



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 23/02803/FUL

Name and address of applicant

Genr8 Kajima Regeneration Limited
10 St Giles Square
London
WC2H 8AP

Name and address of agent

Turley
1 New York Street
Manchester
M1 4HD

Date of Receipt: 27 November 2023

Date Valid: 5 December 2023

Address/Location Of Development:

Land At Civic Way
Huyton
Knowsley

Description of Development:

**ENABLING AND ENGINEERING WORKS COMPRISING OF DEMOLITION OF THE
MUNICIPAL BUILDING AND COMPUTER BUILDING; EXISTING CAR PARKS
AND HARDSTANDING, REMOVAL OF TREES, GROUND REPROFILING AND
REMEDICATION, INSTALLATION AND DIVERSION OF BELOW GROUND
INFRASTRUCTURE, FORMATION OF A TEMPORARY CAR PARK,
INSTALLATION OF SECURITY HOARDING AND ASSOCIATED WORKS**

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

3. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and

approved in writing by the Local Planning Authority. The drainage schemes should consider the following points:

- i. The LLFA understands that an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365 has been undertaken. The results of infiltration tests will be required to disqualify the infiltrating-based SuDS methods from the drainage options.
- ii. The CCTV survey of all within-site drainage assets that remain after the enabling works will be required.
- iii. The CCTV survey of exiting points of connections to the public sewer system before and after the enabling works will be required.
- iv. Levels of the proposed drainage systems (filter drains, swales and new manholes) including proposed ground and finished floor levels in AOD will be required.
- v. To ensure that the capacity of downstream public sewers after the works are not compromised, a demonstration will be required to indicate that existing catchment areas to each outfall will be maintained. Where such a risk is applicable, incorporation of mitigation measures to manage the risk of sewer surcharge will be expected.
- vi. Should the applicant or their contractor identify sources of pollution and associated mitigation measures within their CEMP (Construction Environmental Management Plan) other than already set out in the proposed Drainage Strategy, this must be submitted to and approved in writing by the Local Planning Authority prior to the works commencing.

Reason: To ensure a satisfactory drainage system is provided to serve the site in accordance with Paragraph 163 of the National Planning Policy Framework, House of Commons Written Statement 161 for Sustainable Drainage Systems, Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) and Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (January 2016).

4. No part of the development hereby permitted shall be commenced until a Demolition Management Plan has been submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of demolition effects. This shall include but not be limited to the following:
 - i. The site working hours (our standard hours are 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays/Public Holidays without the prior written permission of the Local Planning Authority.)
 - ii. Methods for the mitigation of noise and vibration from the works, including the operation of any temporary power generation or pumping plant which will operate overnight.
 - iii. Methods for dust control and suppression.
 - iv. Details of wheel washing facilities including location and type.
 - v. Demolition parking arrangements
 - vi. Adequate provision for addressing any abnormal wear and tear to the highway
 - vii. Measures for the control of traffic to and from the site, parking and temporary traffic management arrangements during demolition
 - viii. The areas for the storage of plant and materials, including wastes.
 - ix. Location of site compound.
 - x. Arrangement of any temporary lighting (to prevent it from causing a nuisance).
 - xi. A site waste management plan to include details of measures to be implemented for the minimisation of waste.
 - xii. Details of relevant pest control measures that will be in place throughout the demolition phase.

- xiii. Details of how the nearby neighbours / businesses will be informed of the works. Any letter / leaflet that is to be distributed should contain the following:
- a. a brief description of the intended works, including details of any works likely to cause disturbance.
 - b. the anticipated start and finish date of the works.
 - c. a site contact name and phone number should issues arise.
All site works shall then proceed only in accordance with the approved management plan unless otherwise agreed in writing beforehand with the Local Planning Authority.

Reason: To ensure the satisfactory development of the site and to preserve the safety and function of the highway network and to comply with the National Planning Policy Framework; Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016; Policy WM9 of the Merseyside and Halton Joint Waste Local Plan 2013 and saved Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

5. Contaminated Land

A. Risk Assessment

No development shall take place until an assessment of the risks posed by any contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with authoritative guidance (CLR 11), and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include (where relevant):

- (i) a survey of the extent, scale and nature of contamination.
- (ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and
- service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments.

B. Submission of Remediation Scheme

Where land affected by contamination is found which poses unacceptable risks, no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme shall be implemented, and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

E. Materials Management Plan

Prior to the reuse of site won materials ('waste' and non-waste) a Materials Management Plan, signed off by a Qualified Person, shall be submitted to and agreed in writing with the local planning authority. The MMP shall demonstrate that any reuse of contaminated materials does not result in increased risk to the environment or human health.

F. Importation of Soil/Material

No soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: To prevent any risk to the public and general pollution of the environment and in accordance with Policy CS2 in the Knowsley Local Plan Core Strategy and saved policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

6. Within 5 years of the date of this decision notice, a scheme for replacement tree planting must be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include tree replacement for individual trees on a 2:1 basis and tree replacement for groups on a 2:1 basis. For the avoidance of doubt, the scheme must include at least 56 new trees. The scheme should include the location, size and species of the replacement trees. Following the approval of the scheme for replacement tree planting, the tree planting shall be wholly implemented in its finally approved form the first available planting season following the substantial completion of development. Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced during the first available planting season following the date of loss or damage.

