: User

Title: 509-106 01

Comment:

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

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

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

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

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

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

Plant Enquiries [CityFibre]

0203 5100 602

Our Full Fibre network is expanding fast. Check if you can get connected, and register for updates at [cityfibre.com](https://www.cityfibre.com/?utm_source=Staff%20Email%20Signature&utm_medium=Email&utm_campaign=Cityfibreemail)

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

[Follow CityFibre on LinkedIn]<<https://www.cityfibre.com>> [Follow CityFibre on LinkedIn]
<<https://www.linkedin.com/company/cityfibre>> [Follow CityFibre on Twitter] <<https://www.twitter.com/CityFibre>>

[https://cdn.cityfibre.com/CF_Sustainable-email-footer_Leaf-icon_72dpi.png]



bitmap_layout select_raster

LEGEND

- EXISTING PLANT
- EXISTING PLANT

bitmap_layout select_raster

<p>Head Office CityFibre Holdings Ltd 15 Bedford Street, London, WC2E 9HE Tel: 0845 293 0774 Web: www.cityfibre.com</p>	<p>Asset Office CityFibre Holdings Ltd, Rutherford House, Birchwood, Warrington, WA3 6ZH Email: asset.team@cityfibre.com</p>
---	--

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.

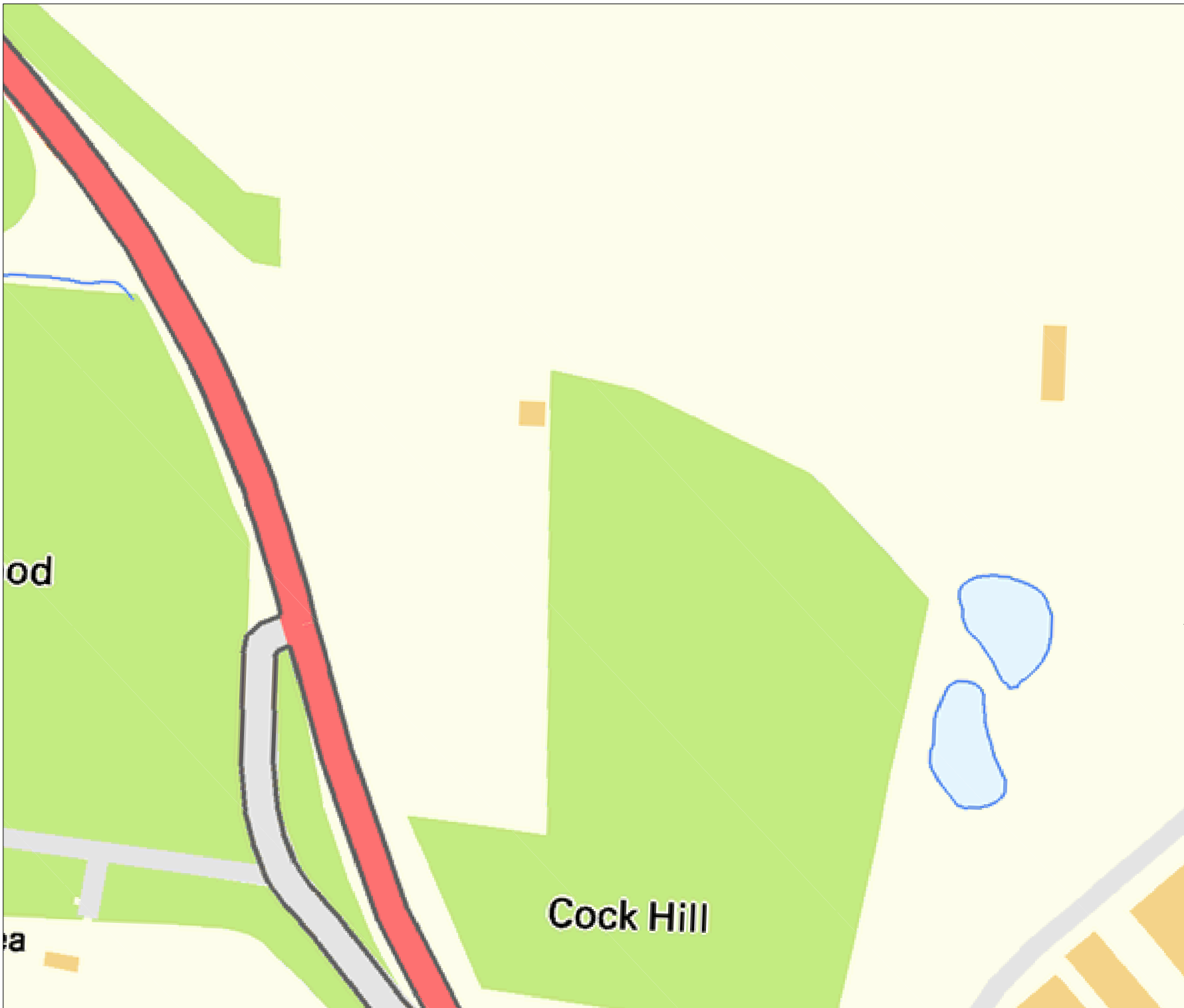
Project
Plant Enquiry

Drawing
Existing Plant

Drawn by:
smallworld Date: 28/03/2022

Drawing No. CFH_EP_000001	Revision 001
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Scale: 1:2500 A4



bitmap_layout select_raster

LEGEND

- EXISTING PLANT
- EXISTING PLANT

bitmap_layout select_raster

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

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

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

Email: asset.team@cityfibre.com

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Project

Plant Enquiry

Drawing

Existing Plant

Drawn by:

smallworld

Date: 28/03/2022

Drawing No.

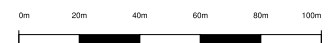
CFH_EP_000001

Revision

001

Scale: 1:2500

A4



od

ea

Cock Hill



bitmap_layout select_raster

LEGEND

- EXISTING PLANT
- EXISTING PLANT

bitmap_layout select_raster

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

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

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

Email: asset.team@cityfibre.com

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Project

Plant Enquiry

Drawing

Existing Plant

Drawn by:

smallworld

Date: 28/03/2022

Drawing No.

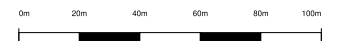
CFH_EP_000001

Revision

001

Scale: 1:2500

A4





bitmap_layout select_raster

LEGEND

- EXISTING PLANT
- EXISTING PLANT

bitmap_layout select_raster

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

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

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

Email: asset.team@cityfibre.com

Disclaimer:

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Project

Plant Enquiry

Drawing

Existing Plant

Drawn by:

smallworld

Date: 28/03/2022

Drawing No.

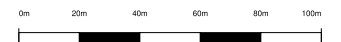
CFH_EP_000001

Revision

001

Scale: 1:2500

A4



James Sloan

From: NRSWA <nrswa.nrswa@sky.uk>
Sent: 25 March 2022 17:22
To: James Sloan
Subject: C2 Plant Enquiries - Site Ref: 509-106, Land South of Cockhill Farm



Thank you for your enquiry.

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

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

Regards



NRSWA Department

Sky UK - Technology Operations

 nrswa@sky.uk  144 2070323234

From: James Sloan <plans@stats-search.co.uk>
Sent: 25 March 2022 09:22
Subject: [EXTERNAL] C2 Plant Enquiries - Site Ref: 509-106, Land South of Cockhill Farm

INDEPENDENT UTILITIES

James Sloan

From: Virtual Utilities <no-reply@virtual-utilities.co.uk>
Sent: 28 March 2022 11:42
To: James Sloan
Subject: Your UK Power Distribution Order - #14461
Attachments: invoice-14461.pdf

Thank you for your order

Thanks for your recent enquiry to UK Power Distribution.

Please find attached your invoice. The details of your order are also below:

According to our database there are no UK Power Distribution records within your search area.

Please note that any recent additions or alterations to our network may not be shown. Cables or pipes owned by other network owners or private companies will not be shown. Before any excavations are undertaken you should always verify exact locations of cables using a cable locator, and by careful use of hand tools in accordance with HSE guidance note HSG47 "Avoiding danger from underground services"
Other useful documents to read prior to undertaking any works are HSE GS6, "Avoiding danger from overhead power lines" and HSE "Avoiding concealed services and overhead power lines"

Order number: #14461

Description	Date	Qty	Amount (£)
Utility Records Search View Map	28-03-2022 10:42:22	1	12.50
		VAT (@ 20%)	2.50
		Grand Total	15.00

Your Details

James Sloan

plans@stats-search.co.uk

Billing Address

1 Foxfield Road,
Meols,
Meols,
Wirral,
CH47 0NJ

<https://ukpd.virtual-utilities.co.uk>

James Sloan

From: plantenquiryservice@gtc-uk.co.uk
Sent: 28 March 2022 11:45
To: James Sloan
Subject: GTC Plant Enquiry - Ref- 2410346
Attachments: 2410346.png

GTC Apparatus Not Found In Search Area

Our Plant Enquiry Service Ref: 2410346

Your Enquiry Ref: 509-106

Dear James,

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

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

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

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

Your sincerely,

GTC Plant Enquiry Service.

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

NOTE:

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

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

DISCLAIMER

The information in this E-Mail and in any attachments is confidential and may be privileged. If you are not the intended recipient, please destroy this message, delete any copies held on your system and notify the sender immediately. You

James Sloan

From: PlantEnquiries <plantenquiries@EnergyAssets.co.uk>
Sent: 25 March 2022 10:55
To: James Sloan
Subject: RE: C2 Plant Enquiries - Site Ref: 509-106, Land South of Cockhill Farm

Hi James,

I can confirm Energy Assets Pipelines & Energy Assets Networks do not currently have any underground plant in the area advised below.

Kind Regards

Christopher

From: James Sloan <plans@stats-search.co.uk>
Sent: 25 March 2022 09:22
Subject: [EXTERNAL] C2 Plant Enquiries - Site Ref: 509-106, Land South of Cockhill Farm

Dear Sir/madam,

C2 Desktop Utility Search/Underground Plant

Site Ref: 509-106, Land South of Cockhill Farm, Ayr, KA6 6AH, NGR: E 236801, N 617791 **(SEE PLAN)**

In order to avoid causing damage to your underground apparatus, and to comply with health and safety regulations, we require plans showing the approximate location of your apparatus.

The site location is shown above and is centred accurately on the OS grid co-ordinates. The site is no larger than 100 metres in radius unless noted otherwise, in which case we will attach a plan with site boundaries marked. If no apparatus is present, can you please forward a nil return email at your earliest opportunity.

Kind regards,

James Sloan

Director

stats-search.co.uk Limited

A: 1 Foxfield Road, Wirral, CH47 0NJ

T: 0330 133 0470

M: 07833 491 772

TRANSPORT

James Sloan

From: Louise Bell <Louise.Bell@networkrail.co.uk> on behalf of OP Buried Services Enquiries <OPBuriedServicesEnquiries@networkrail.co.uk>
Sent: 25 March 2022 09:26
To: James Sloan
Subject: RE: C2 Plant Enquiries - Site Ref: 509-106, Land South of Cockhill Farm

OFFICIAL

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.

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

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

Regards,

Louise

Louise Bell

Distribution Administrator (Worksite Survey)





CHARLES SCOTT & PARTNERS

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FEASIBILITY & CONSTRAINTS REPORT – SITE 2

SOUTH AYRSHIRE COUNCIL

LAND EAST OF COCKHILL FARM, AYR, KA6 6AH

9225

MAY 2022

INNOVATION IN THOUGHT AND STRUCTURE



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Document Control

Document Title:- South Ayrshire Council
Land east of Cockhill Farm, Ayr
Feasibility Report – Site 2

Project Number:-

Directory and File Name:- P:\9225 SAC Gypsy Traveller Site\Reports\Feasibility Report – Site 2

Document Approval

Originator : Lindsay Cunningham
Date: 08/04/22

Checked By Steven Hughes
Date:

Authorisation By Steven Hughes
Date:

<u>ISSUE</u>	<u>DATE</u>	<u>DISTRIBUTION</u>	<u>COMMENTS</u>
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Contents

1.0	Introduction:	5
1.1	Brief	5
1.2	Limitations	5
2.0	Site Location	7
3.0	Site Access/Egress	8
4.0	Topography	9
5.0	Historic Site Use	10
6.0	Archaeology	10
7.0	British Geological Survey Review (BGS Geoindex Service)	11
8.0	Mineral/Geotechnical	12
9.0	Mining	12
10.0	Gas/ Environment	13
11.0	Contamination/ Sulphates	13
12.0	Ecology	13
13.0	Arboriculture	14
14.0	Drainage	14
14.1	Existing Surface Water Drainage	14
14.2	Proposed Surface Water Drainage	14
14.3	Existing Foul Water Drainage:	15
14.4	Proposed Water Supply Pipes	16
15.0	Roads	17
16.0	Flooding	17
17.0	Existing Services	18
17.1	Water:.....	18

17.2	Gas:.....	19
17.3	Electricity:.....	19
17.4	Telecommunications:	20
18.0	Foundations.....	21
19.0	Cut and Fill.....	21
20.0	Retaining Walls.....	21
21.0	Capping	21
Appendix A – Proposed Architects Layout		
Appendix B – Photographs taken 12/04/22		
Appendix C – West of Scotland Archaeology Information		
Appendix D - BGS Geoindex Service Information		
Appendix E - Drainage Service Plans		
Appendix F – Services/Utilities Plans		

1.0 Introduction:

1.1 Brief

We have been requested by South Ayrshire Council, to compile a Feasibility report for an alternative site development of greenfield land parcel east of Cockhill Farm, Ayr, KA6 6AH. This greenfield land parcel will be known as Site 2.

We were asked specifically to comment on any potential constraints associated with the proposed Travellers Site development. We have completed a desk top survey as part of this report. A follow up site visit was carried out on Tuesday 12th April 2022.

1.2 Limitations

This report is made out on the instructions of, and on behalf of South Ayrshire Council. No responsibility is accepted to any third party for the whole or any part of its contents.

Neither the whole nor any part of this report, nor any reference thereto may be included in any document, circular or statement without the written approval of this firm as to the form and context in which it will appear prior to any agreed disclosure.

No excavations have been carried out to expose the depth, nature, and condition of the sub-soils to determine its load bearing ability.

Our report is restricted to the terms of our brief. Where comments are made on other aspects or areas of the land, these comments are made for information purposes. No reliance can be made on these additional comments.

No tests have been carried out on materials for strength and no drilling has been executed to determine the grades, thickness, or composition of any materials, other than noted above. We did not undertake tests in respect to deleterious materials and no assurances can be giving to the presence of such materials.

No borescope examinations have been carried out and it was not possible to inspect parts of any structures that were covered. Our inspection was limited to a survey from ground level only.

Our Engineers are not qualified to carry out inspections, or tests on specialist services and as such, none have been undertaken during the inspection. Without prejudice to the foregoing generality, such services extend to include electrical, heating, and ventilating services installations and any similar specialist services.

The general description of the property is provided for information purposes and is based on background information combined with our opinion and experience of similar buildings. This

description is not to be used as a reliance on the condition of the property at the time of our inspection.

DRAFT

2.0 Site Location

The 0.53 Ha development parcel is a treebelt site located to the East of Cockhill Farm, Ayr, KA6 6AH known as Cockhill Wood. The proposed development site is generally open farmland/fields.

- Access is gained to the site via the Farm road/track off the A713 on the northeast boundary
- The nearest postal address for the site is Woodlea House, KA6 6AH
- The site is centred on approximately OS Grid Ref. NS368179 / NS3683517960
- OS Grid Coordinates are approximately Eastings = 236835, Northings = 617960

The site is bounded by:

- To the North – Cockhill Wood & Carrick Glen Private Hospital
- To the East – A713 Main Road/Open Fields and Mosshill Industrial Estate
- To the South - Open Fields & Ayrshire Equitation Centre
- To the West – Cockhill Wood/Tree Belt and open Farmland/fields

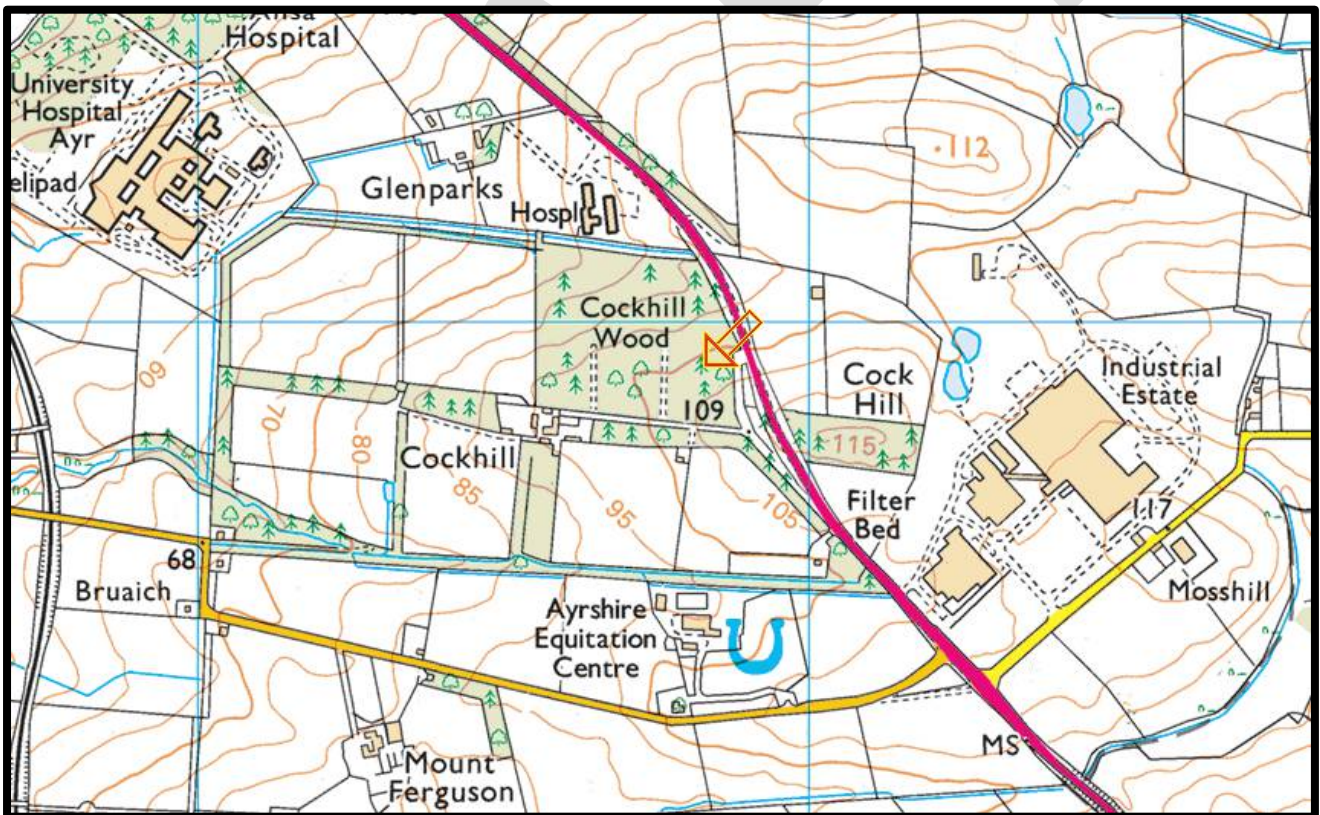


Figure 1 – Location Plan (1:25K)

We have appended the Architects proposal for the site in Appendix A. We have appended a number of photographs taken during our site visit on Tuesday 12th April 2022 in Appendix B.

3.0 Site Access/Egress

The current development Plan shows one access to the site highlighted below. It is proposed to access the site via the existing access road located off the main A713 road. This access point will require to be discussed and approved by South Ayrshire Council during the Planning and Roads Construction Consent stages. We have no South Ayrshire Council Roads Adoption Plans for the site. However, it is thought unlikely that the Farm access track is an adoptable road leading up to the entrance to the site.

It is thought unlikely that it will be requested from SAC that two points of access is provided for the development. Further consultation is required in this regard.

