

**Apogee Job Number: 426601**

**Client Site Name: Hopwood Hall College**


**Client Job Number: 23051**

**Report Speed: 25 (Working) Day**

Delivered through our partnership with Apogee Property & Utility Consultants





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Signature:	

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# Acronyms Key

Electric			
DNO	Distribution Network Operator	KVA	Kilo Volt Amperes
IDNO	Independent Distribution Network Operator	MVA	Mega Volt Amperes
ICP	Independent Connections Provider	AC	Alternating Current
LV	Low Voltage	S/S	Substation
HV	High Voltage	PMT	Pole Mounted Transformer
EHV	Extra High Voltage		
Water			
SLO	Self Lay Organisation	WRAS	Water Regulation Advisory Scheme
Incumbent	Local Water or Water & Sewerage Company		
Gas			
GT	Gas Transporter	LP	Low Pressure
IGT	Independent Gas Transporter	MP	Medium Pressure
UIP	Utility Infrastructure Provider	IP	Intermediate Pressure
PRS	Pressure Reducing Station (Governor)	HP	High Pressure
Others			
AP	Apogee Property & Utility Consultants	CATV	Cable Television
PE	Polyethylene	FTTP	Fibre to the premise
DI	Ductile Iron	FTTC	Fibre to the cabinet
ST	Steel	l/min	Litres per minute
CI	Cast Iron	H&S	Health & Safety
SI	Spun Iron	HBF	House Builders Federation
HPPE	High Performance Polyethylene	TPO	Tree Preservation Order
MDPE	Medium Density Polyethylene	TBC	To be confirmed
GRP	Glass Reinforced Plastic	N/A	Not Applicable

# Important Information

## Relevant Documents

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

- Health and Safety Booklet HS (GS) 6 Avoidance of Danger from Overhead Electric Lines.
- General Safety Measures to Avoid Injury and Damage to Gas Apparatus.
- HSE Guidance Note HS (G) 47 Avoiding Danger from Underground Services.
- National Joint Utilities Group (NJUG) Publications Vol. 1.
- CDM Regulations 2015.
- PAS 128:2014 Specification for Underground Utility Detection, Verification and Location.

## Basic Risk Assumption for all Services

When dealing with existing services the following assumptions must always be accepted:

- All existing buildings have gas, water electric and telecoms supplies to them until proven otherwise.
- Any supply to an existing building, no matter how old the building is or how deteriorated the supply may appear, is taken to be 'live' until proven otherwise.
- All open land, vacant lots and derelict sites are deemed to have services beneath them until proven otherwise.
- The only acceptable proof that a service is 'dead' and can be removed is written confirmation from the owner of the service.
- Council Plans, where we are lucky enough to obtain them, often only include the locations of their plant and sometimes do not show connecting DNO or other plant that one might expect them to show. Comparisons with DNO connecting plant need to be made by the client to properly interpret them.
- The quality and accuracy of information provided by utilities about their existing plant is indicative and no warranty is made as to its accuracy. Therefore, any utility asset maps and/or marked up drawings provided by each utility must only be used as a guide and the actual location of plant should be verified by CAT Scan GPR survey or trial holes before construction works commence.

*Please note not all service connections are shown on the utility asset maps.*

## Plant Found Within Site Boundaries

Where utility plant is found within the site boundary, it is recommended for the client to check for legal easements or wayleaves a Wayleave search service is available from us please ask for a quotation.

Diversions of plant within site boundaries can be expensive and time consuming to relocate. Further investigation of costs and timescales are recommended. Please ask us for further details.

## Introduction

This report is based on the information provided by the client about the proposed development and the information provided by the utility and service organisations about their plant and networks. The information contained in this report is primarily based on desk research.

All assessments are for input into a Pre Contract Health & Safety Pack and are the opinion of an experienced Utility Consultant. They are not intended to absolve the client of his responsibilities under the New Roads & Streetworks Acts (NRSWA), HSG47 or BSI PAS 128. This report has not been compiled by a CDM Manager or Coordinator but is intended to assist that role with their assessment of risk and to enable that role to compile a detail action list that can enable compliance with the regulations and HSG 47. It is not the intention of this report that it should replace the need for proper utility discovery before a contractor or site work person breaks the ground or to replace the need for proper safe digging practices.

