

London Borough of Waltham Forest
73 Kings Road, Leytonstone

Utility Services Report
for
73 Kings Road, Leytonstone



MLM.

Group

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B4	Electricity
B5	BT
B6	Virgin Media

1 Introduction

This report is based upon information received from Utility Services Supply Companies and is, therefore deemed a desktop study. The information contained therein is therefore suitable for pre-planning purposes only

Construction works should not be carried out until accurate below ground surveys are completed by a Specialist Contractor. This may identify additional services not contained in this report and alter the scope of the proposed works. Excavation works close to below ground services shall be carried out by hand and the Contractor shall ensure that all works to and close to below ground and utility services are planned, managed and executed in accordance with the requirements of the CDM Regulations. Isolation of utility services shall be by authorised persons only. The Contractor shall also refer to 'Avoiding Danger from Underground Services' published by the HSE, Reference HS(G)47, ISBN 0118854925.

2 General Description of Works

This report details the existing utility services present within the boundary of, and in the locality of the development at 73 Kings Road, Leytonstone.

The proposed use of the site is currently unclear therefore this report focuses only on what is currently present in the area.

The information obtained in relation to the site is considered correct at the time of issue of the report. Should the preliminary proposals for the site vary, the Utility Services report should be reviewed, and if necessary utility suppliers re-approached to ascertain whether the advice received still applies or whether updated information should be obtained.

3 Existing Utility Supply Company Contact List

3.1 Gas

For Mapping Information: Cadent Gas, Brick Kiln Street, Hinckley, Leicester, LE10 0NA, T: 0800 074 5788

For New Supply: Cadent Gas, Brick Kiln Street, Hinckley, Leicester, LE10 0NA, T: 0800 074 5788

3.2 Water

Developer Services: Thames Water, Clearwater Court, Vastern Road, Reading, RG1 8DB, T: 0800 316 9800

Waste: Thames Water, Clearwater Court, Vastern Road, Reading, RG1 8DB, T: 0800 316 9800

Water By Laws: Water Regulations Technical Helpdesk, Rose Kiln Court, Rose Kiln Lane, Reading, Berkshire, RG2 0HP

3.3 Electricity

For Mapping Information: UK Power Networks (Operations) Limited, Newington House, 237 Southwark Bridge Road, London, SE1 6NP

New Supply/Diversion: EDF Energy, Networks Branch Connections, Projects Gateway, Metropolitan House, Darkes Lane, Potters Bar, Hertfordshire, EN6 1AG, T: 087014 964 599, E: connections.projectsgateway@edfenergy.com

3.4 British Telecommunications

For Mapping Information: via website only: www.btwholesale.com/btplant

New Supply/New Ductwork Entry Systems: British Telecommunications Plc, T: 0800 800150

Dial Before You Dig: T: 0800 917 3993, E: dbyd@bt.com

For New Supplies: Openreach Newsite, Aquarius Building, Adastral Park, Ipswich, IP5 3RE, T: 0800 592389

4 General Description of Existing Services

4.1 Introduction

MLM have been asked to produce a desktop study for the current utility services on around the site known as 73 Kings Road, Leytonstone.

The site is currently being used as an ambulance park for St Johns Ambulance.



The site from Kings Road



Mapping information provided by utility service providers does not normally include information regarding land ownership nor wayleaves/easements. For any works likely to be carried out close to utility services, the utility service provider should be notified before commencement.

4.2 Gas Service

Asset maps provided by Cadent Gas indicate there is a 180mm Polyethylene (PE) low pressure mains running along Kingswood Road to the south east of the site, this has 125mm PE branches into both Kings Road and Queens Road, these branches then split to run 90mm PE low pressure main parallel down both of the roads.



Gas services Queens Road



Gas services Kings Road

From the evidence provided there appears to be good gas services in the area.

4.3 Water

Maps provided by Thames Water show there are 4 inch supply mains running along Kings Road and Queens Road, surrounding the proposed site. There are two hydrants located along Kings Road, and three hydrants located down Queens Road. The mapping information is unclear as to the pipe material, we would assume it is some form of iron pipe but there is no indication to confirm this.



Hydrant on Kings Road



Hydrant on Queens Road

Maps indicate there are another hydrants located on the corner of Kings Road and Kingswood Road to the south of the site, along with three hydrants on the corner of Queens Road and Kingswood Road, however these were not seen during a site visit.

4.4 Sewer

Maps provided by Thames Water indicate foul sewer mains running along Kings Road and Queens Road, which serve the houses surrounding the site. The maps suggest these services run between Kings Road and Queens Road directly through the site area. Maps also show surface water mains running along both roads, which also connect directly through the site.

4.5 Electricity

Maps provided by UKPN show there are LV services in the area, along Queens Road and Kings Road. Within Kings Road the cables all run on the north side of the road, crossing to the south side of the street every so often to feed the properties on this side.

The maps suggest the only substations in the vicinity are located down Kings Passage to the north east of the site, and near Kirkdale Road, to the east of the site.

Subject to the requirements of the site it is likely that a small residential type load will be easily serviced but anything of a fairly significant load will require reasonable infrastructure upgrades. Given the location of the existing substations this could be relatively expensive, however the site in question is relatively small and unlikely that a large load requirement will be necessary.

4.6 Telecommunications

British Telecommunications

BT have provided maps which show they have a good services in the area. They have services running down Queens Road, Kings Road and Kingswood Road. There are BT poles and overhead cables located on Queens Road which appear to serve the buildings directly adjacent to the proposed site.



Overhead cables and BT poles located down Queens Road

There are also BT poles and overhead cables located along Kings Road which serve the building adjacent to the site. There is a BT box located down Kings Road opposite the proposed site.



BT box opposite site on Kings Road



BT poles and overhead cables located along Kings Road



Maps indicate there is a BT cabinet located along Kingswood Road, between Kings Road and Queens Road to the south east of the site.



BT cabinet located along Kingswood Road

Virgin Media

Maps provided by Virgin Media indicate they have a good service in the area. There are services running along Queens Road and Kings Road, along with services along Kingswood Road. The Virgin services run on both sides of the street.



Virgin Media cabinet located on corner of Queens Road and Kingswood Road.

From the evidence provided from BT and Virgin Media, there appears to be good telecommunications services within the area.

4.7 Other Underground Services

The following organisations have reported, without prejudice, no services in the vicinity of the site which will be affected by the works, (refer to note on page 1 of this report).

- AWE Pipeline
- BP Exploration Operating Company Limited
- CATS Pipeline c/o Wood Group PSN
- CLH Pipeline System Ltd
- ConocoPhillips (UK) Ltd
- E.ON UK CHP Limited
- ENI & Himor c/o Penspen Ltd

- ESP Utilities Group
- Fulcrum Pipelines Limited
- Gigaclear Ltd
- Heathrow Airport LTD
- INEOS FPS Pipelines
- Intergen (Coryton Energy or Spalding Energy)
- Manx Cable Company
- Murphy Utility Assets
- Oikos Storage Limited
- Perenco UK Limited (Purbeck Southampton Pipeline)
- Premier Transmission Ltd (SNIP)
- RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)
- Scottish and Southern Electricity Networks
- SES Water
- Shell (St Fergus to Mossmorran)
- SSE Enterprise Telecoms
- Total Finaline Pipelines
- Vattenfall
- Balfour Beatty Investments Limited
- BPA
- Cemex
- CNG Services Ltd
- DIO (MOD Abandoned Pipelines)
- EirGrid
- EnQuest NNS Limited
- ESSAR
- Gamma
- Gtt
- Humbly Grove Energy
- INEOS Manufacturing (Scotland and TSEP)
- Mainline Pipelines Limited
- Marchwood Power Ltd (Gas Pipeline)
- Northumbrian Water Group
- Ørsted
- Petroineos
- Prysmian Cables & Systems Ltd (c/o Western Link)
- RWEpower (Little Barford and South Haven)
- Scottish Power Generation
- Severn Trent (Chester area only)
- Shell Pipelines
- Tata Communications (c/o JSM Construction Ltd)
- Transmission Capital
- Veolia ES SELCHP Limited
- BOC Limited (A Member of the Linde Group)
- Carrington Gas Pipeline
- Centrica Storage Ltd
- Concept Solutions People Ltd
- Drax Group
- Electricity North West Limited
- EP Langage Limited
- Esso Petroleum Company Limited
- Gateshead Energy Company
- Hafren Dyfrdwy
- IGas Energy
- INOVYN Enterprises Limited
- Manchester Jetline Limited
- Melbourn Solar Limited
- NPower CHP Pipelines
- Perenco UK Limited (Purbeck Southampton Pipeline)
- Phillips 66
- Redundant Pipelines – LPDA
- SABIC UK Petrochemicals
- Seabank Power Ltd
- SGN
- SSE (Peterhead Power Station)
- Total (Colnbrook & Colwick Pipelines)
- Uniper UK Ltd
- Veolia ES Sheffield Ltd
- Wales and West Utilities
- Zayo Group UK Ltd c/o JSM Group Ltd
- Western Power Distribution
- Westminster City Council

5 Diversion of Existing Services

5.1 Gas

From the evidence provided, there appears to be no diversionary works necessary to the gas services in the area.