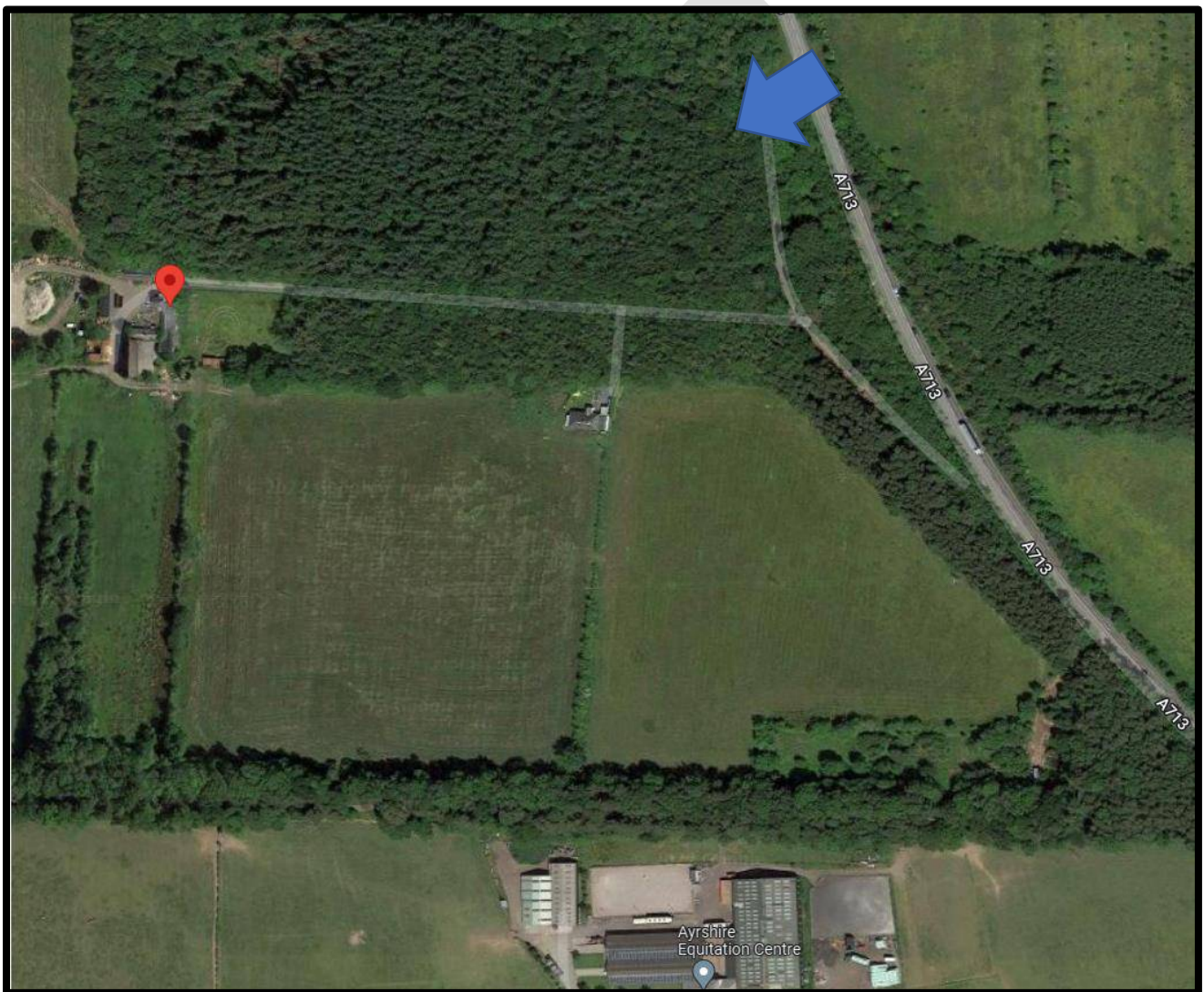


Figure 2 – Location Plan with access road highlighted from A713 Road

4.0 Topography

Topography varies across the site with the high ground generally located to the South East corner of the site (109mAOD) and falling towards the lowest point at the North West boundary (75mAoD). This equates to an existing longitudinal fall of approximately 1 in 14. It should be noted that this relates to the Wooded area known as Cockhill Wood and not the development parcel which will be a smaller area.

The existing levels at the four corners of the site are as follows:

- North Boundary = 75m -90m AoD
- East Boundary = 95m – 109m AoD
- South Boundary = 95m – 109m AoD
- West Boundary = 75m – 95m AoD

Consideration should be given to the existing site topography during development of Architectural Layouts to ensure proposed layouts work with site levels. Our site visit noted that the tree belt along the southern/eastern boundary was at a higher level than the rest of the existing site with levels generally falling north/westwards. This will require consideration for the proposed access road.

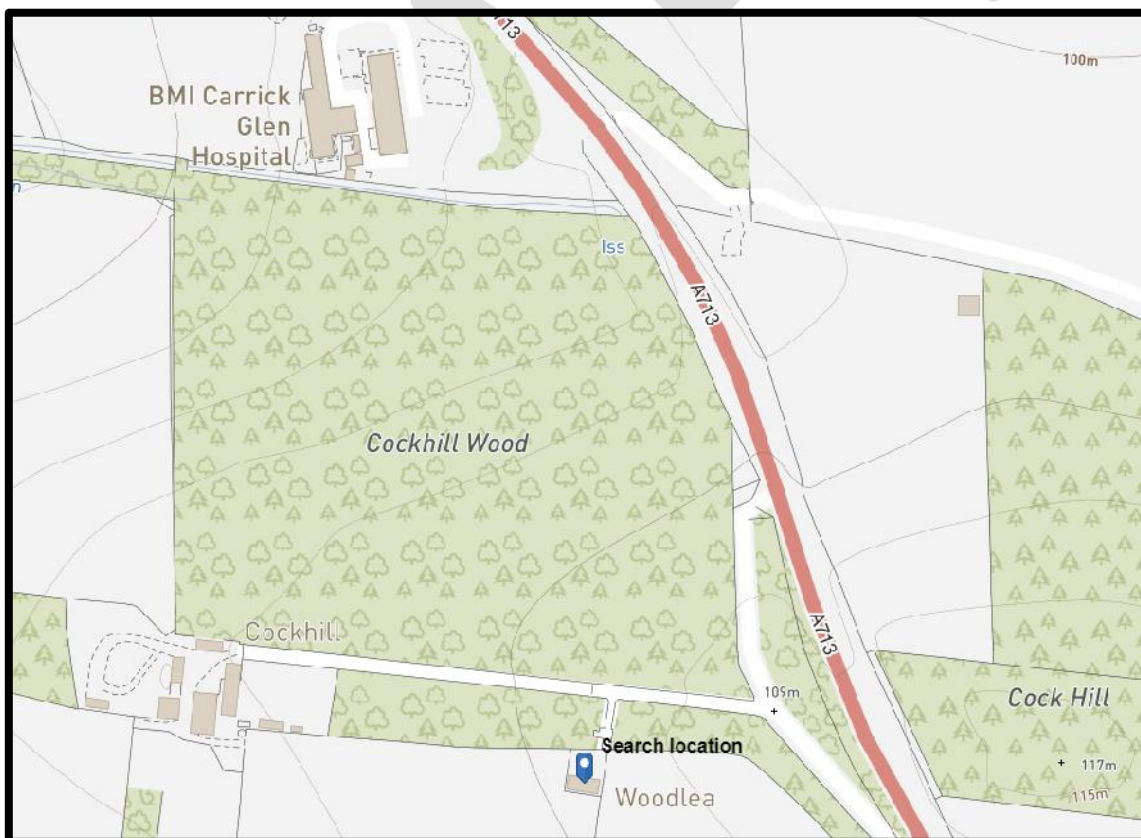


Figure 3 – Location Plan showing OS Map contours

We have still to undertake a topographical survey from the site. However, we approached 4 Topographical Survey Consultants to provide quotations for the works. A tender analysis report was produced providing recommendations.

5.0 Historic Site Use

A review of the historic site maps (Old Maps online) was carried out for the following dates: 1863, 1897, 1905, 1955 and 1957. The historic maps have indicated the site has always been a greenfield land parcel/open countryside or forestry.

6.0 Archaeology

We are not aware of any archaeology report being carried out for the site. Therefore, we have no evidence of archaeologically significant features at or near the site. The West of Scotland Archaeology Free Online Resources Service has highlighted the following features near our site. This relates to The Old Galloway Road, built on the line and occasionally on the remains of the alleged Roman road – ‘Dunston Hill’. This is to the east of Cockhill Farm/Woodlea and appears to run diagonally through the proposed site. We have appended the information in Appendix C.

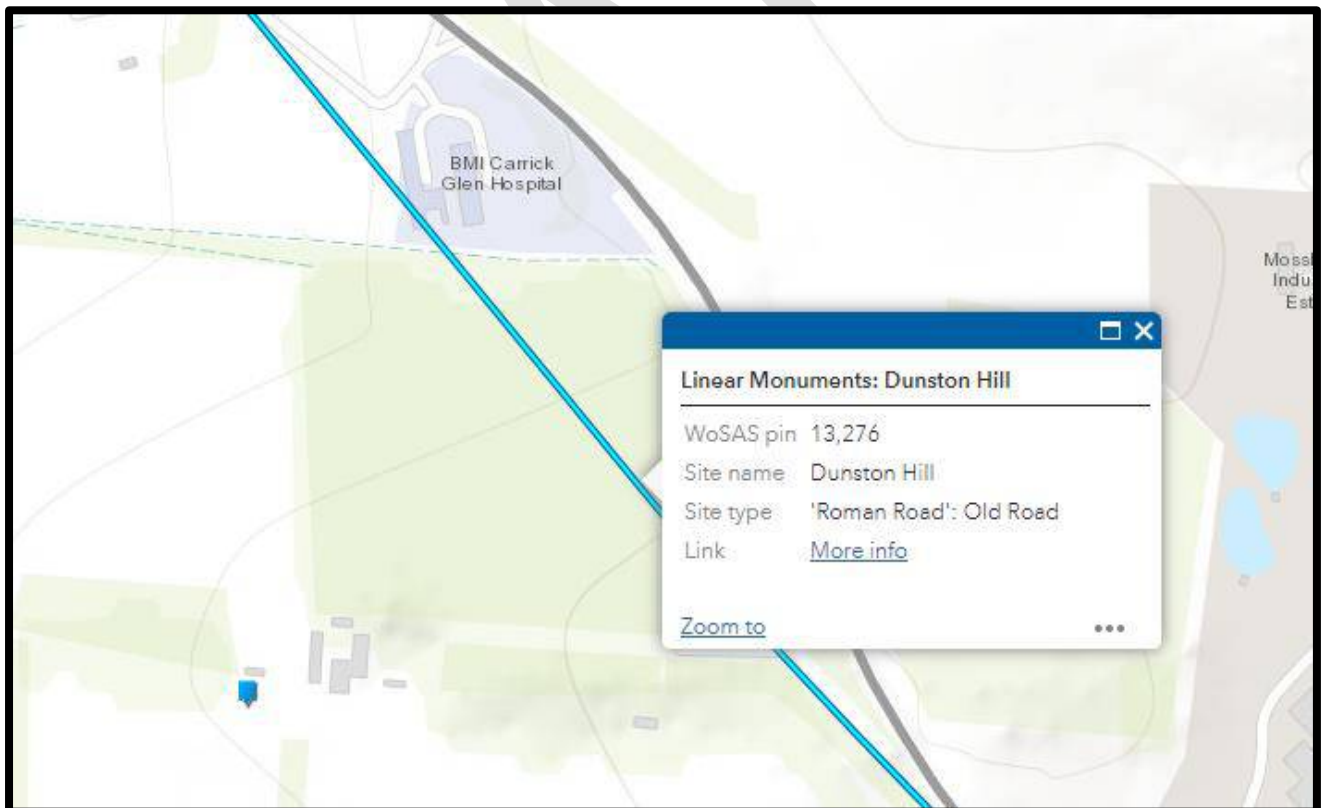


Figure 4 – Extract from West of Scotland Archaeology Online Resources Service

7.0 British Geological Survey Review (BGS Geindex Service)

A review of the available on-line free resources from the British Geological Survey (BGS) was undertaken. An extract is shown below.

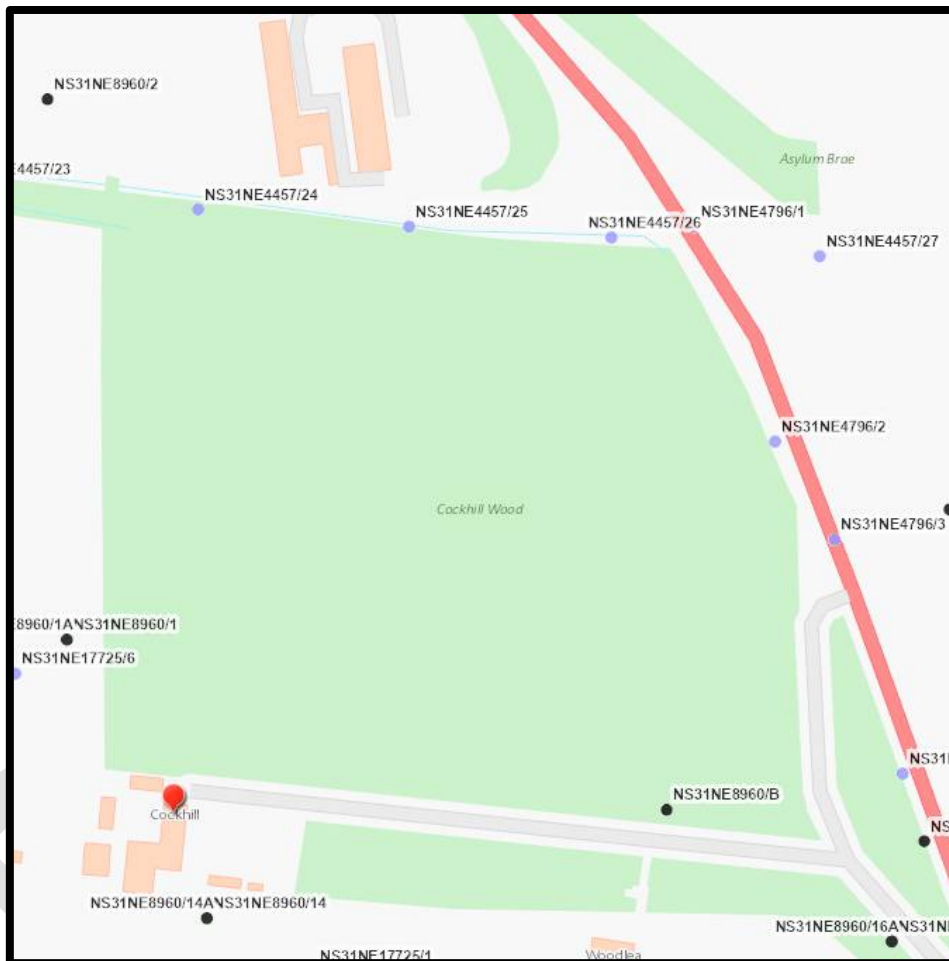


Figure 5 – Extract from BGS Geindex Viewer

Certain BGS information cannot be viewed as it is Confidential. We have appended the nearest information to our site in Appendix D.

8.0 Mineral/Geotechnical

No site investigations to date have been carried out for the existing site. A review of historical borehole records was carried out from online geological mapping to gain an understanding of the substrata. The BGS generally reports the ground conditions as –

Site Investigation Record & Year	Ground Conditions Encountered	Depth (m)
BH2 – 1978	Topsoil/ Ash&Rubble /Stiff Brown Sandy Clay /Stiff brown boulder clay	0 – 4.0m
BH3 - 1978	Topsoil/ Firm grey/brown Sandy Clay / Firm>Stiff brown boulder clay	0 – 4.0m
BH26 - 1978	Topsoil/ grey/brown Silty Clay / Stiff brown boulder clay	0 – 4.20m

Table 1 – Summary table showing nearest ground conditions

9.0 Mining

The site lies within the Coal Authority defined Coal Mining Reporting Area and Surface Coal Resource Area and a detailed report should be carried out by a Geo-Environmental Consultant. The Coal Authority Interactive UK Mapping Service has indicated no workings (Past, Present or Shallow) are recorded within the site or its surroundings. No mine entries or abandoned mines are noted.

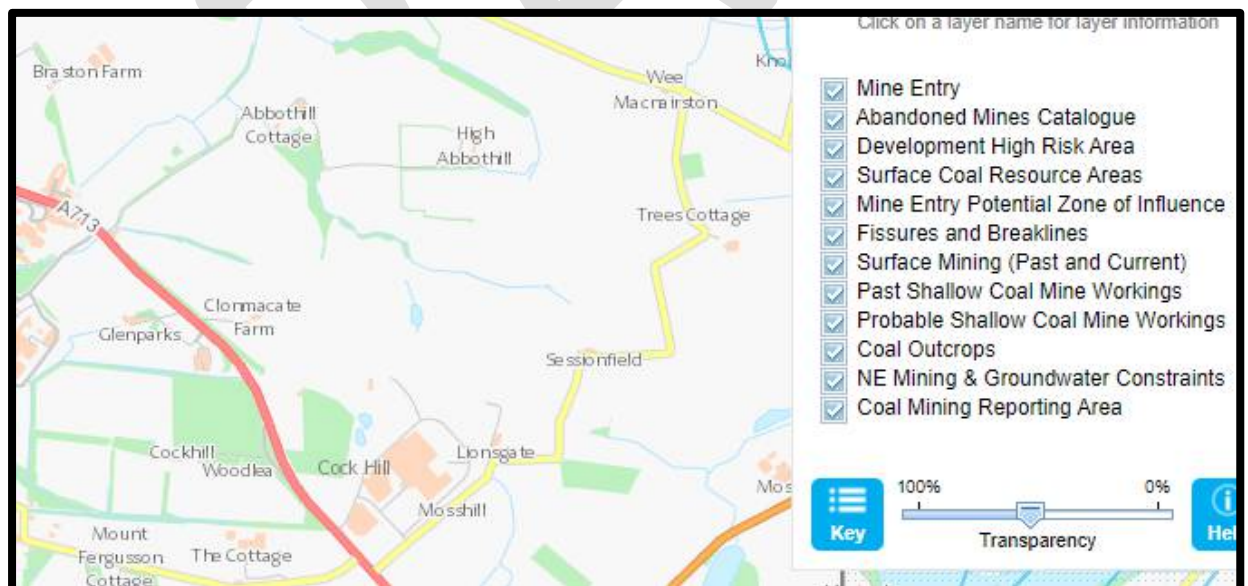


Figure 6 – Extract from Coal Mining Authority Interactive Map Viewer

10.0 Gas/ Environment

No site investigation works have been carried out to determine the exact gassing requirement for the site. A review of the UK Radon Mapping has highlighted the site is within the lowest band for radon with a maximum radon potential of less than 1%. This site has been identified as being within a low probability radon area and it is likely that no preclusion measures are required for this Gas. However, detailed investigations should be undertaken to confirm.

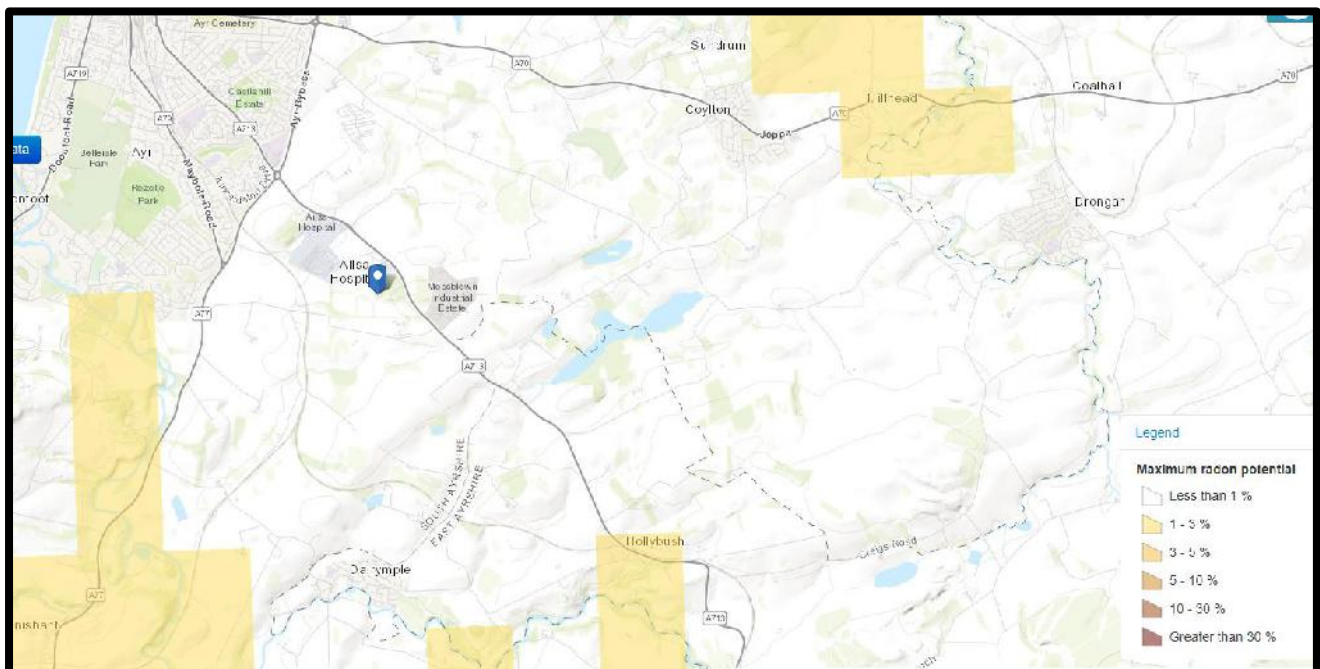


Figure 7 – Extract from Radon Interactive Map Viewer

11.0 Contamination/ Sulphates

Given the site has been undeveloped over the years and remained a greenfield site, it is unlikely there will be many risk sources of contamination to the land. However, a detailed site investigation should be carried out to confirm presence of any potential contamination within the land.

12.0 Ecology

No ecology report has been prepared for the development.

There appears to be open countryside and tree belt within the site and a habitat/ecological survey should be carried out to confirm the presence of any protected species. This is likely to be required for Planning purposes.

13.0 Arboriculture

It should be noted that there appears to be a significant tree line running along the perimeter of the site boundary. A tree survey may be required should any of the trees be removed. Again, this is likely to be required for Planning purposes. We understand that certain areas of Cockhill wood have been subject to de-forestation. As keeping with typical Forestry policy – the perimeter trees have been left with the remaining trees cut to stump level above ground.

No invasive plant survey has been carried out to confirm the presence of any problematic species on site such as Japanese Knotweed, Himalayan Balsam etc. This could be carried out during the Site Investigation works or by an independent Arboriculturist report.

14.0 Drainage

14.1 Existing Surface Water Drainage

Scottish Water records show there is currently no Surface Water infrastructure within the site, which is in keeping with the previous agricultural land use. However, it should be noted that it may be possible that land drainage exists within the site which will be encountered and disturbed during the proposed development works. There is likely to be a series of field drains within the site development to encourage irrigation and drainage at the site.