Reason: In the interests of visual amenity and to ensure the development complies with Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

7. No part of the development hereby permitted shall be commenced until:

- a. A plan showing the location of all protective tree fencing has been submitted to and agreed in writing by the Local Planning Authority.
- b. All existing trees/hedges to be retained on site (as indicated on Drawing No. C161140-04-01 Rev A 'Tree Retention Plan' in the Arboricultural Impact Assessment received 4th December 2023) have been protected by fencing in accordance with BS5837:2012, of a minimum height of 2.3 metres, which shall use vertical and horizontal scaffolding poles with the uprights driven well into the ground and well braced to resist impact. Onto this, weldmesh panels (without the use of rubber or concrete feet) should be securely fixed.
- c. At least five days written notice has been given to the Local Planning Authority of the intention to commence development. The protective fencing referred to in parts (a) and (b) shall be in place prior to the written notice of the start of development being given to the Local Planning Authority and shall be retained in place until the development is complete.

No storage of plant or material (including soil) works (including movement of soil, changes in ground level, vehicular movements, siting of temporary buildings or other works), lighting of fires or tipping of liquids shall take place within the protective fencing thereby defined for the duration of the development works.

Reason: To protect existing trees within the site in the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

8. No part of the development shall commence until a scheme for the provision of vehicular access and servicing (including turning movements) for numbers 22 to 50 Derby Road has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented in full accordance with the approved scheme details prior to first occupation of the development unless otherwise agreed in writing by the Council as Local Planning Authority. For the avoidance of doubt, such a scheme shall be retained at all times to ensure access in perpetuity.

Reason: To ensure the provision of safe and adequate means of access to the adjacent sites in the interests of the safety and amenity of residents and visitors.

9. No part of the development proposals shall be commenced until a Car Park and Pedestrian Route Management Plan has been submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt, the plan shall have within it, either detailed provision for each phase of the proposals, or a review mechanism to ensure that no phase may proceed until the Council as Local Planning Authority are satisfied that the proposals are adequate to cater for the impacts of said phase.

Reason: To ensure a satisfactory regime of car parking management and pedestrian access is provided at all times throughout and after the development has taken place, in order to prevent pedestrian severance and excessive car parking on the highway during times of peak demand.

10. The Preliminary Bat Roost Assessment identified Tree T1 (arb ref T23) and T2 (arb ref T22) were identified as having moderate suitability for roosting bats. These trees are shown as being retained. Should this change and the trees need to be removed, prior to their removal, a bat survey is first required to identify whether the trees have

roosting bats. The mitigation of the bat survey must be approved in writing with the Local Authority and implemented in full.

Reason: To safeguard protected species in accordance with the NPPF.

11. The Preliminary Bat Roost Assessment identified trees T3 (arb ref - within G31), T4 (arb ref T42) and T6 (arb ref - within G18) as having low bat roost potential. The felling of this tree shall be in line with best practice and the felling of this tree should employ soft felling techniques under the supervision of a suitable qualified ecologist.

Reason: To safeguard protected species in accordance with the NPPF.

12. Prior to the removal of any vegetation or the demolition or conversion of buildings between 1st March and 31st August in any year, a detailed survey shall be carried out to check for nesting birds. Where nests are found in any building, hedgerow, tree or scrub or other habitat to be removed (or converted or demolished in the case of buildings), a 4m exclusion zone shall be left around the nest until breeding is complete. Completion of nesting shall be confirmed by a suitably qualified person and a report submitted to and approved in writing by the Local Planning Authority before any further works within the exclusion zone taking place.

Reason: To safeguard protected species in accordance with the NPPF.

13. No development shall take place until the following reasonable avoidance measures have been put in place to ensure that there are no adverse effects on hedgehogs which are a priority species:

- A pre-commencement check for hedgehogs.
- All trenches and excavations should have a means of escape (e.g. a ramp);
- Any exposed open pipe systems should be capped to prevent mammals gaining access; and
- Appropriate storage of materials to ensure that mammals do not use them.

Reason: In the interests of biodiversity conservation and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016.

14. Prior to the commencement of development, a method statement for the treatment and/or removal of Cotoneaster must first be submitted to and approved in writing by the Local Planning Authority. The report must be prepared by a competent person and include the following information:

- A plan showing the extent of the Cotoneaster.
 - The method(s) that will be used to prevent the Cotoneaster spreading further including demarcation;
 - The method(s) of control that will be used, including details of post-control monitoring; and
 - How the Cotoneaster will be disposed of after treatment/removal.
- The approved details shall thereafter be implemented in full.

Reason: These details are required to be approved before the commencement of development to prevent the spread of invasive species and protect local biodiversity

15. Within 12 months following the completion of the removal of Cotoneaster from the site, a validation report confirming the Cotoneaster remediation treatment has been carried out and that the site has been free of the invasive species for 12 consecutive months shall be submitted to the Local Planning Authority.

Reason: To ensure the invasive species has been adequately dealt with.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
27/11/2023	M10335_0007	Rev P01	SITE LOCATION PLAN
27/11/2023	HTC-BHE-XX-ZZ-DR-S-0001	Rev P01	GENERAL ARRANGEMENT DEMOLITION PLAN
27/11/2023	-	-	HUYTON MIXED USE DISTRICT PROJECT: INDICATIVE PHASING PROPOSAL AND OPTIONS FOR DELIVERY OF ENABLING WORKS 23/11/23
08/12/2023	VN32696-D100	Rev -	GENERAL ARRANGEMENT & DIMENSIONS - SITE ACCESS JUNCTION & PARKING BAYS
19/02/2024	M10335_0008	Rev P01	SITE LAYOUT FOLLOWING DEMOLITION
19/02/2024	VN232696-D106	Rev -	AFFECTED PEDESTRIAN ROUTES/DESIRE LINES AT THE SITE
27/11/2023	M10335_0003	REV 01	PROPOSED GROUND LEVELS
27/11/2023	M10335_0006	REV 01	TOPOGRAPHICAL PLAN