5.2 Water

From the evidence provided, there appears to be no diversionary works necessary to the water services in the area.

5.3 Sewer

From the evidence provided, there may be diversionary works necessary to the sewer services in the area, due to the services running directly through the site between Kings Road and Queens Road.

5.4 Electricity

From the evidence provided, there appears to be no diversionary works necessary to the electricity services in the area.

5.5 Telecommunications

From the evidence provided, there appears to be no diversionary works necessary to the telecommunications services in the area, however care should be taken when working close to BT poles and overhead cables in the vicinity of the site.

Appendix A - Site Plan



© Crown copyright and database rights 2016 Ordnance Survey 100016663 Date: 02/11/16 Scale: 1:275 Map Series: 60000, 60000 Data source: 04/12/14 Date issue: 04/12/14

This plan is produced by Thames Water Utilities Ltd. © Crown copyright and database rights 2016 Ordnance Survey 100016663. This map is to be used for the purposes of showing the location of Thames Water plant only. Any other uses of the map data or further copies are not permitted. The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. This information is valid for the date printed. Contact:

Water Main		Gate	
Private Water		Valve	
Proposed Water		Manhole	
Think Sign			

Surf.kumar@walthamforest.gov.uk



Appendix B - Information Received

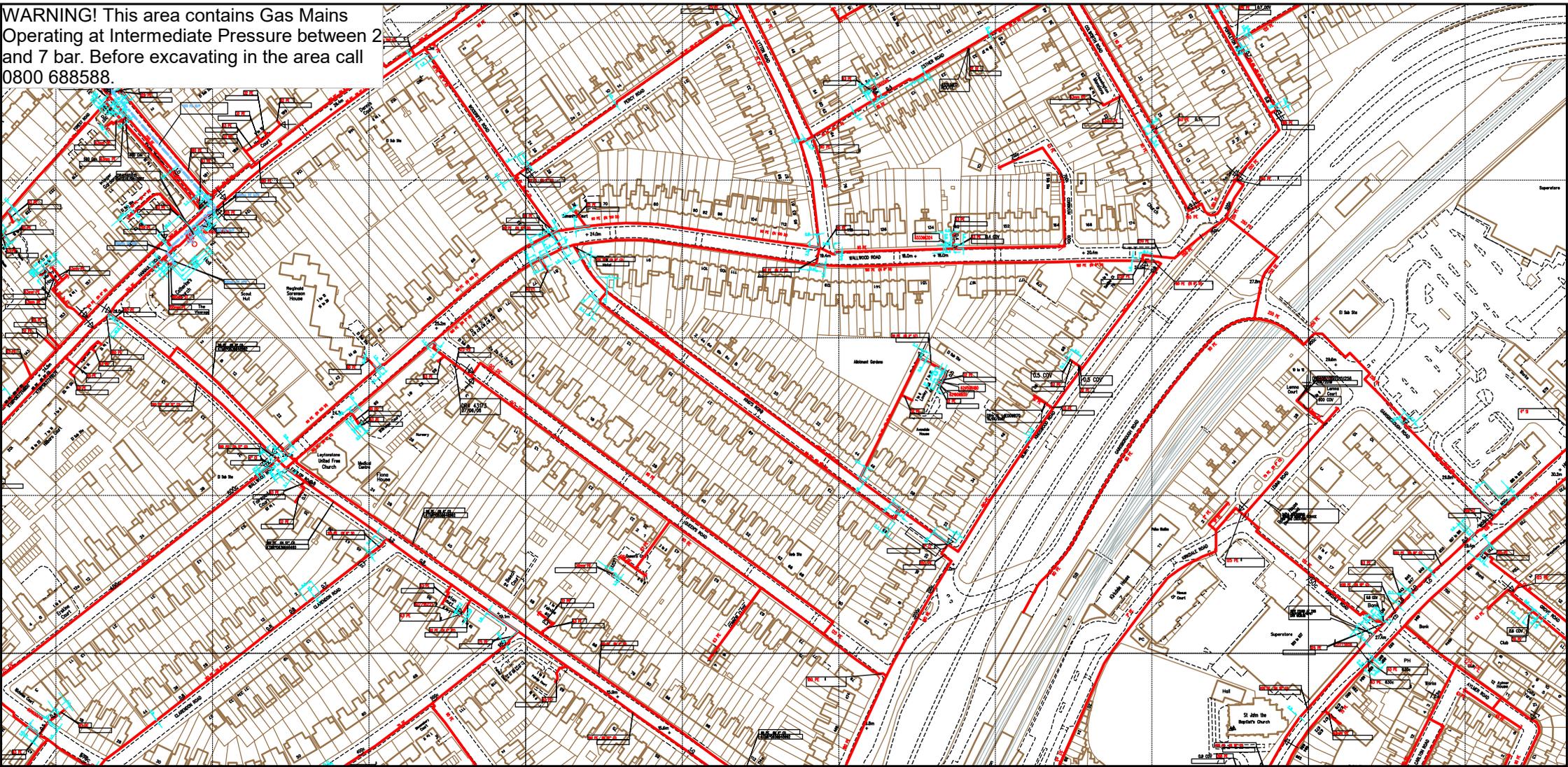
It should be noted that any information provided on the location of services in/around the proposed development should be used as guidance only and no excavation works should proceed without confirming these locations via scanning or hand dug trial holes in the first instance.

Information is provided as follows:

- B1 Gas
- B2 Water
- B3 Sewer
- B4 Electricity
- B5 BT
- B6 Virgin Media

B1 Gas

WARNING! This area contains Gas Mains Operating at Intermediate Pressure between 2 and 7 bar. Before excavating in the area call 0800 688588.



SCALE: Not to scale
 USER ID: Luke
 DATE: 23/10/2019
 EXTRACT DATE: 10/06/2019
 MAP REF: TQ3987
 CENTRE: 539165, 187670

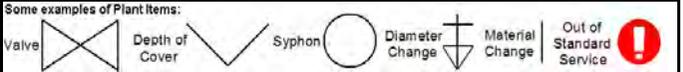
- LP MAINS 
- MP MAINS 
- IP MAINS 
- LHP MAINS 

This plan shows those pipes owned by Cadent Gas Ltd in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Ltd or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue. Further information on all DR4s can be determined by calling the DR4 hotline on 01455 892426 (9am-5pm) A DR4 is where a potential error has been identified within the asset record and a process is currently underway to investigate and resolve the error as appropriate.

MAPS Viewer Version 5.8.0.1

Local Machine

This plan is reproduced from or based on the OS map by Cadent Gas Ltd, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.



