



PAC REPORT

PROPOSED RESIDENTIAL DEVELOPMENT (42 DWELLINGS) WITH PARKING AND NEW ACCESS ROAD
LAND AT SWANASEA ROAD, MERTHYR TYDFIL



Architects **Town Planners**
Environmental & Urban Design

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INTRODUCTION

- 1.1 In accord with the requirement of the Wales Planning Act (2015) Development Management Pre-application Consultation specified parties were advised of our Client's proposal for the 'proposed creation of a new residential development comprising 42 dwellings with parking and new access road on land at Swansea Road, Merthyr Tydfil.
- 1.2 The consultation period ran from 16th February to 16th March 2023.
- 1.3 This report details the parties consulted, the information available to consultees, the responses received and the Applicant's response to the comments and any variations/amendments to the scheme made by the Applicant in response to the consultee responses.

PARTIES CONSULTED

Neighbours

- Arosfa, Fairview Estate
- Conifers, Fairview Estate
- Ketreda, Fairview Estate
- Appin, Fairview Estate
- Westwinds, Fairview Estate
- Waunbant Farmhouse, Fairview Estate
- Highlands, Waunbant
- Treetops, Waunbant Court
- 6, 74, 74a, 75 Old Winch Fawr Road
- Kendra, Swansea Road
- Millenium Court, Swansea Road
- 75, 76, 77, 78, 79, 81, 82, 83, 84 Swansea Road
- Thiseldome, Swansea Road

Local Members / Local Planning Authority

- 1.4 The letters attached as Appendix 1 were sent to the Neighbours, Local Councillors and Merthyr Tydfil County Borough Council's Highways Department on the 16th February 2023. The letters provide details on the proposal consultation period and opportunities for accessing available information in respect of the application and how to make comments on the proposal.

Statutory Consultees

- 1.5 The letter attached as Appendix 2 was sent to the following statutory consultees on the 16th February 2023 advising of the proposal, consultation period and opportunities for accessing available information in respect of the application and how to make comments on the proposal.
- Natural Resources Wales
 - Welsh Water / Dwr Cymru
- 1.6 The Site Notice attached as Appendix 3 was displayed on site during the consultation period.

Responses received during the consultation period

- 1.7 During the consultation period, responses were received from:
- Robert & Wendy Williams,
 - Gavin Jones,
 - Kerry Watkins,
 - Beth & Chris Rees,
 - Merthyr Tydfil Highways,
 - NRW,
 - Welsh Water (Appendix 4)
- 1.8 Welsh Water confirmed that flows can be accommodated within the public sewerage system. It was noted that the site is crossed by a public sewer. No part of any building or sustainable drainage feature will be permitted within 3 metres either side of the centreline of the public sewer. The drainage proposes to dispose surface water flows to an existing culverted watercourse and in principle no objection is offered subject to consultation with the Merthyr Tydfil County Borough Council. With regards to water supply, a supply can be made available. Consultation regarding SuDS should be made.
- 1.9 NRW would have no objection to the proposed development, subject to the addition of conditions relating to land contamination, pollution prevention and European protected species.
- 1.10 The Local Authority Highways Department confirms that the proposed means of access gives no significant cause for concern subject to detailed design and compliance with the Wales Common Standards for Residential, Industrial and Commercial Estate Roads. Any planning application should include a Transport Statement that identifies the anticipated trip generation of the proposed development. The proposal lacks turning facilities and continuous footway connectivity and has a shortfall in off street parking provision and visitor parking. Any planning application should include a parking assessment on a plot by plot basis. The development should include a suitable active travel compliant crossing facility on the proposed 2m wide footway abutting the side boundary to the footway opposite.

- 1.11 Beth & Chris Rees (Residents) raised queries regarding tenure of properties, details of proposed dwellings / site boundaries, construction of access road prior to development, no access to lane requested, drift mine workings on site, mains water / electricity cabling / gas pipework locations on site, ground stability, potential structural damage to existing properties, increase of traffic on Swansea Road.
- 1.12 Gavin Jones (Resident) opposed the proposal, wishing to know the details of the tenure of properties and how many would be going to the open market, the proposed slope regrading and how it would affect the outlook and privacy at his property.
- 1.13 Kerry Watkins (Resident) raised the following concerns. The proposed development would be detrimental to the physical and mental health of existing residents and increase the housing density in the area excessively. The site assists with drainage of the surrounding area as the existing system is outdated. The development of the site will increase the probability of severe flooding. The implications on access for existing residents are unknown as is the impact on existing local roads and lanes. What are the plans for upgrading the existing lanes as inevitably the existing private roads that residents rely on for access to their properties will be used either officially or unofficially during any development of the land placing more demand and wear and tear on already poor surfaces.