The records show Issues/watercourse on the northern boundary – see Figure 8. We noted during our site visit that there is a small watercourse within the wooded area on the northern boundary. There is also a storm water outfall within the boundary. We could not determine the extents of this watercourse. Our site visit of 12th April shows that the 750mm diameter surface water sewer terminates within the site as a concrete headwall on the northeastern boundary. We noted that the coordinates for the storm water outfall were E236818, N618116.

14.2 Proposed Surface Water Drainage

The surface water drainage will incorporate traditional road gullies or SUDS system that connects into an end of line SUDS feature such as a porous paving or a conveyance Swale. The outfall from the SUDS features will connect into the existing issues or minor watercourse along the northern boundary.

The Scottish Water Service Drawings indicate two pipes running along the northern boundary of the site with Carrick Glen. One of these is noted to be a 750mm diameter surface water sewer.

It would be prudent to ensure that there is provision for a surface water connection from the development and approval must be sought from Scottish Water and the relevant Statutory Authorities.

We have not carried out any calculations to show the size of the SUDS scheme. However, it is likely that SUDS feature will incorporate a minimum attenuation and storage volume for the 1 in 30-year event + 40% Climate Change. This will include a 1 in 200year flooding design check. The size and layout of the SUDS feature will be confirmed during detailed design.

The Greenfield run off rate will require to be calculated for the SUDS features. This will be the controlling discharge for the proposed development. This will require to be agreed with South Ayrshire Council and Scottish Water.

It should be noted that the South Ayrshire Council Local Authority Flooding Department will request the SUDS feature sized to allow for temporary storage during the 1 in 30/200-year storm events. Enquiries with the relevant parties should be made early in the development process to ensure agreement is reached between Scottish Water and the Local Authority regarding any adoption agreement.

It is also likely that Scottish Water will require a CCTV prior to connection approvals.

14.3 Existing Foul Water Drainage:

Scottish Water records show there is currently no Foul Water infrastructure within the site, which is in keeping with the previous agricultural land use. We are unsure at present of foul water drainage for the nearby Carrick Glen Hospital. It is thought likely that this connects to the combined sewer nearby.

The Scottish Water Service Drawings indicate two pipes running along the northern boundary of the site with Carrick Glen. One of these is noted to be a 375mm diameter combined sewer -likely taking foul and storm water. This pipe originates in the Mosshill Industrial Estate to the east of the development. They appear to head in a northern direction before heading westwards to the north of Cockhill Farm and Woodlea House – see Figure 8.



Figure 8 – Extract from Scottish Water Drainage Plans

A Pre-Development Enquiry should be submitted to Scottish Water to confirm capacity of the local Wastewater network prior to detailed design.

14.4 Proposed Water Supply Pipes

Water supply pipes are noted to run in the main A713 Road. The service plans show Cockhill Farm and Woodlea are served by water supply pipes in the access road leading to the properties. It is also likely that water supply pipes feed the Carrick Glen private hospital to the north.

Water supply pipework will require a UKWIR Assessment along the proposed water supply route associated with any new development. This will be carried out as part of the site investigation works.

A Pre-development enquiry should be submitted to Scottish Water to confirm the network can supply the proposed development.

We have appended the Drainage and Services Plans in Appendix E.

15.0 Roads

Finalised road construction will be verified following the provision of CBR testing at 25m centres on the underlying strata along the proposed road length. A selection of initial CBR testing should be undertaken as part of the site investigation works to gain an insight into the underlying strata. If the access road is to remain private, this requirement would not be so onerous.

Our site visit noted that the tree belt is at a higher level than the rest of the site with levels generally falling northwards. New access roads will require to form the development with gradients no steeper than 1 in 13 or 15. A topographic survey will be required to confirm suitable design levels for the roads and development.

At this stage, it should be assumed that any adopted roads would require a full road box construction.

16.0 Flooding

A review of the SEPA Flood maps confirms that the site is not at risk of flooding from Rivers, Coastal or Surface Water. See attached extract below. There appears to be a low to high likelihood of surface water flooding along the northern boundary of the site within the Glen Carrick development. This is noted generally in the middle of the Private hospital site.

It is likely that South Ayrshire Council will request a detailed Flood Risk Assessment should be carried out for the development during the Pre-Planning Enquiry.

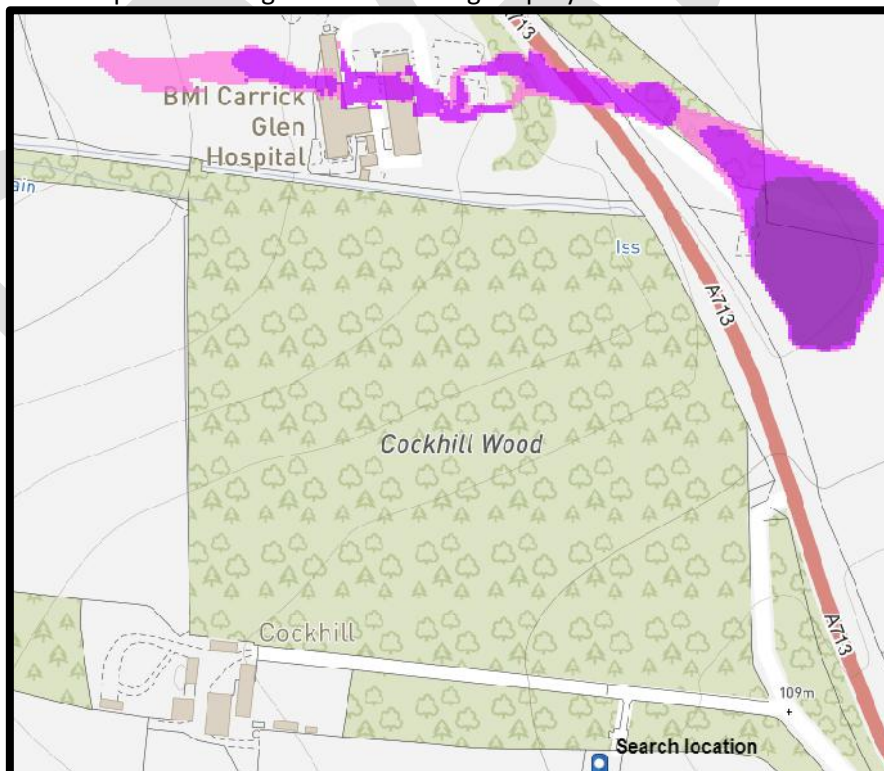


Figure 9 – Extract from SEPA Flood Maps

17.0 Existing Services

In addition to the existing drainage services discussed in sections 14.2 and 14.3, the following utilities infrastructure is located within the vicinity of the site:

17.1 Water:

Scottish Water records show that there is a 150mm – 200mm Diameter in the grass verge within the main A713 Road. There is also a 90mm HPPE Water supply pipe located within the access road leading to Cockhill Farm. This heads past Cockhill Farm before heading southwards towards the Ayrshire Equitation Centre. A 2" Cast iron pipe is also noted to head north after Cockhill Farm.

Figure 10 below shows a 150mm/200mm DIL supply pipe on both sides of the A713 Road verge.

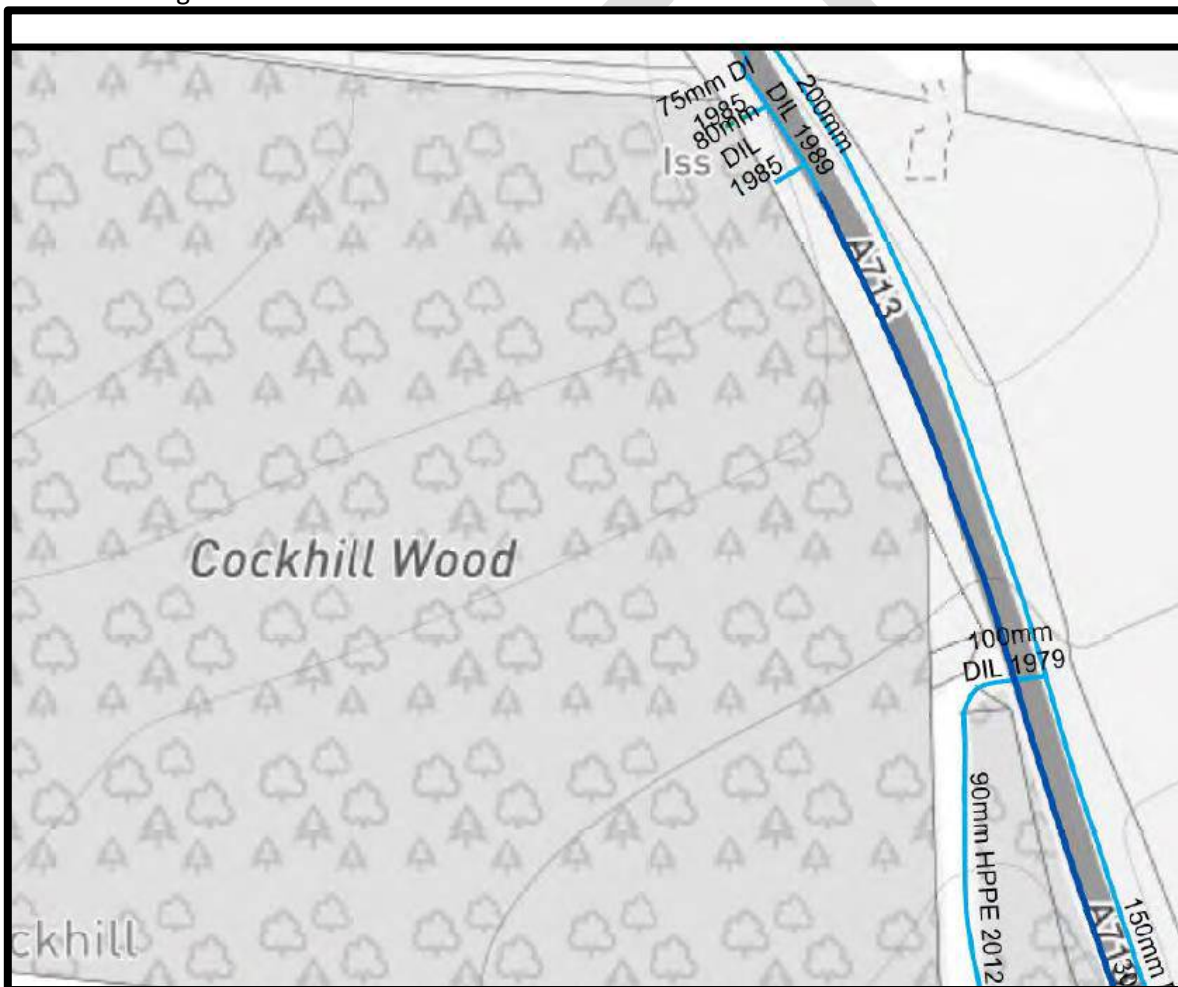


Figure 10 – Extract from Scottish Water Water Supply Drawings

A Pre-Development Enquiry should be submitted to Scottish Water to confirm the proposed development can be supplied.

17.2 Gas:

SGN utility plans show that there are no services present within our site. Enquiries should be made to SGN to ensure sufficient capacity is available to service the proposed development if required.

17.3 Electricity:

Scottish Power Energy Network location plans appear to show there are no overhead cables or plant within the areas of the alternative site. Figure 11 shows overhead cables and poles on the other side of the A713 road heading northwest, but do not appear to enter the alternative site.

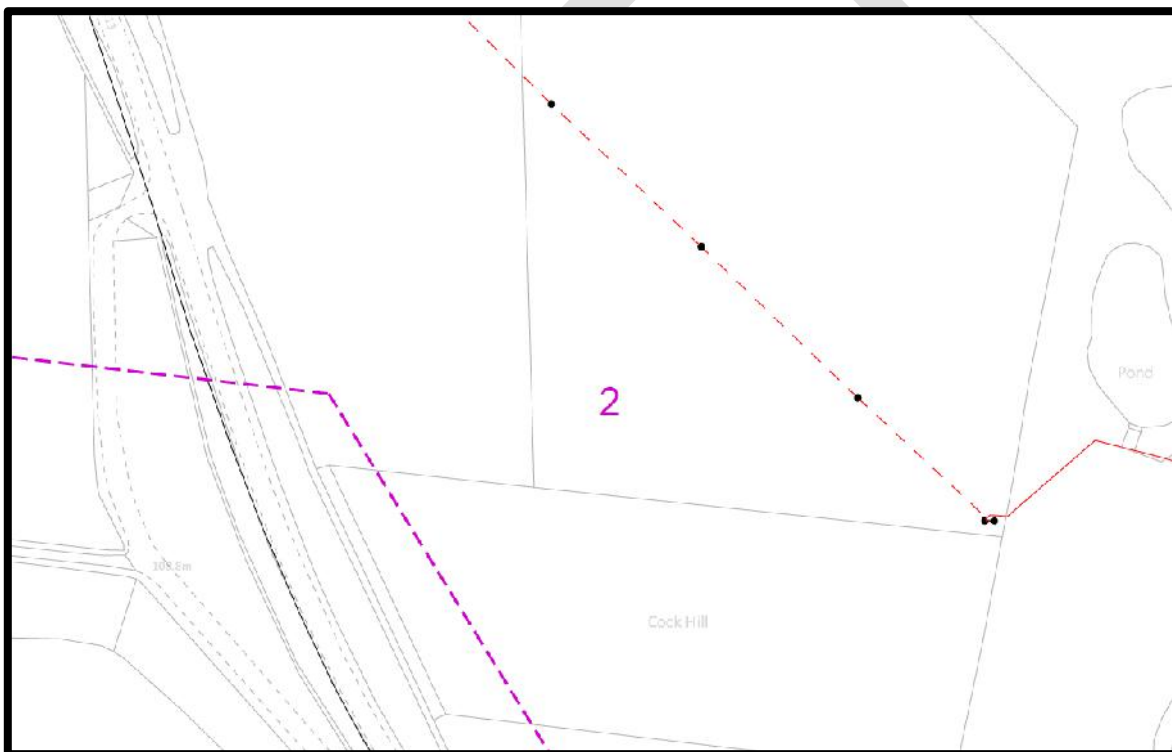


Figure 11 – Extract from SPEN Services plans – cables noted on other side of A713 Road

Electricity cables are noted to head south from Cockhill Farm and Woodlea in the SPEN drawings.

18.0 Foundations

Foundation solutions shall be determined following receipt of the detailed Site Investigation. A review of the online BGS service shows likely ground conditions will include a sandy clay overlying stiff boulder clay.

19.0 Cut and Fill

Based on the existing topography of the site a cut/fill exercise will be required to form the development platforms and access road. Levels should remain as close to existing levels where possible when ground conditions permit to minimise the extents of the cut and fill exercise. Consideration should be given to the existing access road levels as this will form the proposed development access road. Existing drainage levels should be considered as the site drainage is likely to require to connect along the northern boundary.

20.0 Retaining Walls

Based on the existing topography of the site we are of the opinion that retaining walls will be required between plots or roads to minimise the extent of cut/fill and achieve the desired proposed layout. However, this will be confirmed following further detailed design.

Exact retaining wall locations and heights will be determined during detailed design. However, we are of the opinion that the any retaining walls will not be excessive and sloped embankments maybe utilised.

The architectural layout should take cognisance of the existing site levels to minimise the proposed retention requirement with consideration given to the proposed location of the access road and units located on the flattest part of the site.

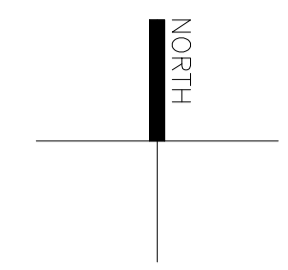
21.0 Capping

Given the site has been undeveloped over the years and remained a greenfield site, it is unlikely there will be capping requirements within the landscaped areas of the site. However, a detailed site investigation should be carried out to determine capping requirements across the site.

At this stage, it should be assumed that any adopted roads will require a full 600mm capping layer.

Appendix A –
Proposed Architects Layout

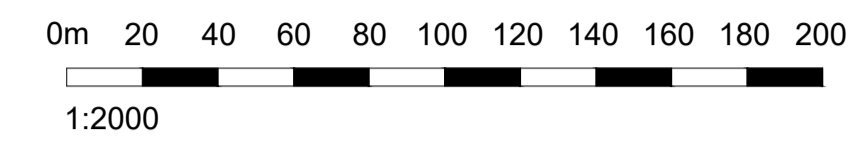
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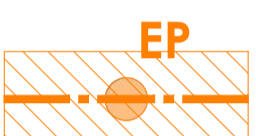
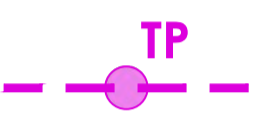


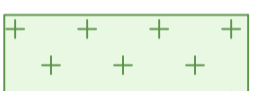

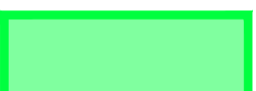
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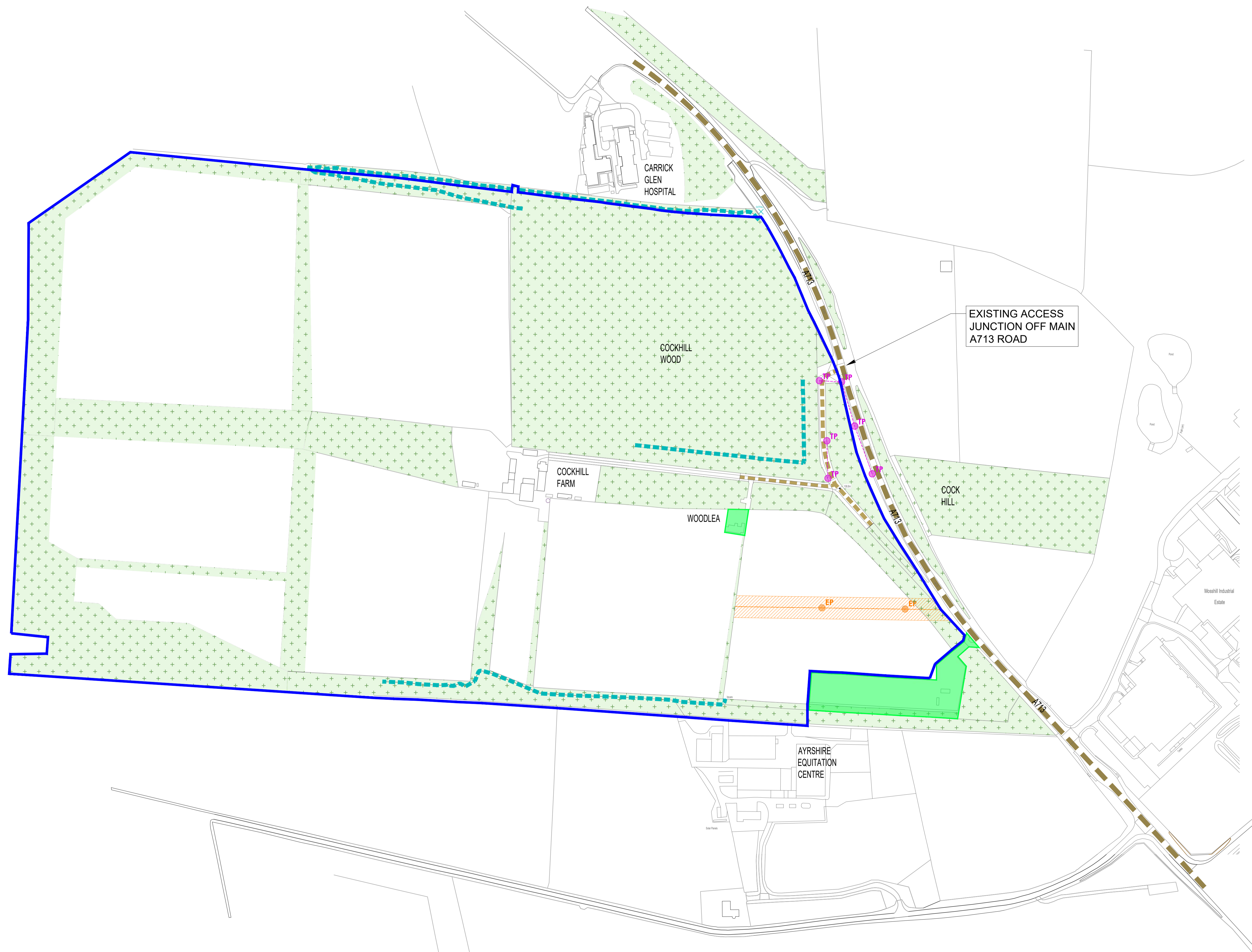
Do not scale from this drawing. All dimensions to be checked by the contractor before construction and prior to the fabrication of any component. Discrepancies to be reported to LMA Architects

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KEY

-  SAC OWNERSHIP BOUNDARY
(based on Title Plan Information received from SAC)
Site Area: approx. 120.3 Acres / 48.683 Ha
-  EXISTING ELECTRICITY POLES AND OVERHEAD CABLES WITH 10M (TBC) CLEARANCE ZONE (Poles are approx. 6m tall with 3 electric cables approx. 1.7m apart).
-  EXISTING TELEPHONE POLES AND OVERHEAD CABLES (Pole / Cable height TBC)
-  A713 MAJOR ROAD
-  EXISTING ACCESS ROAD
-  EXISTING TREE LINE
-  MINOR WATERCOURSE / BURN
-  PRIVATE OWNERSHIP BOUNDARY