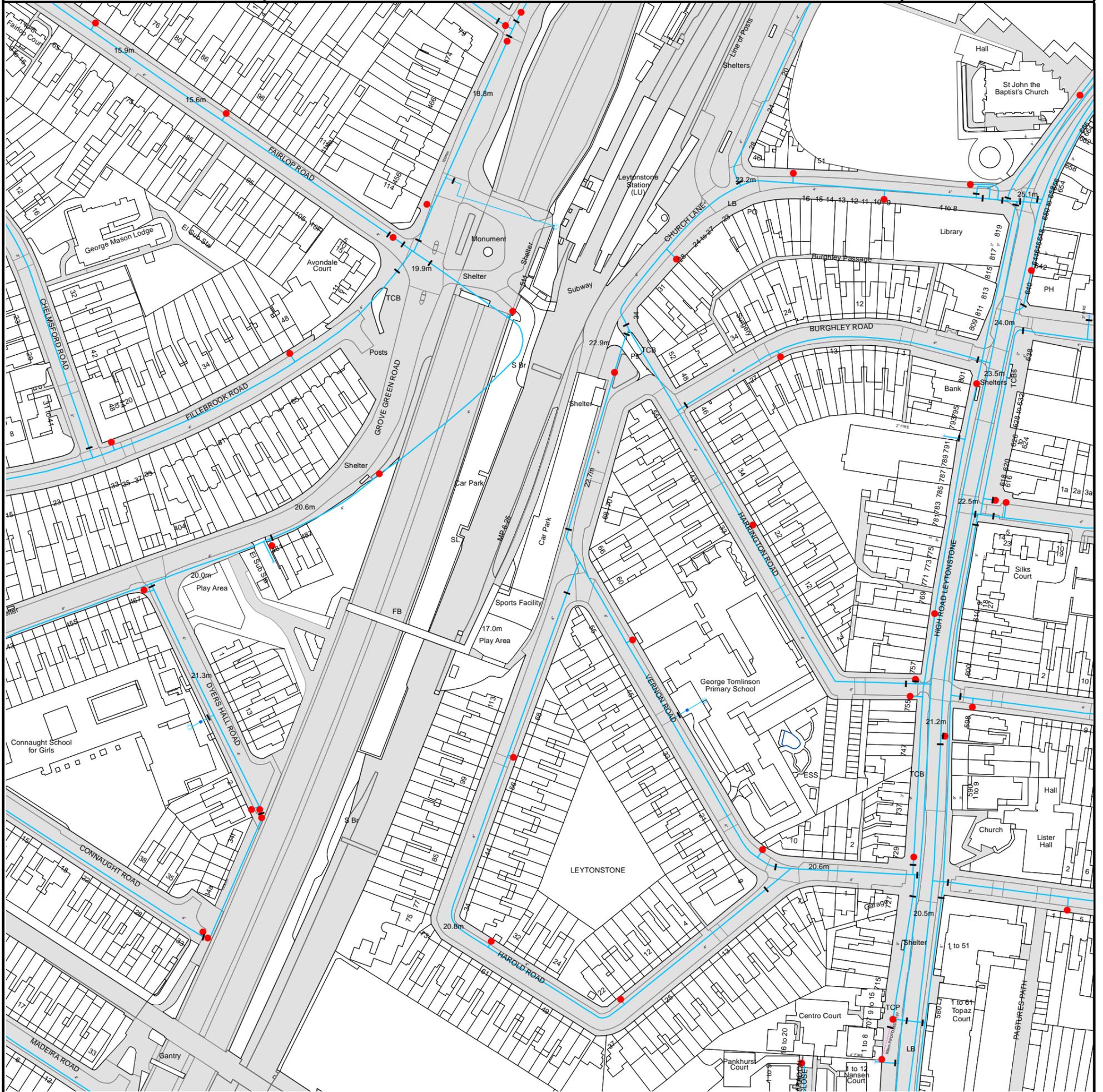
B2 Water



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 539250,187750

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

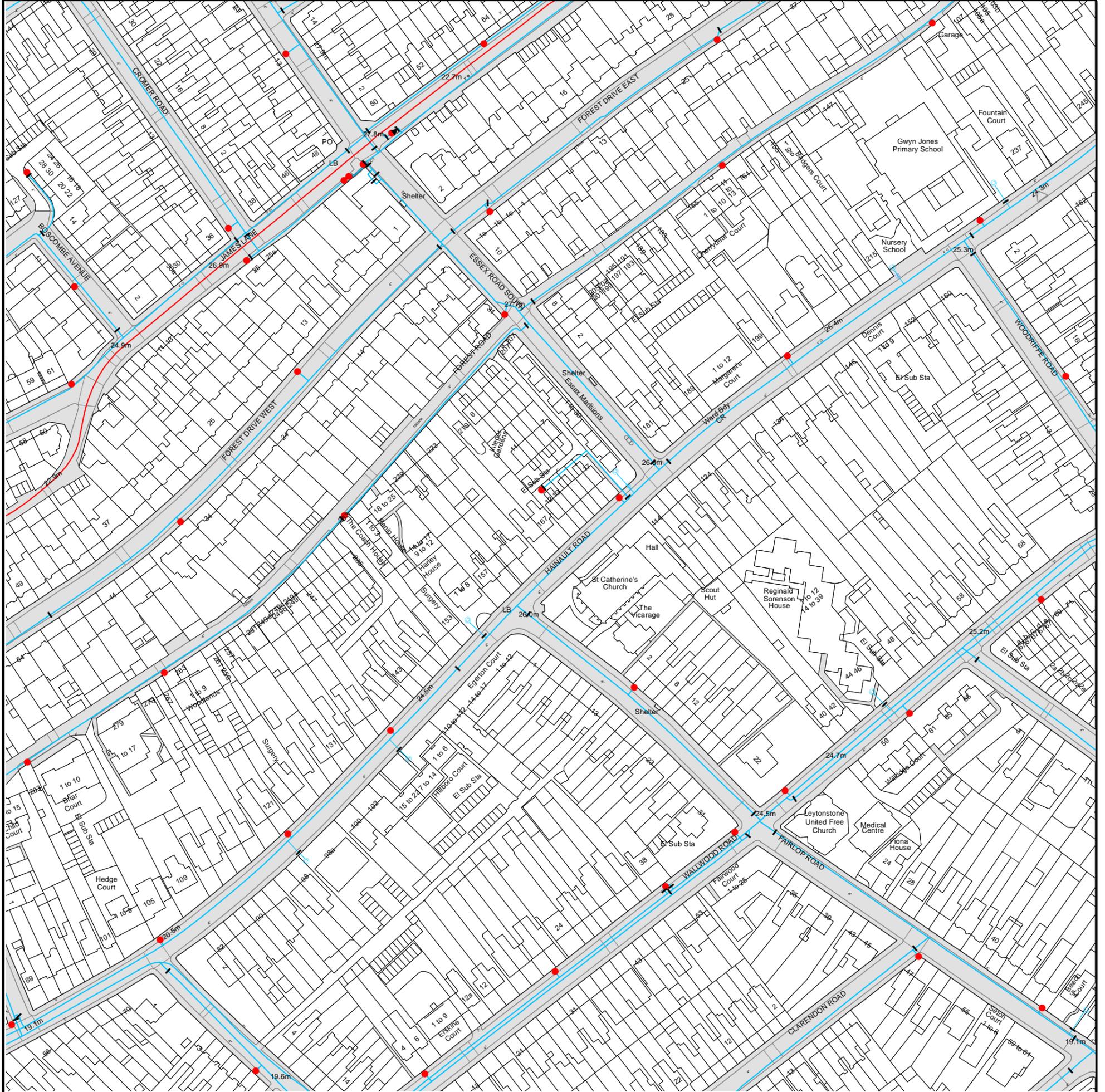
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The width of the displayed area is 500m and the centre of the map is located at OS coordinates 539250,187250