Applicant's response to consultee responses

- 1.14 The Transport Statement has been amended to address the specific concerns raised by Merthyr Tydfil's Highways Officer. The amended plans now address all the Highways Officers concerns.
- 1.15 The observations provided by Welsh Water and NRW have been reviewed by the design team and the relevant reports have been commissioned and submitted with the application address the queries raised.
- 1.16 The observations received from the neighbouring properties have been assessed by the design team and the following comments are provided:
- The proposal will be supported by a Site investigation and Drainage Strategy which will confirm the site stability and drainage proposal for the overall development.
 - The tenure of the scheme will be 100% affordable housing.
 - Access to the site will be solely from Swansea Road.
 - Construction traffic will be the subject of a Construction and Environment Management to be agreed with the LPA via a planning condition.
 - All details of the proposed materials for the dwellings and boundary treatments will be included within the planning application.



- The supporting Transport Statement confirms the proposed access off Waunbant Court is acceptable and will have no adverse impact on the highway safety of the area.
- The land in question is within private ownership, which is confirmed within the erected signage on site for several years.
- A full assessment of the Japanese Knotweed has been undertaken and a mitigation strategy proposed.



Appendix 1

The Owner / Occupier

Appin

Fairview Estate

Old Winch Fawr Road

Merthyr Tydfil

CF48 1HW

C2J/18-004 PAC 2023

16th February 2023

Dear Sir/Madam

**TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) AMENDMENT ORDER 2016
PRE-APPLICATION CONSULTATION**

C2J Architects & Town Planners are acting on behalf of Merthyr Valleys Homes **in** respect of their proposed development on land at Swansea Rod, Merthyr Tydfil. Please find enclosed a site location plan identifying the site. Our Client is intending to apply for planning permission for 'proposed residential development of 42 dwellings with parking and new access road'.

A copy of the proposed application, plans and other supporting documents can be viewed online at www.c2jarchitects.co.uk. Public computer facilities are available at your local library.

As a neighbour in close proximity to the proposal we would welcome your views on the proposal prior to the submission of the application to the Local Authority. Should you wish to comment on the proposal a consultation response must be sent to C2J Architects & Town Planners, Unit 1A Compass Business Park, Pacific Road, Ocean Park, Cardiff, CF24 5HL or by email to enquiries@c2jarchitects.co.uk no later than 16th March 2023.

We look forward to hearing from you.

Yours faithfully

C2J Architects & Town Planners



Councillor Geraint Thomas
77 Heol Gerrig
Merthyr Tydfil
CF48 1SB

C2J/18-004 PAC 2023

16th February 2023

Geraint.Thomas@Merthyr.gov.uk

Dear Councillor Thomas

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As an interested party we would welcome your views on the proposal prior to the submission of the application to the Local Authority. Should you wish to comment on the proposal a consultation response must be sent to C2J Architects & Town Planners, Unit 1A Compass Business Park, Pacific Road, Ocean Park, Cardiff, CF24 5HL or by email to enquiries@c2jarchitects.co.uk no later than 16th March 2023.

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Yours faithfully

C2J Architects & Town Planners



Merthyr Tydfil Council
Highways Department
Unit 5 Triangle Business Park
Pentrebach
Merthyr Tydfil
CF48 4TQ

C2J/18-004 PAC 2023

16th February 2023

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Yours faithfully

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Appendix 2

Natural Resources Wales
c/o Customer Care Centre
Ty Cambria
29 Newport Rd
Cardiff
CF24 0TP
enquiries@naturalresourceswales.gov.uk

C2J/18-004 PAC 2023

16th February 2023

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(WALES) AMENDMENT ORDER 2016
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C2J Architects & Town Planners



Appendix 3

TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)