Revision	Date	Description	By
P1	11.05.22	Up-dated as per Client comments.	KR

LMA ARCHITECTS

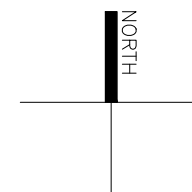
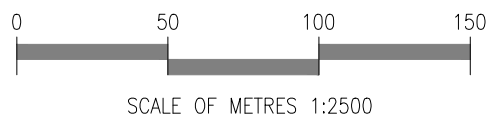
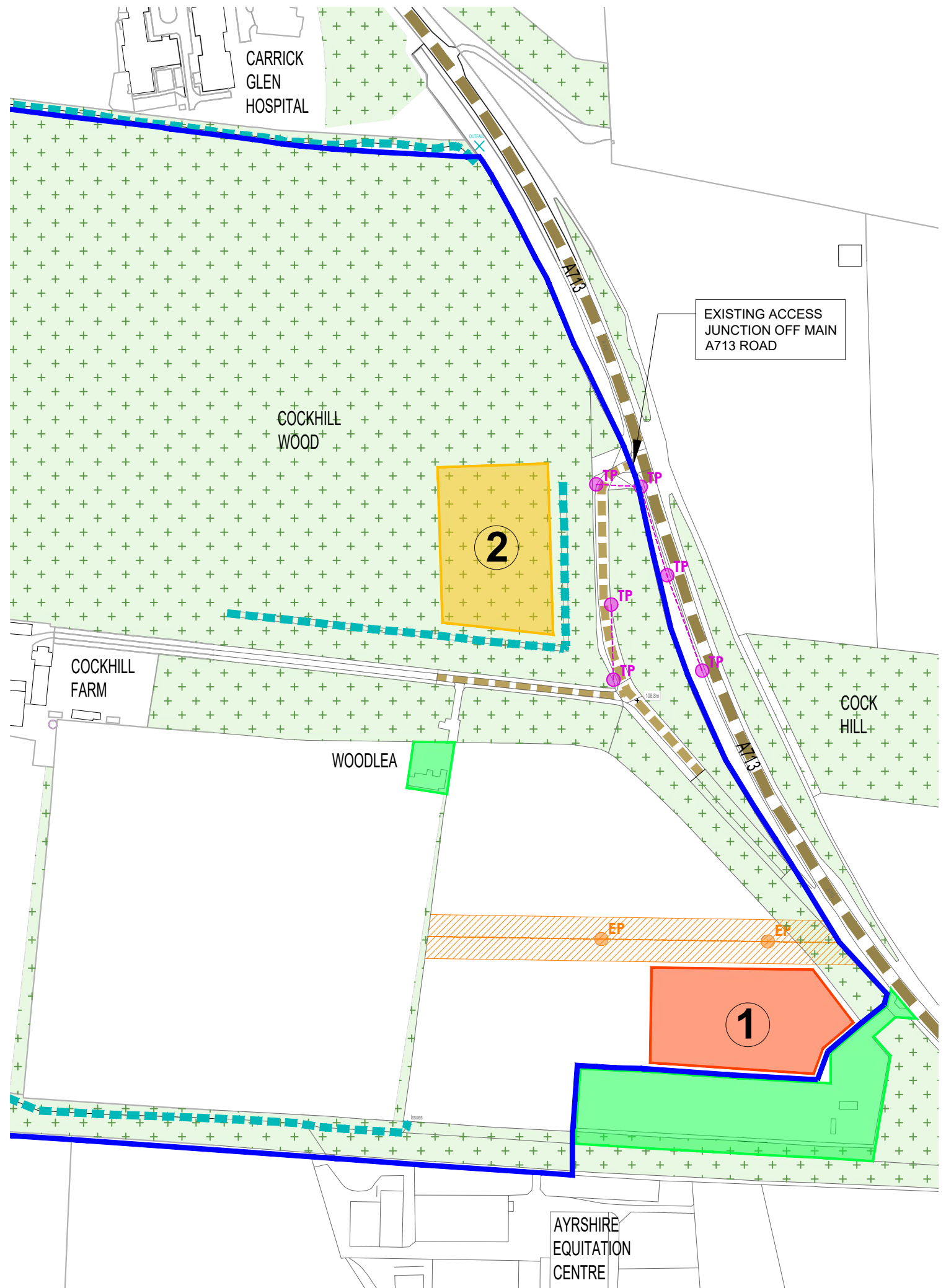
100 West George Street | Glasgow, G2 1PP | 01412642991
 Suite G1 | 18 Wellington Square | Ayr, KA7 1EZ | 01292 611727
 studio@l-m-a.co.uk | www.l-m-a.co.uk

Client
South Ayrshire Council

Project
**Proposed Travellers Transit Site
 Cockhill Farm, Ayr
 KA6 6AH**

Description
Location Plan & Site Observations

Status		
Feasibility		
Job Number	Drawing Number	Revision
22-3_2373	EX(00)001	P1
Scale	Drawn / Checked By	Date
1:2000 @ A1	KR	May '22



NOTES

Do not scale from this drawing. All dimensions to be checked by the contractor before construction and prior to the fabrication of any component. Discrepancies to be reported to LMA Architects

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SITE 1

Site Area: 0.5125 Ha / 1.266 Acres

- POSITIVES**
- Good screening provided by existing treeline
 - Remote location from Woodlea and Cockhill Farm

- NEGATIVES**
- Close proximity to Equitation Centre
 - Site layout would be very constrained by location of existing electricity poles and clearance zone for overhead cables, possibly too narrow.
 - Greater distance for new site access road and route would pass under overhead electrical cables.
 - Trees would have to be felled for access road

SITE 2

Site Area: 0.5125 Ha / 1.266 Acres

- POSITIVES**
- Good screening provided by existing treeline
 - Further distance from Equitation Centre
 - Better flexibility with site layout
 - Shorter site access road

- NEGATIVES**
- Closer Proximity to Woodlea, Cockhill Farm & Carrick Glen Hospital
 - Greater change in level from existing access road falling N/W.
 - Perimeter ditch to East and South boundaries to be considered
 - Currently woodland, trees would have to be felled

- KEY**
- SAC OWNERSHIP BOUNDARY (based on Title Plan Information received from SAC) Site Area: 120.3 Acres / 48.683 Ha
 - EXISTING ELECTRICITY POLES AND OVERHEAD CABLES WITH 10M (TBC) CLEARANCE ZONE (Poles are approx. 6m tall with 3 electric cables approx. 1.7m apart).
 - EXISTING TELEPHONE POLES AND OVERHEAD CABLES (Pole / Cable height TBC)
 - A713 MAJOR ROAD
 - EXISTING ACCESS ROAD
 - EXISTING TREE LINE
 - MINOR WATERCOURSE / BURN
 - PRIVATE OWNERSHIP BOUNDARY

Revision	Date	Description	By
P1	11.05.22	Up-dated as per Client comments	KR

LMA ARCHITECTS

100 West George Street | Glasgow, G2 1PP | 01412642991
 Suite G1 | 18 Wellington Square | Ayr, KA7 1EZ | 01292611727
 studio@l-m-a.co.uk | www.l-m-a.co.uk

Client
South Ayrshire Council

Project
**Proposed Travellers Transit Site
 Cockhill Farm, Ayr
 KA6 6AH**

Description
Site Options & Constraints

Status
Feasibility

Job Number	Drawing Number	Revision
22-3_2373	EX(00)002	P1
Scale	Drawn / Checked By	Date
1:2500 @ A3	KR	May 22

Appendix B –

Photographs taken 12/04/22

DRAFT



GENERAL VIEW ON SITE ENTRANCE – BT POLES AND OVERHEAD CABLES EVIDENT



GENERAL VIEW ON DE-FORESTED AREA WITHIN COCKHILL WOOD



GENERAL VIEW ON DE-FORESTED AREA WITHIN COCKHILL WOOD



GENERAL VIEW ON DE-FORESTED AREA WITHIN COCKHILL WOOD – LOOKING TO A713 ROAD



GENERAL VIEW ON DE-FORESTED AREA WITHIN COCKHILL WOOD



GENERAL VIEW ON DE-FORESTED AREA WITHIN COCKHILL WOOD



GENERAL VIEW ON BURN AT NORTHWEST BOUNDARY AT BOTTOM OF SITE



GENERAL VIEW ON BURN AT NORTHERN BOUNDARY



GENERAL VIEW ON STORM WATER OUTFALL – BEHIND TREE/BRANCHES - E236818, N618116

Appendix C –

West of Scotland Archaeology Information

DRAFT

WoSAS Pin: 13276

Site Name: Dunston Hill

Alternative Name(s):

Monument Type: 'Roman Road': Old Road

Council: East Ayrshire

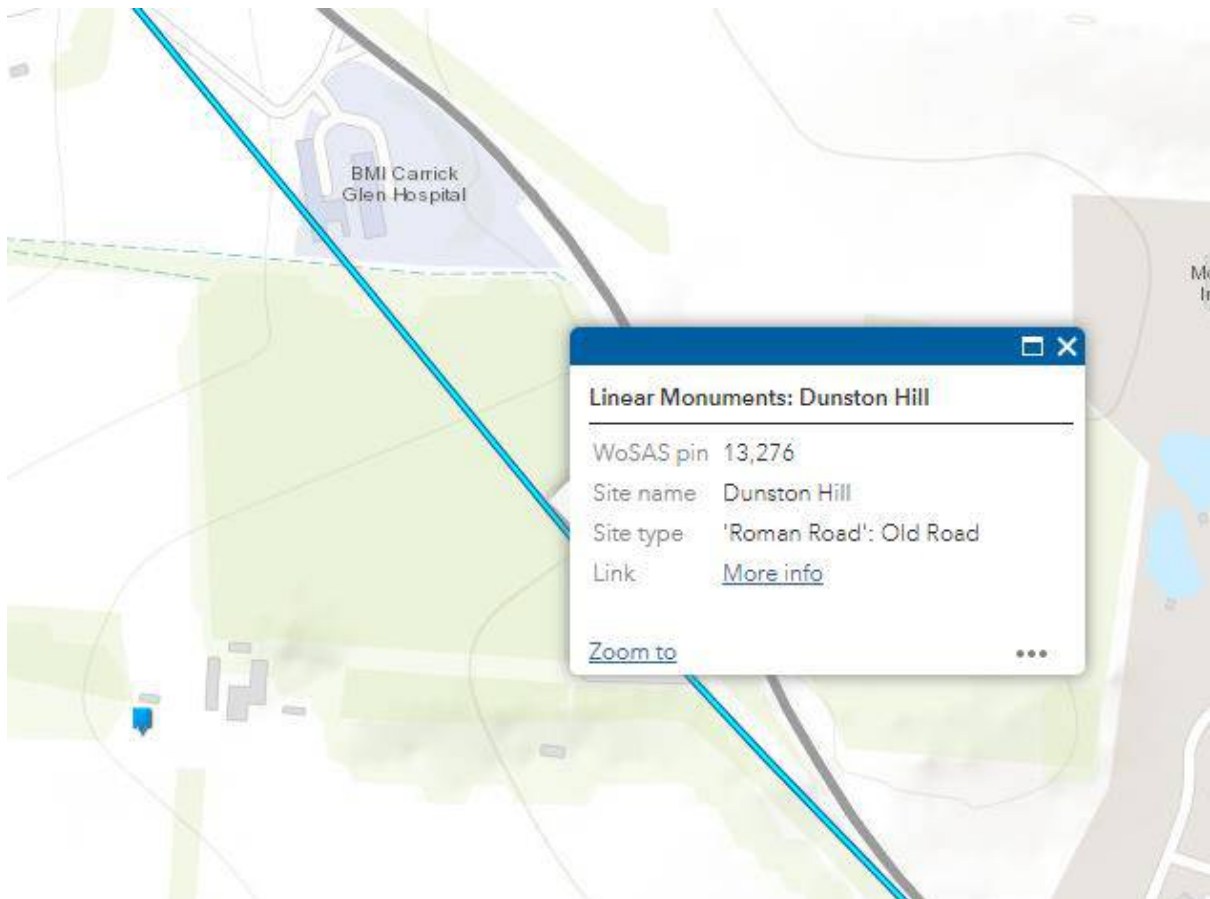
Parish: Dalrymple

Map Sheet: NS415W

Grid Reference:

Canmore Number: [78895](#)

Non-Statutory Register Code: N



Site Report

WoSASPIN 13276

NS 4000 1433 - NS 4499 1075

Roman Road.

Chambers, 1824(?), p.448

Entered WoSAS (CF) 07/02/01

This road was 10ft to 11ft wide with large edging stones
revetting smaller stones.

NSA, 1845, p.80

Entered WoSAS (CF) 07/02/01

The Old Galloway Road, built on the line and occasionally on
the remains of the alleged Roman road.

Name Book

Entered WoSAS (CF) 07/02/01

Possibly 17th to 18th century road.

Visited by OS (JLD) 21 July 1954

Information from OGS Crawford (undated) suggests that an
excavation was undertaken at NS 4094 1325 by J MacDonald.
Presumably this was to test the line of the alleged Roman Road,
but the results are unknown.

Entered WoSAS (CF) 07/02/01

Further Reading and Sources

NSA , The new statistical account of Scotland by the ministers
of the respective parishes under the superintendence of a
committee of the society for the benefit of the sons and
daughters of the clergy. Edinburgh.(1845)

Ordnance Survey , Name Book (County), Original Name Books
of the Ordnance Survey.(n/a)

Chalmers, G , Caledonia: or a historical and topographical
account of North Britain. Paisley.(1887)

Appendix D -

BGS Geoindex Service Information

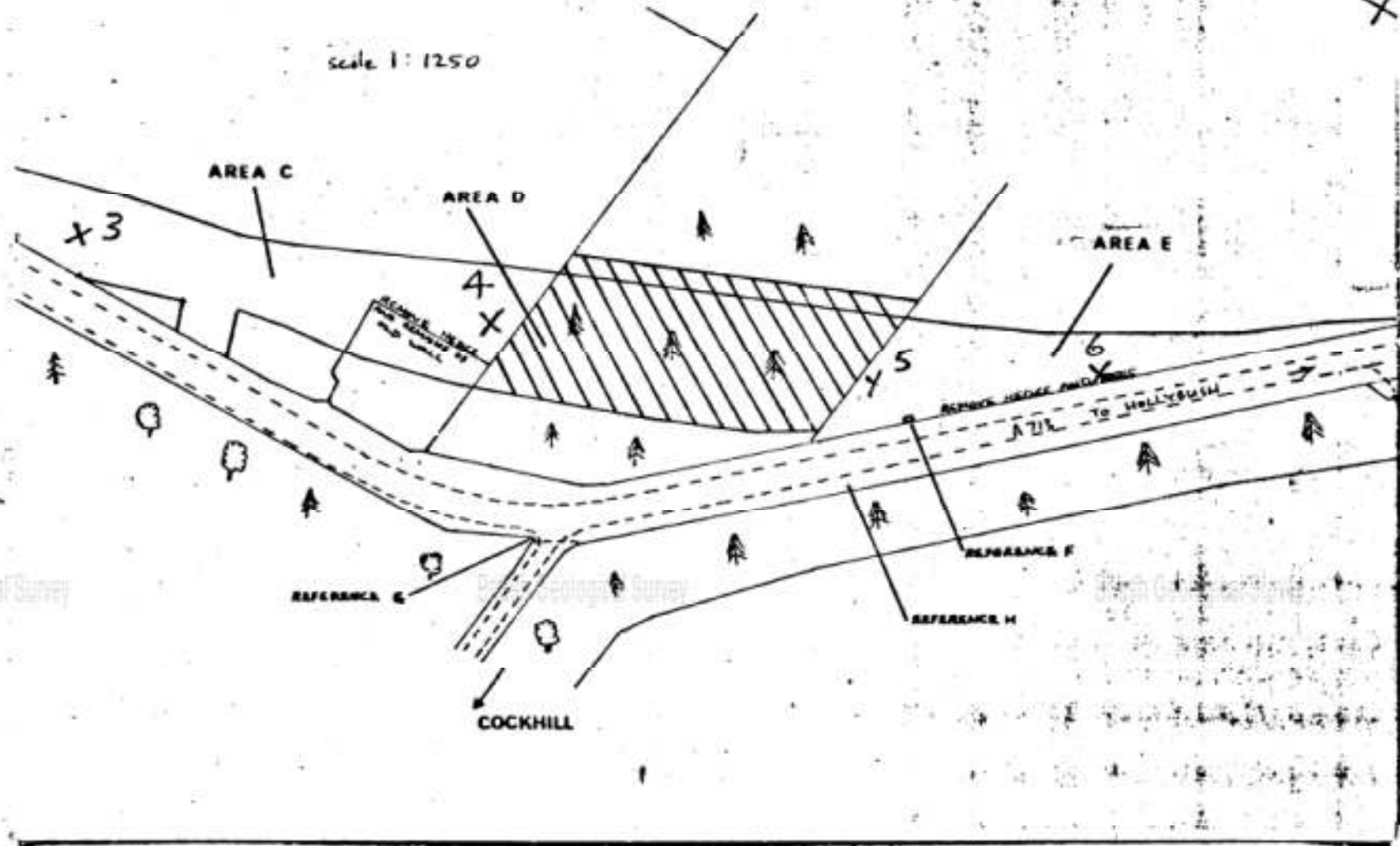
DRAFT

British Geological Survey

British Geological Survey

British Geological Survey

scale 1:1250



British Geological Survey

British Geological Survey

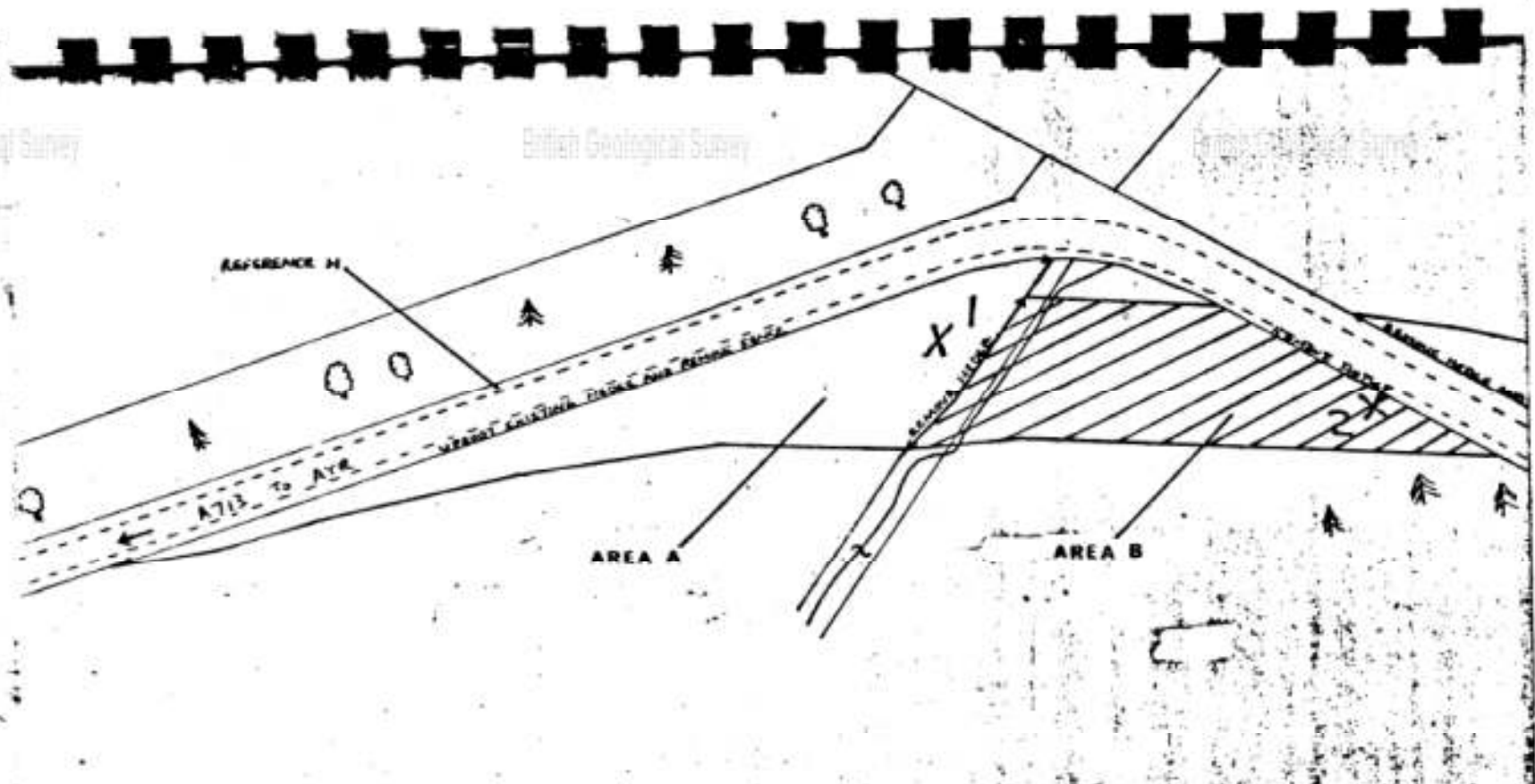
British Geological Survey

1:1250

British Geological Survey

British Geological Survey

British Geological Survey








British Geological Survey

British Geological Survey

British Geological Survey

scale 1:1250

AREA A	PASTURE	3,540 m ²
B	PLANTATION	3,600 m ²
C	PASTURE	3,560 m ²
D	MATURE WOODLAND	4,300 m ²
E	PASTURE	2,580 m ²

SITE:		CO-ORDINATES:		BOREHOLE NO.			
ATR A713 Cookhill				2			
MACHINE:		BOREHOLE DIAMETER:		COMMENCED: 7-11-78		GROUND LEVEL:	
Pilon Wayfarer		150 mm		COMPLETED: 7-11-78			
Sample/Core Run Depth (m)	Sample Type/ Core Recon.	Ground Water	R.O.D. 2222 1111	Legend	Depth (m)	O.D. Level (m)	Description of Strata
					0.27		Topsoil?
					0.69		Ash and rubble (fill)
1.05-1.50	U1						Stiff mottled light and dark brown sandy clay containing gravel
1.50	D1						
2.55-3.00	U2				2.30		Stiff dark brown sandy clay containing gravel (Boulder clay)
4.00	D2	DMY			4.00		