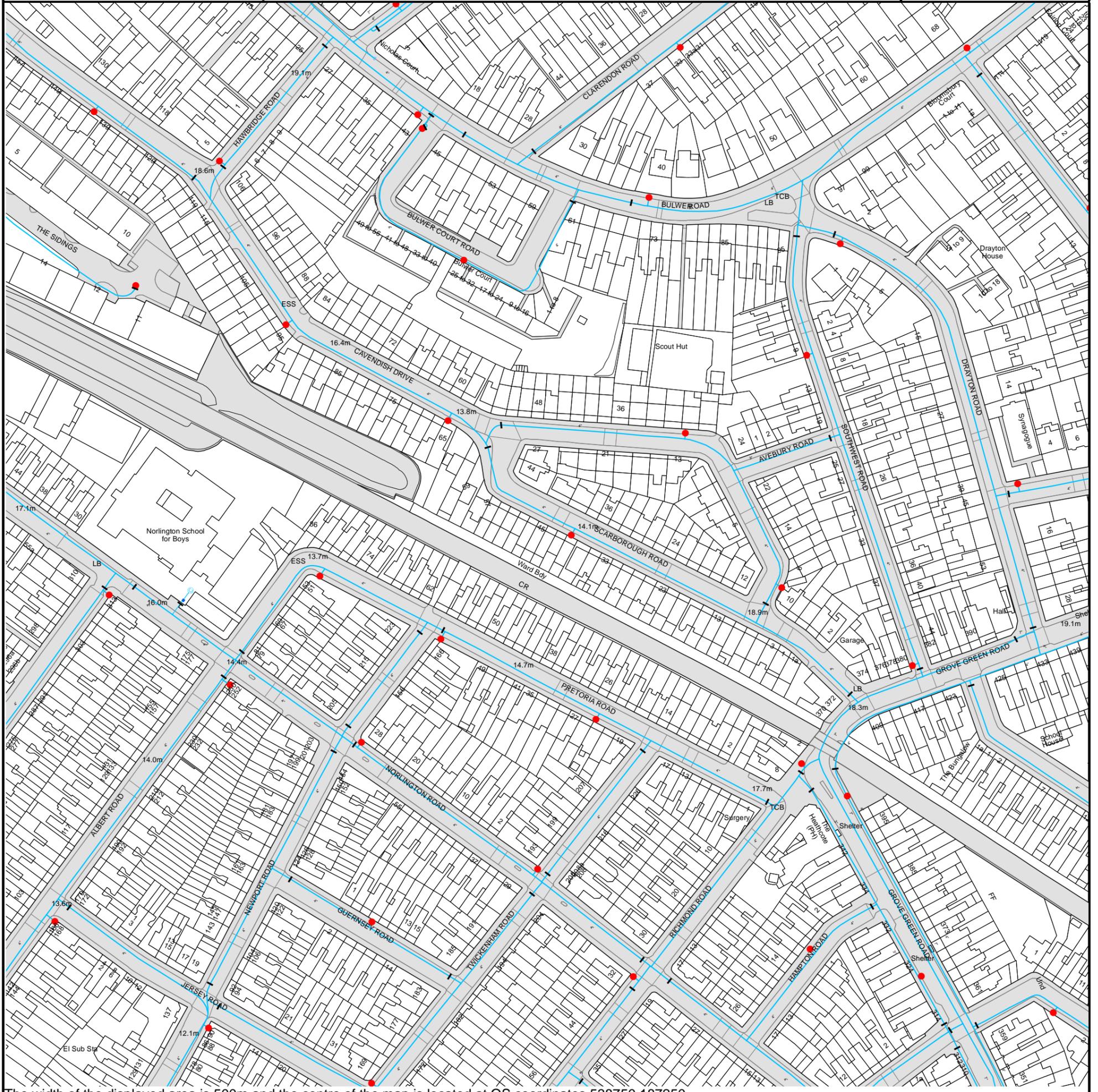
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The width of the displayed area is 500m and the centre of the map is located at OS coordinates 538750,187750
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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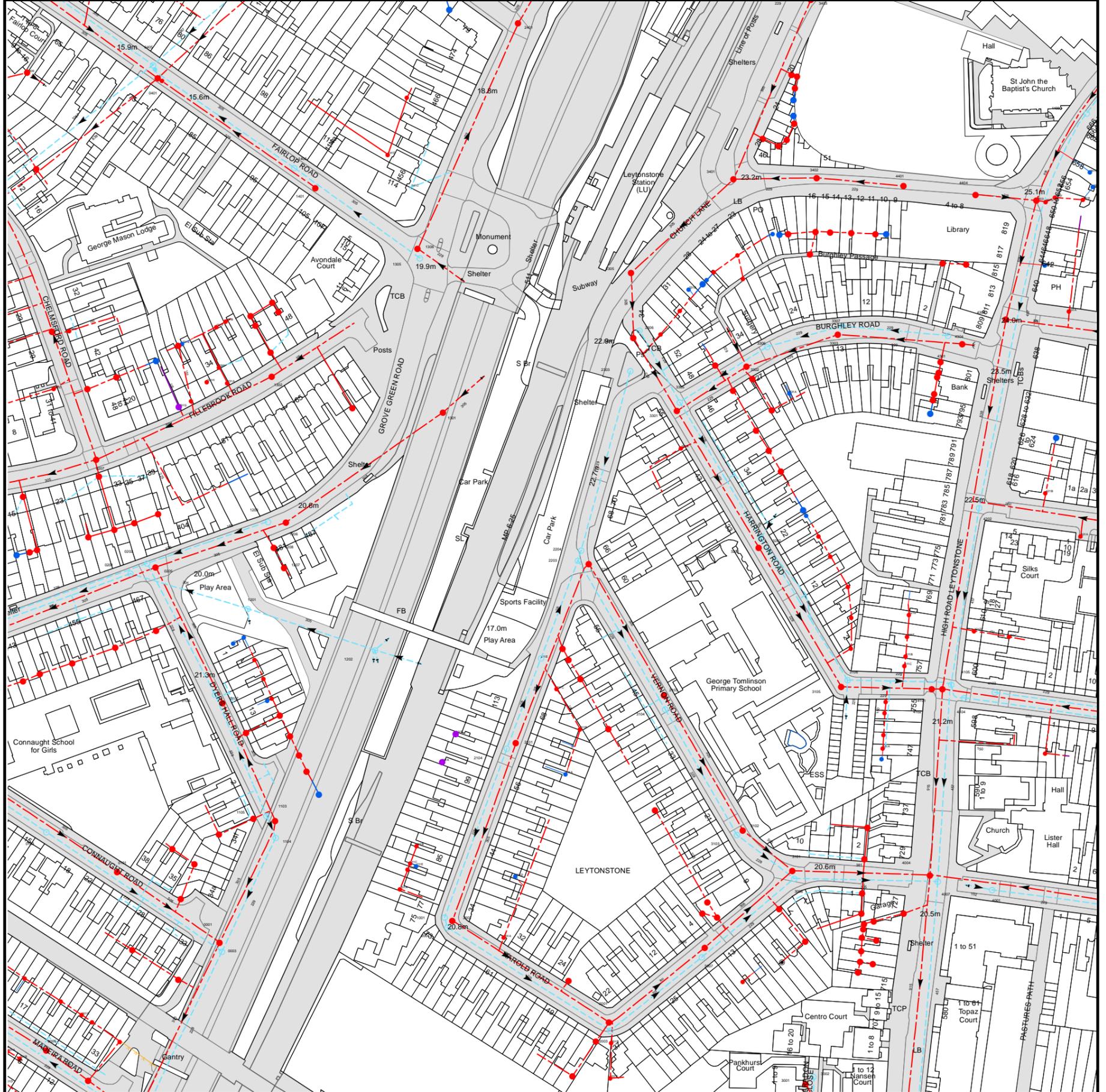
The width of the displayed area is 500m and the centre of the map is located at OS coordinates 538750,187250
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.
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B3 Sewer



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 539250,187750
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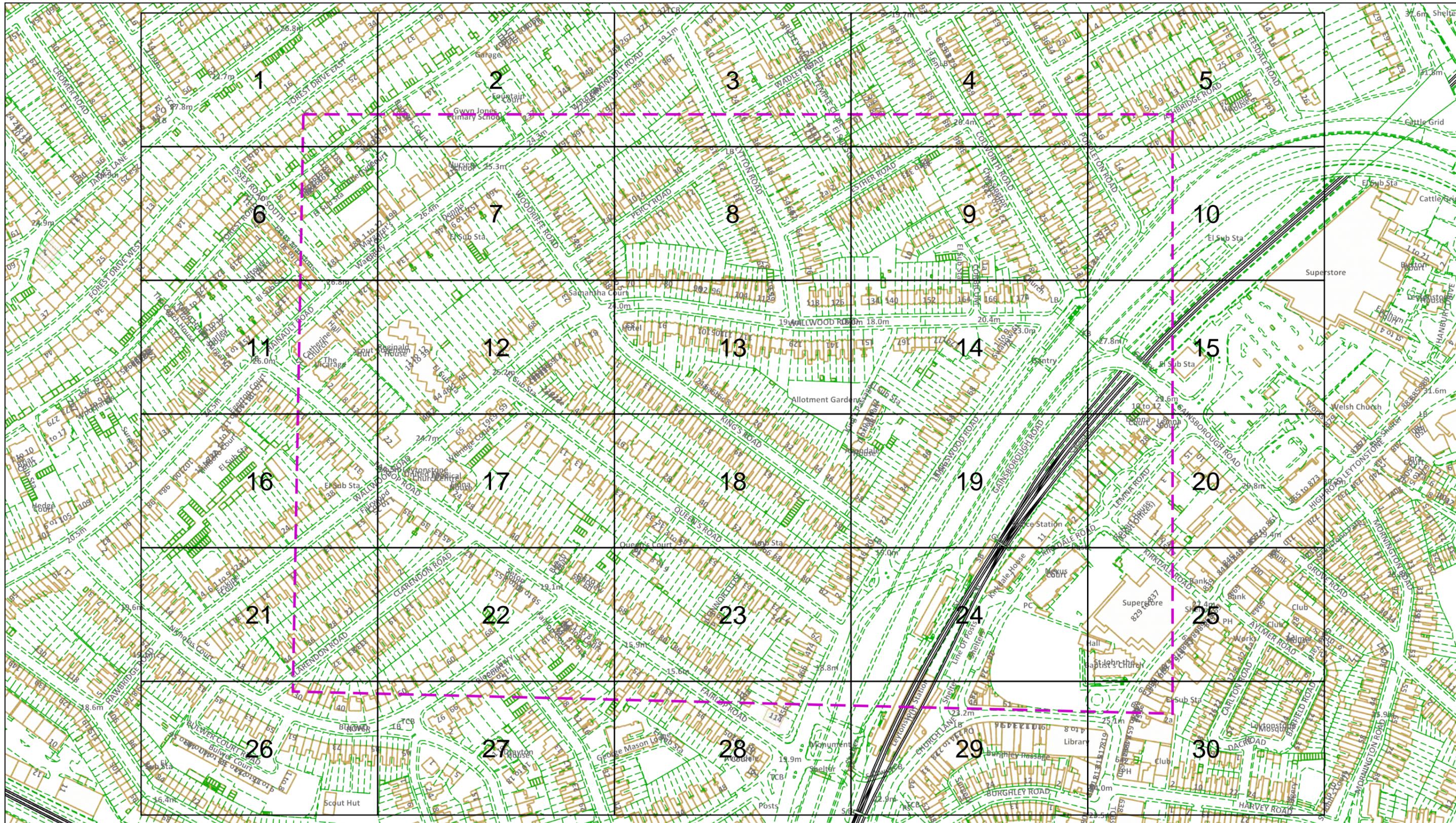


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B4 Electricity



Dig Sites Area: Line:

The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

This plan must be used with the attached 'Symbols' document.
 Date Requested: 23/10/2019
 Job Reference: 16788601
 Site Location: 538584 187257
 Requested by:
 Mr Duncan Phillips
 Your Scheme/Reference: 7152120
 Scale: 1:3075 (When plotted at A3)

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.
3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.
4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.
5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.
5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.