(WALES) AMENDMENT ORDER 2016

PRE-APPLICATION CONSULTATION NOTICE

Proposed development on land at SWANSEA ROAD, MERTHYR TYDFIL

We give notice that Merthyr Valleys Homes

Is intending to apply for planning permission for

'PROPOSED RESIDENTIAL DEVELOPMENT OF 42 DWELLINGS WITH PARKING AND NEW ACCESS ROAD'

A copy of the proposed application, plans and other supporting documents can be viewed online at

www.c2jarchitects.co.uk

(public computer facilities are available at your local library)

In accordance with the above Order a consultation response must be sent to C2J Architects & Town Planners, Unit 1A Compass Business Park, Pacific Road, Ocean Park, Cardiff, CF24 5HL or by email to enquiries@c2jarchitects.co.uk no later than 16th March 2023

C2J Architects & Town Planners

16th February 2023



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Appendix 4



Ein cyf/Our ref: CAS-209789-K1R6
Eich cyf/Your ref: C2J/18-004 PAC 2023

Rivers House,
St Mellons Business Park,
St Mellons,
Cardiff,
CF3 0EY

C2J Architects & Town Planners
Unit 1A Compass Business Park
Pacific Road
Ocean Park
Cardiff
CF24 5HL

ebost/email:
southeastplanning@cyfoethnaturiolcymru.gov.uk

28/02/2023

Annwyl Syr/Madam / Dear Sir/Madam,

STATUTORY PRE-APPLICATION CONSULTATION - TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 AS AMENDED.

BWRIAD / PROPOSAL: PROPOSED RESIDENTIAL DEVELOPMENT OF 42 DWELLINGS WITH PARK AND NEW ACCESS ROAD.

LLEOLIAD / LOCATION: LAND AT A4102, SWANSEA ROAD, SWANSEA ROAD, MERTHYR TYDFIL, CF48 1HN.

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 17/02/2023.

Based on the information provided, we would have no objection to the proposed development and provide the following advice.

European Protected Species

The proposed application site lies in a landscape that has records of great crested newts and otters, European Protected Species. We recommend you seek the advice of the local authority's ecologist to determine if there is a reasonable likelihood of European Protected Species' being present within the application site. If so, in accordance with Technical Advice Note 5: Nature Conservation and Planning (paragraph 6.2.2), surveys may be required.

Any surveys should be carried out in accordance with best practice guidelines.

Based on the information provided, we would have no adverse comments to make on the application with regard to European Protected Species. The planning authority should consult us if any subsequent survey undertaken finds European Protected Species are present at the site and they require further advice from us.

Croesewir gohebiaeth yn y Gymraeg a'r Saesneg
Correspondence welcomed in Welsh and English



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Land Contamination

We consider the controlled waters at this site are not of the highest environmental sensitivity. Therefore, we will not be providing detailed site-specific advice or comments with regards to land contamination issues for this site.

However, we strongly suspect contamination is present at the site.

A preliminary risk assessment has not been submitted. In line with the advice in Planning Policy Wales (2021) the planning authority must decide whether to obtain such information prior to determining the application or as a condition of the permission.

We recommend developers should:

1. Follow the risk management framework provided in [Land contamination risk management \(LCRM\)](#);
2. Refer to [Land Contamination: a guide for developers](#) (WLGA, 2017) for the type of information we require in order to assess risks to controlled waters from the site. The local authority can advise on risk to other receptors, such as human health;
3. Refer to our [groundwater protection](#) advice on www.gov.uk.

Other Matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our [website](#).

Advice for the Developer

Surface Water Drainage

We note the proposal involves sustainable drainage systems (SuDS) which infiltrate to the ground. We refer the developer to the Environment Agency (2017) 'Approach to groundwater protection' position statements which have been adopted by us. In particular the developer should be aware of the advice under Position Statement G13 (Sustainable drainage systems) which applies to this development.



Pollution Prevention

During the construction phase you should take any precaution to prevent contamination of surface water drains and local watercourses. Oils and chemicals should be stored in bunded areas and spill kits should be readily available in case of accidental spillages. For further guidance please refer to Guidance for Pollution Prevention 5: Works and maintenance in or near water, and Pollution Prevention Guidelines 6: Working at construction and demolition sites, which are available on the [NetRegs website](#).