KEY: U - 0.1m dia. undisturbed sample D - Disturbed sample B - bulk disturbed sample P1 - standard penetration test (no. of blows/300 mm) W - groundwater sample V - vane test	REMARKS:
---	-------------------------

MURDOCH MACKENZIE (FOUNDATIONS) LIMITED	SCALE: 1:50	REF: 18/79
---	-------------	------------

SITE:		COORDINATES:		BOREHOLE NO.		
A1R A713 Cockhill				3		
MACHINE:		BOREHOLE DIAMETER:		COMMENCED:		
Pilon Vayfarer		150 mm		8-11-78		
				COMPLETED:		
				8-11-78		
				GROUND LEVEL:		
Sample/Core Run Depth (m)	Sample Type/ Core Floor	Ground Water	R.O.D. Legend	Depth (m)	O.D. Level (m)	Description of Strata
			RRRR	0.34		Topsoil
1.00	B1					Firm to stiff mottled dark grey and brown sandy clay containing fine and medium gravel
1.05-1.50	U1			1.50		
1.50	D1					Firm to stiff dark grey - brown changing to dark brown sandy clay containing gravel and cobbles (Boulder clay)
2.55-3.00	U2					
3.00	D2					
3.50	B2					
		DRY		4.00		
KEY:				REMARKS:		
U - 0.1m dia. undisturbed sample				* Cobble wedged in sample tube		
D - Disturbed sample						
S - bulk disturbed sample						
PI - standard penetration test (no. of blows/300 mm)						
W - groundwater sample						
V - vane test						
MURDOCH MACKENZIE (FOUNDATIONS) LIMITED				SCALE: 1:50		REF: 10/79

British Geological Survey

British Geological Survey

British Geological Survey

British Geological Survey

British Geological Survey

British Geological Survey

British Geological Survey

British Geological Survey

British Geological Survey

British Geological Survey

British Geological Survey

British Geological Survey

(A)

EXISTING MANHOLE

DN1A

DN1

DN2

DN3

DN4

DN5

DN6

DN7

DN8

DN9

DN10

DN11

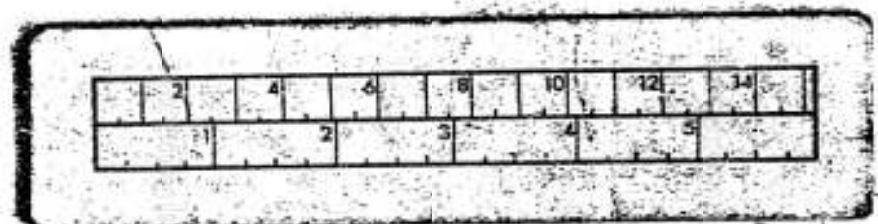
DN12

DN13

(B)

(C)

PROPOSED 375 MM DIA. SEWER

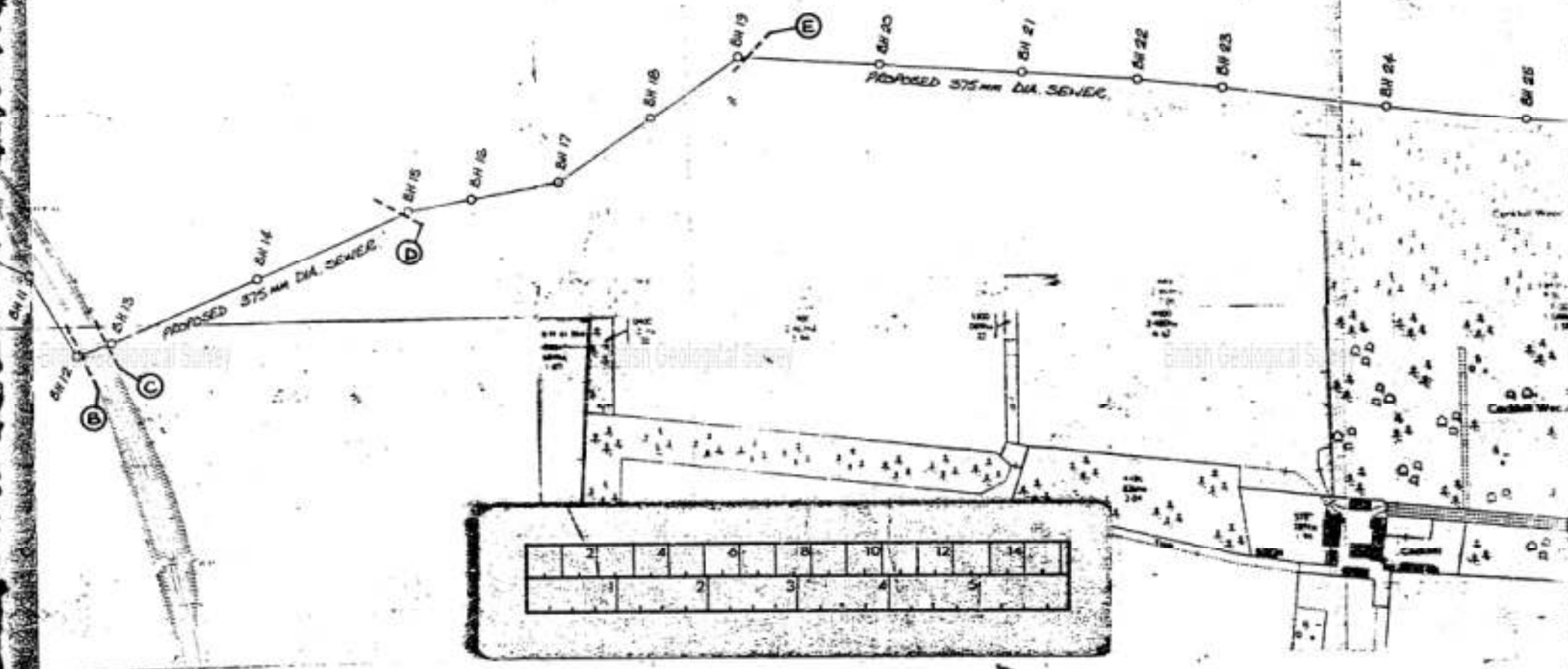


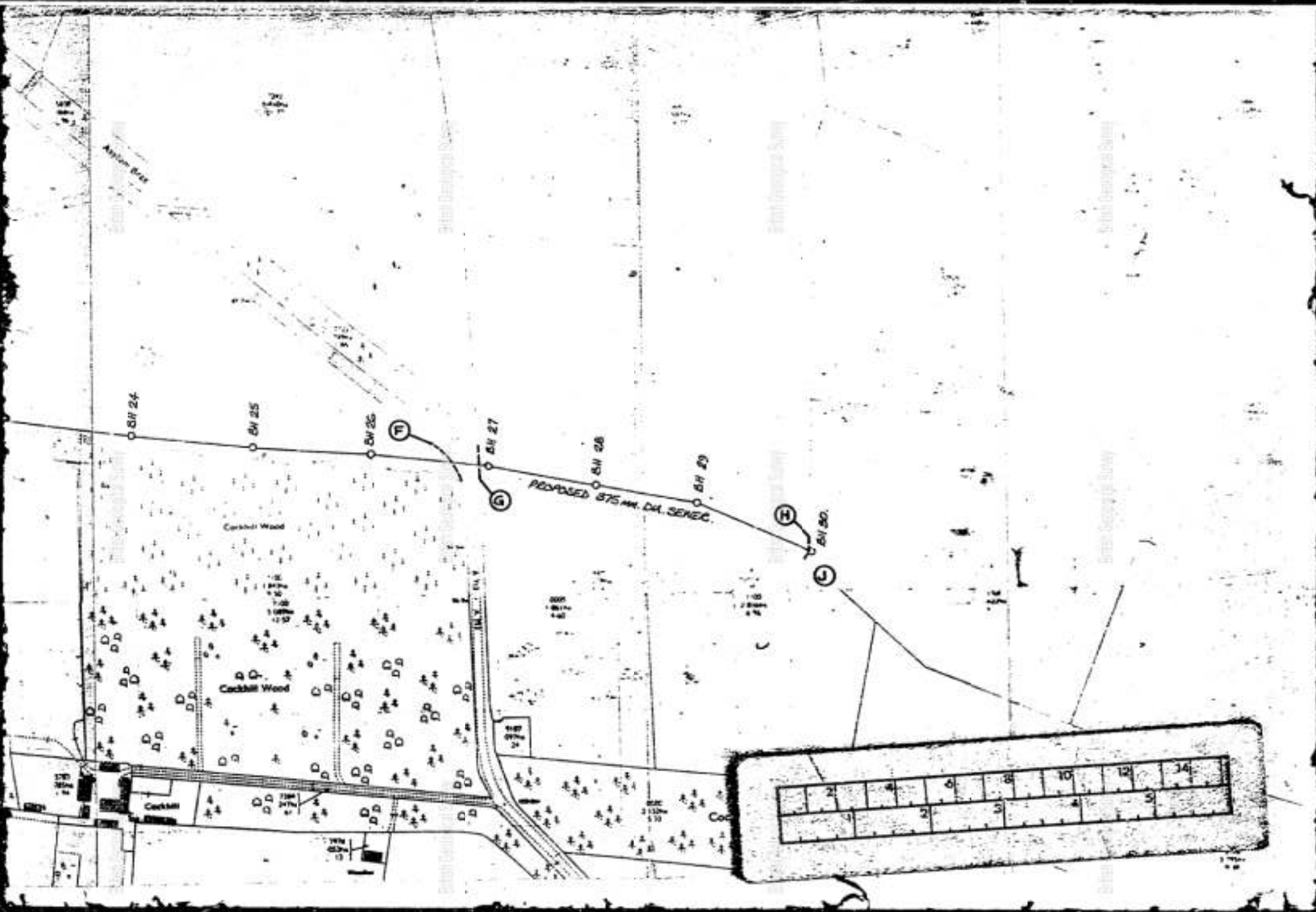
Map 1

British Geological Survey

British Geological Survey

British Geological Survey





BH 24

BH 25

BH 26

BH 27

BH 28

BH 29

BH 30

PROPOSED 575 MM DIA. SEWER

Cockhill Wood

Cockhill Wood

Cockhill

M.V. D.I.V.



SITE: **AYR
Mosshill Outfall Sewer** COORDINATES: BOREHOLE NO. **26**

MACHINE: **Filcon Mayfarer** BOREHOLE DIAMETER: **150mm** COMMENCED: **7-4-77** GROUND LEVEL: **88.77m OD**
COMPLETED: **7-4-77**

Sample/Core Run Depth (m)	Sample Type/ Core Recon.	Ground Water	R.O.D. 8888 1111	Legend	Depth (m)	O.D. Level (m)	Description of Strata
0.70	B1				0.10	88.37	Topsoil
1.20	D1				1.30	87.47	Soft becoming firm mottled light brown and grey silty clay
1.10 - 1.85	U1						Stiff dark brown sandy clay containing gravel (Boulder Clay)
2.00	D2						
2.65 - 3.10	U2						
3.40	D3						
3.75 - 4.20	U3	DRY			4.20	84.57	

KEY: U - 0.1m dia. undisturbed sample
D - disturbed sample
B - bulk disturbed sample
P(1) - standard penetration test (no. of blows/300 mm)
W - groundwater samples
V - vane test

REMARKS:

Appendix E -

Drainage Service Plans

DRAFT

WATER

Fittings

Valve	End Cap
Valve - Abandoned	Abandoned
Valve	Adopted
Pressure Management Valve	In Use
Abandoned	Isolated
Adopted	Proposed
Isolated	Removed
Pressure Reducing	Unknown
Pressure Relief	Air Shaft
Pressure Sustaining	Abandoned
Proposed	Adopted
Removed	Isolated
Unknown	Pipe
Hydrant	Proposed
Abandoned	Removed
Adopted	Shaft
Ball	Unknown
Fire	Swab Chamber
Isolated	Abandoned
Proposed	Adopted
Removed	Hatch Box
Shipping	Isolated
Unknown	Joint
Washout	Proposed
Stop Cock	Removed
Abandoned	T and Blank Plate
Adopted	Unknown
In Use	Boundary Box
Isolated	
Proposed	Pressure Monitoring Point
Removed	
Unknown	

Chamber Box	Air Valve
Abandoned	AV
Access Chamber	Abandoned
Adopted	Adopted
Danelaw Box	Air Cock
General	DAV
Isolated	HAV
Lucy Box	Isolated
Other	Proposed
Proposed	Removed
Removed	SAV
Swabbing	TAV
Unknown	Unknown
Collecting Chamber	Blank Tee
	Abandoned
Discharge Point	Adopted
Buchan Trap	Flanged Plate
Isolated	Isolated
New Subtype	Other
Other	Other_
Proposed	Proposed
Proudfoot Box	Removed
Removed	Unknown
Undefined Scour Point	
Unknown	
Unknown End	
Wet Chamber	

Pipes

Main - Water Distribution Public	Main - Water Distribution Private
Abandoned, Public	Abandoned, Private
Adopted, Public	Abandoned, Private (Operated by Scottish Water)
Bypass, Public	Adopted, Private
Distribution, Public	Bypass, Private
Drain, Public	Distribution, Private
Fire, Public	Distribution, Private (Operated by Scottish Water)
Isolated, Public	Drain, Private
Overflow, Public	Distribution, Private (Operated by Scottish Water)
Proposed, Public	Fire, Private
Removed, Public	Fire, Private (Operated by Scottish Water)
Sludge, Public	Isolated, Private
Trunk, Public	Overflow, Private
Washout, Public	Overflow, Private (Operated by Scottish Water)
Main - Water Distribution	Proposed, Private
Service Pipe	Proposed, Private (Operated by Scottish Water)
Abandoned	Removed, Private
Communication	Sludge, Private
Communication - Fire Connection	Sludge, Private (Operated by Scottish Water)
Isolated	Trunk, Private
Proposed	Washout, Private
Removed	Washout, Private (Operated by Scottish Water)
Service	Main - Raw Water
Supply - Common	Abandoned
Supply - Fire Main	Isolated
Supply - Single	Overflow
Service Pipe General	Proposed
Aqueduct	Raw Supply
Abandoned	Removed
Aqueduct	Syphon
Tunnel - Aqueduct	Washout
Viaduct	

SEWERS



Warning! Damaging a large diameter trunk main (12"/300mm and above) can result in loss of life and major water supply and water quality problems. If you're planning any extension work in the vicinity of any large diameter mains shown on our maps, you must contact Scottish Water to arrange a site visit 08000 778 778 WELL IN ADVANCE OF THE WORKS

Plotted By: sheila.macvicar@national-one-call.co.uk



The representation of physical assets and the boundaries of areas in which Scottish Water and others have an interest does not necessarily imply their true positions. For further details contact the appropriate District office.

Date: 25/03/2022

OP-AFHKS301 Waste Water Plan

0 12.5 25 50 Meters

SCALE: 1:2,646

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Castle House,
6 Castle Drive,
Dunfermline,
KY118GG

Tel No: 08000 778 778



Project Information:
 Project Name: West
 Start Date: 04/11/2002
 End Date: 28/02/2003

Plot Information:
 Date of Plot:
 Friday, March 25, 2022
 11:58:04

Metres

Map Scale 1: 2499

- Legend:**
- Fire
 - Washout
 - Distribution
 - Trunk main
 - Surface
 - Combined
 - Pressure Reducing Valve - Water
 - - Waste Water
 - - Water

The representation of physical assets and the boundaries of areas in which Scottish Water and others have an interest does not necessarily imply their true position. For further details contact the appropriate Regional Operating Centre.

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Fittings

Access (Lateral)

- Abandoned
- Combined (C)
- Foul (F)
- Proposed
- Surface Water (S)

Chamber

- Abandoned
- CSO
- Combined
- Foul
- Dual Manhole - Foul
- Dual Manhole - Surface
- Isolated
- Natural Water
- Not Applicable
- Other
- Planned
- Proposed
- Surface Water
- Trade Effluent
- Treated Effluent
- Unknown
- Unknown_

Combined Sewer Overflow

- CSO-COMB SEW O/FL

Balancing Pond



Basin



Bifurcation Chamber

- Abandoned
- Combined (C)
- Foul (F)
- Isolated
- Planned
- Proposed
- Surface Water (S)
- Unknown

Sewerage Air Valve

- Combined (C)
- Isolated
- Abandoned
- CSO (O)
- Foul (F)
- Other
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Unknown

Buchan Trap

- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Isolated
- Natural Water (W)
- Other
- Proposed
- Surface Water (S)
- Treated Effluent (E)
- Unknown(Z)

Capped End

- Abandoned
- Accepted
- Adopted
- In Use
- Isolated
- Not Applicable
- Planned
- Proposed
- Removed
- Unknown

Unknown End

- Abandoned
- Unknown End

Washout

- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Natural Water (W)
- Other
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Unknown

Wetland



Vent Column



Outfall

- Planned
- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Isolated
- Natural Water (W)
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Unknown
- Unknown_

Pond



Trench



Sluice Valve

- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Isolated
- Natural Water (W)
- Other
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)

Hatchbox

- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Isolated
- Natural Water (W)
- Other
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Unknown

Hydraulic Control Chamber

- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Natural Water (W)
- Planned
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Unknown

Pipes

Gravity Pipe

- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Natural Water (W)
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Gravity Pipe General

Connection (Lateral)

- Abandoned
- Combined (C)
- Foul (F)
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Connection (Lateral) General

Rising Main

- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Rising Main General

Syphon

- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Natural Water (W)
- Surface Water (S)
- Treated Effluent (E)

Appendix F –

Services/Utilities Plans

DRAFT

TABLE OF CONTENTS		
Basic Search		
Utility	Attached	Comments
Gas	Yes	
Electricity	Yes	
Water	Yes	
Sewer	Yes	
BT	Yes	
Linesearch	Yes	
Cable Search		
Virgin Media	Yes	Formerly Telewest & NTL
Vodafone	To follow	Formerly Cable & Wireless
EXA	Not affected	Formerly Interoute, Vtesse & GTT
Colt	Yes	
CGI Logica	Not affected	
Cityfibre	Yes	
Last Mile	Not affected	Formerly Energetics
Engie	Not affected	
EU Networks	Not affected	
Instalcom	To follow	Includes CenturyLink, Global Crossing, Global Crossing PEC, Fibrenet UK & Fibrespan.
KCom	Not affected	
KPN	Not affected	
Sky	Yes	
Sota	To follow	
Telent	Not affected	
Verizon	To follow	
Independent Utilities		
Harlaxton	Not affected	
UK Power Distribution	Yes	
Albion Water	Not affected	
Last Mile	Not affected	See Cable Section.
ES Pipelines	Not affected	
Fulcrum	Not affected	
GTC	Yes	
SSE	Not affected	
Utility Assets	Not affected	
Energy Assets	Yes	
Transport		
Telent (Highways)	Not affected	
NRTSCO (Highways Comms')	Not affected	
Highways Loops	Not affected	
HS1	Not affected	
HS2	Not affected	
London Underground Tunnels	Not affected	Includes Crossrail.
London Underground Cables	Not affected	
Network Rail	Yes	
Traffic Master	Not affected	

UK Grid Reference Finder



Grid Reference	X (Eastings)	Y (Northings)	Latitude	Longitude	Description (Click to Edit)	Address	Postcode	Link	Center	Zoom	Style (click to change)
NS 36801 17791	236801	617791	55.426756	-4.5804662	Point A	lookup address					

GAS



Our Ref: 25138036 Your Ref: 509-106

Monday, 28 March 2022

James Sloan
1 Foxfield Road 1 Foxfield Road
Wirral
Merseyside
CH47 0NJ

Dear James Sloan

Thank you for your enquiry dated Monday, 28 March 2022

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. **On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.**

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the 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 relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

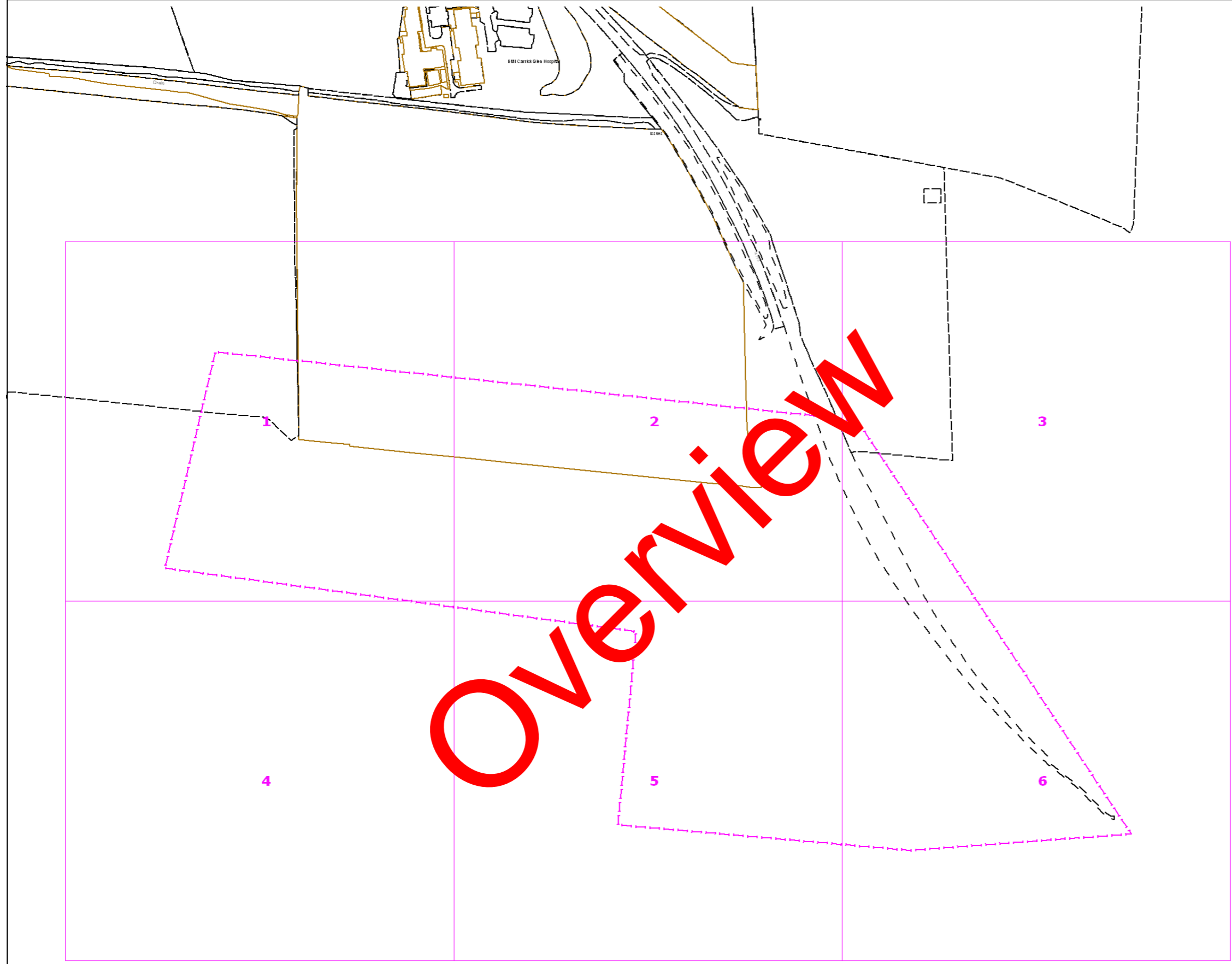
If you require any further information please do not hesitate to contact us.

