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Date: 12/02/21

Scale: 1:1179

Map Centre: 509057,179931

Data updated: 05/02/21

Telecoms Plan A4

Important Information - please read. The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the "Affected Postcodes.pdf", which can be downloaded from this website. Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan. This plan is produced by Virgin Media Limited (c) Crown copyright and database rights 2020 Ordnance Survey 100019209.

Duct, Trench



Chamber



Cabinet



alasonjennifer.nathan@virginmedia.co

VM.1185654



Debbie Miller

From: Shivakumar, Gokila <Gokila.Shivakumar@atkinsglobal.com>
Sent: 23 February 2021 11:49
To: Debbie Miller
Subject: RE: Ref: 27840DM - Site: Land and Buildings on the East side of Dawley Road, Hayes, UB3 1DA
Attachments: Vodafone External Apparatus Special Requirements v3.pdf; 508968.pdf

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

Please see attached network information.

Please also note that according to our records there is leased and/or third party network within your proposed works. So, we strongly recommend you contact all other utility providers to gather the extent of services within that area. Unfortunately, we are unable to advise who the plant is leased to or who the third party is.

IMPORTANT - PLEASE READ = Your Next Step?:

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

If you require a quote for new development, commercial site connections - please email your requirements and associated plans to c3requests@vodafone.com and a budget estimate will be returned, within 10 working days of receipt

Plant Enquiries Team
T: +44 (0)1454 662881
E: osm.enquiries@atkinsglobal.com

ATKINS working on behalf of Vodafone: Fixed 

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

PLEASE NOTE:

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



Please consider the environment before printing this e-mail



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Legend

- Access Chamber.Location Active Footway Chamber
- Underground Route.Route Act. - Owned
- Underground Route.Route Act. - Leased
- Underground Route.Route Act. - Third Party



Vodafone Limited (No01471587) registered office is at Vodafone House, The Connection, Newbury, Berkshire, RG142FN

Plot Date : 23/02/2021 Scale : 1:1250

This plan shows apparatus owned by members of the Vodafone Group of companies (including legacy telecommunication companies currently within the group)

Information with regard to such apparatus should always be obtained from Vodafone or its appointed agents.



Special Requirements relating to the External Plant Network of Vodafone

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1. Introduction

This document sets out the procedure that will apply when Other Parties intend or are undertaking works in the vicinity of Vodafone apparatus (see Appendix B for further information on what constitutes Vodafone apparatus).

2. Purpose of document

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



3. Scope

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

A National Joint Utilities Group (NJUG) document NJUG Volume 3 Guidelines on the Management of Third Party Cable Ducting provides useful reference material.

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

4. Vodafone Network and Apparatus

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

In order to maintain the network integrity and minimise disruption to service, it is essential that disturbances are absolutely minimal. When working within the vicinity of Vodafone apparatus, extreme care is necessary in order to avoid costly repairs. The Other Parties / Contractor shall make every effort to ensure that disturbance of Vodafone apparatus is no more than is absolutely necessary for the completion of the works in accordance with their contract. It should be noted that it is an offence to interfere with Vodafone apparatus without first contacting the company for advice.

5. Plant records

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

Plant records for such enquiries will generally be provided within 10 working days of receipt and in compliance with the New Roads and Street Works Act 1991 [NRSWA] requirements.

6. Definitions

The following definitions are applicable in this document:

- a) **Apparatus** - means all surface or sub-surface equipment and plant used by Vodafone including any associated cables or ducts owned, leased or rented by Vodafone.
- b) **Cable** - means any polythene or other sheath containing optical fibres or metallic conductors.
- c) **Depth of cover** - means the depth from the surface to the topmost barrel of the duct nest, in the case of ducts encased in concrete, to the top of the concrete, and in the case of directly buried cable, the top of the cable.
- d) **Jointing chamber** - means any manhole, surface box or other chamber giving access to Vodafone apparatus or their network.
- e) **Utility** - means an organisation licensed to provide gas, water, electricity, Cable TV or telecommunications services.
- f) **Developer** - means an organisation licensed to develop industrial/residential premises or given license to connect to utility apparatus.



- g) **Contractor** - means the individual, firm or company contracted to undertake the work for a Utility or Other Parties.
- h) **Other Parties** - means the Utilities, Highway or Roads Authorities, Developers, Street/Roads Authority Section 50/109 licensees
- i) **Site** - means the location of, or in the vicinity of, the various works.

7. Requirements

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

Upon receipt of this notification, Vodafone will identify if their apparatus is affected. If any Vodafone apparatus is affected by the works then they will arrange for the necessary records to be provided and confirm details of Vodafone apparatus and network operated within the affected area or adjacent to the proposed work site.

7.1 Location of Plant

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

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

7.2 Trial excavations

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

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

8. Depths of cover

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

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

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



9. Separation

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

9.1 High voltage cables

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

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

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

9.2 Low voltage cables

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

9.3 Ancillary electrical apparatus

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

9.4 High pressure gas mains and other Undertakers plant/equipment

High pressure gas mains shall have a minimum clearance of 450 mm from Company Apparatus. All other undertakers' plant and equipment, when running in parallel with Company Apparatus, shall have a minimum clearance of 200mm. Where gas mains cross Company Apparatus, the minimum clearance shall be 200mm. All other undertakers' plant and equipment, when running across Company Apparatus, shall have a minimum clearance of 100 mm. NJUG Volume 1, Guidelines on the positioning and colour coding of underground utilities' apparatus refers.

9.5 Other Undertakers plant

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

9.6 Tramways

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



10. Jointing chambers

10.1 Protection

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

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

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

10.2 Access

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

11. Notification periods

Where the Other Parties or Contractors works or the movement of plant or equipment may endanger Vodafone apparatus, the Other Party or Contractor shall give **Vodafone at least 7 working days' notice in writing** of the intended date to commence operations.

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

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

12. Excavation and backfill

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

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

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

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



Other Parties or Contractors are advised to refer to the National Joint Utilities Group publication: NJUG Volume 1- Guidelines on the Positioning and Colour Coding of Underground Utilities' Apparatus

13. Foam concrete

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

14. Attendance of Company Representative

If a situation requires the attendance on site of a Vodafone representative for a continuous period of more than 6 hours, suitable facilities shall be provided by the Other Party or Contractor, at their expense, to meet the office and ablution requirements. If a situation arises that requires urgent attention Vodafone will endeavour to attend site within 2 hours for all other occasions arising, 24 hours.