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Frances Holms

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales

www.naturalresourceswales.gov.uk
www.cyfoethnaturiolcymru.gov.uk

Page 3 of 3



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Mr Arran Dallimore
C2J Architects & Town Planners
UNIT 1A
Compass Business Park
Pacific Road
CARDIFF
CF24 5HL

Date: 06/03/2023
Our Ref: PPA0007626

Dear Mr Dallimore

Grid Ref: 302538 207052

Site Address: Land At A4102 Swansea Road, Merthyr Tydfil

Development: Article 2D - proposed residential development of 42 dwellings with parking and new access road

I refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission from Dwr Cymru Welsh Water as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, 16/02/2023, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development.

Having reviewed the details submitted I would advise there is no objection to the proposed development and offer the following standing advice which should be taken into account within any future planning application for the development:

We have no objection for the domestic foul flows generated from this development to connect to the public sewer.

The proposed development site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No part of any building or sustainable drainage feature will be permitted within 3 metres either side of the centreline of the public sewer.

As of 07/01/2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems



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(SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

In this instance, we note that the Drainage Layout Plan drawing no. S.7810_PRE-004 indicates proposals to dispose surface water flows to an existing culverted watercourse and in principle we offer no objection subject to consultation with the Merthyr Tydfil County Borough Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our attached Advice and Guidance note. In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system

SEWAGE TREATMENT

No problems are envisaged with the Wastewater Treatment Works for the treatment of domestic discharges from this site.

WATER SUPPLY

Capacity is currently available in the water supply system to accommodate the development. We reserve the right however to reassess our position as part of the formal application for the provision of new water mains under Section 41 and Section 51 of the Water Industry Act (1991) to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

The proposed development is also crossed by a trunk/distribution watermain, the approximate position being shown on the attached plan. Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access our apparatus at all times. I enclose our Conditions for Development near Watermain(s). It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru Welsh Water before any development commences on site.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries



or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,

Owain George
Planning Liaison Manager
Developer Services

ENC. SEWER PLAN
WATER PLAN

Please Note that demands upon the water and sewerage systems change continually; consequently, the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.





PPA0007626

CONDITIONS FOR DEVELOPMENT NEAR WATER MAINS

Location: **Land at A4102 Merthyr Tydfil**

Date: 07.03.2023

The development of the site with our water main located as shown on the attached plan will involve certain conditions which must be strictly adhered to. These are: -

1. No structure is to be sited within a minimum distance of **4.85m** from the centre line of the 6" pipe and **4.45m** from the centre line of the 110mm pipe. The pipeline must therefore be located and marked up accurately at an early stage so that the Developer or others understand clearly the limits to which they are confined with respect to the Company's apparatus. Arrangements can be made for Company staff to trace and peg out such water mains on request of the Developer.
2. Adequate precautions are to be taken to ensure the protection of the water main during the course of site development.
3. If heavy earthmoving machinery is to be employed, then the routes to be used in moving plant around the site should be clearly indicated. Suitable ramps or other protection will need to be provided to protect the water main from heavy plant.
4. The water main is to be kept free from all temporary buildings, building material and spoil heaps etc.
5. The existing ground cover on the water main should not be increased or decreased.
6. All chambers, covers, marker posts etc. are to be preserved in their present position.
7. Access to the Company's apparatus must be maintained at all times for inspection and maintenance purposes and must not be restricted in any way as a result of the development.
8. No work is to be carried out before this Company has approved the final plans and sections.

