

C1600 – Wales and West Utilities Asses Review

Crymlyn Parc, Skewen, Neath

Following feedback received from Wales and West Utilities (WWU) dated November 2024 as part of the PAC response ref. S24/149, it was noted that a High Pressure Network (HPN) was in close proximity to the development site with a secondary Low Pressure Network (LPN) located along the boundary of the development site.

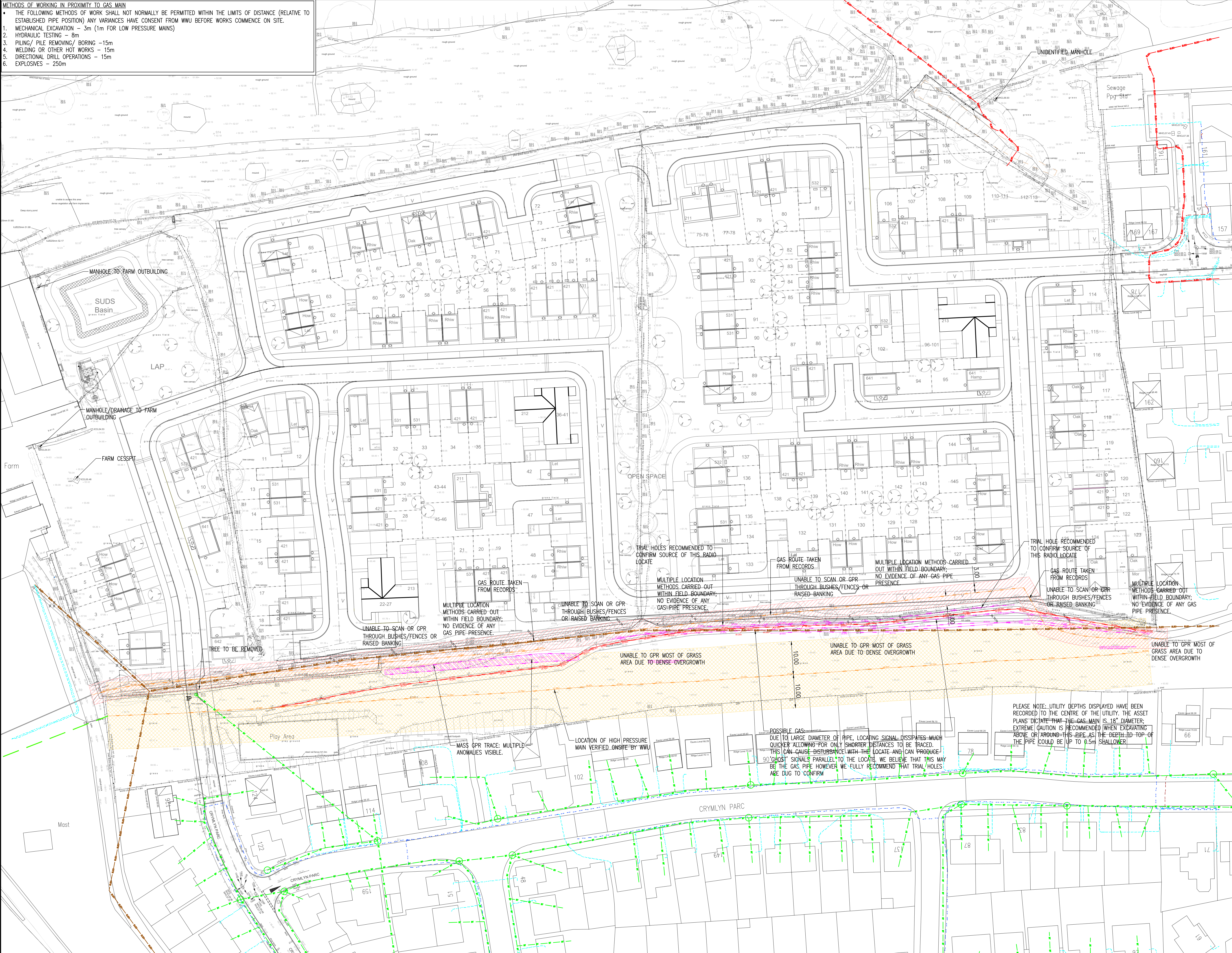
The WWU feedback stated that no excavations are to take place above or within 10m of the confirmed position of these mains without prior consultation with the statutory undertaker.

Prior engagement with WWU was received in 2022 where the HPN was traced and subsequently identified on a topographical survey. An utility scan of the area was conducted in June 2022, this verified the location of the HPN indicated by WWU. The utility scan partially identified the location of the LPN to the west of the southern boundary of the development, due to localised issues the survey was unable to conclude an accurate location for the LPN along the full southern boundary. The survey carried out multiple methods of surveying the site side of the fence line with no evidence of the presence of LPN identified. As such, it is likely that the LPN is located to the south of the development site existing fence line. Trial pits are recommended to confirm an accurate location.