15. Damage reports

In the event of any damage whatsoever occurring to Vodafone apparatus, the Other Party or Contractor shall immediately inform Vodafone by contacting their 24/7 number, (for contact details please refer to Appendix A).

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

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



16. Appendix A – Street Works Team Contacts for Vodafone

Function	Address	Phone	Email Address
Streetworks Team	Vodafone, Street Works, Faraday House, Ground Floor, The Connection, Newbury, RG14 2FN	0333 304 0759	utilitiescentre@vodafone.com
Customer Complaints	n/a	0333 304 0762	n/a
Liability Claims Or Damage to Vodafone Apparatus	Vodafone Damage Claims, 1-2 Berkeley Square, 99 Berkeley Street Glasgow G3 7HR	0333 304 1104	claims@vodafone.com
Diversionary Works C2/C3	Atkins Global, PO Box 290, 500 Aztec West, Almondsbury, Bristol, BS32 4RZ.	01454 662881	osm.enquiries@atkinsglobal.com
Diversionary Works C4 / Escalations Networks Manager	Vodafone, Diversionary Works, 1-2 Berkeley Square, 99 Berkeley Street Glasgow G3 7HR	0141 303 2855	c3requests@vodafone.com
Emergencies 24 Hour – Defects & Faults	n/a	0333 304 0762	n/a
Vodafone Plant Enquiries includes: Cable & Wireless; Mercury Comms; Thus plc; Scottish Telecoms; Your Comms; Norweb Comms; Energis	Atkins Global PO Box 290 500 Aztec West, Almondsbury, Bristol, BS32 4RZ	01454 662881	osm.enquiries@atkinsglobal.com



17. Appendix B – What constitutes Vodafone Network

Vodafone own fibre network dedicated to business and residential users of telecommunications and has an international cable network that provides connectivity to 153 countries, either directly or indirectly through partners, reaching across the Atlantic Ocean, through Europe and on to India and throughout Asia. Spanning approximately 500,000 km in length, including interests in more than 69 major global cable systems, our next-generation network improves the quality and performance of telecommunications services through our use of advance optical and IP transmission.

In the UK & Ireland Vodafone's overall network includes the following legacy networks now owned through acquisitions or Company name changes.

Below are examples of what you could see on the streets and should be aware of:



Cable & Wireless became Cable & Wireless Worldwide in 2010





Mercury Communications – changed its name to Cable & Wireless in 1996



Energis – was acquired by Cable Wireless in 2005





Thus plc was acquired by Cable & Wireless in 2008



Scottish Telecom

Scottish Telecom demerged from its parent company Scottish Power to become Thus plc in 2002





your communications

Your Communications was integrated into Thus plc in 2006



NORWEB COMMS

Norweb Communications became Your Communications in 2000



Our apparatus is installed in roads and streets of UK and Ireland, however in some places is undistinguishable from other operators' apparatus, for example in City Centres where high quality infill modular paving chamber covers are found; some with labels and some without.

See below as examples:

Last Saved: 25/01/2021 12:24

Last Saved By: Nesbitt, Christopher, Vodafone UK,
SharePoint ID: SPID-7-88

Page 11 of 13



Special Requirements relating to the External Plant Network of Vodafone



The apparatus shown here is now owned, maintained and still in operation by Vodafone and includes.

Vodafone
Cable & Wireless
Mercury Communications
Energis
Thus plc
Your Communications
Norweb Communications
Scottish Telecom

Please see the Contact Details in Appendix A for Plant Enquiries and help on site.

18. About this Document

Content Owner

Chris Nesbitt

Changes since last version

Reformatted using the current Vodafone template to include updated Contact Details .

End of Document

Crossrail

Please find enclosed a map showing the Crossrail route, nearest to your site.

In order to establish whether there's any cabling or apparatus in the vicinity of the above location, you may wish to contact TFL Railway Searches directly. They'll investigate this further for you, subject to fees payable:

Website: <https://tfl.gov.uk/info-for/urban-planning-and-construction/conveyancing-searches>

Email: railwaysearches@tfl.gov.uk

Tel: 020 7126 2777

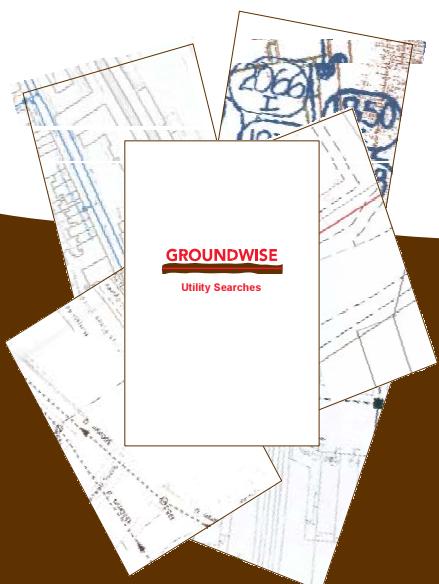
Address: Railway Searches, Operational Property Division, Transport for London (Commercial Development), 5th Floor East Wing, 55 Broadway, London SW1H 0BD

Crossrail Route Map: <http://crossrail.co.uk/route/near-you/>

Website: <http://www.crossrail.co.uk>

Contact Details: <http://www.crossrail.co.uk/contact-us/>

Groundwise Searches Limited
Suite 8, Chichester House
45 Chichester Road
Southend on Sea
Essex, SS1 2JU
Telephone 01702 615566
Fax 01702 460239
Email mail@groundwise.com
Website www.groundwise.com



EXPLORE

SHOW ME



[View text only version](#)

- +

Hayes & Harlington Station

0.3km
1000ft

HS1

High Speed One Ltd

Route Map

<https://highspeed1.co.uk/media/2112/hs1-route-map.pdf>

Website

<https://highspeed1.co.uk>

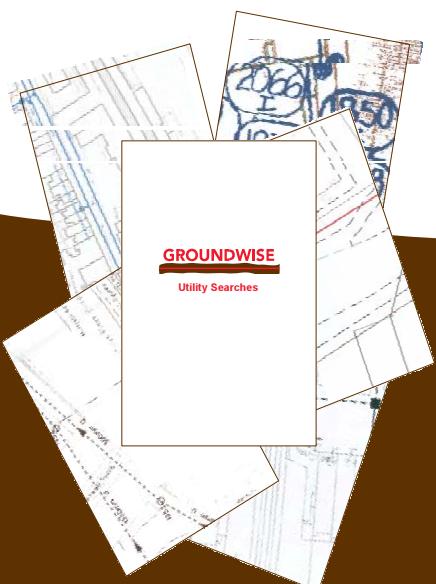
Contact Details

<https://highspeed1.co.uk/contact>

Groundwise Searches Limited

Suite 8, Chichester House
45 Chichester Road
Southend on Sea
Essex, SS1 2JU

Telephone 01702 615566
Fax 01702 460239
Email mail@groundwise.com
Website www.groundwise.com