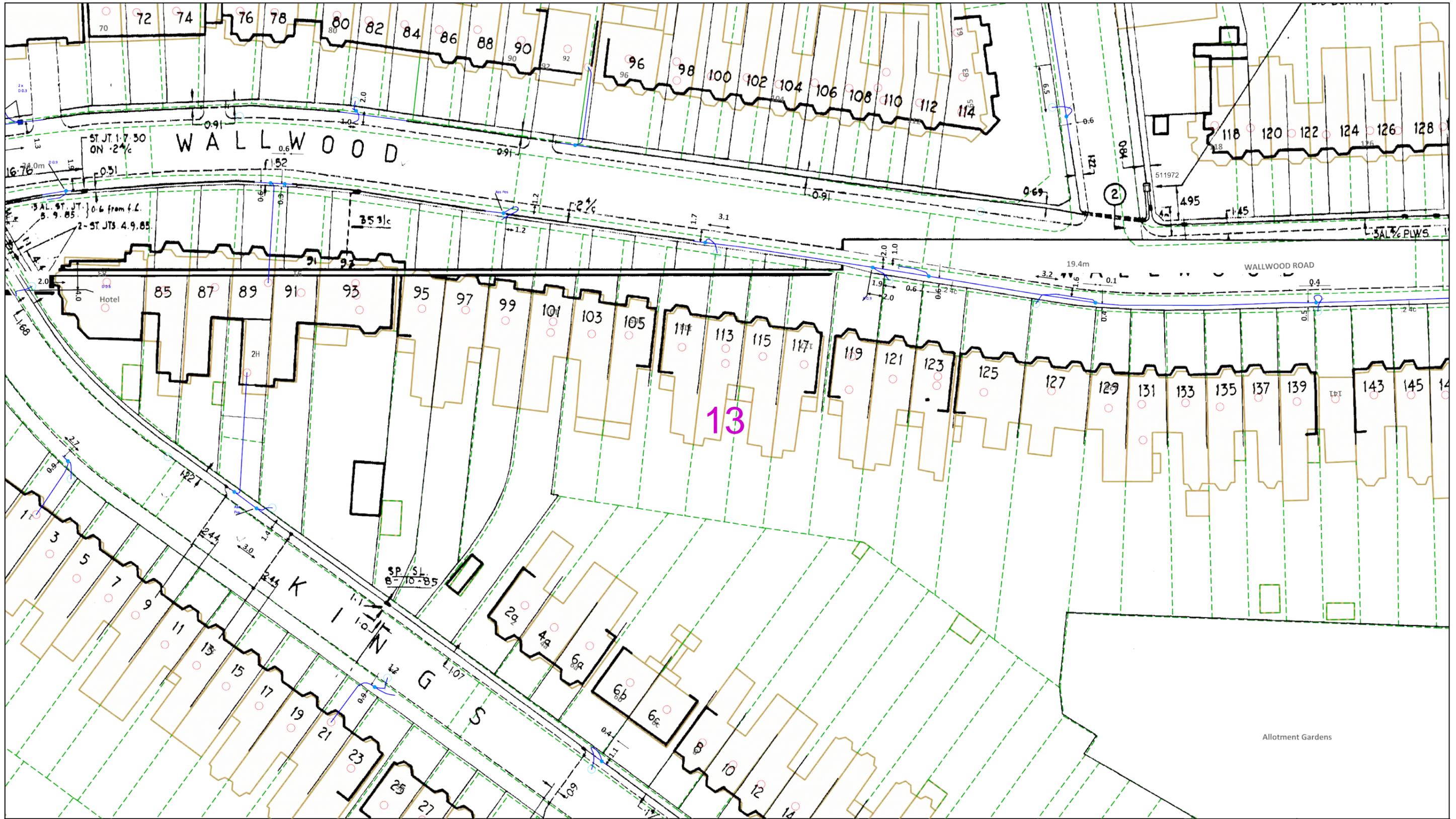


IF IN DOUBT - ASK!
 PHONE 0800 056 5866
 EMERGENCY - If you damage a cable or line
 Phone 0800 783 8838
 (24hrs) URGENTLY



ALWAYS LOOK UP BEFORE YOU START WORK
 Refer to HSE Guidance note GS6

Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.



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Date Requested: 23/10/2019
 Job Reference: 16788601
 Site Location: 538584 187257
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 Your Scheme/Reference: 7152120

Scale: 1:500 (When plotted at A3)

