

Multi-Utility Infrastructure Feasibility Study



Proposed Residential Development

Pibwrlwyd
Pibwrlwyd Lane
Carmarthen
SA31 2NH

April 2021

SMS Project no: E000206451

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1 Scope and Objectives

This desktop feasibility study covers both on-site and off-site elements for each utility and specifically includes the following information:

- Details of the location of all statutory network apparatus in close proximity to and within the development boundary.
- Assess the existing services for disconnections and diversions.
- Determine the need of and budget costs for any diversions and disconnections required.
- Assess the requirements of and provide budgetary costs for suitable electricity, gas, potable water and telecommunications to the development.
- Investigate and report on any potential wayleave issues.

The findings in this study are therefore based upon published record and other information obtained from the statutory utilities, together with our knowledge and experience of the UK utility connections marketplace, regulatory obligations and utility network capabilities.

2 Executive Summary

This desktop feasibility study has been commissioned by Asbri Planning to appraise the availability of electricity, gas, potable water and telecommunications services with regards to the proposed development known Pibwrlwyd.

The proposed site is a green field development located to the east of A484 and is bounded by Pibwrlwyd Lane to the south, green field land to the east and an existing industrial development and Heol Glasdwr to the north. The development will potentially consist of circa 245 residential units, College Campus, Hotel, Employment Centre, and a Care home.

The development is shown on the following drawings:

Drawing Owner	Title	Document no	Rev	Date
	Option A2	-	-	-

Network plans show that all utilities are available close to the development, additionally there are some disconnections and diversionary works anticipated.

Based on the available information, the overall budget costs are as follows:

Utility	Connections	Diversions	Disconnections	Total
Electricity	£571,600	£102,800	£7,300	£681,700
Gas	£216,600	-	-	£216,600
Water	£338,800	-	£2,400	£341,200
Telecommunications	£2,000	-	£5,000	£7,000
Total	£1,129,000	£102,800	£14,700	£1,246,500

All prices are exclusive of VAT.

Important areas of concern to be considered

- Potential Hydraulic Model Assessment (HMA) required for the development from Dwr Cymru Welsh Water (DCWW).

Moving forward / removal of risk

It is our belief that additional works / procurement is required in order to de-risk the project further. The timings of when these works are to be carried out would form part of the review of this study between SMS, the client and the greater design team.

1. Procure diversion quotations from WPD.
2. Procure disconnections from WPD, DCWW and Openreach.
3. Procure new connection quotations for Electricity, Gas and Potable Water.
4. Procure Water HMA from Dwr Cymru Welsh Water (DCWW).
5. Register the development with Openreach new sites.

Following on from these works, SMS would provide further cost and programme advice to the client.

All on-site excavations for the utilities are assumed to be provided by the client's contractors and have not been included in the above costs. Indicative cable / pipe routes for the on-site works require more planning information to be in place and will obviously have a major impact on the on-site costs.

The estimated time for the delivery of these major utilities to the new development will need to be provided by the individual utility providers due to the reinforcement identified, upon acceptance of firm quotations, the clearance of all necessary wayleave consents and dependent upon the overall construction programme.

3 Electricity

Existing Infrastructure

High Voltage (HV)

The mapping obtained from Western Power Distribution (WPD) show existing 11kV (HV) underground cables located along the western, southern and northern boundary of the proposed development.

Network plans of the area also show HV underground cables entering the northern boundary from Heol Glasdwr and terminating within the proposed development boundary.

The WPD network plans of the area show an HV substation designated '58/6305 PIBWRLWYD TECHNICAL INSTITUTE' located off A484 in the south western corner of the development supplying the existing college campus.

From this substation, existing HV cables run through the existing campus, connecting to infrastructure outside of the development boundary and to the existing Pole Mounted Transformer (PMT) designated '58/6303 PIBWR LWYD FARM (PENSARN)'.

Two existing substations are located just outside of the proposed development boundary, designated '58/6250 HALFORDS CARMATHEN', located in the north western corner and designated '58/6304 PAEC PENSARN', located to the north west.

HV underground cable infrastructure runs through the development from north to south, from substation 58/6250 HALFORDS CARMATHEN' to PMT '58/6303 PIBWR LWYD FARM PENSARN' located off Pibwrlwyd Lane on the southern boundary of the proposed development.

Low Voltage (LV)

From the substation '58/6305 PIBWRLWYD TECHNICAL INSTITUTE', underground and overhead LV and service cables run within the existing college campus area, continuing to supply a building outside of the development boundary.

From the PMT '58/6303 PIBWR LWYD FARM (PENSARN)', overhead LV cables run in Pibwrlwyd Lane along the southern boundary of the development.