HS2

High Speed Two Ltd

Route Map

<https://www.hs2.org.uk/where/route-map/#8/52.453/-1.488>

Website

<https://www.hs2.org.uk>

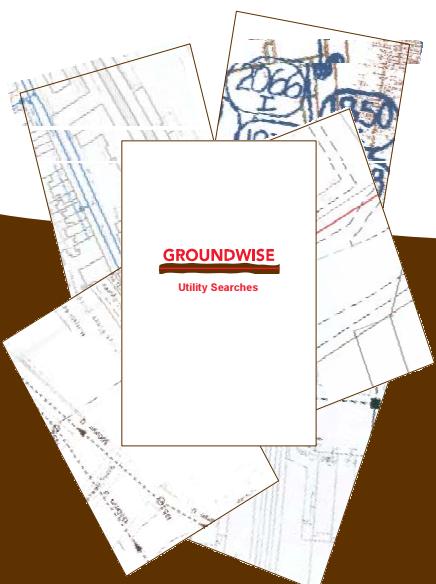
Contact Details

<https://www.hs2.org.uk/in-your-area/contact-us/>

Groundwise Searches Limited

Suite 8, Chichester House
45 Chichester Road
Southend on Sea
Essex, SS1 2JU

Telephone 01702 615566
Fax 01702 460239
Email mail@groundwise.com
Website www.groundwise.com



Debbie Miller

From: LULHVpowerassets@tfl.gov.uk
Sent: 12 February 2021 11:58
To: groundwise@gmail.com
Subject: NRSWA Request Response - Your Reference 27840DM

Our Ref: SZ2DQDQ3

Your Ref:27840DM

Date:12 February 2021

Name: Debbie Miller

Company Name: Groundwise Searches Ltd

Dear Sir/Madam

We acknowledge receipt of your Letter / New Roads & Street Works Act Enquiry dated 11/02/21 relating to the following enquiry:

Site: Land and Buildings on the East side of Dawley Road, Hayes, UB3 1DA

Easting/Northing: 508968,180017

We have no H.V. cables or cable duct routes in the immediate area in question. Please note that we only manage High Voltage, Pilot and Fibre Optic Cables for the London Underground distribution network.

Yours sincerely,

On Behalf of the H.V. Cables Manager

Title: NRSWA co-ordinator

Email:LULHVpowerassets@tfl.gov.uk

London Underground
Power Distribution
Units 7 & 8,Station Road
Drawing Office
Tufnell Park
London
N19 5UW
Tel: 0203 054 8418/0203 054 8354

The contents of this e-mail and any attached files are confidential. If you have received this email in error, please notify us immediately at postmaster@tfl.gov.uk and remove it from your system. If received in error, please do not use, disseminate, forward, print or copy this email or its content. Transport for London excludes any warranty and any liability as to the quality or accuracy of the contents of this email and any attached files.

Debbie Miller

From: Location Enquiries <SMBLocationEnquiries@tfl.gov.uk>
Sent: 17 February 2021 08:23
To: Debbie Miller
Subject: RE: Ref: 27840DM - Site: Land and Buildings on the East side of Dawley Road, Hayes, UB3 1DA

Debbie

Thank you for your enquiry.

I can confirm that London Underground/DLR has no assets within 50 metres of your site as shown on the plan you have provided.

Kind regards

Shahina Inayathusein MIAM MAPM

Safeguarding Engineer (LU+DLR)

Infrastructure Protection -TfL Engineering

Email: locationenquiries@tube.tfl.gov.uk

Find out more about Infrastructure Protection - <https://youtu.be/0hGoJMTBOEg>

From: Debbie Miller <DMiller@groundwise.com>

Sent: 11 February 2021 16:04

To: plantenquiries@lastmile-uk.com; osm.enquiries@atkinsglobal.com; plantenquiries@instalcom.co.uk; osp-team <Osp-team@uk.verizonbusiness.com>; LULHVpowerassets <LULHVpowerassets@tfl.gov.uk>; plantenquiries@psgservices.co.uk; Location Enquiries <SMBLocationEnquiries@tfl.gov.uk>; Plant Enquiries <PlantEnquiries@tfl.gov.uk>; plantenquiries@catelecomuk.com; NRSWA@bskyb.com; OPBuriedServicesEnquiries@networkrail.co.uk; plantenquiries@trafficmaster.co.uk; assetrecords@utilityassets.co.uk; Katie.Bowdich100@mod.gov.uk; LONDONSTREETS@tfl.gov.uk; mbnl.plant.enquiries@turntown.com

Subject: Ref: 27840DM - Site: Land and Buildings on the East side of Dawley Road, Hayes, UB3 1DA

Ref: 27840DM

Site: Land and Buildings on the East side of Dawley Road, Hayes, UB3 1DA

Easting/Northing: 508968,180017

Requests:

For your reference, we have provided a site plan. Please use both the grid reference/postcode & site plan when responding to our requests.

We are doing research on the above site for a client and would be grateful if you could confirm whether the above operators have any cabling or apparatus in the immediate vicinity. Should there be anything detected in the vicinity plus 50 meters around the site, I would appreciate a plan showing the location. The reason we need the information is so our client can avoid digging through your cables or can investigate the potential for connecting with your network.

I enclose location plans of the site for your convenience and look forward to hearing from you. We shall of course be providing a copy of your response to our client as part of a wider report on the site including reports from other utility companies or providers.

Debbie Miller

From: Dain Fuller <Dain.Fuller@networkrail.co.uk> on behalf of OP Buried Services Enquiries <OPBuriedServicesEnquiries@networkrail.co.uk>
Sent: 11 February 2021 19:04
To: Debbie Miller
Subject: RE: 27840DM - Site: Land and Buildings on the East side of Dawley Road, Hayes, UB3 1DA

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 provided by the team, please contact opburiedservicesenquiries@networkrail.co.uk.