Yours sincerely,
The Safety Admin Team
For more information, visit our Dig Safely pages on sgn.co.uk
Tel: 0800 912 1722

Smell gas?
Call 0800 111 999

SGN is a brand name of Scotia Gas Networks Limited
Registered in England & Wales No. 04958135
Registered Office: St Lawrence House | Station Approach | Horley | Surrey RH6 9HJ

Authorised and regulated by the Financial Conduct Authority



Contact Us
Mapping Enquiries: All areas
General Enquiries: All areas

Date Requested: 28/03/2022
 Job Reference: 25138036
 Site Location: 236807 617737
 Requested by:
 Mr James Sloan
 Your Scheme/Reference:
 509-106

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. 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 plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999

Low Pressure Mains	
Medium Pressure Mains	
Intermediate Pressure Mains	
High Pressure Mains	
LAs	
GTs	
SSSIs	

Some Examples Of Plant Items
 Valve Syphon Depth of Cover Diameter Change Material Change

Digsite: Line: Area:



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SGN
Your gas. Our network.

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All areas

General Enquiries:
All areas

Date Requested: 28/03/2022
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Requested by:
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Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site

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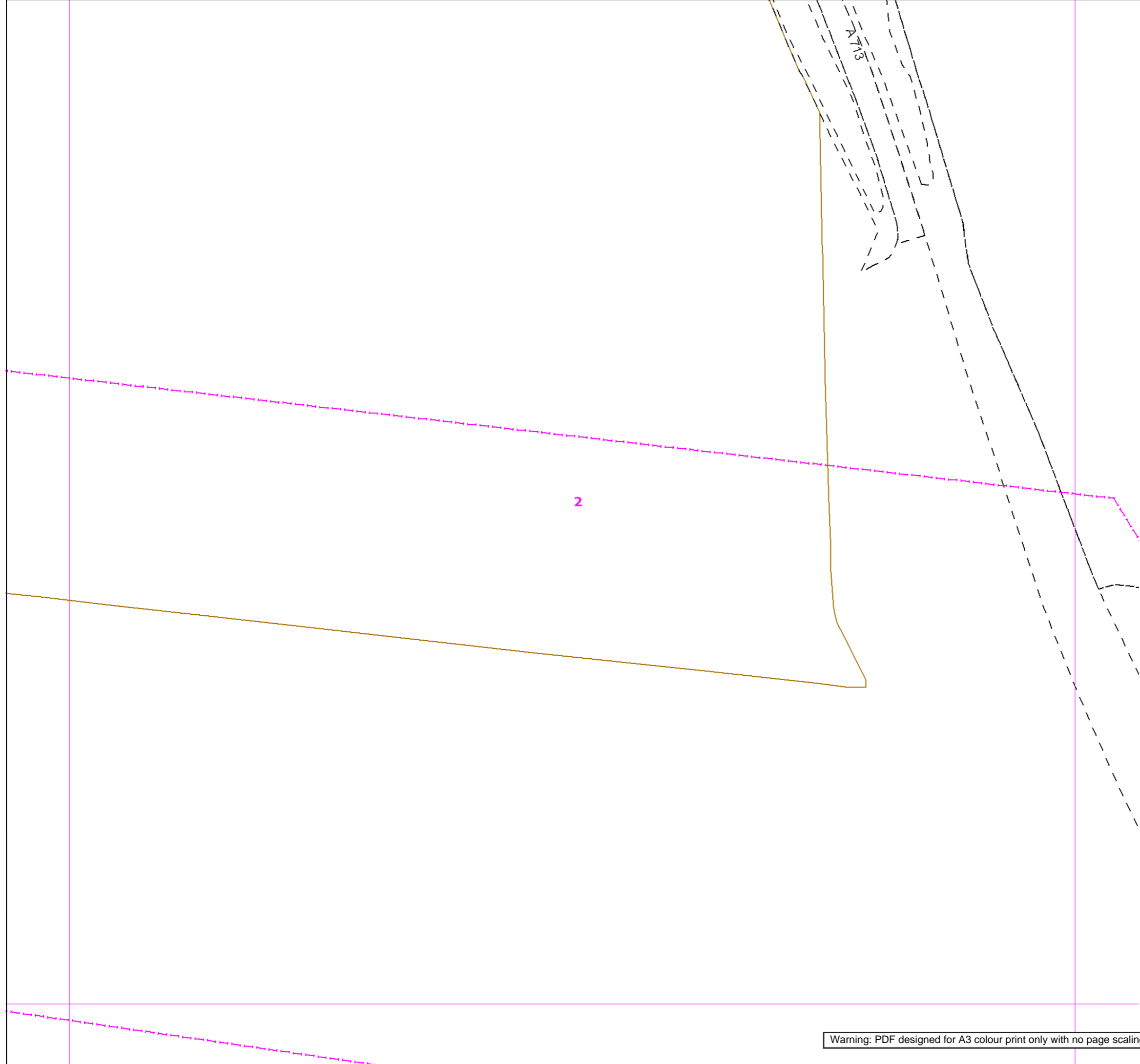
Low Pressure Mains	
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GTs	
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LAs
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 Valve Syphon Depth of Cover Diameter Change Material Change

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 Valve Syphon Depth of Cover Diameter Change Material Change

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SGN
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Some Examples Of Plant Items
Valve Syphon Depth of Cover Diameter Change Material Change

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5



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All areas

General Enquiries:
All areas






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 Medium Pressure Mains 
 Intermediate Pressure Mains 
 High Pressure Mains 

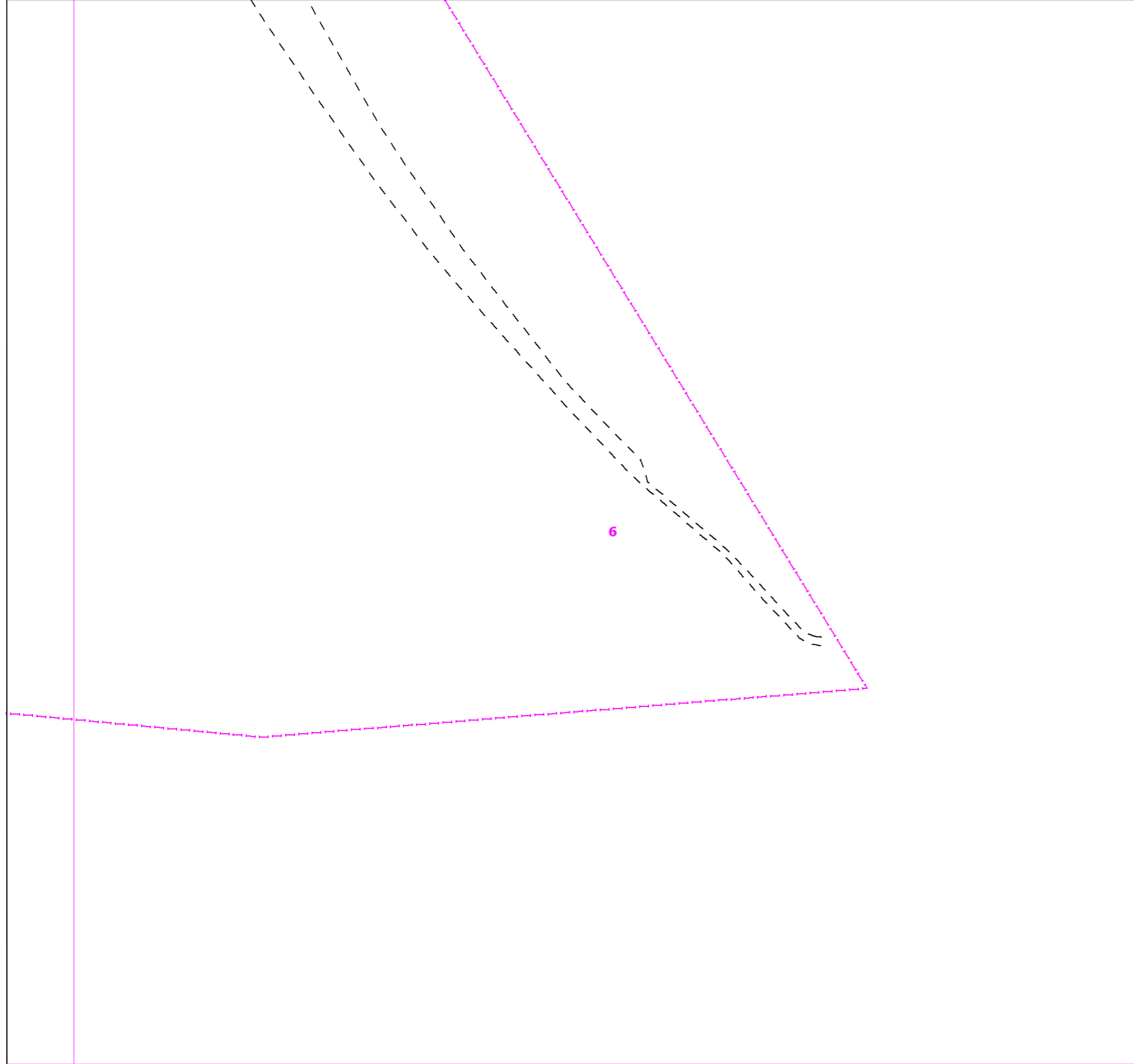
LAs 
 GTs  SSSIs 

Some Examples Of Plant Items
 Valve  Syphon  Depth of Cover  Diameter Change  Material Change 

Digsite: Line:  Area: 



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ELECTRICITY

Our Ref: 25138036 509-106

Friday, 25 March 2022

James Sloan
1 Foxfield Road 1 Foxfield Road
Wirral
Merseyside
CH47 0NJ

Dear James Sloan

SP Energy Networks - Asset Network Plans

Thank you for your recent request for information concerning the location of SP Energy Networks electrical equipment / network drawings in the vicinity of your proposed works.

Please find plan(s) enclosed showing the SP Energy Networks equipment within your area of interest, along with links to our current electrical safety awareness guides and our SP Energy Networks contact document.

As much information as possible has been given, however cable locations shown on the plans are indicative only and the positions of cables may have altered since being recorded. A line on a plan may represent more than one cable and services to houses, street lamps, etc. may be omitted or included only as a schematic representation. Cables shown as, "Out of use," should not be assumed to be dead or abandoned.

If you discover or cause any damage to ScottishPower cables, then please call our Power Emergencies Line - 0800 092 9290 or 105 immediately giving all relevant information.

Please note that the plans are only valid for 28 days from the date of issue. Updated plans should be requested before any work commences on site if this period has expired.

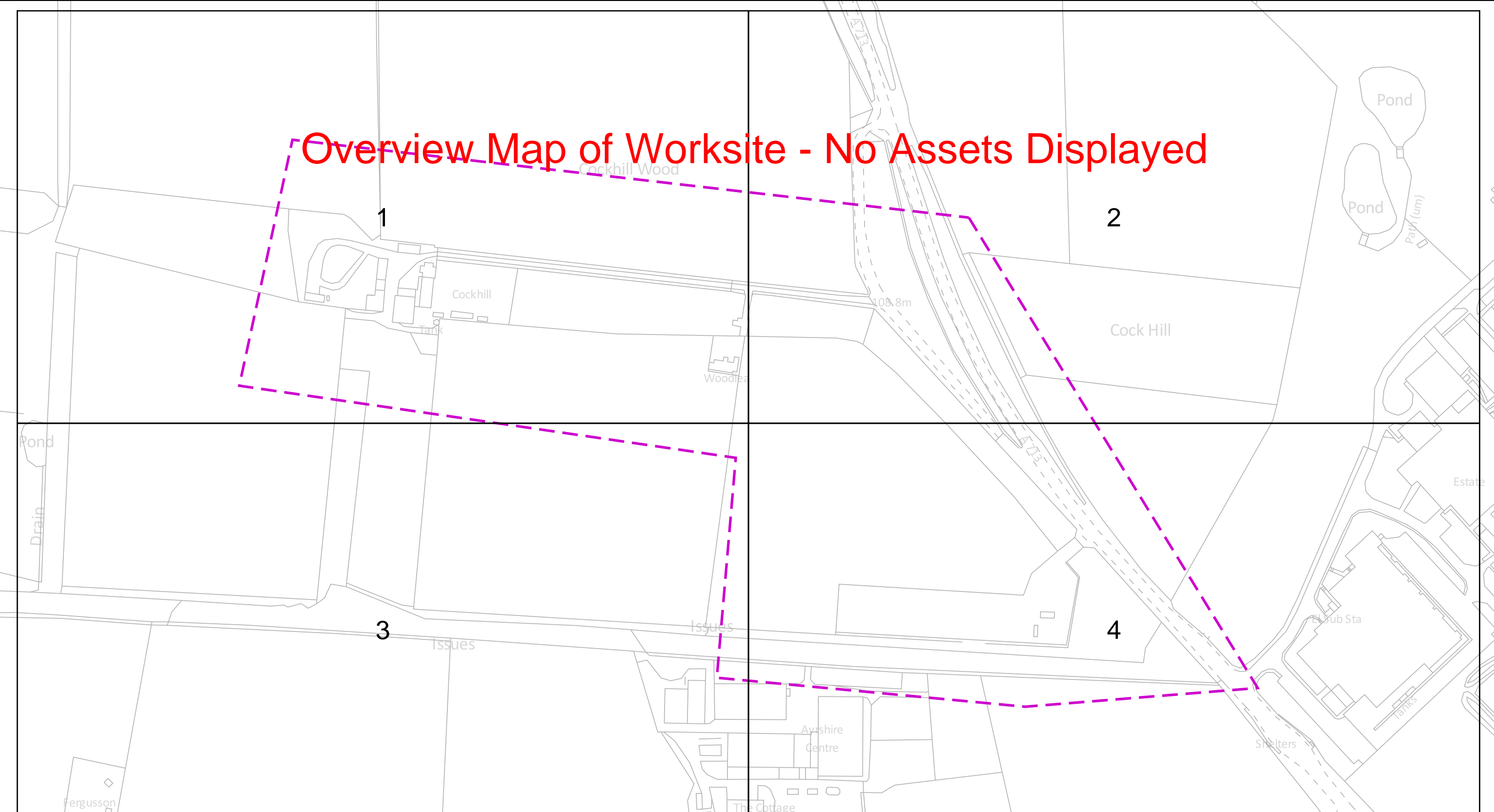
For information on the electricity transmission network in England and Wales please write to.

NationalGrid – Plant Protection Team
NationalGrid House, Warwick Technology Park
Gallows Hill, Warwick, CV34 6DA
Tel.: 01926 654844
E-Mail: AssetProtection@NationalGrid.com

Please note that the following publications are available from HSE Books PO Box1999, Sudbury, Suffolk, CO10 2WA — Tel. 01787 881165 — www.hse.gov.uk :-

Avoiding Danger from Underground Services – HSG47

Overview Map of Worksite - No Assets Displayed



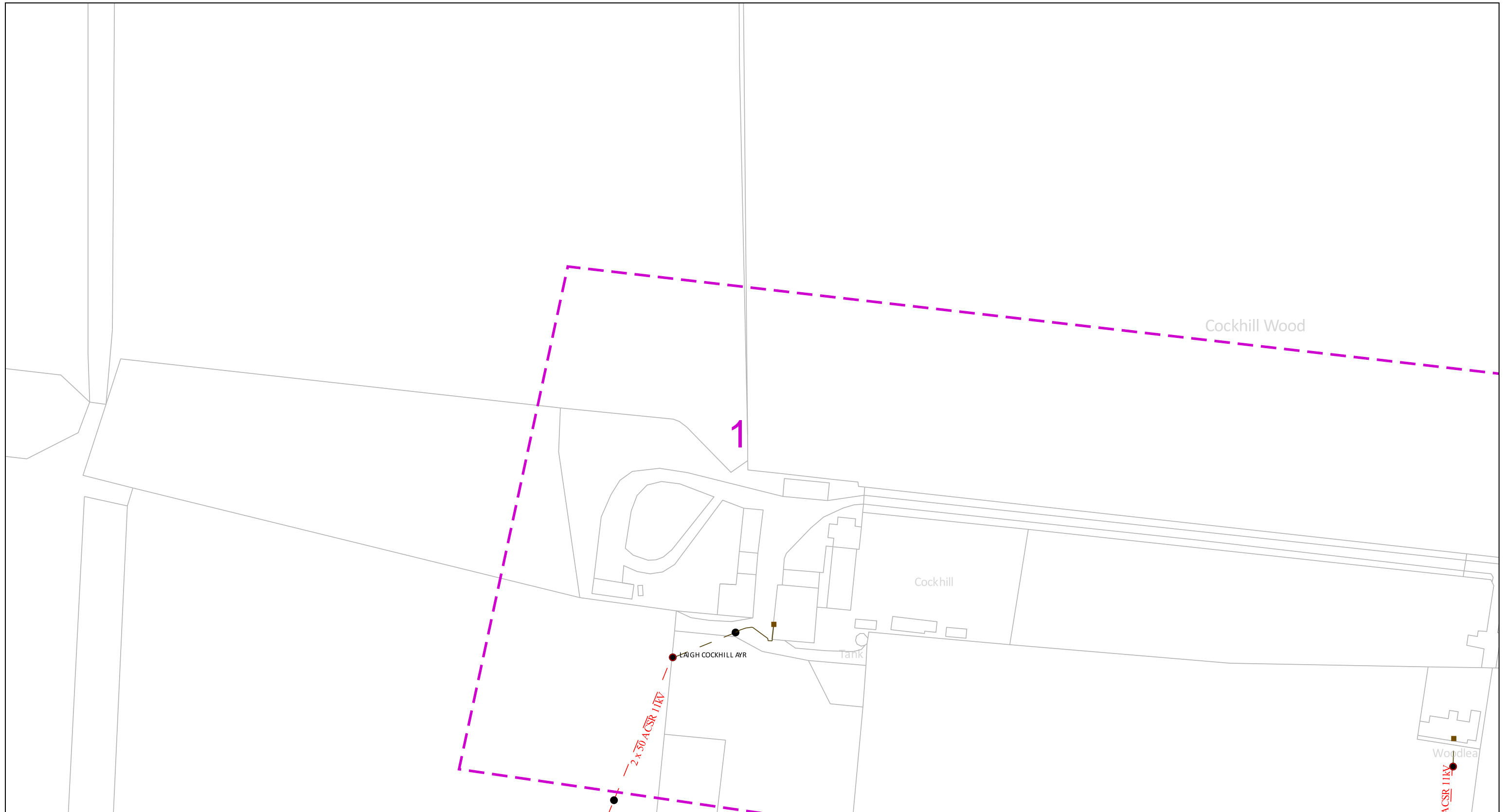
IMPORTANT NOTICES Warning: PDF designed for A3 colour print only with no page scaling

Date Requested: 25/03/2022
 Job Reference: 25138036
 Site Location: 236842 617730
 Requested by:
 Mr James Sloan
 Your Scheme/Reference: 509-106

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- The plan may not show, or may inaccurately show, individual property services and services to street lighting installations. Underground services may be found in roads, footpaths and on sites. Always assume that they are present for each property, lamp column and street sign etc and treat any services found anywhere as live.
- You must use safe digging practices in accordance with HS(G)47 to establish the actual position of mains cables, services and other apparatus before any mechanical excavation is used.
- Where overhead lines cross your site, you must comply with the requirements of Health & Safety Executive guidance as laid down in GS6, Avoidance of Danger from Overhead Electric Lines.
- Any works that fall within 5m of any 132kV or Transmission cables, or within 15m of any 132kV or Transmission OHL's, please contact our General Enquiries Team 0845 273 4444 / 0330 10 10 444 for further safety advice.
- In the event of an emergency or for further assistance contact 0800-092-9290 (Central & Southern Scotland) or 0800-001-5400 (Merseyside, Cheshire & North Wales) or by dialling 105
- It is your responsibility to ensure this information is provided to all persons working near our plant.