From the substation '58/6250 HALFORDS CARMATHEN', overhead LV cables run along the northern boundary of the development.

Disconnections

The HV underground cables entering the northern boundary from Heol Glasdwr will be disconnected to facilitate the proposed development.

The LV underground cables and services in the south western corner of the development will be disconnected.

Budget Cost: £7,250

Diversions

Divert existing 11kV and LV underground cables in the vicinity of the existing college campus to facilitate the proposed development.

Budget Cost: £102,800

New Connections

Load Assessment

The estimated load requirement provided for the development has been confirmed with the client and includes capacity for Electric Vehicle Charging (EVC).

Location	Electrical Load (kVA)
245 residential units	368
College Campus	400
Hotel	521
Employment Centre	828
Care home	375
Total	2,492

Electric Vehicle Charging (EVC)

Although there is currently an EVC Infrastructure Strategy within the Local Transport plan for Carmarthenshire County Council, there is no specific requirement on the number of EV chargers required for new Non-Residential Buildings.

Following consultation with the client it has been agreed that for the purposes of this feasibility study, 7kW EV chargers would be installed.

Location	No of Chargers	Diversity Rate	Diversified Load (kW)
Cira 245 residential units	245	0.5	857.5
College Campus	4	0.5	14
Hotel	5	0.5	17.5
Employment Centre	6	0.5	21
Care home	4	0.5	14
Total	264	-	924

Infrastructure Requirements

A point of connection (POC) application reference 3926332 (Appendix 4) has been made with WPD from the existing 11kV underground cables located along Pibwrlwyd Lane on the southern boundary of the proposed development, with a total site load of 3,420 kW, to support circa 245 residential units, College Campus, Hotel, Employment Centre, and a Care home. The response from UKPN has confirmed a suitable POC from 11kV HV underground cables along Pibwrlwyd Lane.

It is assumed that up to seven ground mounted substations ranging from 500kVA to 1,000kVA will need to be established within the proposed development, in order to provide suitable connections to the development.

The required substations footprints will depend on the type of enclosure that is chosen. A masonry enclosure will require an area of approximately 4.2m x 4.2m with an extra area of 1m around the enclosure to allow for future maintenance activity. The substation enclosure should also be set a minimum distance of 1.25m from the back edge of the footpath to allow for the door to open without impinging on the footpath.

A GRP enclosure will require an area of 3.3m x 2.4m with an extra area of 1m around the enclosure to allow for future maintenance activity. The substation enclosure should also be set a minimum distance of 1.6m from the back edge of the footpath to allow for the door to open without impinging on the footpath. In addition, 24-hour vehicle access will be required for access and maintenance purposes.

Indicative locations of the proposed substation have been considered; however, the exact location of the substations will need to be confirmed with WPD before the construction begins and will need to be considered in the final masterplan.

Budget Cost WPD POC: £7,100

Budget Cost: £564,500

Total Budget Cost: £571,600

General

A full network design would have to be undertaken by WPD / ICP in order to confirm how the requirements will be met. The time scales for the completion of the above works would need to be provided by WPD due to the complexity of the works from the completion of leases / wayleaves and be dependent upon the overall construction programme.

Budget Summary

Utility	Connections	Diversions	Disconnections	Total
Electricity	£571,600	£102,800	£7,250	£681,700

4 Gas

Existing Infrastructure

Low Pressure (LP)

The Wales & West Utilities (WWU) network plans shows a 180mm polyethylene (PE) LP gas main within the eastern footway along A484 located to the west of the development.

Records also show an existing LP gas main serves the existing college campus.

Disconnections

None anticipated.

Diversions

None anticipated.

New Connections

Load Assessment

The estimated load requirement provided for the development has been provided by the client.

Location	Estimated Peak Load (kW/hr)	Nominal Peak Flow Rate (m ³ /hr)	AQ (MWh)
245 residential units	1,628	150	2,595,775
College Campus	1,008	93	1,839,600
Hotel	600	55	960,400
Employment Centre	784	72	788,400
Care home	732	40	2,595,775
Total	4,452	411	7,279,175

Infrastructure Requirements

A land enquiry application reference 7100005867 (Appendix 4) has been made with WWU from the existing 180mm PE LP gas main within the eastern footway along A484 located to the west of the development, with a total load of 4,452kW to support the development.

The response from WWU, has confirmed that the existing 180mm PE LP gas main has sufficient capacity to supply the proposed development, and will not require network reinforcement.

Connections

For the purpose of this feasibility study a new LP gas main would need to be constructed within the footway of A484 to the proposed southern site entrance.