Regards,

Dain Fuller

Worksite Survey Manager



Worksite Survey | Asset Information Services

National Records Centre | Audax Road | York YO30 4US

W: www.networkrail.co.uk

Your ref: Ref: 27840DM
Our Ref: AD/NRS46197WA/ENQ/TFL: 59753

17th February 2021

Dear Sir/Madam

Plant Enquiry: Land and Buildings on the East side of Dawley Road, Hayes, UB3 1DA

Thank you for your email dated 11th February 2021.

Our records show no traffic control equipment, within the sites of your anticipated works.

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

The information relates to traffic control equipment, owned by Transport for London and believed to be correct.

Yours faithfully

Viv Lloyd
Plant Enquiries Officer
Network Performance - Regulation
Transport for London
Surface Transport | Network Management Directorate
Email: plantenquiries@tfl.gov.uk

Debbie Miller

From: Bowdich, Katie D Ext Appr (DIO Estates-LMS S AsstEstSur4) <Katie.Bowdich100@mod.gov.uk>
Sent: 15 February 2021 10:09
To: Debbie Miller
Subject: RE: Ref: 27840DM - Site: Land and Buildings on the East side of Dawley Road, Hayes, UB3 1DA

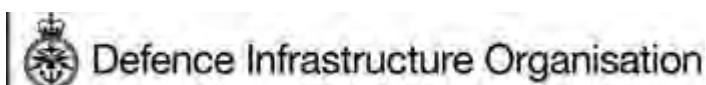
Good morning,

In response to your notice regarding works which you, are proposing to undertake. I can confirm that MOD does not have assets/underground structures in the area that may affect your development.

Kind regards,

Katie Bowdich | Apprentice Estates Surveyor | Estates | South East
Defence Infrastructure Organisation | Building 35 | The RMAS
Winstanley Way | Sandhurst | Camberley | GU15 4PQ |

Email: katie.bowdich100@mod.gov.uk | Tel: 01276 412264 | Mil: (9)4261 2264 | Mob: 07866 970800 |



Website: www.gov.uk/dio/

Twitter: @mod_dio

Read DIO's Blog: <http://insidedio.blog.gov.uk/>

From: Debbie Miller <DMiller@groundwise.com>
Sent: 11 February 2021 16:04
To: plantenquiries@lastmile-uk.com; osm.enquiries@atkinsglobal.com; plantenquiries@instalcom.co.uk; osp-team@uk.verizonbusiness.com; LULHVpowerassets@tfl.gov.uk; plantenquiries@psgservices.co.uk; locationenquiries@tube.tfl.gov.uk; plantenquiries@tfl.gov.uk; plantenquiries@catelecomuk.com; NRSWA@bskyb.com; OPBuriedServicesEnquiries@networkrail.co.uk; plantenquiries@trafficmaster.co.uk; assetrecords@utilityassets.co.uk; Bowdich, Katie D Ext Appr (DIO Estates-LMS S AsstEstSur4) <Katie.Bowdich100@mod.gov.uk>; LONDONSTREETS@tfl.gov.uk; mbnl.plant.enquiries@turntown.com
Subject: Ref: 27840DM - Site: Land and Buildings on the East side of Dawley Road, Hayes, UB3 1DA

Ref: 27840DM

Site: Land and Buildings on the East side of Dawley Road, Hayes, UB3 1DA

Easting/Northing: 508968,180017

Requests:

For your reference, we have provided a site plan. Please use both the grid reference/postcode & site plan when responding to our requests.

We are doing research on the above site for a client and would be grateful if you could confirm whether the above operators have any cabling or apparatus in the immediate vicinity. Should there be anything detected in the vicinity plus 50 meters around the site, I would appreciate a plan showing the location. The reason we need the information is so our client can avoid digging through your cables or can investigate the potential for connecting with your network.

Thames Tideway Tunnel

Interactive Map

<https://www.tideway.london/the-tunnel/explore-by-location/>

Route Map

https://www.tideway.london/media/2261/008_route-map-white-v1-rgb-aw-01.jpg

Construction Sites

<https://www.tideway.london/the-tunnel/construction-sites/>

Contact Details

<https://www.tideway.london>

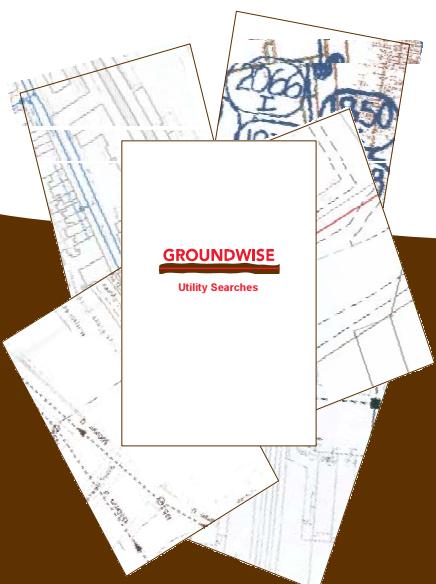
Phone: 08000 30 80 80

Email: helpdesk@tideway.london

Groundwise Searches Limited

Suite 8, Chichester House
45 Chichester Road
Southend on Sea
Essex, SS1 2JU

Telephone 01702 615566
Fax 01702 460239
Email mail@groundwise.com
Website www.groundwise.com



HSE's Advice

Your development does not intersect a pipeline or hazard zone, HSE Planning Advice does not have an interest in the development.

Our Reference : **HSL-210223160923-963**

Your Reference : **27840DM**

Development Name : **Land and Buildings on the East side of Dawley Road, Hayes, UB3 1DA**

Date Created : **23/02/2021 16:09:23**

Description/Comments : **STUDY**

Created By : **DMILLER@GROUNDWISE.COM**

Phase 1 documents
No HI/MHP Interest Report
(../Download/File/?HSLRefer=HSL-
210223160923-
963&DownloadType=HSEHasNoInterest)

Please check all mapping details, including
the drawn planning boundary and
background mapping, are correct.



Menu

Advice : HSL-210223160923-963 Does Not Cross Any Consultation Zones

Your Ref: 27840DM

Development Name: Land and Buildings on the East side of Dawley Road, Hayes, UB3 1DA

Comments: STUDY



The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site. However, should there be a delay submitting a planning application for the proposed development on this site, you may wish to approach HSE again to ensure that there have been no changes to CDs in this area in the intervening period.

This advice report has been generated using information supplied by Debbie Miller at Groundwise Searches Ltd on 23 February 2021.