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant planning permission has also been taken having regard to the policies and proposals as set out below, and to all relevant material considerations including supplementary planning guidance:-

CS1 - Spatial Strategy for Knowsley
CS2 - Development Principles
CS6 - Town Centres and Retail Strategy
CS19 - Design Quality and Accessibility in New Development
CS21 - Greenspaces and Trees
DQ2 - Security in the Built Environment
ENV2 - Noise and Vibration

This informative is only intended as a summary of the reason(s) for the granting of planning permission. Should you require any further details relating to the decision please contact the relevant case officer (Jo Sheridan on 0151 443 2376)

ARTICLE 35 STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

NOTE FOR APPLICANT:

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
- 2) This permission is granted subject to conditions and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.
 - a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached then you will be liable to a breach of condition notice.

Informative

1. The applicant is advised that part of the land within the red line boundary is adopted highway, and it is an offence to obstruct the highway. This permission does not entitle the developer to obstruct the public highway whatsoever. Any proposed temporary or permanent stopping-up or diversion of a highway must be the subject of an Order under the appropriate Act.
2. The applicant, their advisers and contractors should be made aware that if any European protected species are found, then as a legal requirement, work must cease, and advice must be sought from a licensed specialist.
3. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

4. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Please see plans provided by Cadent Gas attached at the end of the decision notice.

Executive Director - Regeneration and Economic Development

Date: 19 March 2024

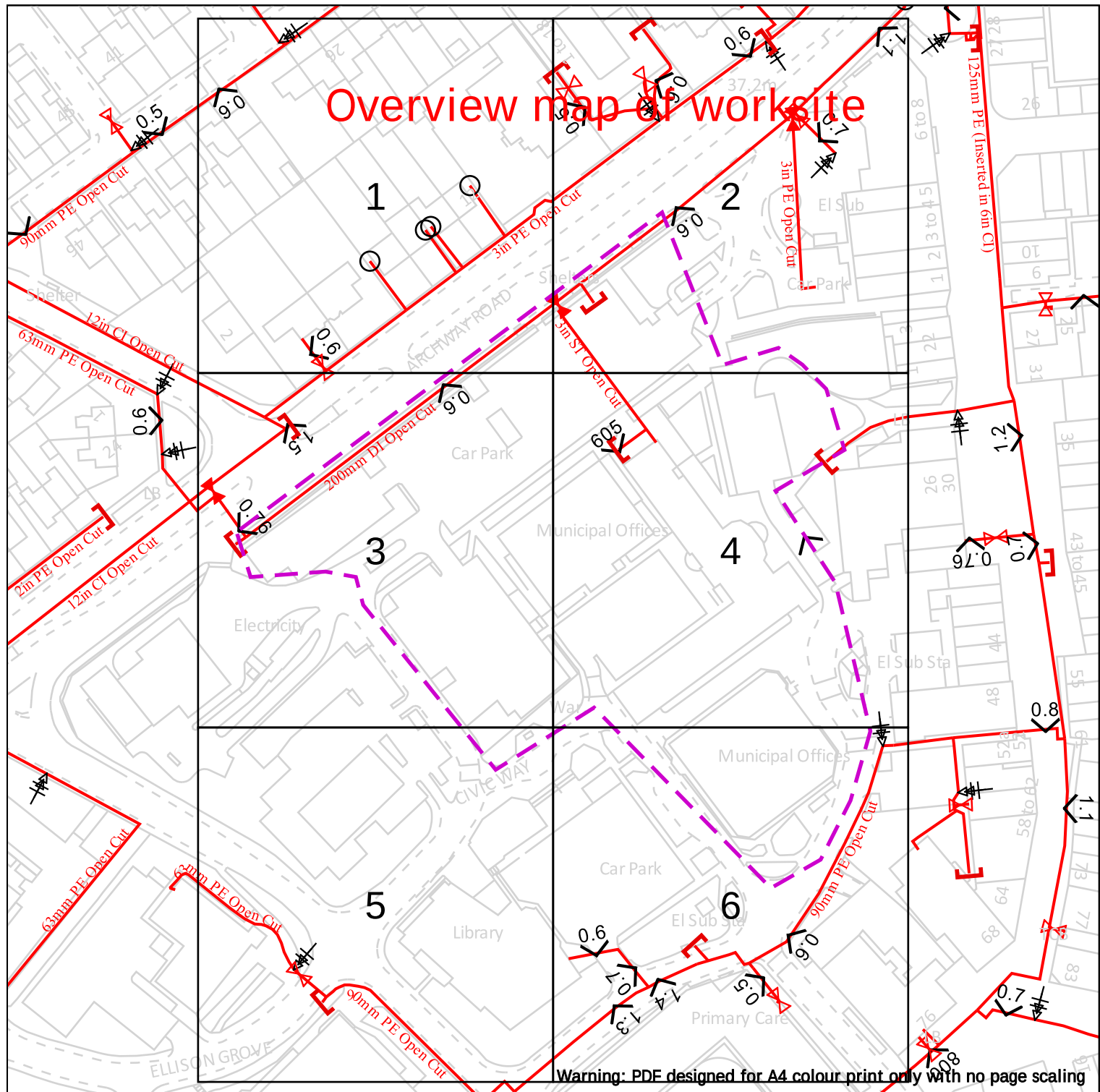
IMPORTANT NOTES FOR YOUR ATTENTION:

1. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.
2. This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.
3. You should ensure that you understand the requirements of all planning conditions and that you fully comply with their requirements. If you are in any doubt about what a condition requires of you, please ask us for assistance. Planning conditions may require you to submit further information to us and await our approval before you can start your development. A failure to do so could result in your development being unlawful and necessitate the submission of a further planning application. A failure to comply with the conditions of the permission/consent may result in the taking of enforcement and potentially legal action, against you to remedy the breach of planning control.
4. A fee is normally payable to discharge planning conditions in accordance with government regulations.
5. This permission does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by you, including on party boundaries. You should satisfy yourself that the agreement of any adjoining landowners has been given prior to commencing any building works.
6. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works. Knowsley Council's Building Control team are contactable on (0151)-443 2342 and they would be pleased to assist you.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Overview map of worksite



Cadent
Your Gas Network

Dig Sites

Area:

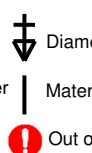
Line:



LP Mains
MP Mains
IP Mains
LHP Mains



Valve
Depth of cover
Syphon



Diameter Change
Material Change

Out of Standard Service

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

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

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

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

Date Requested: 15/12/2023
Job Reference: 31877933
Site Location: 344182 390823
Requested by: Miss Dolapo Esan

Your Scheme/Reference:
23/02803/FUL (DE)

View extent: 100m, 100m

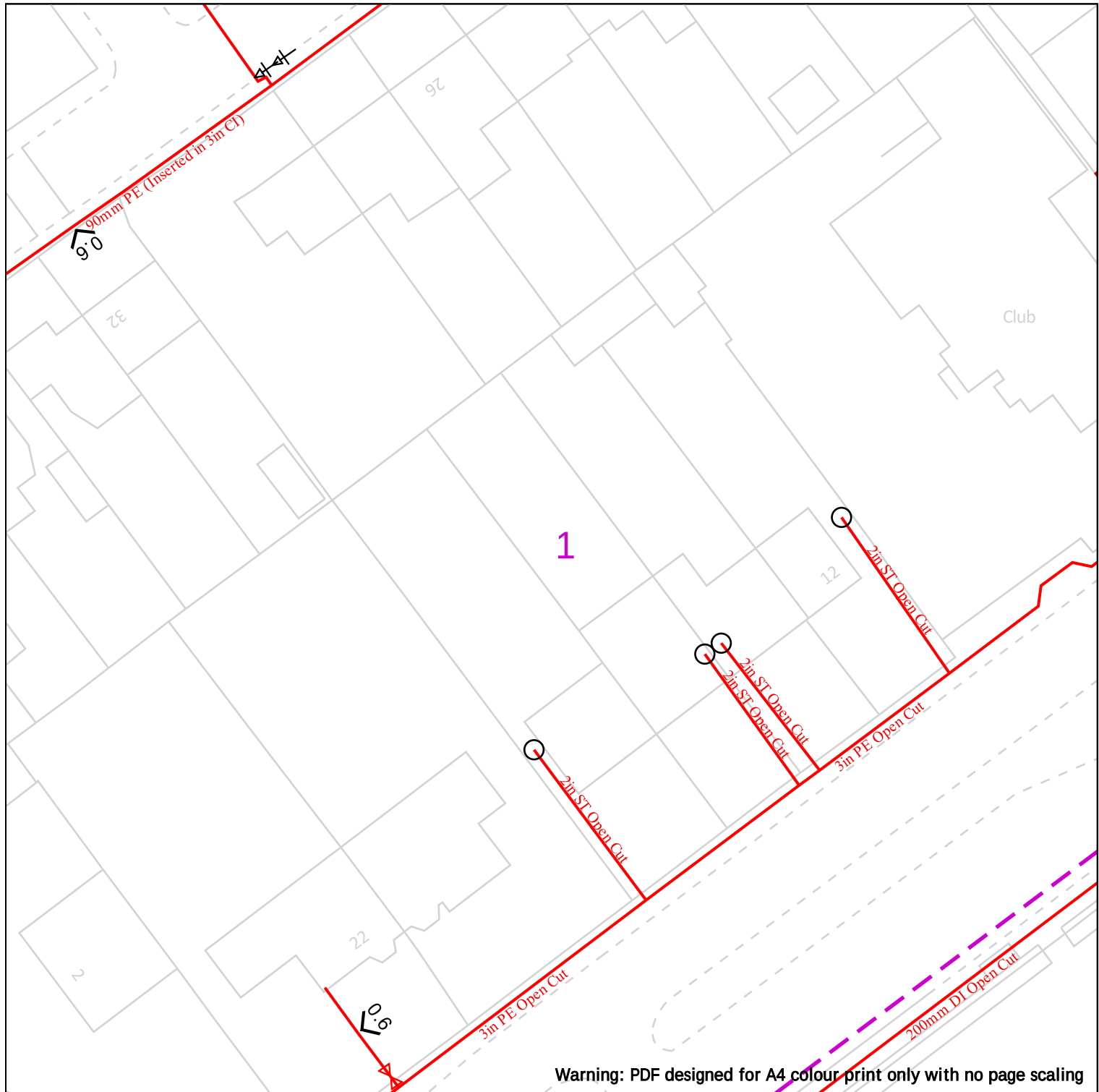
IMPORTANT NOTICES

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

In case of emergency call - 0800 111 999

Scale: 1:1537 (When plotted at A4)