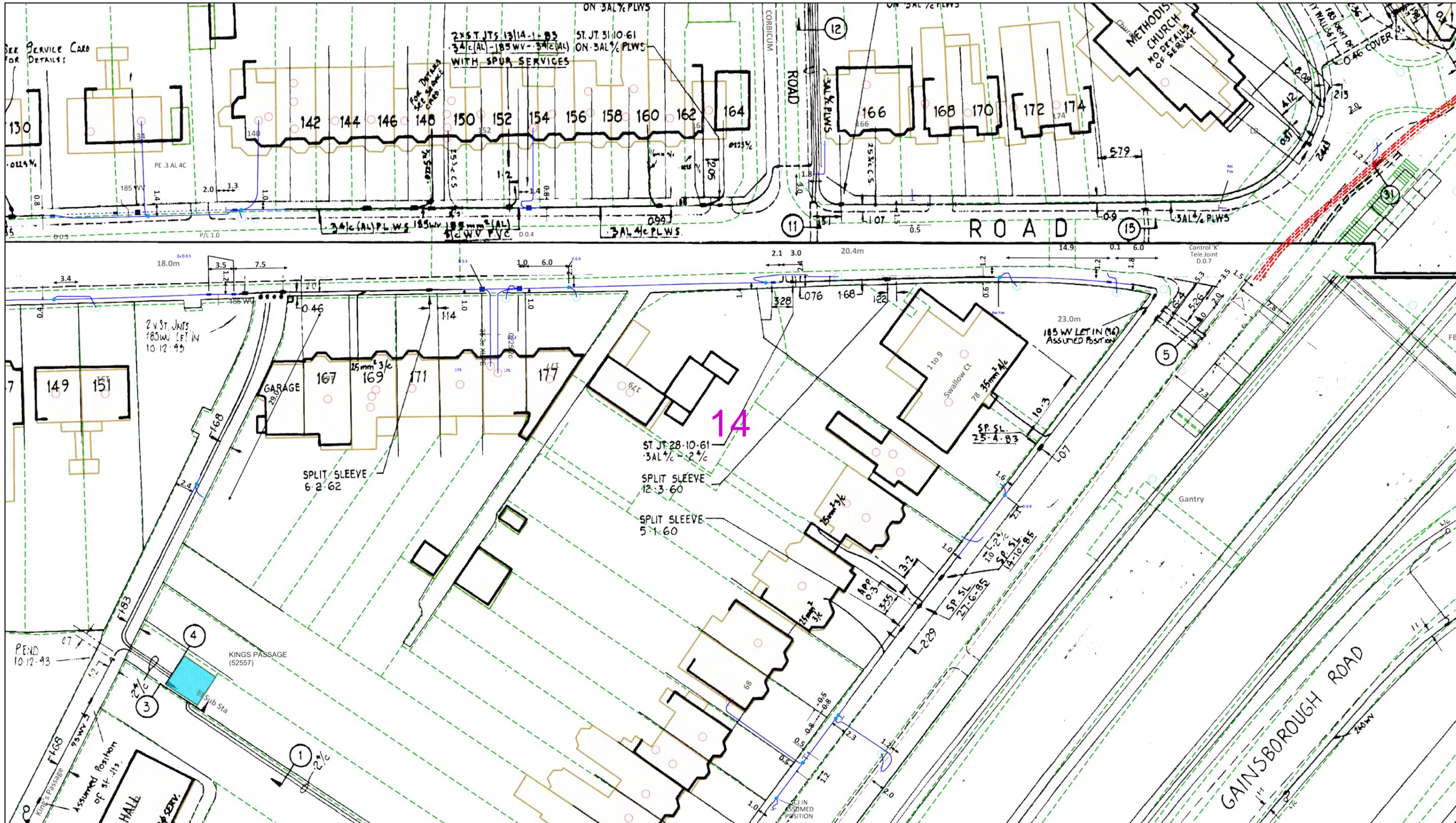
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 3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
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3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
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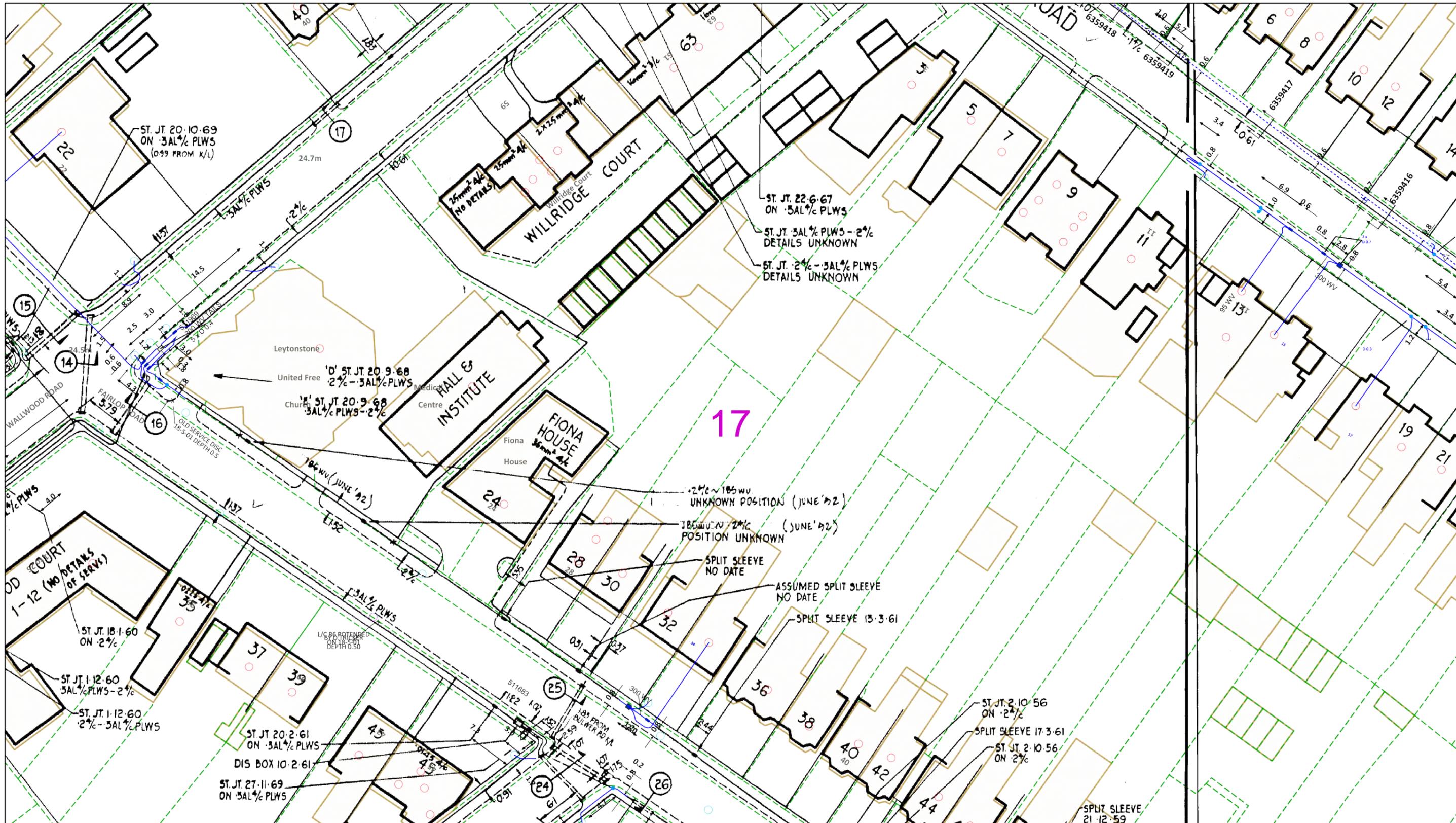


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- UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
- Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
- This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.
- You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.

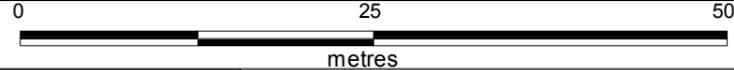
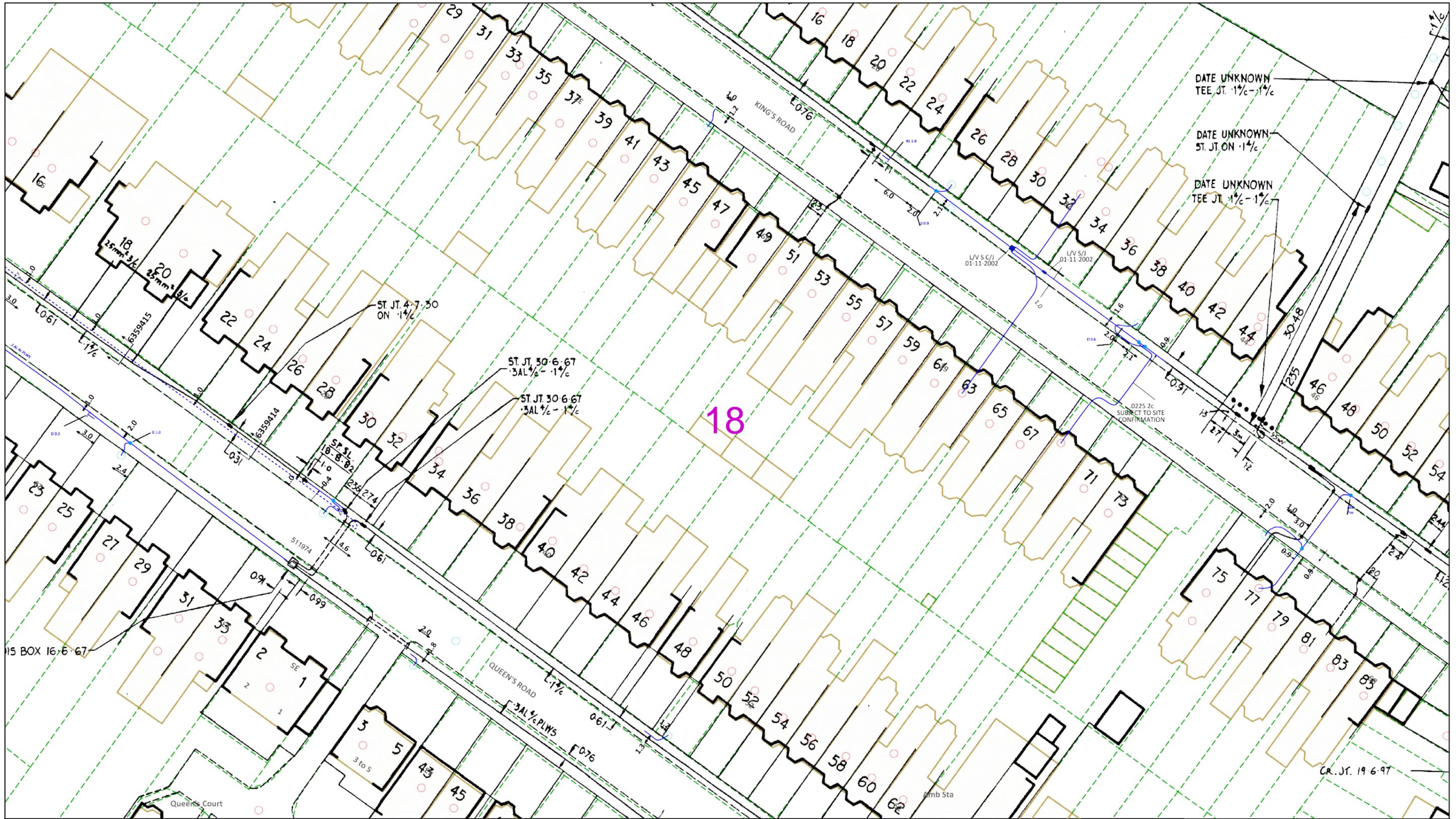


IF IN DOUBT - ASK!
 PHONE 0800 056 5866
 EMERGENCY - If you damage a cable or line
 Phone 0800 783 8838
 (24hrs) URGENTLY



ALWAYS LOOK UP BEFORE YOU START WORK
 Refer to HSE Guidance note GS6

Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.



Dig Sites Area: Line:

The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

This plan must be used with the attached 'Symbols' document.