Enquirer

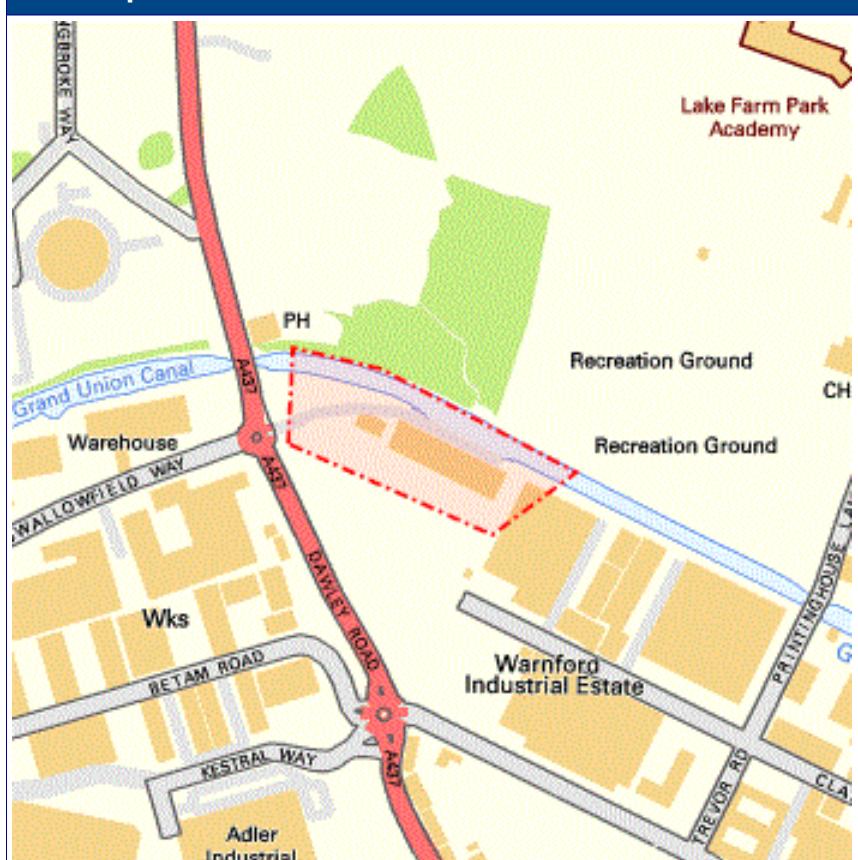
Name	Mr Joe Shawyer	Phone	01702615566
Company	Groundwise Searches Ltd	Mobile	Not Supplied
Address	Suite 8 Chichester House Suite 8 Chichester House 45 Chichester Road Southend on Sea Essex SS1 2JU		
Email	legal@groundwise.com		

Enquiry Details

Scheme/Reference	27840		
Enquiry type	Initial Enquiry	Work category	Property Conveyance
Start date	11/02/2021	Work type	Commercial/industrial
End date	11/05/2021	Site size	18252 metres square
Searched location	XY= 509003, 179985	Work type buffer*	75 metres
Confirmed location	508968 180017		
Site Contact Name	Not Supplied	Site Phone No	Not Supplied
Description of Works			

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

Site Map



Asset Owners

Terms and Conditions. Please note that this enquiry is subject always to our standard terms and conditions available at www.linesearchbeforeudig.co.uk ("Terms of Use") and the disclaimer at the end of this document. Please note that in the event of any conflict or ambiguity between the terms of this Enquiry Confirmation and the Terms of Use, the Terms of Use shall take precedence.

Notes. Please ensure your contact details are correct and up to date on the system in case the LSBUD Members need to contact you.

Validity and search criteria. The results of this enquiry are based on the confirmed information you entered and are valid only as at the date of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LinesearchbeforeUdig accepts no responsibility for any errors or omissions in the Enquiry Details or any consequences thereof. LSBUD Members update their asset information on a regular basis so you are advised to consider this when undertaking any works. It is your responsibility to choose the period of time after which you need to resubmit any enquiry but the maximum time (after which your enquiry will no longer be dealt with by the LSBUD Helpdesk and LSBUD Members) is 28 days. If any details of the enquiry change, particularly including, but not limited to, the location of the work, then a further enquiry must be made.

Asset Owners & Responses. Please note the enquiry results include the following:

1. "LSBUD Members" who are asset owners who have registered their assets on the LSBUD service.
2. "Non LSBUD Members" are asset owners who have not registered their assets on the LSBUD service but LSBUD is aware of their existence. Please note that there could be other asset owners within your search area.

Below are three lists of asset owners:

1. LSBUD Members who have assets registered within your search area. ("Affected")
 - a. These LSBUD Members will either:
 - i. Ask for further information ("Email Additional Info" noted in status). The additional information includes: Site contact name and number, Location plan, Detailed plan (minimum scale 1:2500), Cross sectional drawings (if available), Work Specification.
 - ii. Respond directly to you ("Await Response"). In this response they may either send plans directly to you or ask for further information before being able to do so, particularly if any payments or authorisations are required.
2. LSBUD Members who do not have assets registered within your search area. ("Not Affected")
3. Non LSBUD Members who may have assets within your search area. Please note that this list is not exhaustive and all details are provided as a guide only. It is your responsibility to identify and consult with all asset owners before proceeding.

National Grid. Please note that the LSBUD service only contains information on National Grid's Gas above 7 bar asset, all National Grid Electricity Transmission assets and National Grid's Gas Distribution Limited above 2 bar asset.

For National Grid Gas Distribution Ltd below 2 bar asset information please go to www.beforeyoudig.nationalgrid.com

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

List of affected LSBUD members			
Asset Owner	Phone/Email	Emergency Only	Status
Fulcrum Pipelines Limited	03330146455	0800111999	Await response
National Grid Gas (Above 7 bar), National Grid Gas Distribution Limited (Above 2 bar) and National Grid Electricity Transmission	0800688588 plantprotection@cadentgas.com	Gas 0800111999 Electricity 0800404090	Email Additional Info
Scottish and Southern Electricity Networks	08000483516	08000727282	Await response
SSE Enterprise Telecoms	03453053337	03453053337	Await response

LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area. Please be aware that LSBUD Members make regular changes to their assets and this list may vary for new enquiries in the same area.

