



Site Report

Client:

The Urbanists
The Creative Quarter
8a Morgan Arcade, Cardiff
CF10 1AF

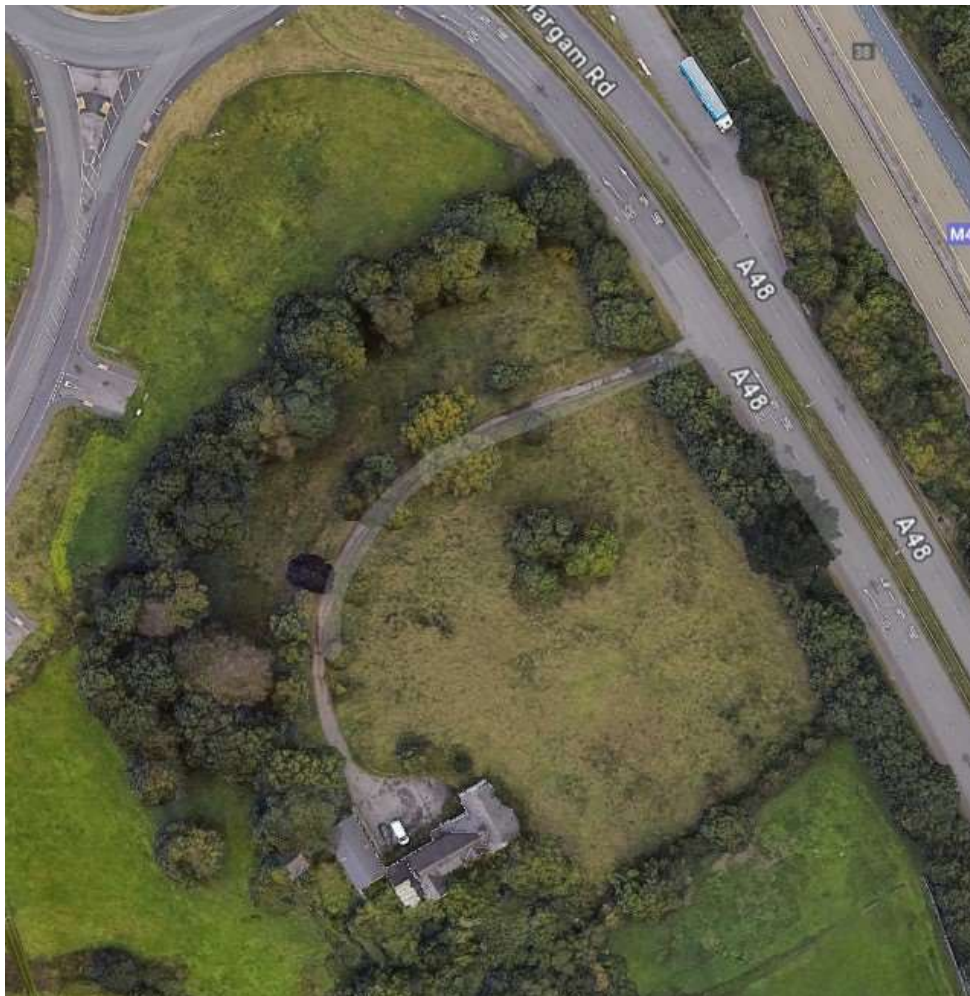
Project:

Tyn-y-Caeau
Margam Road,
Margam, Port Talbot
SA13 2NW

Date of Survey: 05.08.2024

Weather Conditions: Dry & Humid

Site Location



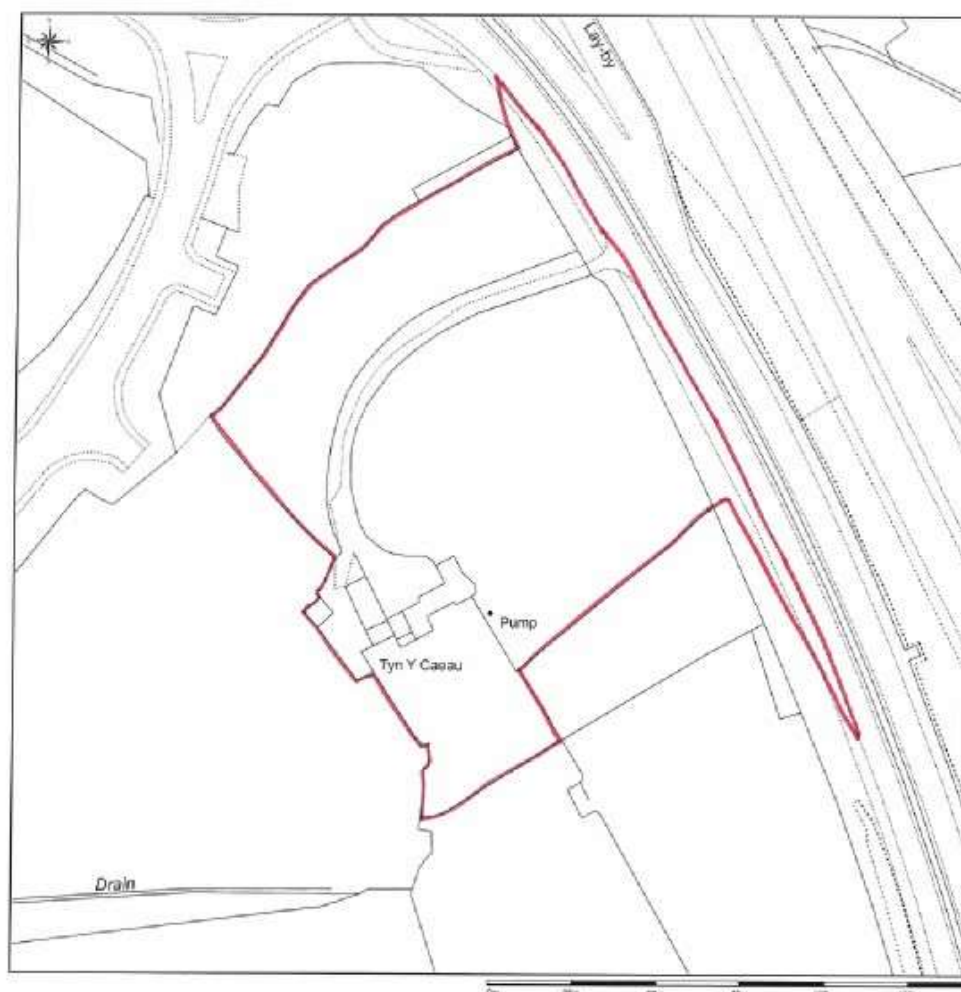
Utilimap Site Operatives

RN, MM, LG

Objectives

Carry out a PAS128 Utility survey within the boundary area, issued to Utilimap Ltd by The Urbanists.

Site Boundary



PAS128 Utility Survey

The site was found to have had what appears to be extensive site clearance carried out around the site boundaries, exposing the fence lines. The rear gardens of the property were found to be densely overgrown, resulting in limited access to carry out EML traces and Ground Penetrating Radar. There was no access within the main building at the time of survey, utility connection points could not be visually confirmed inside the building.

A High Pressure gas line has been traced through the site, via connecting to a CPS gas marker post, located within the field to the north of site. A Low Pressure gas main was located via induction method and was found to run within the soft, between the property boundary fence line and the public footpath. Sections of the line run through an area of dense foliage, location and depths have been taken where possible.

A gatic cover has been located using a metal detector along the line of the Low Pressure gas main. Although the cover has been partially exposed, it was unable to be raised at the time of survey.

The gas feed to the main building has been located via GPR, running through the large, grassed area to the front of the property.

Records indicate a 12inch cast iron water pipe running through site, parallel to the A48, with a valve positioned in the grassed between the entrance gate and the boundary line. Though the valve was unable to be located on site, the water line has been traced via induction.

A 450mm diameter Foul Water drainage run, has been plotted within the footpath and grassed area between the A48 and the property boundary. Records indicate that this drainage run is within the property boundary, with records showing 2 foul water drainage manholes within the grassed area. There is no indication on site that the chambers in questions are where the records indicate. The only drainage covers visible on site are within the public footpath, one of these covers has been located via metal detection, with the connection being confirmed via sounding between chambers.

Due to the differing locations of what has been traced on site to that what is shown on records, the records locations for Gas, Water and Drainage has also been shown on the Utility survey for reference purposes.

Ground Penetrating Radar was carried out within the open grassed areas to the front of the property, either side of the access road. The public footpath running parallel to the A48 was also surveyed via GPR.

With the main buildings power supply being fed overhead from a distribution pole to the rear of the property, power traces in and around the main building were traced via connecting to an exposed cable within the main entrance porchway.

A cut British Telecoms cable has been traced back to the property, with the line also continuing to an access chamber outside of the property boundary line, near the entrance gate. Records indicate a British Telecom feed from a chamber further down public footpath, running through the large grassed area of the property and leading to the rear of the property. Upon lifting the chamber, there was found to be no indication of a utility running directly from the chamber in the direction shown.

A run of foul water drainage at the rear of property has been traced and found to be running away from site. No further manholes were located along the run, due to the dense overgrowth.

Power and Radio sweeps have been carried out throughout the site, where access was possible.