<p>Underground Cables</p> <p>In Use </p> <p>Out of Use </p> <p>Assumed Route </p> <p>Warning - Shallow Cables </p> <p>Dig Sites</p> <p>Area: </p> <p>Line: </p>	<p>Overhead Line </p>
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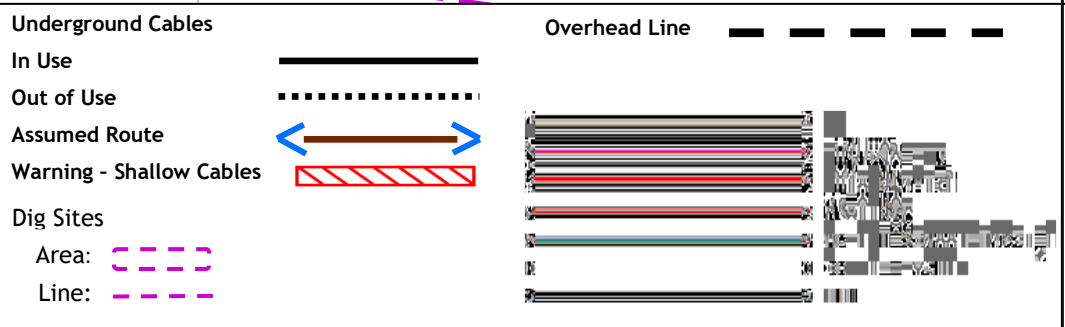


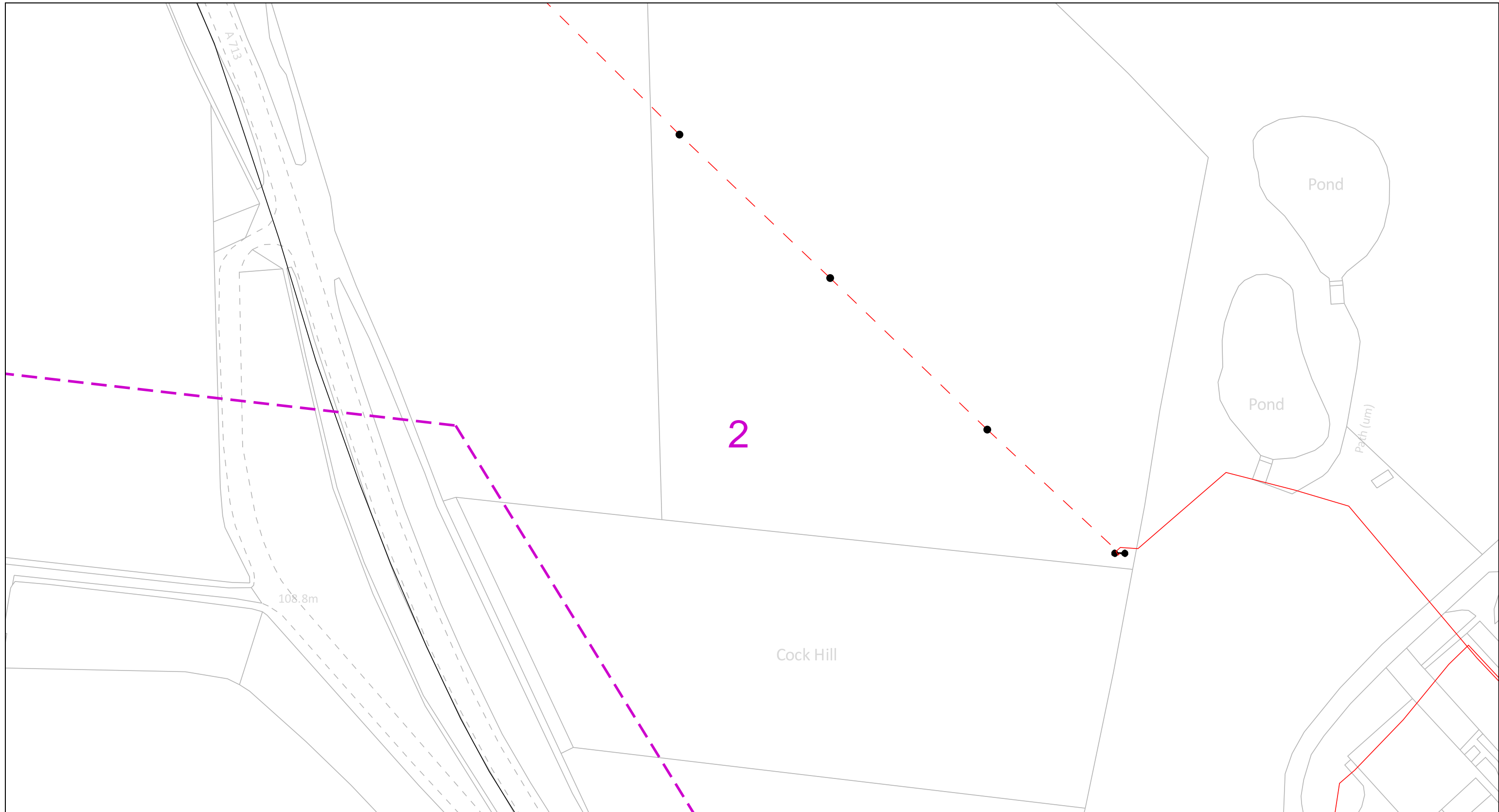
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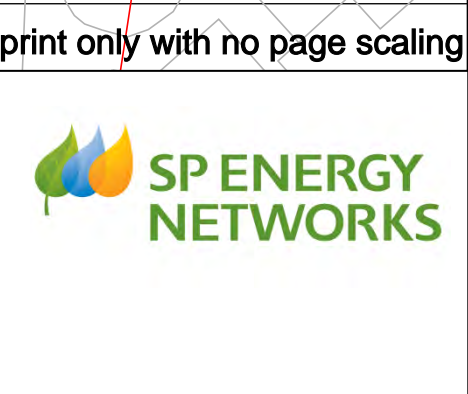
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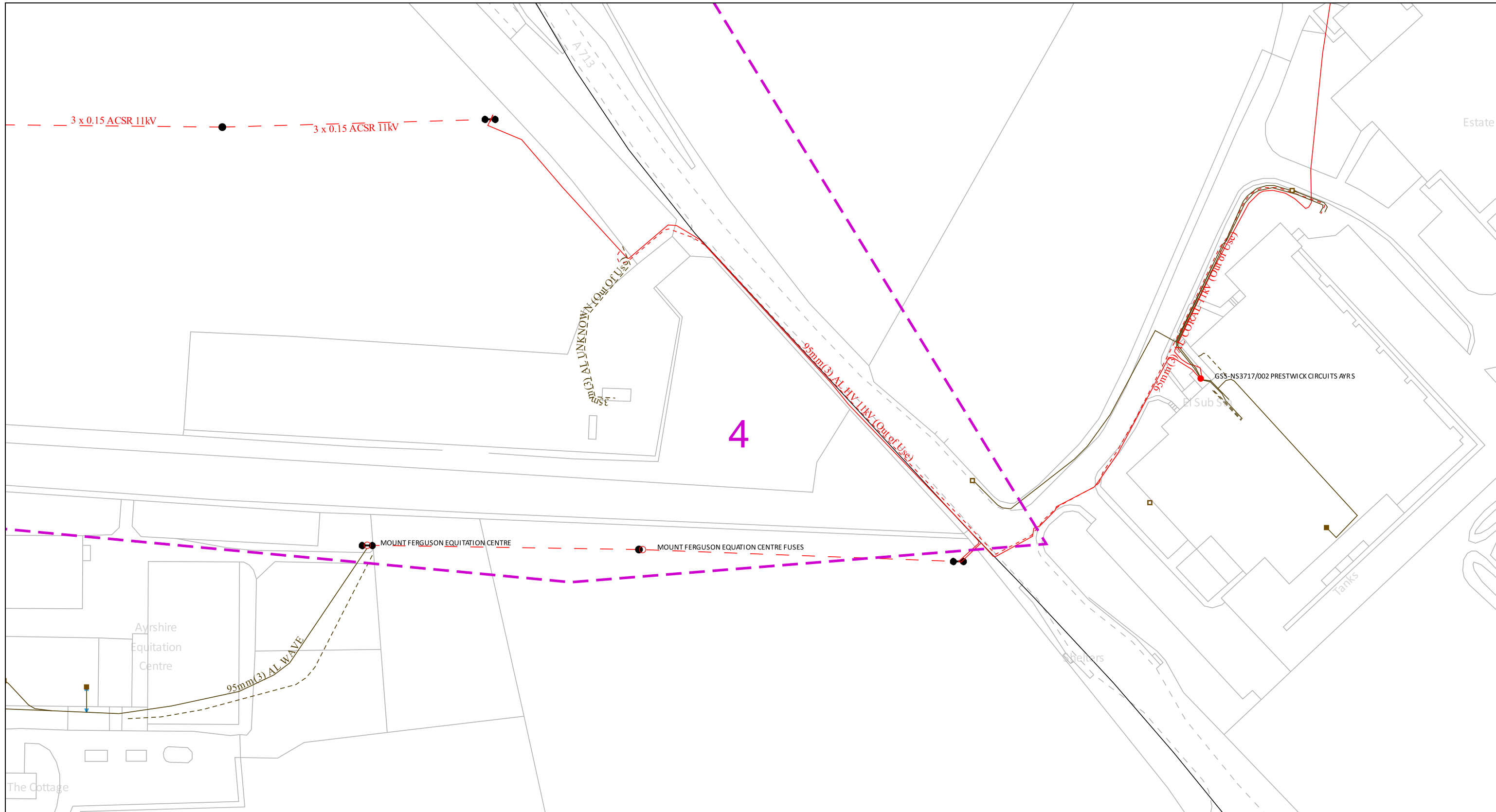
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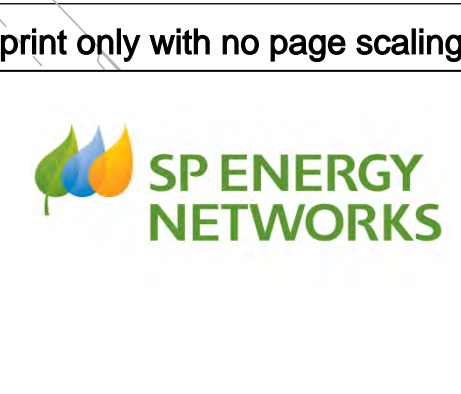


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Underground Cables	Overhead Line
In Use	
Out of Use	
Assumed Route	
Warning - Shallow Cables	
Dig Sites	
Area:	
Line:	



- If there are overhead lines crossing your site and your proposal involves building works which may infringe the clearance to our overhead network, then you should call the general enquiries number **(0845 273 4444 / 0330 10 10 444)** for advice. Where overhead lines cross your site, you must comply with the requirements of Health & Safety Executive guidance as laid down in GS6, Avoidance of Danger from Overhead Electric Lines.
- **If you are working within 5 metres of our 132kV or Transmission underground electricity cables or within 15 metres of an overhead 132kv or Transmission electricity line, please contact our General Enquiries Team for free safety advice.**

Tel **0845 273 4444 / 0330 10 10 444**

E-mail: customer.resolution@spenergynetworks.co.uk

Central & Southern Scotland	Cheshire, Merseyside, N. Wales & N.Shropshire	POWER CUT? CALL 105 
Power cuts & emergencies ___ 0800 092 9290	Power cuts & emergencies ___ 0800 001 5400	
Connections _____ 0845 270 0785	Connections _____ 0845 270 0783	
General enquiries _____ 0330 10 10 444	General enquiries _____ 0330 10 10 444	

WATER



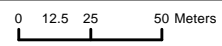
Warning! Damaging a large diameter trunk main (12"/300mm and above) can result in loss of life and major water supply and water quality problems. If you're planning any extension work in the vicinity of any large diameter mains shown on our maps, you must contact Scottish Water to arrange a site visit 08000 778 778 WELL IN ADVANCE OF THE WORKS

Plotted By: sheila.macvicar@national-one-call.co.uk

The representation of physical assets and the boundaries of areas in which Scottish Water and others have an interest does not necessarily imply their true positions. For further details contact the appropriate District office.

Date: 25/03/2022

OP-AFHKS301 Water Plan



SCALE: 1:2,646

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Castle House,
6 Castle Drive,
Dunfermline,
KY118GG

Tel No: 08000 778 778



Fittings

Valve	End Cap
Valve - Abandoned	Abandoned
Valve	Adopted
Pressure Management Valve	In Use
Abandoned	Isolated
Adopted	Proposed
Isolated	Removed
Pressure Reducing	Unknown
Pressure Relief	Air Shaft
Pressure Sustaining	Abandoned
Proposed	Adopted
Removed	Isolated
Unknown	Pipe
Hydrant	Proposed
Abandoned	Removed
Adopted	Shaft
Ball	Unknown
Fire	Swab Chamber
Isolated	Abandoned
Proposed	Adopted
Removed	Hatch Box
Shipping	Isolated
Unknown	Joint
Washout	Proposed
Stop Cock	Removed
Abandoned	T and Blank Plate
Adopted	Unknown
In Use	Boundary Box
Isolated	
Proposed	Pressure Monitoring Point
Removed	
Unknown	

Chamber Box	Air Valve
Abandoned	AV
Access Chamber	Abandoned
Adopted	Adopted
Danelaw Box	Air Cock
General	DAV
Isolated	HAV
Lucy Box	Isolated
Other	Proposed
Proposed	Removed
Removed	SAV
Swabbing	TAV
Unknown	Unknown
Collecting Chamber	Blank Tee
	Abandoned
Discharge Point	Adopted
Buchan Trap	Flanged Plate
Isolated	Isolated
New Subtype	Other
Other	Other_
Proposed	Proposed
Proudfoot Box	Removed
Removed	Unknown
Undefined Scour Point	
Unknown	
Unknown End	
Wet Chamber	

Pipes

Main - Water Distribution Public	Main - Water Distribution Private
Abandoned, Public	Abandoned, Private
Adopted, Public	Abandoned, Private (Operated by Scottish Water)
Bypass, Public	Adopted, Private
Distribution, Public	Bypass, Private
Drain, Public	Distribution, Private
Fire, Public	Distribution, Private (Operated by Scottish Water)
Isolated, Public	Drain, Private
Overflow, Public	Distribution, Private (Operated by Scottish Water)
Proposed, Public	Fire, Private
Removed, Public	Fire, Private (Operated by Scottish Water)
Sludge, Public	Isolated, Private
Trunk, Public	Overflow, Private
Washout, Public	Overflow, Private (Operated by Scottish Water)
Main - Water Distribution	Proposed, Private
Service Pipe	Proposed, Private (Operated by Scottish Water)
Abandoned	Removed, Private
Communication	Sludge, Private
Communication - Fire Connection	Sludge, Private (Operated by Scottish Water)
Isolated	Trunk, Private
Proposed	Washout, Private
Removed	Washout, Private (Operated by Scottish Water)
Service	Main - Raw Water
Supply - Common	Abandoned
Supply - Fire Main	Isolated
Supply - Single	Overflow
Service Pipe General	Proposed
Aqueduct	Raw Supply
Abandoned	Removed
Aqueduct	Syphon
Tunnel - Aqueduct	Washout
Viaduct	

SEWERS

Fittings

Access (Lateral)

- Abandoned
- Combined (C)
- Foul (F)
- Proposed
- Surface Water (S)

Chamber

- Abandoned
- CSO
- Combined
- Foul
- Dual Manhole - Foul
- Dual Manhole - Surface
- Isolated
- Natural Water
- Not Applicable
- Other
- Planned
- Proposed
- Surface Water
- Trade Effluent
- Treated Effluent
- Unknown
- Unknown_

Combined Sewer Overflow

- CSO-COMB SEW O/FL

Balancing Pond



Basin



Bifurcation Chamber

- Abandoned
- Combined (C)
- Foul (F)
- Isolated
- Planned
- Proposed
- Surface Water (S)
- Unknown

Sewerage Air Valve

- Combined (C)
- Isolated
- Abandoned
- CSO (O)
- Foul (F)
- Other
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Unknown

Buchan Trap

- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Isolated
- Natural Water (W)
- Other
- Proposed
- Surface Water (S)
- Treated Effluent (E)
- Unknown(Z)

Capped End

- Abandoned
- Accepted
- Adopted
- In Use
- Isolated
- Not Applicable
- Planned
- Proposed
- Removed
- Unknown

Unknown End

- Abandoned
- Unknown End

Washout

- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Natural Water (W)
- Other
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Unknown

Wetland



Vent Column



Outfall

- Planned
- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Isolated
- Natural Water (W)
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Unknown
- Unknown_

Pond



Trench



Sluice Valve

- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Isolated
- Natural Water (W)
- Other
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)

Hatchbox

- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Isolated
- Natural Water (W)
- Other
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Unknown

Hydraulic Control Chamber

- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Natural Water (W)
- Planned
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Unknown

Pipes

Gravity Pipe

- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Natural Water (W)
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Gravity Pipe General

Connection (Lateral)

- Abandoned
- Combined (C)
- Foul (F)
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Connection (Lateral) General

Rising Main

- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Proposed
- Surface Water (S)
- Trade Effluent (T)
- Treated Effluent (E)
- Rising Main General

Syphon

- Abandoned
- CSO (O)
- Combined (C)
- Foul (F)
- Natural Water (W)
- Surface Water (S)
- Treated Effluent (E)

BT

Our Ref: Ref shown on map

Date of issue: shown on map

email: nnhc@openreach.co.uk

Dear Customer,

NR & SW ACT 1991 – PROPOSED WORKS AT: **SITE LOCATION**

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

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

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

Thank you for your request of **/**/** describing the above proposals.

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

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

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

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

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

Yours faithfully,

Julie Cullum
NNHC & MBE Manager

Maps by email Plant Information Reply



IMPORTANT WARNING

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



openreach

CLICK BEFORE YOU DIG

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

email cbyd@openreach.co.uk

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

Accidents happen

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

KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling	×	Built	
Pole			Duct Tee	▲	Planned	
Box			Building		Inferred	
Manhole			Kiosk		Duct	
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

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BT Ref : MUF10351A
Map Reference : (centre) NS3660817780
Easting/Northing : (centre) 236608,617780
Issued : 28/03/2022 10:35:59

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

Maps by email Plant Information Reply



IMPORTANT WARNING

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openreach

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PCP			Split Coupling	×	Built	
Pole			Duct Tee	▲	Planned	
Box			Building		Inferred	
Manhole			Kiosk		Duct	
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

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BT Ref : SFU10355Y
Map Reference : (centre) NS3697917763
Easting/Northing : (centre) 236979,617763
Issued : 28/03/2022 10:36:03

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

CABLE



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Date: 28/03/22

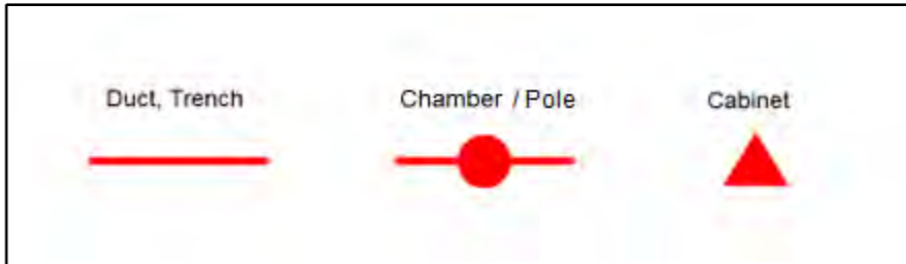
Scale: 1:3228

Map Centre: 236778,617814

Data updated: 25/01/22

Telecoms Plan A3

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 2022 Ordnance Survey 100019209.





James Sloan

From: online.plantenquiries@cityfibre.com
Sent: 28 March 2022 11:34
To: James Sloan
Subject: CityFibre Plant Enquiry, issued on 3/28/22 10:33 AM. Reference c089359a-f202-483d-b9e4-6c3290fd7c4f.
Attachments: emap.pdf

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

Reference c089359a-f202-483d-b9e4-6c3290fd7c4f

User: User

Title: 509-106 01

Comment:

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

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

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

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

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

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

Plant Enquiries [CityFibre]

0203 5100 602

Our Full Fibre network is expanding fast. Check if you can get connected, and register for updates at [cityfibre.com](https://www.cityfibre.com/?utm_source=Staff%20Email%20Signature&utm_medium=Email&utm_campaign=Cityfibreemail)

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

[Follow CityFibre on LinkedIn]<<https://www.cityfibre.com>> [Follow CityFibre on LinkedIn]
<<https://www.linkedin.com/company/cityfibre>> [Follow CityFibre on Twitter] <<https://www.twitter.com/CityFibre>>

[https://cdn.cityfibre.com/CF_Sustainable-email-footer_Leaf-icon_72dpi.png]



bitmap_layout select_raster

LEGEND

- EXISTING PLANT
- EXISTING PLANT

bitmap_layout select_raster

<p>Head Office CityFibre Holdings Ltd 15 Bedford Street, London, WC2E 9HE Tel: 0845 293 0774 Web: www.cityfibre.com</p>	<p>Asset Office CityFibre Holdings Ltd, Rutherford House, Birchwood, Warrington, WA3 6ZH Email: asset.team@cityfibre.com</p>
---	--

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.