Utility infrastructures are dynamic systems and new developments coming on stream all the time. The difficulty for site appraisal is that the plans that are used for this assessment may be limited in their accuracy, not contain information that they should and it therefore the client must ensure compliance with safe digging practices, the CDM regulations, the NRSWA or the requirements in HSG47.

### Site access

The site access is off Rochdale Road.

During construction or survey access, caution will need to be exercised when working around the existing plant and temporary protection works may be necessary. Some utilities may also require the installation of spare ducts across the access for future use.

### General note on utility discovery

Apogee has many partners SURVEY companies that can carry out CAT (Cable Avoidance Tool) scans and GPR (Ground Probing Radar) surveys to determine depth and location of plant, although their accuracy can be impaired due to congestion of plant or variations in ground conditions/plant material.

We recommend, as a minimum, that a CAT scan/GPR survey is carried out to determine the location of all utility plant in the vicinity of the site to establish the extent and necessity of all diversions. Further trial holes are also recommended in this report to verify the exact location of some services and possible diversions. See HSG47 & PAS 128 further work recommendations below.

# Commentary

This commentary is purely for headline purposes and is developed based on the limited information supplied by the client on the size of the proposed development scheme and our experience of what requirements a scheme of that type might typically have.

## Electric

Underground HV / LV cables.

Danger Risk of underground utility strike around (Area A) due to it being a private site. The electric for streetlamps or other private connections are not shown on ENW Plans. A GPR Survey QL B is required anywhere onsite before breaking the ground. See PAS 128 Pathway Plan.

Danger Risk of underground utility strike around (Area B) due to it been a private site the electric for streetlamps or other connections are not shown on ENW Plans. A GPR Survey QL B is required all around (Site B) and diagonal across the site anywhere onsite before breaking the ground. See PAS 128 Pathway Plan.

Danger Risk of underground utility strike around (Area C) due to it been a private site the electric for streetlamps or other connections are not shown on ENW Plans. A QL A is required around (Site C) Trial Holes or Vacuum excavation for verification of exact location. See PAS 128 Pathway Plan.

## Gas

Danger Risk of underground utility strike at (Area A). There is a low pressure (LP) gas main running through the (Site A). All plant needs to be accurately located using Plans. A QL B will be required to locate the main, so there isn't any conflict between what the client is proposing with any other plant when or if they are breaking the ground. See PAS 128 Pathway Plan.

Danger Risk of underground utility strike at (Area A). There is a Medium Pressure (MP) gas main running from the North of the site close to (Area A) a GPR survey QL B will be required to locate main, so there isn't any conflict between what the client is proposing with any other plant when or if they breaking the ground. See PAS 128 Pathway Plan.

Danger Risk of underground utility strike around (Area B). There is a low pressure (LP) gas main running through the site B. This main will need to be located using GPR Survey QL A prior to any construction work or boreholes being carried out on this site. Cadent rarely accept QL B so QL A needed with trial hole or vacuum excavation. See PAS 128 Pathway Plan. Diversions may be required if the ground source Boreholes cannot be redesigned at this site location. See Pas 128 Pathway Plan.

Danger Risk of underground utility strike around (Area C) There is a low pressure (LP) gas main running through the (Site C). This main will need to be located using QL A with trial hole or vacuum excavation prior to any construction work or breaking the ground. See PAS 128 Pathway Plan.

### Water

The local water company is United Utilities. Danger Risk of underground utility strike at the South of (Area B) where a truck main is very close to the boundary. Plant needs to be accurately located using a GPR Survey QL B. See PAS 128 Pathway Plan.

### Drainage

The local sewerage company is United Utilities. There are no United Utilities Assets shown on the plans on site but there could be service mains not shown on plans. Our proposed survey should pick up any service plant not shown on the plans.