List of not affected LSBUD members		
AWE Pipeline	Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)
Box Broadband	BP Exploration Operating Company Limited	BPA
Carrington Gas Pipeline	CATS Pipeline c/o Wood Group PSN	Cemex
Centrica Storage Ltd	Chrysaor Production (UK) Limited	CLH Pipeline System Ltd
CNG Services Ltd	Concept Solutions People Ltd	ConocoPhillips (UK) Teesside Operator Ltd
Diamond Transmission Corporation	DIO (MOD Abandoned Pipelines)	DIO (MOD Live Pipelines)
Drax Group	E.ON UK CHP Limited	EirGrid
Electricity North West Limited	ENI & Himor c/o Penspen Ltd	EnQuest NNS Limited
EP Langage Limited	ESP Utilities Group	ESSAR
Esso Petroleum Company Limited	Gamma	Gas Networks Ireland (UK)
Gateshead Energy Company	Gigaclear Ltd	Gtt
Heathrow Airport LTD	Humbly Grove Energy	IGas Energy
INEOS FPS Pipelines	INEOS Manufacturing (Scotland and TSEP)	INOVYN ChlorVinyls Limited
INOVYN Enterprises Limited	Intergen (Coryton Energy or Spalding Energy)	Jurassic Fibre Ltd
Mainline Pipelines Limited	Manchester Jetline Limited	Manx Cable Company
Marchwood Power Ltd (Gas Pipeline)	Melbourn Solar Limited	Murphy Utility Assets
Northumbrian Water Group	NPower CHP Pipelines	NYnet Ltd
Oikos Storage Limited	Ørsted	Perenco UK Limited (Purbeck Southampton Pipeline)
Petroineos	Phillips 66	Portsmouth Water
Premier Transmission Ltd (SNIP)	Redundant Pipelines - LPDA	RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)
RWEpower (Little Barford and South Haven)	SABIC UK Petrochemicals	Scottish Power Generation
Seabank Power Ltd	SES Water	SGN
Shell	Shell NOP	SSE Generation Ltd
SSE Utility Solutions Limited	Tata Communications (c/o JSM Construction Ltd)	Total (Colnbrook & Colwick Pipelines)
Total Finaline Pipelines	Transmission Capital	UK Power Networks

Uniper UK Ltd	University of Cambridge Granta Backbone Network	Vattenfall
Veolia ES SELCHP Limited	Veolia ES Sheffield Ltd	Wales and West Utilities
West of Duddon Sands Transmission Ltd	Western Power Distribution	Westminster City Council
Zayo Group UK Ltd c/o JSM Group Ltd		

The following Non-LSBUD Members may have assets in your search area. It is YOUR RESPONSIBILITY to contact them before proceeding. Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners within your search area.

Non-LSBUD members (Asset owners not registered on LSBUD)			
Asset Owner	Preferred contact method	Phone	Status
Affinity Water	AIT@affinitywater.co.uk	01707277523	Not Notified
BT	https://www.swns.bt.com/pls/mbe/welcome.home	08000232023	Not Notified
Cadent Gas	plantprotection@cadentgas.com	0800688588	Not Notified
CenturyLink Communications UK Limited	plantenquiries@instalcom.co.uk	02087314613	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
Crossrail	safeguarding@crossrail.co.uk	02030239100	Not Notified
ENGIE	nrswa.uk@engie.com	01293 549944	Not Notified
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
Last Mile	plantenquiries@lastmile-uk.com	plantenquiries@lastmile-uk.com	Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquiries@turntown.com	01212 621 100	Not Notified
Sky UK Limited	nrswa@sky.uk	02070323234	Not Notified
Sota	SOTA.plantenquiries@instalcom.co.uk		Not Notified
TeliaSonera	check-network@teliacompany.com	0800526015	Not Notified
Thames Water	http://www.digdat.co.uk	08450709145	Not Notified
Utility assets Ltd	assetrecords@utilityassets.co.uk		Not Notified
Verizon Business	osp-team@uk.verizonbusiness.com	01293611736	Not Notified
Virgin Media	http://www.digdat.co.uk	08708883116	Not Notified
Vodafone	osm.enquiries@atkinsglobal.com	01454662881	Not Notified

Disclaimer

Please refer to LinesearchbeforeUdig's Terms of Use for full terms of use available at www.linesearchbeforeudig.co.uk

The results of this Enquiry are personal to the Enquirer and shall not be shared with or relied upon by any other party. The asset information on which the Enquiry results are based has been provided by LSBUD Members, therefore LinesearchbeforeUdig will provide no guarantee that such information is accurate or reliable nor does it monitor such asset information for accuracy and reliability going forward. There may also be asset owners which do not participate in the enquiry service operated by LinesearchbeforeUdig, including but not exclusively those set out above. Therefore, LinesearchbeforeUdig cannot make any representation or give any guarantee or warranty as to the completeness of the information contained in the enquiry results or accept any responsibility for the accuracy of the mapping images used. LinesearchbeforeUdig and its employees, agents and consultants accept no liability (save that nothing in this Enquiry Confirmation excludes or limits our liability for death or personal injury arising from our negligence, or our fraud or fraudulent misrepresentation, or any other liability that cannot be excluded or limited by English law) arising in respect thereof or in any other way for errors or omissions including responsibility to any person by reason of negligence.

Your Ref: 27840DM
Our Ref: PSUS-1770981.1
Date: 12 Feb 2021

Plant Protection
Cadent
Block 1
Brick Kiln Street
Hinckley
LE10 0NA

DEBBIE MILLER
GROUNDWISE SEARCHES LTD
SUITE 8 CHICHESTER HOUSE
45 CHICHESTER ROAD
SOUTHEND-ON-SEA

SS1 2JU

[PSUS-1770981.1]



Telephone 0800 688588*
Email: plantprotection@cadentgas.com

Electricity Emergency Number:
0800 40 40 90*
National Gas Emergency Number:
0800 111 999*

*Available 24 hours, 7 days/week.
Calls may be recorded and monitored.
www.cadentgas.com

F.A.O. Debbie Miller

Dear Sirs,

Re: LAND AND BUILDINGS ON THE EAST SIDE OF DAWLEY ROAD,, HAYES, UB3 1DA.

Thank you for your enquiry dated 11 Feb 2021. Please note this letter and information is only being provided in response to a property search and should not be used when carrying out any construction or excavation works.

An assessment has been carried out with respect to Cadent Gas Ltd apparatus.

Please note that the plan attached does not show the location of domestic or industrial service pipes but they should be anticipated near to buildings or property.

Based on the information you have provided we have concluded that Cadent Gas Ltd infrastructure is **Affected**. Therefore, the land which is subject of this enquiry **may be subject to the provisions of an Easement or Wayleave agreement**, which may prevent the erection of permanent / temporary buildings, or structures etc.