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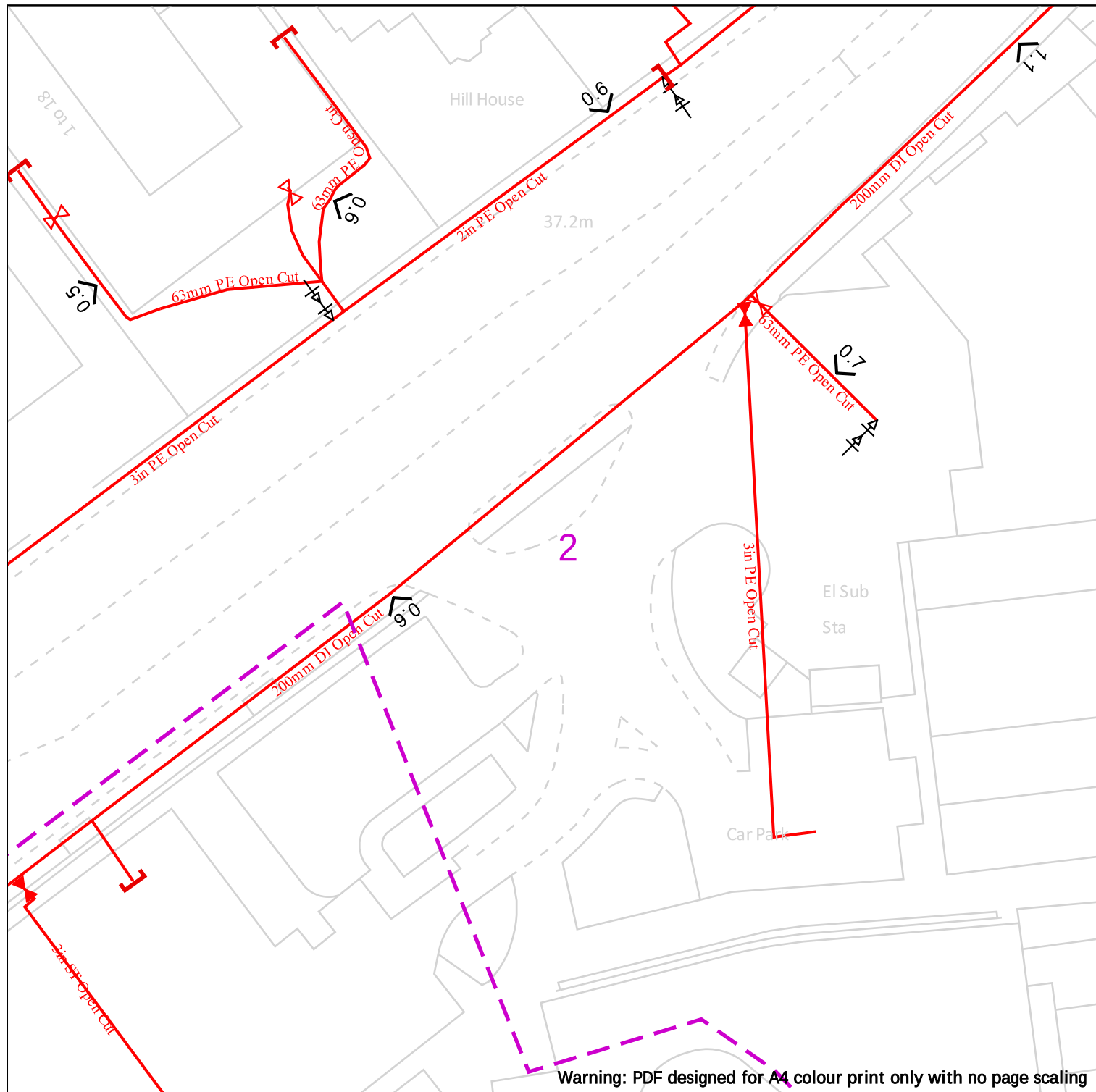
 Cadent Your Gas Network	 Dig Sites Area:  Line:   LP Mains  MP Mains  IP Mains  LHP Mains  Valve  Depth of cover  Syphon  Diameter Change  Material Change  Out of Standard Service	Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information. Out-of-standard service symbology may be used to indicate one or more of the following: • Identification of shallow services • Identification of dual services • Recording of non-perpendicular services A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.
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Site Location: 344182 390823
Requested by: Miss Dolapo Esan

Your Scheme/Reference:
23/02803/FUL (DE)

View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)



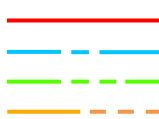
25m

Dig Sites

Area:



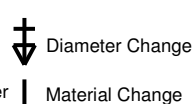
Line:



LP Mains
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Valve
Depth of cover
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Diameter Change
Material Change