Drawing reference C1600-C-SK01 included in Appendix A indicates the 10m easement required along the HPN and a 3m easement required along the LPN. As identified, the proposed development plots are located outside of both easement zones, with work only required to form the access road into site and associated services connections. The HPN is currently ~1.69m below existing ground level, the proposed road level in this area is similar to existing level at 60.80mAOD, as such the formation of the proposed roadway should have minimal impact on the HPN. A suction excavation may be required in close proximity to the HPN, subject to agreement with WWU. Subject to an accurate location of the LPN, this may need to be diverted to accommodate the development.

Appendix A
Utility Location Plan

- METHODS OF WORKING IN PROXIMITY TO GAS MAIN
- 1. THE FOLLOWING METHODS OF WORK SHALL NOT NORMALLY BE PERMITTED WITHIN THE LIMITS OF DISTANCE (RELATIVE TO ESTABLISHED PIPE POSITION) ANY VARIANCES HAVE CONSENT FROM WWU BEFORE WORKS COMMENCE ON SITE.
 - 2. MECHANICAL EXCAVATION - 3m (1m FOR LOW PRESSURE MAINS)
 - 3. HYDRAULIC TESTING - 8m
 - 4. PILING/PILE REMOVING/ BORING - 15m
 - 5. WELDING OR OTHER HOT WORKS - 15m
 - 6. DIRECTIONAL DRILL OPERATIONS - 15m
 - 7. EXPLOSIVES - 250m



- GENERAL NOTES
1. DO NOT SCALE THIS DRAWING.
 2. CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ENGINEER.
 3. ANY DISCREPANCY TO BE REPORTED IMMEDIATELY TO THE ENGINEER.
 4. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SUBCONTRACTORS AND SPECIALISTS DRAWINGS AND SPECIFICATIONS.

- KEY
- UTILITIES MAPPED FROM UTILITY SCAN REF. 'ACAD-CRYMLYN-PARC-GAS-MAIN-SKEWEN'
- GAS — GAS
 - POWER — POWER
 - RFL — RADAR LOCATED
 - RFL — RADIO LOCATED

PAS 128 UTILITY VERIFICATION	
QL-A	Horizontal and Vertical location of the top and/or bottom of the utility, where a direct measurement has been made. E.g. of inspection Covers or Trial Holes.
QL-B1	Horizontal and Vertical location of the utility has been detected by MULTIPLE geophysical techniques used.
QL-B2	Horizontal and Vertical location of the utility has been detected by ONE of the geophysical techniques used.
QL-B3	Horizontal location ONLY of the utility being detected by ONE of the geophysical techniques used.
QL-B4	A utility segment which is suspected to exist, but has not been detected by any of the techniques used and is therefore shown as an ASSUMED ROUTE.
QL-C	A segment of utility, whose location is demonstrated by VISUAL REFERENCE to, street furniture, topographical features or evidence of previous street works such as a reinstatement Scar.
QL-D	A utility which has not been detected by any of the techniques used and has been taken from RECORDS.

- UTILITIES INFORMATION TAKEN FROM STATUTORY UNDERTAKER PUBLICLY AVAILABLE MAPPING
- BT — BT NETWORK
 - ELEC — NATIONAL GRID (HV)
 - ELEC — NATIONAL GRID (OVERHEAD)
 - ELEC — NATIONAL GRID (LV) (UNDERGROUND)
 - GAS — GAS (HP)
 - GAS — GAS (LP)
 - GAS — 10m EASEMENT
 - GAS — 3m EASEMENT

Rev.	Detail	By	Date
E	DRAWING REVISED TO INCLUDE PROPOSED LAYOUT.	DH	27.01.25
D	DRAWING REVISED T SUIT UPDATED UTILITY SURVEY.	CH	13.07.21
C	10m & 50m OFFSETS FROM HP GAS LINE SHOWN.	CH	14.04.21
B	MINOR AMENDMENTS MADE TO TEXT	CH	12.04.21
A	GAS LINE FROM SERVICE SURVEY	CH	09.04.21

Reinforcement schedules nos.

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Client

Hale

Project

PHASE 5 RESIDENTIAL DEVELOPMENT AT CRYMLYN GROVE, SKEWEN

Drawing Title

SITE PLAN TOPO + UTILITIES LAYOUT

INFORMATION	
Project No.	Drawing No.
C1600	C-SK01
Scales	Date
1:500	28.01.21
Drawn	Checked
TE	DG
Sheet Size	Revision
A1	E