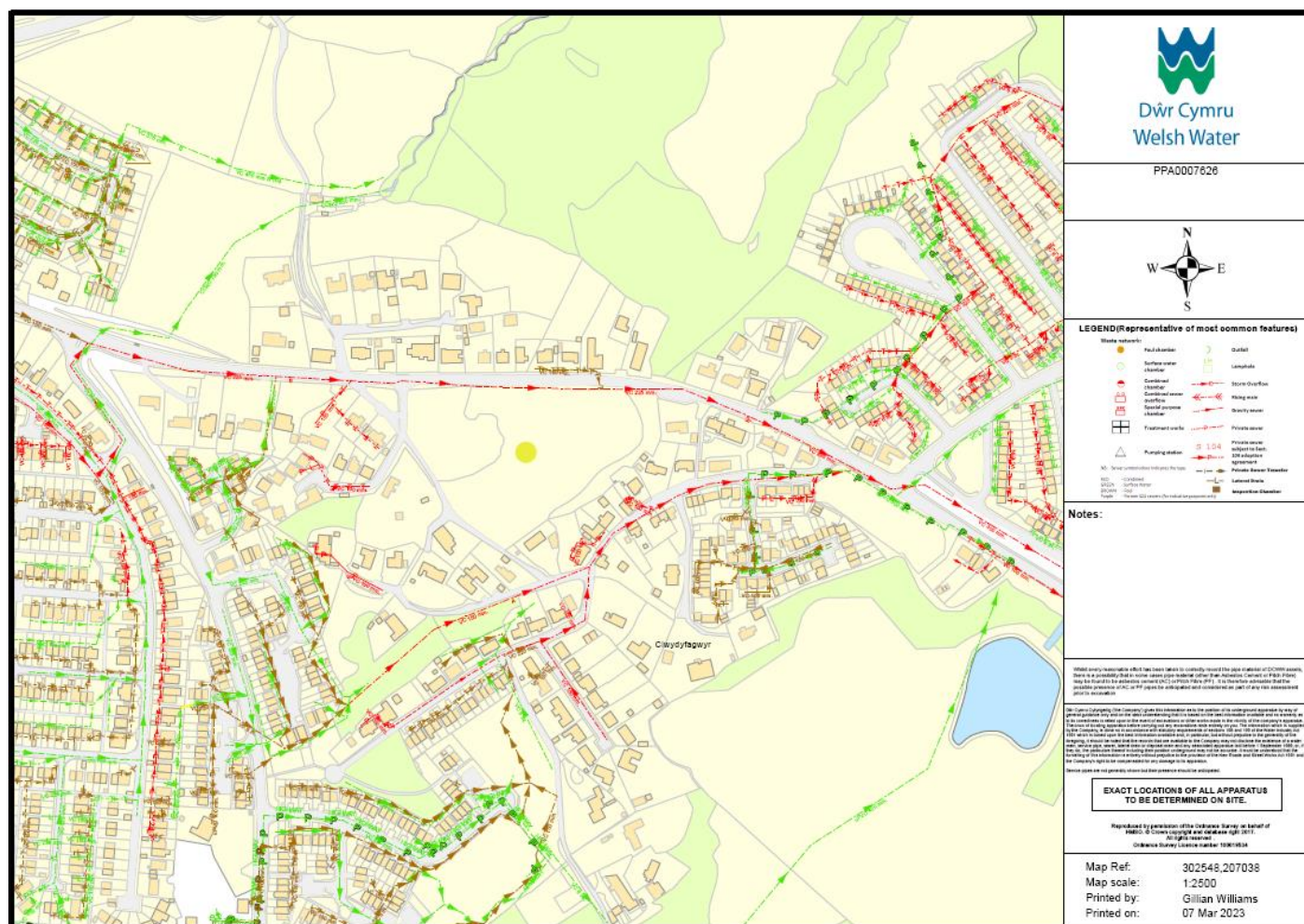
These are general conditions only and where appropriate, will be applied in conjunction with specific terms and conditions provided with our quotation and other associated documentation relating to this development.



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LEGEND

- | Clean network | | | |
|---------------|-------------------------|--|------------------------------------|
| | Shut-off valve | | Step trap |
| | Pressure reducing valve | | Water Treatment Works |
| | Meter | | Water Pumping Station |
| | Bulk water | | Avoiding main |
| | Hydrant | | Non-exposed main |
| | Cap end | | Raw Water |
| | Air valve | | Water main symbol with cross-hatch |
- (D) (T) BLUE = Town
 DARK BLUE = District
 RED = Raw Water

Notes:

While every reasonable effort has been taken to correctly record the pipe material of DCM assets, there is a possibility that in some cases pipe installed other than Adhesive Cement or P/B Pipe may be found to be adhesive cement (AC) or P/B Pipe (PP). It is therefore advisable that the possible presence of AC or PP pipes be anticipated and considered as part of any risk assessment prior to excavation.

[illegible]

**EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.**

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Map Ref: 302536,206008
Map scale: 1:1250
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