There may also be rights reserved for apparatus granted to other utility companies within the area of interest.

For details of such Easement or Wayleave agreements, please see the Land Registry website www.landregistry.gov.uk

It has been identified that the area may be affected by an independent gas transporter that is not Cadent. Details of other gas transporters are available from the gas transporter helpline on 0870 1600229.

There is Intermediate pressure apparatus in the vicinity of your request, should you wish to undertake any works, it is essential that you contact the Plant Protection Team.

This is a Gas only search and it has been identified that National Grid Electricity may be affected. To obtain information of these assets, please submit a Transmission search request.

IMPORTANT NOTE: This response is for the Cadent Gas Ltd networks ONLY. You SHOULD also obtain information of National Grid gas and electricity transmission networks. Please refer to www.utilitysearch.com

For any other enquiries, particularly regarding carrying out any construction activities, you are required to contact our Cadent Plant Protection team in advance of any work at the following address:

Plant Protection
Cadent, Block 1
Brick Kiln Street
Hinckley LE10 0NA
0800 688 588
plantprotection@cadentgas.com

Your Ref: 27840DM
Our Ref: PSUS-1770981.2
Date: 12 Feb 2021

Plant Protection
Cadent Gas
Block 1
Brick Kiln Street
Hinckley
LE10 0NA

DEBBIE MILLER
GROUNDWISE SEARCHES LTD
SUITE 8 CHICHESTER HOUSE
45 CHICHESTER ROAD
SOUTHEND-ON-SEA

SS1 2JU

[PSUS-1770981.2]



Telephone 0800 688588*
Email:plantprotection@nationalgrid.com

Electricity Emergency Number:
0800 40 40 90*
National Gas Emergency Number:
0800 111 999*

*Available 24 hours, 7 days/week.
Calls may be recorded and monitored.
www.nationalgrid.com

F.A.O. Debbie Miller

Dear Sirs,

Re: LAND AND BUILDINGS ON THE EAST SIDE OF DAWLEY ROAD,, HAYES, UB3 1DA.

Thank you for your enquiry dated 11 Feb 2021. Please note this letter and information is only being provided in response to a property search and should not be used when carrying out any construction or excavation works.

An assessment has been carried out with respect to National Grid Gas plc. high pressure transmission infrastructure and National Grid Electricity Transmission plc. apparatus.

Based on the information you have provided we have concluded that National Grid Gas plc. and National Grid Electricity Transmission plc. infrastructure **is not Affected**. Therefore, the land which is subject of this enquiry is not subject to the provisions of an Easement or Wayleave agreement with regard to National Grid Gas plc. or National Grid Electricity Transmission plc's apparatus. However, there may still be rights reserved for apparatus granted to other utility companies. There may also be rights reserved for apparatus granted to other utility companies within the area of interest.

There are no plans attached to this response as there are no National Grid Transmission assets at this location.*

IMPORTANT NOTE: This response is for the National Grid Gas plc. Transmission and National Grid Electricity Transmission plc. networks ONLY. You SHOULD also obtain information of local gas and electricity distribution networks or any other transmission networks operating in the area. Please refer to www.utilitysearch.com

For any other enquiries, particularly regarding carrying out any construction activities, you are required to contact our National Grid Plant Protection team in advance of any work at the following address:

Plant Protection
Cadent Gas, Block 1
Brick Kiln Street
Hinckley LE10 0NA
0800 688 588
plantprotection@nationalgrid.com

*Where there are no assets in the vicinity of the area, base plans are not available due to Ordnance survey license.

From: nrswa.uk@engie.com
Sent: 05 September 2019 16:12
To: Joe Shawyer
Subject: Automatic reply:

ENGIE

Thank you for your enquiry. This mail box is monitored constantly

ENGIE owns and operates district energy networks in the following areas and have buried pipework either inside or very close to the area codes listed below:

- Birmingham - B1-B9, B15-B19
- Coventry - CV1, CV2 & CV3
- Eastleigh - SO50
- Hatfield - AL10
- Leicester - LE1-LE5
- Leeds - LS2
- London
 - Bloomsbury - W1, WC1, WC2, NW1 & N1C
 - Olympic Site - E3, E7, E9-E11, E13, E15 & E20
 - Whitehall - SW1A, SW1E, SW1H, SW1P, SW1V & SW1Y
 - ExCel Exhibition Centre - E16
 - Embassy Quarter - SW8, SW11
- Southampton - SO14, SO15 & SO17

Due to the volume of enquiries, ENGIE is only able to respond to enquiries which fall within the above Areas of Interest.

If your enquiry falls within these areas, ENGIE will respond with a further email containing details of buried assets which may or may not affect your work.

However, if no response is forthcoming please take this automated reply as evidence that ENGIE have no assets within the areas. In accordance with the NRSWA 1991 legislation, please allow 10 days a response.

If you have any further questions or queries, please email doccontrol@engie.com

ENGIE Document Control

Urban Energy
UK & Ireland
NRSWA.UK@engie.com

Cofely GDF SUEZ is now ENGIE
engie.co.uk

Kings Yard,
1 Waterden Road,
Queen Elizabeth Olympic Park
London E15 2GP - UK

GROUNDWISE

Groundwise Searches Ltd Terms & Conditions

1. Definitions

"Client" means any company or other person or body placing an Order with Groundwise;

"Equipment" means pipes wires cables and other plant or equipment;

"Fee" means in relation to a Site of an area not exceeding the Standard Maximum Area the fee for carrying out a Search identified either on Groundwise website (where an Order is placed through the website) or on the Order Form where an Order is placed using an Order Form plus Value Added Tax and in relation to a Site of an area exceeding the Standard Maximum Area shall be such sum as shall be agreed between Groundwise and a Client plus Value Added Tax;

"Groundwise" means Groundwise Searches Limited;

"Order" means an order by a Client from Groundwise for the provision of a Search whether placed electronically through Groundwise's website or in paper form using an Order Form;

"Order Form" means Groundwise's current standard Utility Searches Order Form for placing an order for a Search in hard copy;

"Report" means a written report provided by Groundwise to a Client in response to an Order reflecting the results of Groundwise's enquiries of Utility Companies made on or before the date of the Report;

"Search" means making enquiries of the Utility Companies likely to have utilised or operated Equipment on a Site, as to the location of any Equipment on that Site following acceptance by Groundwise of an Order, and providing the Client with a Report;

"Site" means a site identified on a plan submitted with an Order which in relation to any Order placed electronically shall not exceed the Standard Maximum Area;

"Standard Maximum Area" means an area no greater than 15 hectares or of a length no greater than one kilometre and a width no greater than two hundred metres;

"Terms of an Order" means in the case of an Order placed electronically the information requested from a Client relating to a Site, the provisions relating to the method of payment, the information contained in or accessed through the tabs appearing on an Order Summary and all other applicable information contained in Groundwise's website and in the case of an Order placed in hard copy means the provisions of a completed Order Form.