New LP mains will continue around the development and new services will then be installed from the main to the meter positions in each property, to suit the requirements of the proposed development.

Budget Cost: £216,600

General

It is assumed that the client will provide suitable meter locations within the individual properties.

The time scales for the completion of the above works would need to be advised by WWU due to the complexity of the development, from the completion of leases / wayleaves and dependent upon the overall construction programme.

Budget Summary

Utility	Connections	Diversions	Disconnections	Total
Gas	£216,600	-	-	£216,600

5 Water

Existing Potable Water Infrastructure

The Dwr Cymru Welsh Water (DCWW) network plans of the area shows a 3" cast iron (CI) distribution water main within the western footway and a 4" polyvinyl chloride (PVC) distribution water main along A484 located to the west of the development.

The 4" PVC distribution water main continues along Pibwrlwyd Lane on the southern boundary and a 3" asbestos cement (AC) distribution water main enters the site and runs within the southern boundary.

Records also show an 8" PVC distribution water main along the northern boundary in Heol Glasdwr.

Disconnections

The 3" AC distribution water main located within the southern boundary will be disconnected to facilitate the proposed development.

Budget Cost: £2,400

Diversions

None anticipated.

New Connections

Load Assessment

The estimated load requirement provided for the development has been provided by the client.

Location	l/s
Cira 245 residential units	5.05
College Campus	5.59
Hotel	2.74
Employment Centre	3.50
Care home	5.00
Total	21.88

Infrastructure Requirements

A Pre-planning enquiry has been made with DCWW from the existing 3" Cast Iron (CI) distribution water main within the western footway of A484 with a total load of 21.88 l/s.

The response from DCWW remains outstanding at the time of this report and will be provided in a future revision.

Description	Cost
Mains laying Cost	£13,600
Water / sewerage Infrastructure costs	£192,100
Service Costs	£133,100
Total	£338,800

Budget cost: £338,800

Fire Hydrants

Detailed advice should be obtained from the local Fire Authority to establish suitable locations of hydrants within the proposed development.

General

A full network study would have to be undertaken by DCWW in order to confirm how the requirements will be met.

The time scales for the completion of the above works would need to be confirmed by DCWW due to the extent of the new water mains to be constructed, from the completion of leases / wayleaves and dependent upon the overall construction programme.

Budget Summary

Utility	Connections	Diversions	Disconnections	Total
Water	£338,800	-	£2,400	£341,200

6 Sewer Water

Existing Foul and Surface Water Sewer Network

The Dwr Cymru Welsh Water (DCWW) network plans of the area shows a 4" medium density polyethylene (MDPE) and 9" vitrified clay (VC) foul sewer within the eastern footway along A484 located to the west of the development.

Records also show a 150mm VC foul sewer along Pibwrlwyd Lane on the southern boundary of the proposed development.

7 Telecommunications

Openreach (BT)

Existing Telecommunications Infrastructure

Asset location maps have been obtained from Openreach (BT) show underground cable ducts and chambers are present along A484 to the west of the development in the western footway. BT underground cable ducts continue across A484 in the south western corner of the development and supplies the existing college campus. Records also show an overhead line and associated poles located along Pibwrlwyd Lane at the southern boundary of the development.

Disconnections

The underground BT cable ducts supplying areas of the college campus which are no longer required, will be disconnected to facilitate the proposed development.

Budget Cost: £5,000

Diversions

None anticipated.

New Connections

It is assumed the supply strategy is likely to be via a new connection from the existing BT underground network to the south of the development within A484.

BT will now deploy FTTP, free of charge, into all new housing developments of 20 or more homes. Openreach can provide your development with Fibre to the Premises, free of charge.

Fibre to the Premises provides estimated speeds of up to 1Gbps enabling your home owners to stream HDTV, play computer games and write emails simultaneously providing the best communications experience.

Budget Cost: £2,000 (Survey Fee Estimate Only)

Infrastructure Requirements

A dedicated ducted BT service route will need to be provided around the proposed new footway / roadways as required, to allow connections to the proposed new properties. As BT apparatus is adjacent to the development, no abnormal costs are currently envisaged. A design fee is normally required for BT to produce a network design; however, this is subject to survey by BT.

The proposed development site is predicted to receive a good terrestrial TV signal from the Preseli transmitter, with 119 channels. The information has been sourced online from freeview.co.uk.

Budget Summary

Utility	Connections	Diversions	Disconnections	Total
Telecommunications - BT	£2,000	-	£5,000	£7,000

Other Utility Infrastructure Providers

Please refer to Appendix 2 of this document for details of the results of HAUC surveys.