### Communications

#### Openreach

**Risk of underground utility strike at (Area A) Plant needs to be accurately located using GPR Survey QL B.**

**Risk of underground utility strike at (Area B) Plant needs to be accurately located using GPR Survey QL B.**

**Risk of underground utility strike at (Area C) Plant needs to be accurately located using QL A with trial hole or vacuum excavation prior to any construction work or breaking the ground.**

#### Virgin Media

**Not Affected on Rochdale Road**

#### Vodafone (C&W, Energis & Thus)

**Not Affected on Rochdale Road**

#### N.B

**Our proposed survey should pick up any (out of scope private and not recorded) service plant not shown on the plans.**

#### Others

#### Coal Authority

**Coal Authority is shown to be affected a full coal mining report & discussions with the Coal Authority should be completed before any further works (other than survey works) are considered and their agreement would be required before any Boreholes are drilled to identify if there are any shafts or mining tunnels close to the site. See Coal Authority information in file.**

# ALARP ANALYSIS

The below is a summary of the prevailing risks and suggested actions.

Utility Name	Utility Type	Severity	Rating	Location	Comment
ENW	Electric	Serious	Unacceptable	Area A	GPR Survey QL B & Trial holes
ENW	Electric	Serious	Unacceptable	Area B	GPR Survey QL B & Trial holes
ENW	Electric	Serious	Unacceptable	Area C	GPR Survey QL A & Trial holes
Cadent LP	Gas	Serious	Unacceptable	Area A	GPR Survey QL B & Trial holes
dxeCadent LP	Gas	Catastrophic	Unacceptable	Area B	GPR Survey QL A & Trial holes
Cadent LP	Gas	Catastrophic	Unacceptable	Area C	GPR Survey QL A & Trial holes
Cadent MP	Gas	Catastrophic	Unacceptable	Area A	GPR Survey QL B & Trial holes
Coal Authority	Mining	Catastrophic	Unacceptable	Area A,B,C	Mining Report
United Utilities	Water	Minor	ALARP	Rochdale Road	
United Utilities	Sewerage	Minor	ALARP	Rochdale Road	
BT Openreach	Telecoms	Minor	ALARP	Area A,B,C	GPR Survey & Trial holes
Vodafone (C&W, Energis, Thus)	Telecoms	Minor	ALARP	Road	
Virgin Media	Telecoms	Minor	ALARP	Road	

Notes	Meaning
Catastrophic	Serious Danger to site operative Health and Safety and mortality and risk of serious program delay. Risk considered unacceptable and actions considered mandatory prior to works commencing on site.
Serious	Danger to site operative Health and Safety and risk of serious program delay. Risk considered unacceptable and actions considered mandatory prior to works commencing on site.
Minor	Risk present need to be managed to avoid utility strike and program delays
Negligible	Risk low after recommended actions
ALARP	As Low as Reasonably Practicable after recommended actions





## Search Report

Utility Name	Utility Type	Affected	Not Affected	No Response Received	Comments
ENW	Electric	02/01/2024			
National Grid	Electric		02/01/2024		
Utility Assets	Electric		11/01/2024		
Cadent	Gas	02/01/2024			
Energy Assets	Multi		02/01/2024		
Eclipse Power	Multi		03/01/2024		
GTC	Multi		03/01/2024		
Last Mile (Energetics)	Multi		02/01/2024		
Leep Utilities	Multi		03/01/2024		
Equans (Engie)	Multi		02/01/2024		
United Utilities	Water	03/01/2024			
United Utilities	Sewerage	03/01/2024			
BT	Telecoms	03/01/2024			
Vodafone (C&W, Energis, Thus)	Telecoms	03/01/2024			
Virgin Media	Telecoms	03/01/2024			
Cityfibre	Telecoms		03/01/2024		
Colt (CA Telecom)	Telecoms		03/01/2024		
EUNetworks	Telecoms		02/01/2024		
Lumen Technologies	Telecoms		04/01/2024		
Kcom	Telecoms		03/01/2024		
MBNL	Telecoms		04/01/2024		
Sky	Telecoms		03/01/2024		
Sota	Telecoms		05/01/2024		
Arelion (Telent)	Telecoms		02/01/2024		
Verizon	Telecoms		03/01/2024		
Linesearch	Linesearch	02/01/2024			
Mast Data	Telecoms		03/01/2024		
Coal Authority	Mining	03/01/2024			