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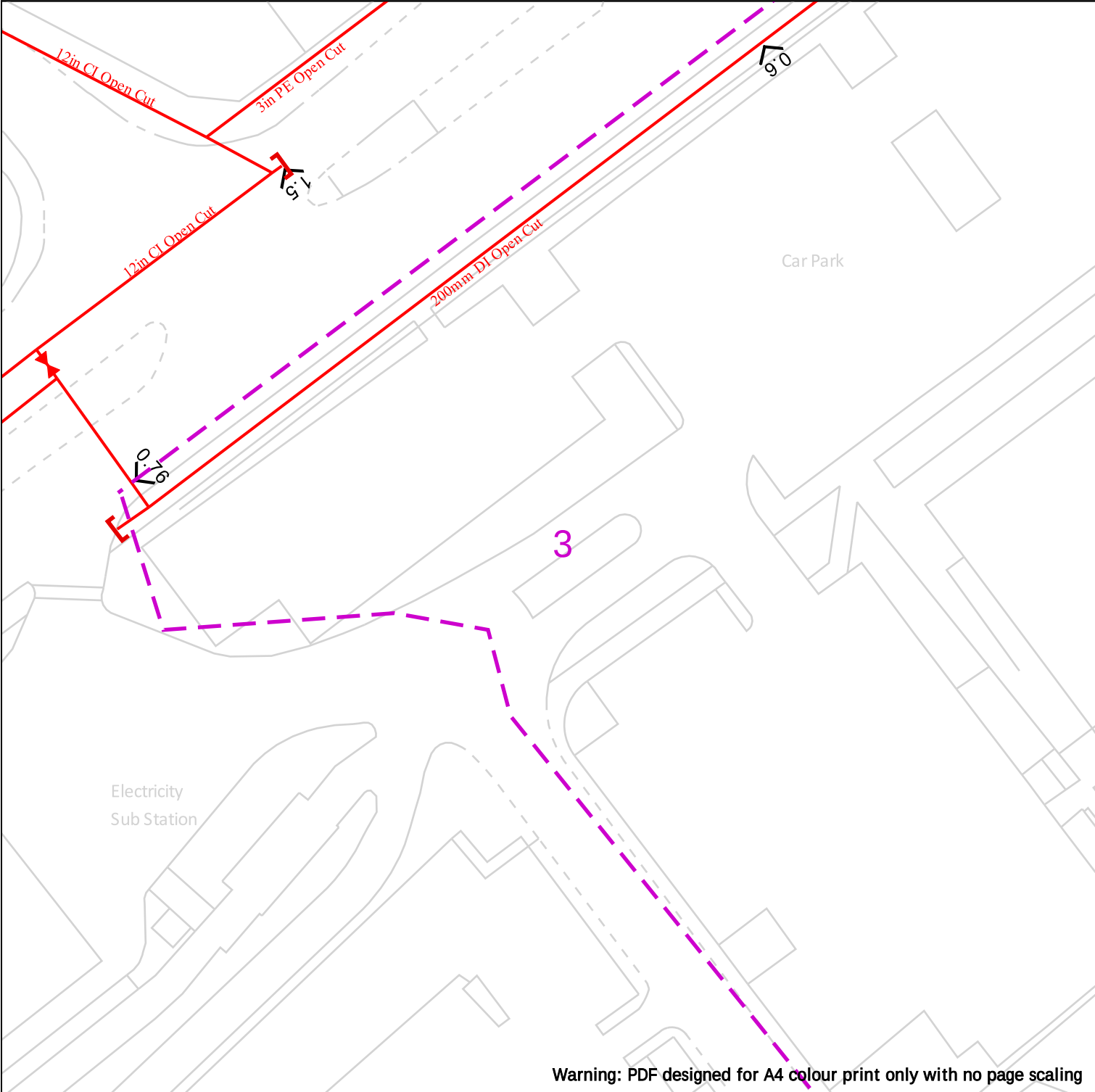
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Date Requested: 15/12/2023
Job Reference: 31877933
Site Location: 344182 390823
Requested by: Miss Dolapo Esan

Your Scheme/Reference:
23/02803/FUL (DE)

View extent: 100m, 100m



25m

Dig Sites	Area:	Line:
	LP Mains	
	MP Mains	
	IP Mains	
	LHP Mains	

	Valve		Diameter Change
	Depth of cover		Material Change
	Syphon		Out of Standard Service