Date Requested: 23/10/2019
 Job Reference: 16788601
 Site Location: 538584 187257
 Requested by:
 Mr Duncan Phillips
 Your Scheme/Reference: 7152120

Scale: 1:500 (When plotted at A3)

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.
3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.
4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.
5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

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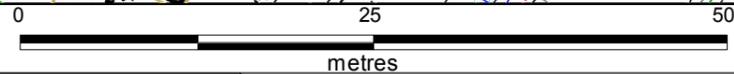
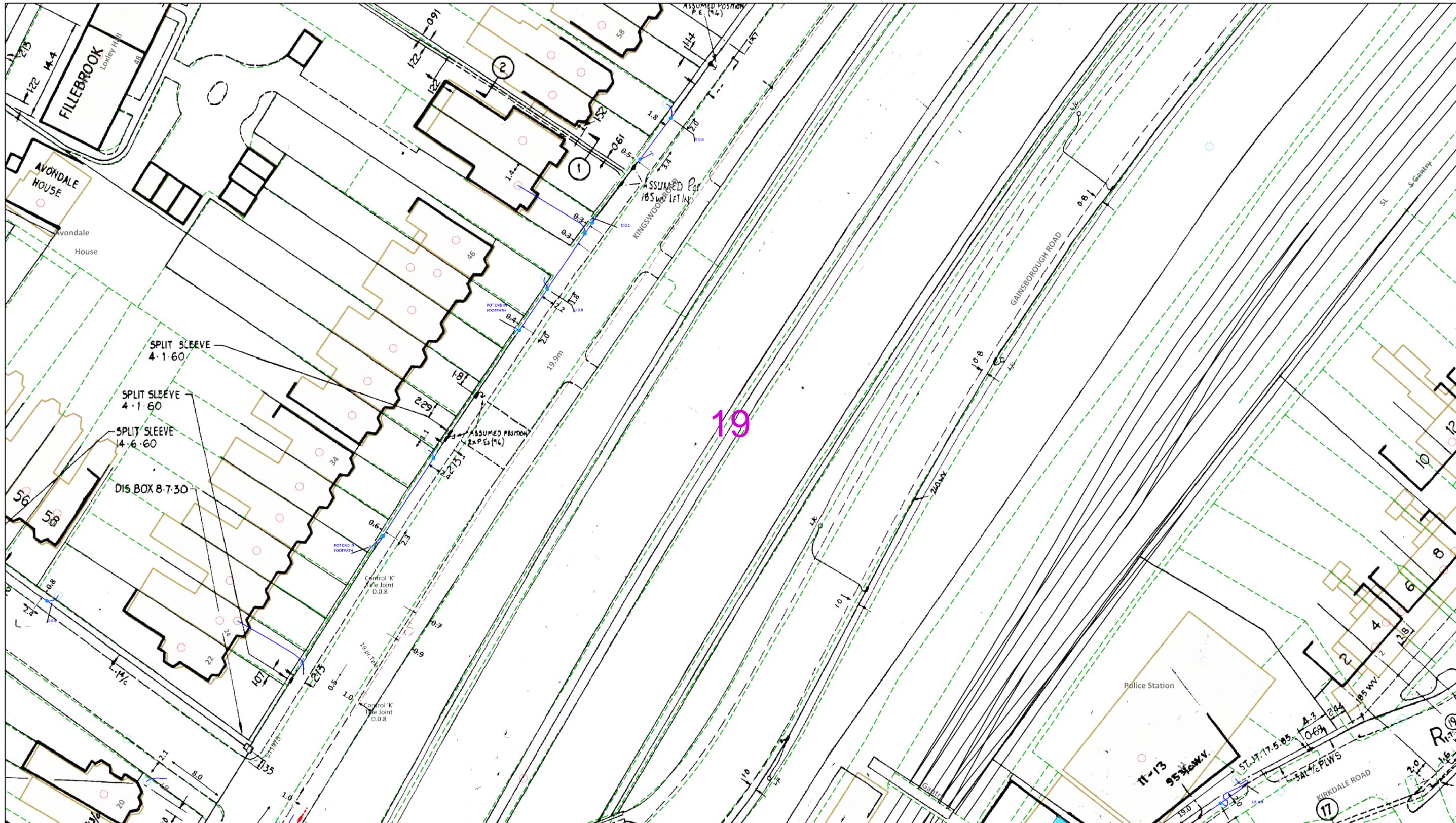


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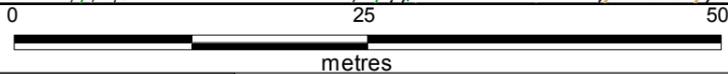
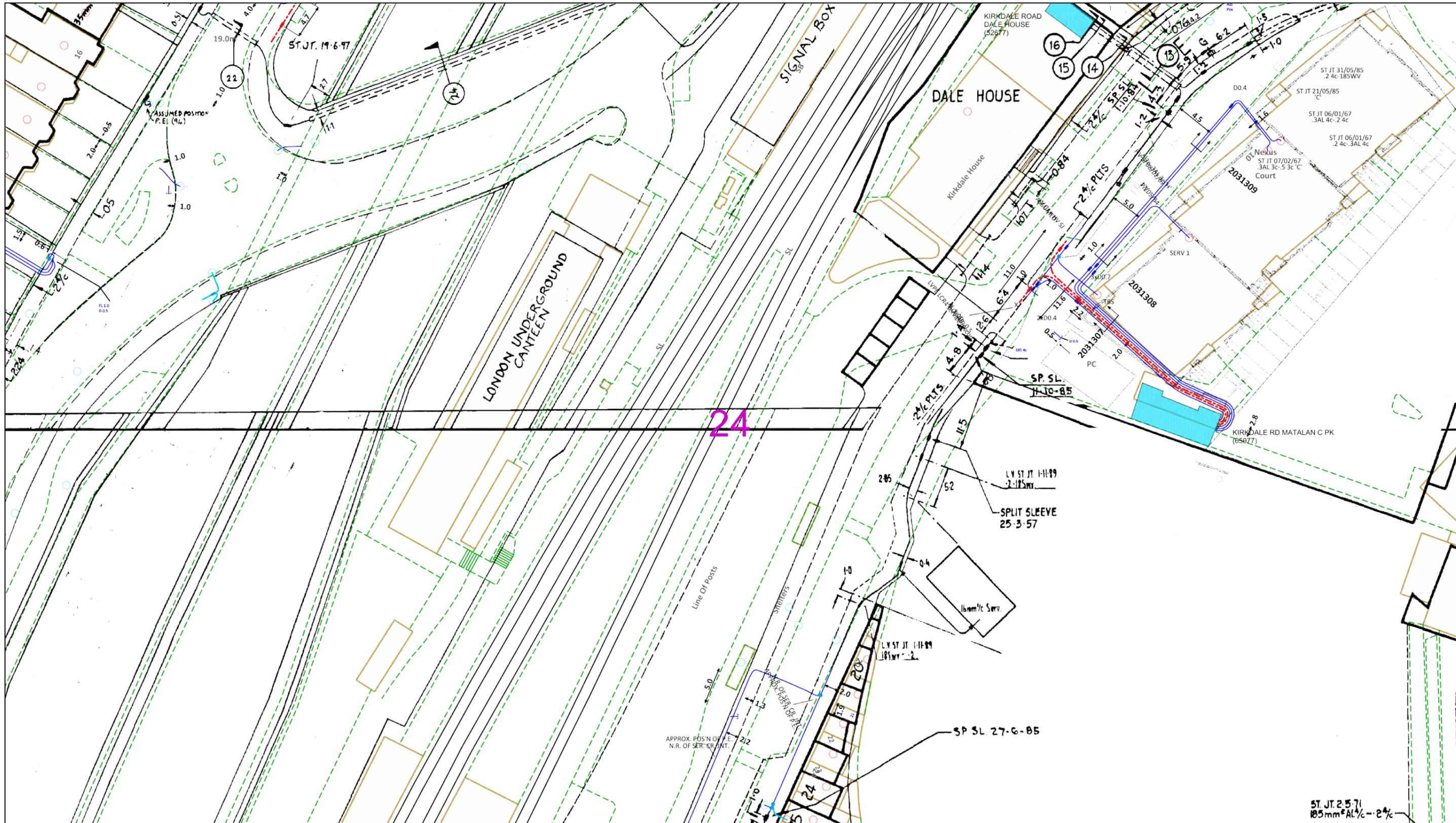
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B5 BT

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

		Change Of State	+	Hatchings	
	<i>Planned</i>	Live	×	Built	
PCP			Duct Tee	▲	Planned
Pole			Building		Inferred
Box			Kiosk		Duct
Manhole			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.		
Cabinet					
	<i>Pending Add</i>	<i>In Place</i>	<i>Pending Remove</i>	<i>Not In Use</i>	
Power Cable					
Power Duct				N/A	