2. Agreement

2.1 The Terms of an Order together with these Terms and Conditions constitute the terms of a contract ("Contract") between Groundwise and a Client for the carrying out of a Search.

2.2 A Contract shall come into effect when Groundwise notifies a Client that it has accepted an Order. Where such notification is by email it shall be deemed to have occurred as soon as Groundwise has sent the email to the Client, where such notification is by letter, upon the posting of the letter to the Client, or where there is a verbal acceptance when Groundwise verbally confirms acceptance of an Order to the Client.

3. Payment and Refunds

3.1 Other than in the case of Clients who have set up an account with Groundwise, when placing an Order a Client shall provide Groundwise with credit card details sufficient to enable Groundwise to debit that credit card with the Fee and by such notification and subject to accepting the relevant Order Groundwise is authorised to debit that credit card with the Fee.

3.2 In the case of Clients who have an account with Groundwise the Fee shall be paid within 30 days of the delivery of the Report.

3.3 Groundwise shall be entitled to terminate any account set up with it by a Client any time without notice and to require payment in accordance with paragraph 3.1.

3.4 Where a Client cancels an Order :

3.4.1 within three hours of that Order being accepted by Groundwise, Groundwise shall promptly refund the Fee paid plus Value Added Tax in full, or where no fee has been paid no fee shall be payable;

3.4.2 within three days but after the elapse of three hours of an Order being accepted by Groundwise, Groundwise shall promptly refund 50% of the Fee paid plus Value Added Tax or where no fee has been paid 50% of the fee plus Value Added Tax shall be payable and in either such case following such reimbursement or where no payment has been made upon making any payment due the relevant Contract shall terminate without further liability on the part of Groundwise or of the Client.

4. Limitation of Liability

4.1 Groundwise shall use its reasonable endeavours to provide a Search within the period referred to in the Order and shall not be liable for any delay arising because of any act omission or delay of any Utility Company.

4.2 Without limiting the liability of Groundwise in the case of death or personal injury Groundwise shall have no liability to a Client:

4.2.1 for the information contained in a Report to the extent that any errors or omissions reflect the errors or omissions of a Utility Company in providing or omitting to provide information to Groundwise and to the extent that that Utility Company has no liability to Groundwise in relation to the provision of such information, or the omission to provide relevant information;

4.2.2 in relation to any Report for loss or damage arising in relation to loss of profits, loss of business, loss of use, or any special indirect consequential or pure economic loss, costs, damages, charges or expenses and subject as earlier provided Groundwise's total liability in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise in relation to the performance or contemplated performance of the Services shall be limited £5,000,000.00.

4.2.3 In the absence of express written agreement to the contrary, Groundwise shall have no liability to any third party for any errors or omissions contained in or omitted from a Report.

5. Copyright

5.1 The copyright in the Report is the property of Groundwise and the Report may not be copied or reproduced in whole or in part nor communicated or divulged to any third party without the prior written consent of Groundwise save as set out below.

5.2 The Report may, without further charge, be made available to the owner of the Site at the date of the Report, their agents, consultants and professional advisors, any person who purchases the whole of the Site, any person who provides funding secured on the whole of the Site, and prospective buyers of the Site, and any of their respective agents, consultants and professional advisers. The Report may also be published on a local authority planning portal in relation to a proposed development of the site.

5.3 The provisions concerning liability in Clause 4 shall apply to any of the third parties mentioned above in the same manner as they do to the Client.

6. Data Protection

In processing any personal data received from a Client or potential Client, Groundwise will comply with its privacy policy a copy of which can be viewed at [address] on its website.

7. Force Majeure

Groundwise will have no liability to the Client if it is prevented from or delayed in performing its obligations under a Contract by acts events omissions or accidents beyond its reasonable control, including strikes, lock-outs and other industrial disputes, failure of a utility service or transport network, act of God, war, riot, civil commotion, malicious damage, compliance with any law or governmental order rule regulation or direction, accident, breakdown of plant or machinery, fire, flood, storm or default of suppliers or sub-contractors.

8. Severance

8.1 If any provision or part of any provision in these terms and conditions or of any Contract is found by any court or administrative body of competent jurisdiction to be invalid, unenforceable or illegal, the other provisions will remain force.

8.2 If any invalid, unenforceable or illegal provision would be valid, enforceable or legal if some of it were deleted that provision will apply with whatever modification is necessary to make it valid, enforceable and legal.

8.3 The parties agree, in the circumstances referred to in paragraph 8.1 above to attempt to substitute for any invalid, unenforceable or illegal provision a valid, enforceable and legal provision which achieves to the greatest extent possible the same effect as would have been achieved by the invalid, unenforceable or illegal provision.

9. Status of Pre-Contractual Statements

Each of the parties acknowledges and agrees that in entering into a Contract it does not rely on any undertaking, promise, assurance, statement, representation, warranty or understanding (whether in writing or not) of any person (whether party to these terms and conditions or not) relating to the subject matter of a Contract, provided that without prejudice to the generality of the foregoing, any revision to the Terms and Conditions agreed in writing by Groundwise and a Client or a potential Client (including any express written agreement relating to the assignment of copyright or licensing of all or part of the contents of a Report) shall apply to the Contract to which it has been agreed that it will apply.

10. Assignment

A Client shall not, without the prior written consent of Groundwise, assign transfer charge sub-contract or deal in any other matter with any of its rights under a Contract.

11. Third Party Rights

For the purposes of the Contracts (Rights of Third Parties) Act 1999 it is not intended that the rights of either of the parties shall be contractually enforceable by any third party.

12. Governing Law and Jurisdiction

These terms and conditions and any Contract are governing by and construed in accordance with the laws of England and Wales and the parties irrevocably agree that the courts of England and Wales shall have non-exclusive jurisdiction to settle any dispute or claim that arises out of or in connection with these terms and conditions or any Contract.