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

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

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

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

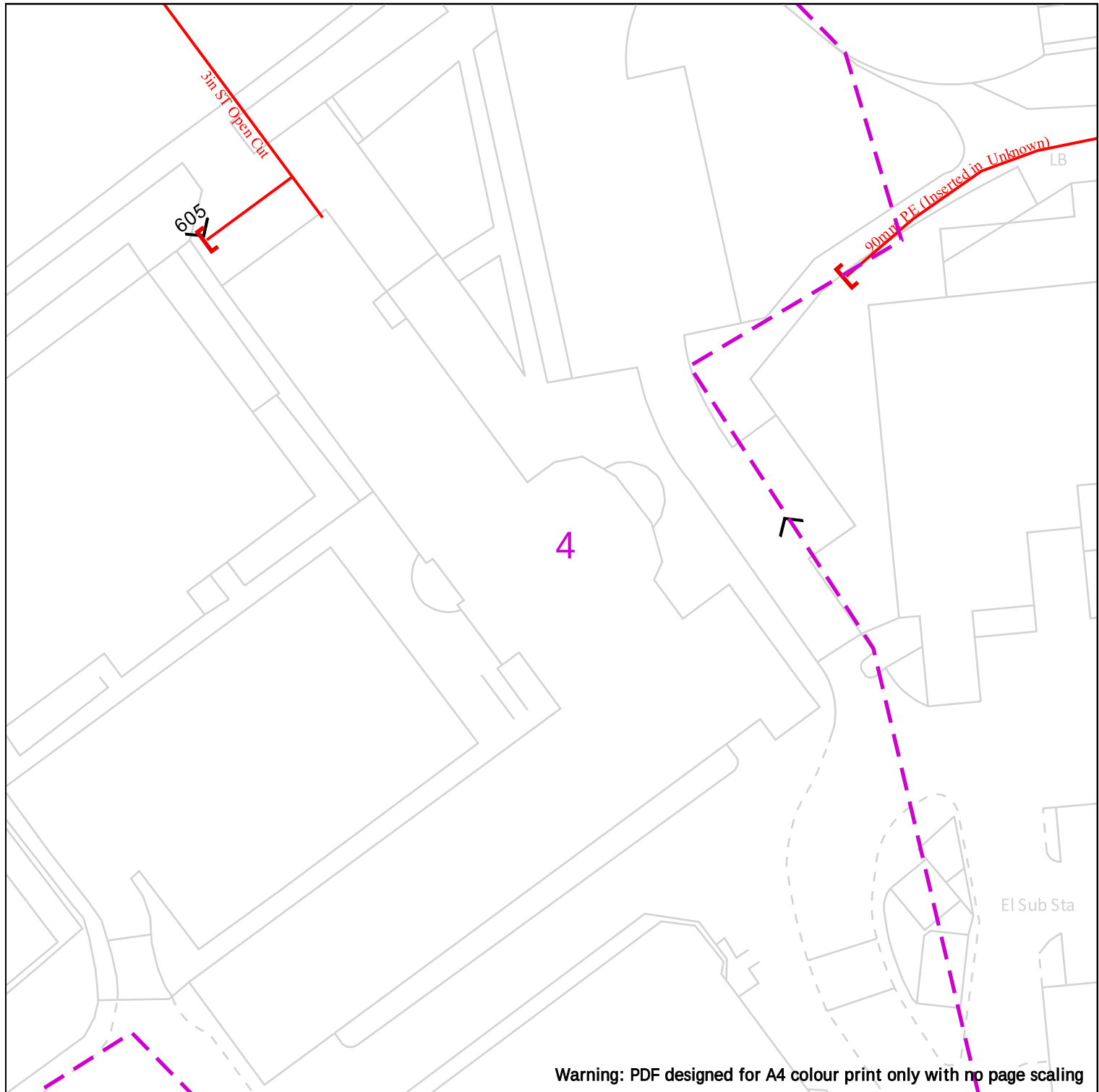
IMPORTANT NOTICES

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

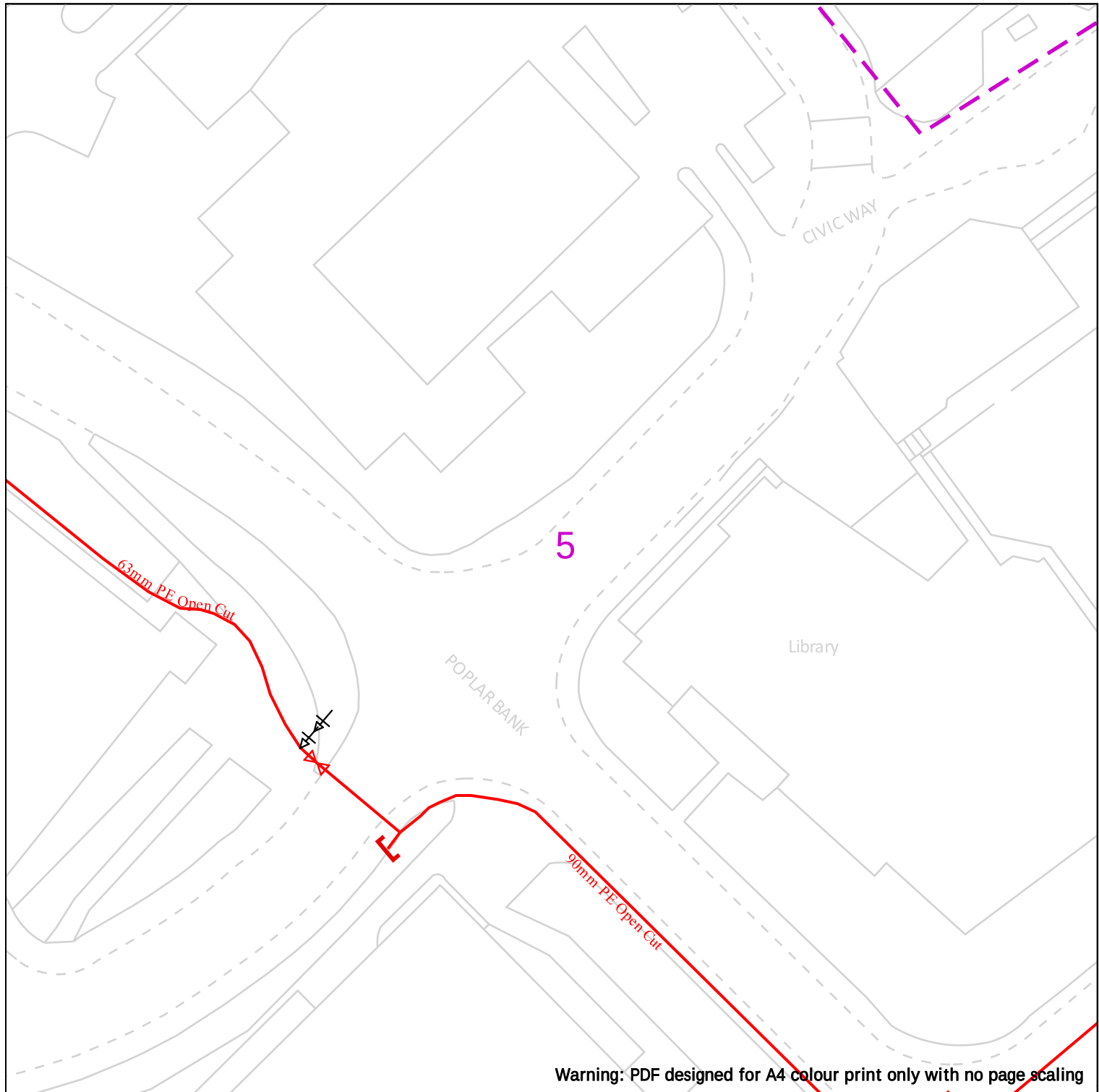
In case of emergency call - 0800 111 999