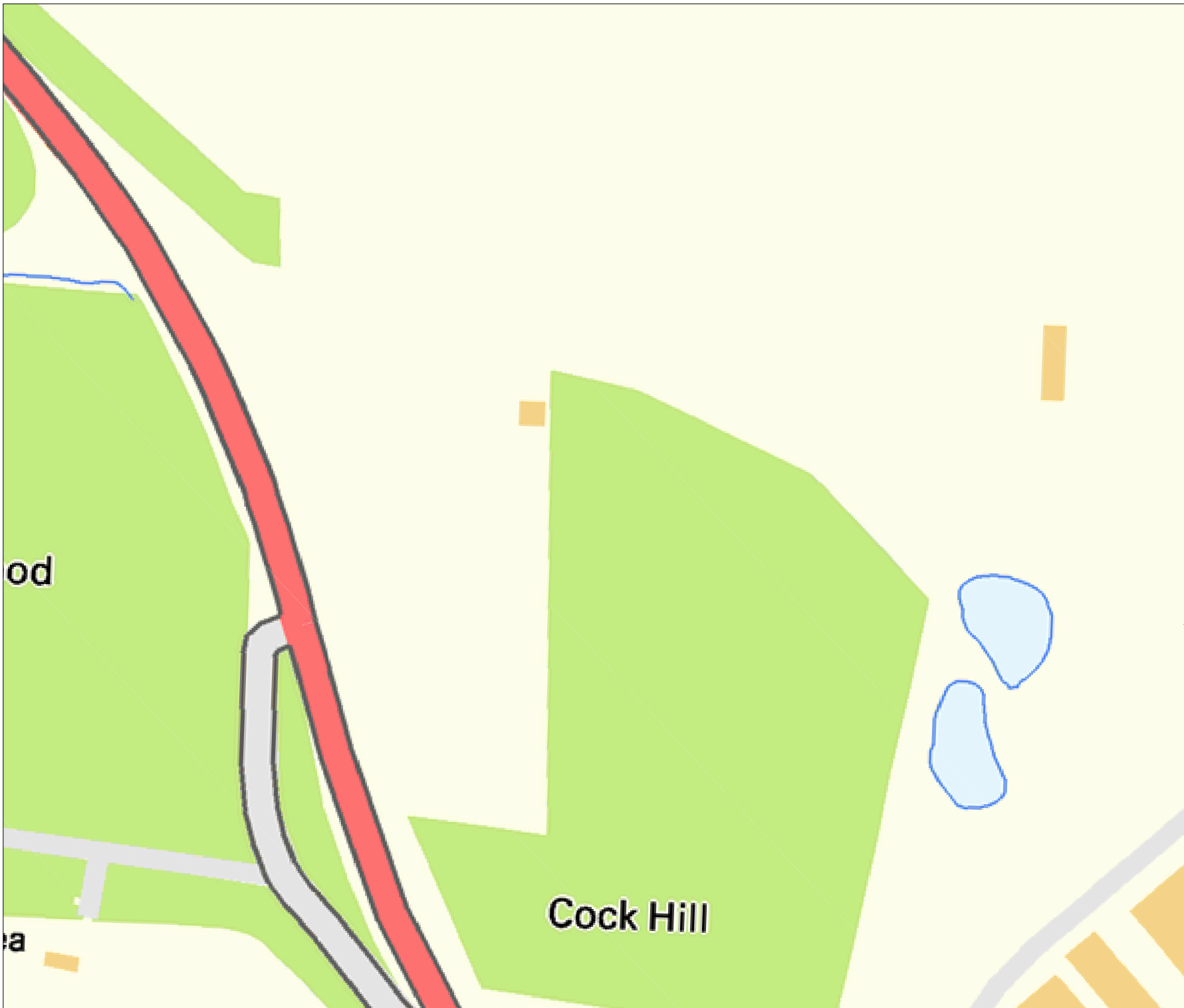
Project
Plant Enquiry

Drawing
Existing Plant

Drawn by:
smallworld **Date:** 28/03/2022

Drawing No. CFH_EP_000001	Revision 001
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Scale: 1:2500 A4



bitmap_layout select_raster

LEGEND

- EXISTING PLANT
- EXISTING PLANT

bitmap_layout select_raster

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

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

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

Email: asset.team@cityfibre.com

Disclaimer:

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Project

Plant Enquiry

Drawing

Existing Plant

Drawn by:

smallworld

Date: 28/03/2022

Drawing No.

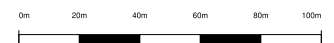
CFH_EP_000001

Revision

001

Scale: 1:2500

A4



od

ea

Cock Hill



bitmap_layout select_raster

LEGEND

- EXISTING PLANT
- EXISTING PLANT

bitmap_layout select_raster

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

Tel: 0845 293 0774
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Rutherford House,
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Email: asset.team@cityfibre.com

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Project

Plant Enquiry

Drawing

Existing Plant

Drawn by:

smallworld

Date: 28/03/2022

Drawing No.

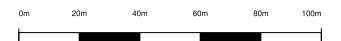
CFH_EP_000001

Revision

001

Scale: 1:2500

A4





bitmap_layout select_raster

LEGEND

- EXISTING PLANT
- EXISTING PLANT

bitmap_layout select_raster

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

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

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

Email: asset.team@cityfibre.com

Disclaimer:

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Project

Plant Enquiry

Drawing

Existing Plant

Drawn by:

smallworld

Date: 28/03/2022

Drawing No.

CFH_EP_000001

Revision

001

Scale: 1:2500

A4



James Sloan

From: NRSWA <nrswa.nrswa@sky.uk>
Sent: 25 March 2022 17:22
To: James Sloan
Subject: C2 Plant Enquiries - Site Ref: 509-106, Land South of Cockhill Farm



Thank you for your enquiry.

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

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

Regards



NRSWA Department

Sky UK - Technology Operations

 nrswa@sky.uk  144 2070323234

From: James Sloan <plans@stats-search.co.uk>
Sent: 25 March 2022 09:22
Subject: [EXTERNAL] C2 Plant Enquiries - Site Ref: 509-106, Land South of Cockhill Farm

INDEPENDENT UTILITIES

James Sloan

From: Virtual Utilities <no-reply@virtual-utilities.co.uk>
Sent: 28 March 2022 11:42
To: James Sloan
Subject: Your UK Power Distribution Order - #14461
Attachments: invoice-14461.pdf

Thank you for your order

Thanks for your recent enquiry to UK Power Distribution.

Please find attached your invoice. The details of your order are also below:

According to our database there are no UK Power Distribution records within your search area.

Please note that any recent additions or alterations to our network may not be shown. Cables or pipes owned by other network owners or private companies will not be shown. Before any excavations are undertaken you should always verify exact locations of cables using a cable locator, and by careful use of hand tools in accordance with HSE guidance note HSG47 "Avoiding danger from underground services"
Other useful documents to read prior to undertaking any works are HSE GS6, "Avoiding danger from overhead power lines" and HSE "Avoiding concealed services and overhead power lines"

Order number: #14461

Description	Date	Qty	Amount (£)
Utility Records Search View Map	28-03-2022 10:42:22	1	12.50
		VAT (@ 20%)	2.50
		Grand Total	15.00

Your Details

James Sloan

plans@stats-search.co.uk

Billing Address

1 Foxfield Road,
Meols,
Meols,
Wirral,
CH47 0NJ

<https://ukpd.virtual-utilities.co.uk>

James Sloan

From: plantenquiryservice@gtc-uk.co.uk
Sent: 28 March 2022 11:45
To: James Sloan
Subject: GTC Plant Enquiry - Ref- 2410346
Attachments: 2410346.png

GTC Apparatus Not Found In Search Area

Our Plant Enquiry Service Ref: 2410346

Your Enquiry Ref: 509-106

Dear James,

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

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

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

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

Your sincerely,

GTC Plant Enquiry Service.

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

NOTE:

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

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

DISCLAIMER

The information in this E-Mail and in any attachments is confidential and may be privileged. If you are not the intended recipient, please destroy this message, delete any copies held on your system and notify the sender immediately. You

James Sloan

From: PlantEnquiries <plantenquiries@EnergyAssets.co.uk>
Sent: 25 March 2022 10:55
To: James Sloan
Subject: RE: C2 Plant Enquiries - Site Ref: 509-106, Land South of Cockhill Farm

Hi James,

I can confirm Energy Assets Pipelines & Energy Assets Networks do not currently have any underground plant in the area advised below.

Kind Regards

Christopher

From: James Sloan <plans@stats-search.co.uk>
Sent: 25 March 2022 09:22
Subject: [EXTERNAL] C2 Plant Enquiries - Site Ref: 509-106, Land South of Cockhill Farm

Dear Sir/madam,

[C2 Desktop Utility Search/Underground Plant](#)

Site Ref: 509-106, Land South of Cockhill Farm, Ayr, KA6 6AH, NGR: E 236801, N 617791 **(SEE PLAN)**

In order to avoid causing damage to your underground apparatus, and to comply with health and safety regulations, we require plans showing the approximate location of your apparatus.

The site location is shown above and is centred accurately on the OS grid co-ordinates. The site is no larger than 100 metres in radius unless noted otherwise, in which case we will attach a plan with site boundaries marked. If no apparatus is present, can you please forward a nil return email at your earliest opportunity.

Kind regards,

James Sloan

Director

stats-search.co.uk Limited

A: 1 Foxfield Road, Wirral, CH47 0NJ

T: 0330 133 0470

M: 07833 491 772

TRANSPORT

James Sloan

From: Louise Bell <Louise.Bell@networkrail.co.uk> on behalf of OP Buried Services Enquiries <OPBuriedServicesEnquiries@networkrail.co.uk>
Sent: 25 March 2022 09:26
To: James Sloan
Subject: RE: C2 Plant Enquiries - Site Ref: 509-106, Land South of Cockhill Farm

OFFICIAL

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.

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

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

Regards,

Louise

Louise Bell

Distribution Administrator (Worksite Survey)





CHARLES SCOTT & PARTNERS

349 BATH STREET
GLASGOW
G2 4AA

t: 0141 331 2454 f:0141 332 2873

e: innovation@csandp.co.uk www.csandp.co.uk

South Ayrshire Council Equality Impact Assessment Scoping Template

Equality Impact Assessment is a legal requirement under the Public Sector Duty to promote equality of the Equality Act 2010. Separate guidance has been developed on Equality Impact Assessment's which will guide you through the process and is available to view here: <https://www.south-ayrshire.gov.uk/equalities/impact-assessment.aspx>

Further guidance is available here: <https://www.equalityhumanrights.com/en/publication-download/assessing-impact-and-public-sector-equality-duty-guide-public-authorities/>

The Fairer Scotland Duty ('the Duty'), Part 1 of the Equality Act 2010, came into force in Scotland from 1 April 2018. It places a legal responsibility on Councils to actively consider ('pay due regard to') how we can reduce inequalities of outcome caused by socio-economic disadvantage, when making strategic decisions. See information here: [Interim Guidance for Public Bodies](#) in respect of the Duty, was published by the Scottish Government in March 2018.

1. Policy details

Policy Title	Services to Gypsy/Travellers – Potential Sites to Support and Accommodate Gypsy/Traveller Encampments
Lead Officer (Name/Position/Email)	Kevin Carr, Assistant Director – Place – kevin.carr@south-ayrshire.gov.uk

2. Which communities, groups of people, employees or thematic groups do you think will be, or potentially could be, impacted upon by the implementation of this policy? Please indicate whether these would be positive or negative impacts

Community or Groups of People	Negative Impacts	Positive impacts
Age – men and women, girls & boys	-	Yes
Disability	-	Yes
Gender Reassignment (Trans/Transgender Identity)	-	Yes
Marriage or Civil Partnership	-	Yes
Pregnancy and Maternity	-	Yes
Race – people from different racial groups, (BME) ethnic minorities and Gypsy/Travellers	-	Yes
Religion or Belief (including lack of belief)	-	Yes
Sex – gender identity (issues specific to women & men or girls & boys)	-	Yes
Sexual Orientation – person's sexual orientation i.e. LGBT+, lesbian, gay, bi-sexual, heterosexual/straight	-	Yes
Thematic Groups: Health, Human Rights & Children's Rights	-	Yes

3. What likely impact will this policy have on people experiencing different kinds of social disadvantage? (Fairer Scotland Duty). Consideration must be given particularly to children and families.

Socio-Economic Disadvantage	Negative Impacts	Positive impacts
Low Income/Income Poverty – cannot afford to maintain regular payments such as bills, food, clothing	-	Yes
Low and/or no wealth – enough money to meet Basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future	-	Yes
Material Deprivation – being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure/hobbies	-	Yes
Area Deprivation – where you live (rural areas), where you work (accessibility of transport)	-	Yes
Socio-economic Background – social class i.e. parent’s education, employment and income	-	Yes

4. Do you have evidence or reason to believe that the policy will support the Council to:

General Duty and other Equality Themes Consider the ‘Three Key Needs’ of the Equality Duty	Level of Negative and/or Positive Impact (High, Medium or Low)
Eliminate unlawful discrimination, harassment and victimisation	Positive – High
Advance equality of opportunity between people who share a protected characteristic and those who do not	Positive – High
Foster good relations between people who share a protected characteristic and those who do not. (Does it tackle prejudice and promote a better understanding of equality issues?)	Positive – High
Increase participation of particular communities or groups in public life	Positive – High
Improve the health and wellbeing of particular communities or groups	Positive – High
Promote the human rights of particular communities or groups	Positive – High
Tackle deprivation faced by particular communities or groups	Positive – High

5. Summary Assessment

Is a full Equality Impact Assessment required? (A full Equality Impact Assessment must be carried out if impacts identified as Medium and/or High)	YES
Rationale for decision:	
<p>This report relates to Services to Gypsy/Travellers – Potential Sites to Support and Accommodate Gypsy/Traveller Encampments, the Council’s decision could potentially lead to extending provision of accommodation and support to a specific group. The Council’s decision has equality implications.</p>	
Signed : Kevin Carr	Assistant Director
Date: 13 May 2022	

**South Ayrshire Council
Equality Impact Assessment including Fairer Scotland Duty**

Section One: Policy Details*

Name of Policy	Services to Gypsy/Travellers – Potential Sites to Support and Accommodate Gypsy/Traveller Encampments
Lead Officer (Name/Position)	Kevin Carr, Assistant Director – Place – kevin.carr@south-ayrshire.gov.uk
Support Team (Names/Positions) including Critical Friend	Michael Alexander – Service Lead – Housing Services Pauline Draper – Co-ordinator - Housing

*The term Policy is used throughout the assessment to embrace the full range of policies, procedures, strategies, projects, applications for funding or financial decisions.

What are the main aims of the policy?	To identify a potential site to provide a designated area to support and accommodate Gypsy/Traveller encampments in South Ayrshire.
What are the intended outcomes of the policy?	The Council is being requested to support the provision of more and better accommodation for Gypsy/Travellers.

Section Two: What are the Likely Impacts of the Policy?

Will the policy impact upon the whole population of South Ayrshire and/or particular groups within the population? (please specify)	The identification of a suitable site to provide a designated area to support and accommodate Gypsy/Traveller encampments in South Ayrshire, will ensure that an adequate and safe area is available. Given the relatively small numbers proposed, the policy is expected to have minimal impact on the whole population of South Ayrshire.
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Considering the following Protected Characteristics and themes, what likely impacts or issues does the policy have for the group or community?

List any likely positive and/or negative impacts.

Protected Characteristics	Positive and/or Negative Impacts
Age: Issues relating to different age groups e.g. older people or children and young people	In accordance with established policies, services will be provided to households regardless of age. For children the impact is likely to be positive with access to a designated safe area, with links to amenities and services including local schooling and other activities.
Disability: Issues relating to disabled people	A designated area with access to basic or enhanced facilities will be positive.

Gender Reassignment – Trans/Transgender: Issues relating to people who have proposed, started or completed a process to change his or her sex	It is anticipated that this policy would impact positively on any Gypsy/Travellers who have proposed, started or completed the process to change his or her sex.
Marriage and Civil Partnership: Issues relating to people who are married or are in a civil partnership	It is anticipated that this policy would impact positively on Gypsy/Travellers who are or wish to be married or in a civil partnership.
Pregnancy and Maternity: Issues relating to woman who are pregnant and/or on maternity leave	It is anticipated that access to maternity services within the local authority area, where appropriate, will be a positive benefit to those involved.
Race: Issues relating to people from different racial groups, (BME) ethnic minorities, including Gypsy/Travellers	Previous involvement and experience in managing services to Gypsy/Travellers and dealing with unauthorised encampments has allowed multi-agency working arrangements and support networks to be established to provide support in this area.
Religion or Belief: Issues relating to a person's religion or belief (including non-belief)	It is expected that this will be positive in all respects.
Sex: Gender identity: Issues specific to women and men/or girls and boys	It is expected that this will be positive in all respects.
Sexual Orientation: Issues relating to a person's sexual orientation i.e. LGBT+, heterosexual/straight	It is expected that this policy will have a positive impact on individuals of all sexual orientations.

Equality and Diversity Themes Relevant to South Ayrshire Council

Health Issues and impacts affecting people's health	It is expected that the provision of a designated area within South Ayrshire to support and accommodate encampments will have a significant positive impact on the Gypsy/Travellers health and increase their ability to access health services.
Human Rights: Issues and impacts affecting people's human rights such as being treated with dignity and respect, the right to education, the right to respect for private and family life, and the right to free elections.	The policy should significantly improve the human rights of those choosing to occupy site provision.

Socio-Economic Disadvantage

Low Income/Income Poverty: Issues: cannot afford to maintain regular payments such as bills, food and clothing.	Depending on the approach developed and adopted by the Council, further consideration will be required around charging and affordability.
Low and/or no wealth: Issues: enough money to meet basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future	Gypsy/Travellers residing in South Ayrshire will have access to welfare benefits and other supports.

<p>Material Deprivation: Issues: being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure/hobbies</p>	<p>Gypsy/Travellers residing in South Ayrshire will have access to welfare benefits and other supports.</p>
<p>Area Deprivation: Issues: where you live (rural areas), where you work (accessibility of transport)</p>	<p>Gypsy/Travellers residing in South Ayrshire will have access to welfare benefits and other supports.</p>

Section Three: Evidence Used in Developing the Policy

<p>Involvement and Consultation In assessing the impact(s) set out above what evidence has been collected from involvement, engagement or consultation? Who did you involve, when and how?</p>	<p>The Council has established a Member/Officer Working Group which has considered the needs of Gypsy/Travellers. Taking account of the the Scottish Government and Convention of Scottish Local Authorities (COSLA) published joint action plan entitled '<i>Improving the Lives of Scotland's Gypsy/Travellers (2019–2021)</i>', the Council has identified gaps in existing provision and the need to provide more and better accommodation to respond to unauthorised encampments. Experience, feedback and data gathered from previous unauthorised encampments has been used to establish partnership arrangements with a range of services and agencies to ensure that a high quality of services is provided.</p> <p>As part of the current and previous work undertaken on the provision of services to Gypsy/Travellers, information held on previous involvement is held from a range of services, agencies and support organisations.</p>
<p>Data and Research In assessing the impact set out above what evidence has been collected from research or other data. Please specify what research was carried out or data collected, when and how this was done.</p>	<p>Information and data is held on previous encampments and the responses made by services and agencies.</p>
<p>Partners data and research In assessing the impact(s) set out in Section 2 what evidence has been provided by partners? Please specify partners</p>	<p>Data has been provided previously on the outcomes, support needs and level of services provided previously to families who were part of unauthorised encampments.</p>
<p>Gaps and Uncertainties Have you identified any gaps or uncertainties in your understanding of the issues or impacts that need to be explored further?</p>	<p>No</p>

Section Four: Detailed Action Plan to address identified gaps in:

- a) evidence and**
- b) to mitigate negative impacts**

<u>No.</u>	<u>Action</u>	Responsible Officer(s)	Timescale
1			
2			
3			
4			

Note: Please add more rows as required.

Section Five - Performance monitoring and reporting

Considering the policy as a whole, including its equality and diversity implications:

When is the policy intended to come into effect?	
When will the policy be reviewed?	
Which Panel will have oversight of the policy?	

Summary Equality Impact Assessment Implications & Mitigating Actions

Name of Policy: Services to Gypsy/Travellers – Potential Sites to Support and Accommodate Gypsy/Traveller Encampments

This policy will assist or inhibit the Council’s ability to eliminate discrimination; advance equality of opportunity; and foster good relations as follows:

<p>Eliminate discrimination</p> <p>The policy will be used to eliminate discrimination, identify and secure a suitable site to provide the necessary support to Gypsy/Travellers.</p>
<p>Advance equality of opportunity</p> <p>The policy will be used to advance quality of opportunity, identify and secure a suitable site to provide the necessary support to Gypsy/Travellers. This will increase opportunities for the provision of advice and information regarding access to welfare benefits, employment opportunities, health and education.</p>
<p>Foster good relations</p> <p>The policy is based on established working arrangements and support provided by a range of agencies and organisations, this fosters good relation and provides the essential support to Gypsy/Travellers.</p>
<p>Consider Socio-Economic Disadvantage (Fairer Scotland Duty)</p> <p>The Policy will improve the socio-economic circumstances of the Gypsy/ Traveller community</p>

<u>Summary of Key Action to Mitigate Negative Impacts</u>	
<u>Actions</u>	<u>Timescale</u>

<p>Signed: Michael Alexander</p> <p>Date: 3 August 2021</p>	<p>Service Lead</p>
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