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BT Ref : IPZ01265E

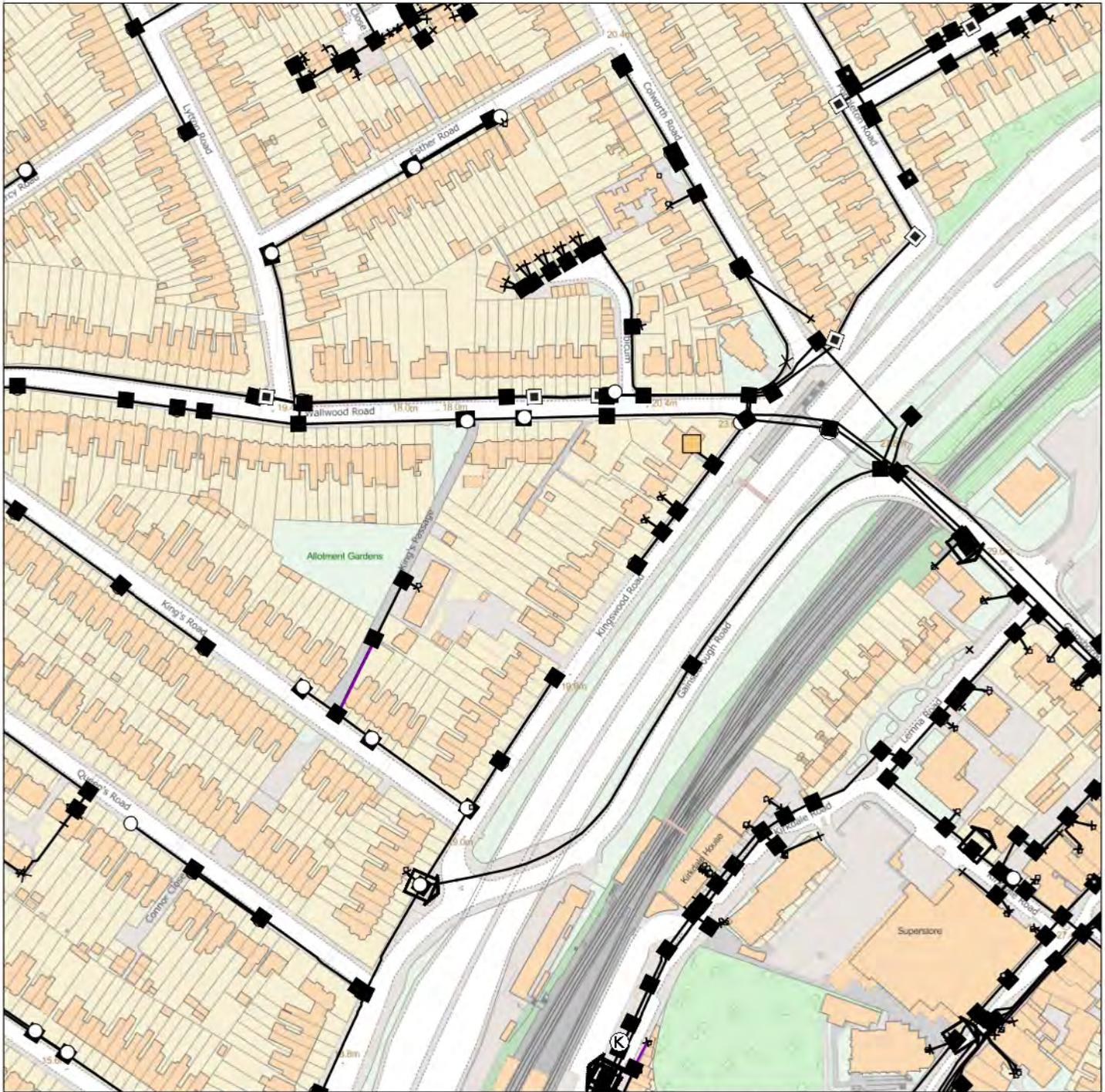
Map Reference : (centre) TQ3905887672

Easting/Northing : (centre) 539058,187672

Issued : 23/10/2019 13:26:45

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



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openreach

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KEY TO BT SYMBOLS

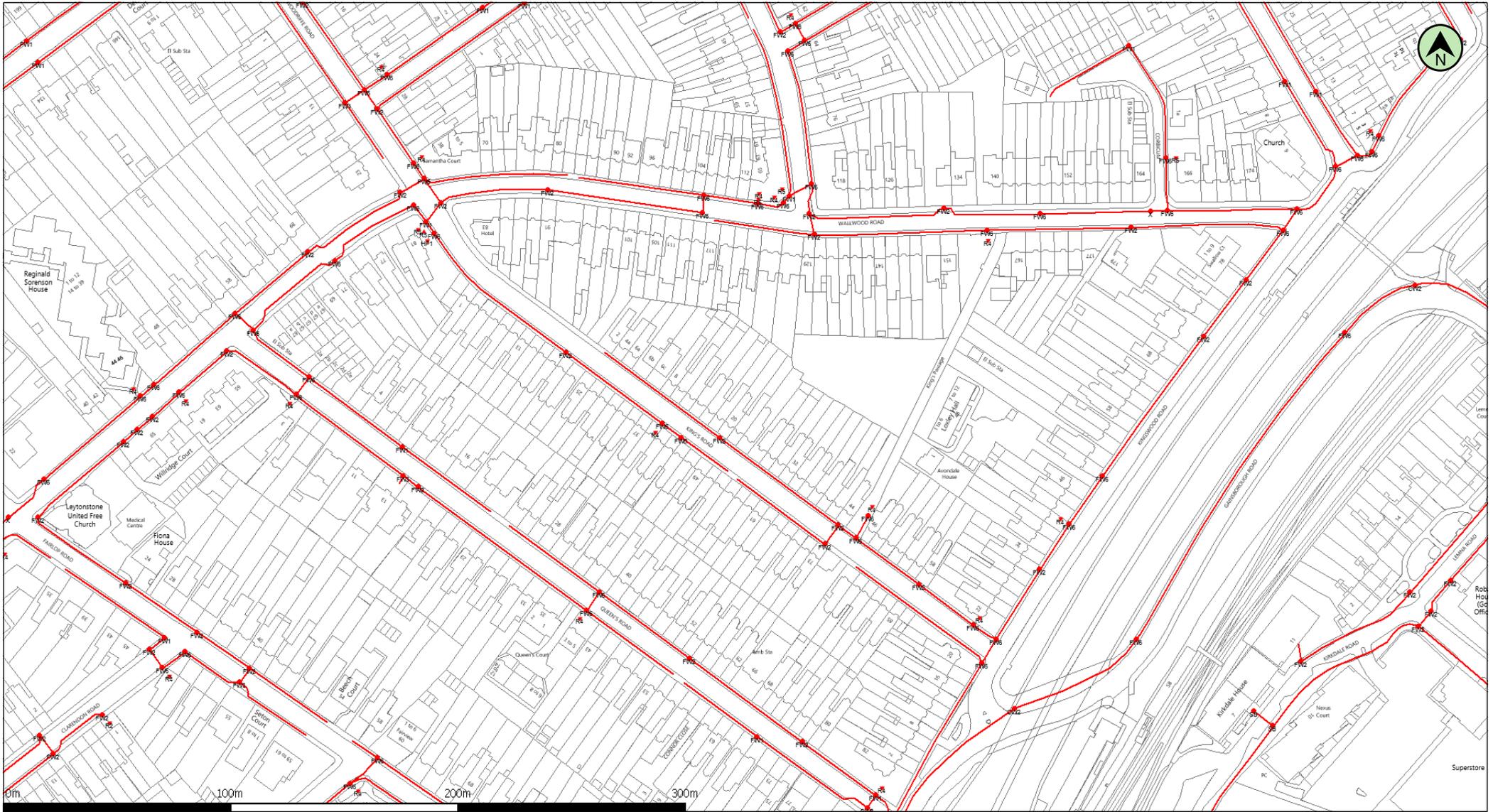
		Change Of State	+	Hatchings	
	<i>Planned</i>	Live	×	Built	
PCP			▲	Planned	
Pole			■	Inferred	
Box			Ⓚ	Duct	
Manhole			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps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

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BT Ref : WKS01265X
Map Reference : (centre) TQ3931387689
Easting/Northing : (centre) 539313,187689
Issued : 23/10/2019 13:27:06

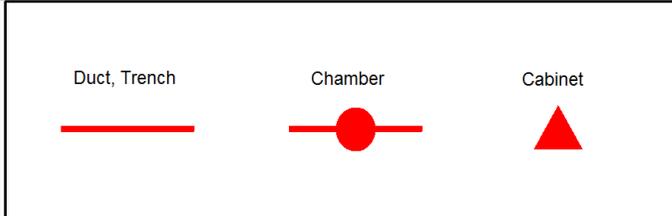
WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

B6 Virgin Media



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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 2019 Ordnance Survey 100019209.



chilakala.apsar@virginmedia.co.uk
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MLM.

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Ipswich, IP2 8PN

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