Scale: 1:500 (When plotted at A4)

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	 25m Dig Sites Area:  Line:  <table border="0"> <tr> <td></td> <td>LP Mains</td> <td></td> <td>Valve</td> <td></td> <td>Diameter Change</td> </tr> <tr> <td></td> <td>MP Mains</td> <td></td> <td>Depth of cover</td> <td></td> <td>Material Change</td> </tr> <tr> <td></td> <td>IP Mains</td> <td></td> <td>Syphon</td> <td></td> <td>Out of Standard Service</td> </tr> <tr> <td></td> <td>LHP Mains</td> <td></td> <td></td> <td></td> <td></td> </tr> </table> Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information. Out-of-standard service symbology may be used to indicate one or more of the following: • Identification of shallow services • Identification of dual services • Recording of non-perpendicular services A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.		LP Mains		Valve		Diameter Change		MP Mains		Depth of cover		Material Change		IP Mains		Syphon		Out of Standard Service		LHP Mains				
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25m

Dig Sites

Area:



Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

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Cadent
Your Gas Network

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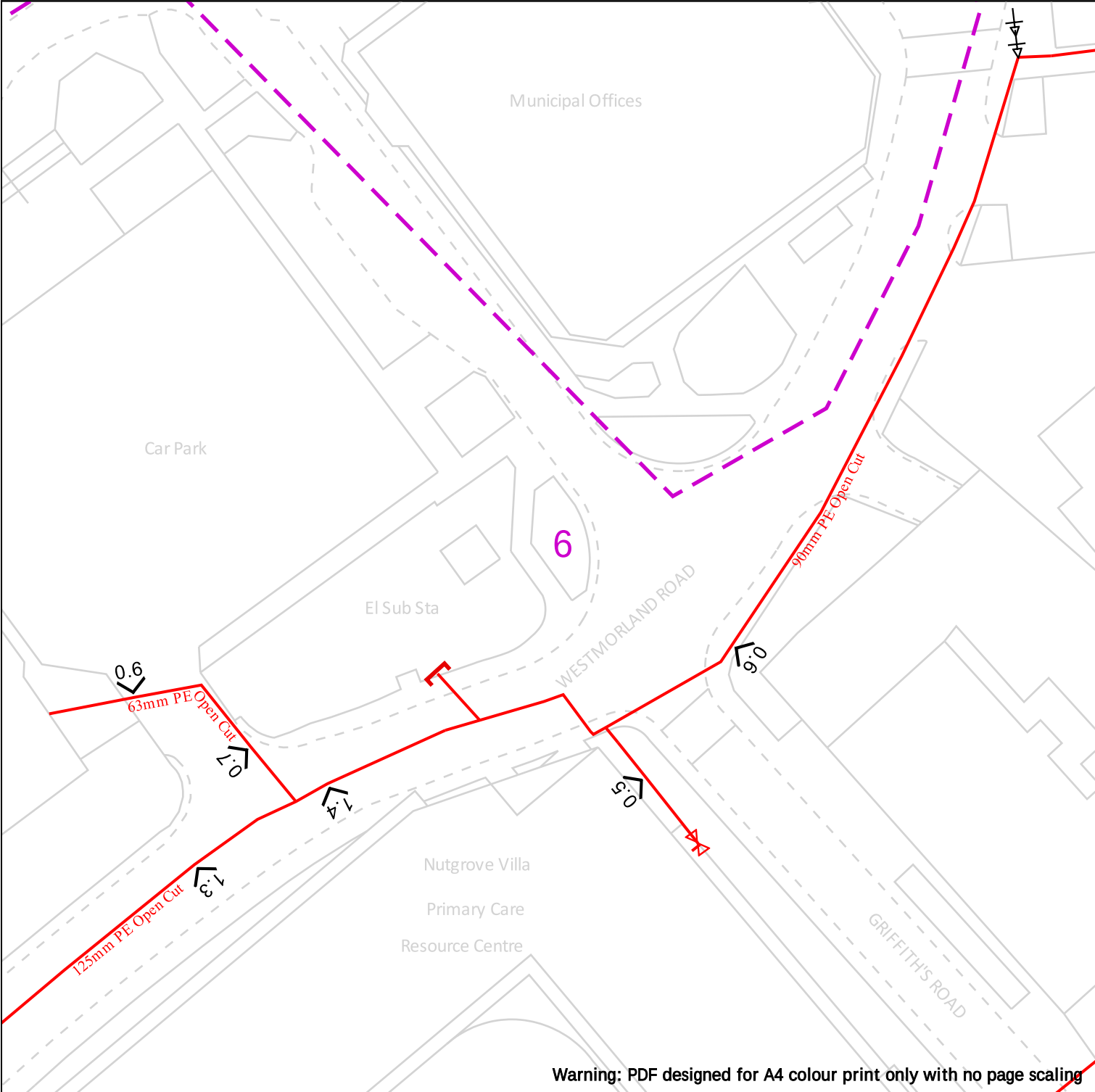
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Legend:

Dig Sites

- LP Mains
- MP Mains
- IP Mains
- LHP Mains

Area: [Dashed Purple Line]

Line: [Dashed Purple Line]

Valve [Valve Symbol]

Depth of cover [V-shape Symbol]

Syphon [Circle Symbol]

Diameter Change [Crossed Arrow Symbol]

Material Change [Vertical Line Symbol]

Out of Standard Service [Red Exclamation Mark Symbol]

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