8 Legal Report

For the purpose of this report the development area is taken as being the Residential Phases 1, 2, 3 and 4 shown on the undated **Draft Masterplan Option 2** provided by the client. The Site occupies part of a larger Freehold land parcel recorded at Land Registry under title WA907344. We have examined the title register for recorded legal rights of utility retention as well as assessing network plans of statutory undertakers. We have not assessed the adoption status of any highway.

Title WA907344

The land in this Freehold title is described in the register as Pibwrlwyd, Llangunnor, Carmarthen. The Freehold Proprietor is given as CARMARTHEN COLLEGE OF TECHNOLOGY AND ART FURTHER EDUCATION CORPORATION of Alban Road, Llanelli, Carmarthenshire SA15 1NG. The land in the title shares mutual utility rights with the land at 1 Tycoch Cottages transferred 17 June 1987 made between (1) The County Council of The Administrative County of Dyfed (the Council) and (2) William Trevor Jones and Edith Muriel Jones (Purchasers).

The land has the benefit of utility rights over land transferred 17 March 1989 between (1) Dyfed County Council (Transferor) and (2) Philip Richardson and Margaret Pamela Richardson (Transferees). The transferred land adjoins part of the eastern boundary of the southern portion of the land in this title.

The land has the benefit of the utility rights reserved by but is subject to the utility rights granted by a Transfer of the land edged and numbered CYM502240 in green to the south of Pibwrlwyd Lane on the title plan dated 6 August 2010 made between (1) Coleg Sir Gar and (2) Robert Michael Thomas Green.

The land has the benefit of the utility rights reserved by but is subject to the utility rights granted by a Transfer of the land edged and numbered CYM504455 in green to the south of Pibwrlwyd Lane on the title plan dated 11 August 2010 made between (1) Coleg Sir Gar and (2) Elizabeth Janet Waters and Sheila Ann Waters. The register makes reference to rights granted by the Transfer of land dated 17 January 1974 made between (1) Carmarthen County Council (Transferor) and (2) British Gas Corporation (Transferee). The transfer is of land outwith the development area and the gas apparatus shown on network plans is also located outwith the development area. We have examined the network plans of statutory undertakers as follows:

Electric – Western Power Distribution (WPD)

Network plans show underground electric cables denoted 3 x 185 1c TxAL EPR 11kV 01/2011 and EARTH running in a north-south plane within the west-central area of the development. We have found no recorded legal rights of retention and in the absence of any such the cost of diversion should be challenged.

Gas – Wales and West Utilities (WWU)

Network plans show no apparatus within the development area.

Water – Potable – Dwr Cymru Welsh Water (DCWW)

Network plans show a water pipe denoted 3 IN. AC 1904 running broadly north-east/south-west within Residential Phase 4. DCWW enjoys statutory rights of retention under the Water Industry Act 1991 meaning that the cost of diversion would fall to the developer.

Water – Foul – Dwr Cymru Welsh Water (DCWW)

Network plans show no such apparatus within the development area.

Telecommunications – Openreach (BT)

Network plans show no such apparatus within the development area.

9 Conclusions and Recommendations

The total budget estimate for delivering diversions and new connections to the development is approximately **£1,246,500**

All prices quoted are exclusive of VAT.

These costs are based on information obtained from statutory utilities and SMS' knowledge and professional experience of the utilities market. The budget estimates are based on the client's contribution to the capital costs of undertaking the required works.

The on-site infrastructure costs are based on the layout and plans provided for the study, which are indicative at this stage. These costs are subject to variation, particularly if the development specification and / or layout change.

Please refer to Appendix 1 for details of the general assumptions and considerations applied by SMS whilst compiling this study.

Moving forward / removal of risk

It is our belief that additional works / procurement is required in order to de-risk the project further. The timings of when these works are to be carried out would form part of the review of this study between SMS, the client and the greater design team.

1. Procure diversion quotations from WPD.
2. Procure disconnections from WPD, DCWW and Openreach.
3. Procure new connection quotations for Electricity, Gas and Water.
4. Procure Water HMA from Dwr Cymru Welsh Water (DCWW).
5. Register the development with Openreach new sites.

Following on from these works, SMS would provide further cost and programme advice to the client.

Health, Safety and Environmental Considerations

In line with the Construction (Design and Management) Regulations 2015 (CDM) and as part of the internal procedures contained within our safety management system, we have undertaken the early identification of any potential significant risks to health and safety that may need further consideration at the detailed design stage. Additionally, in conjunction with this study and in adherence to SMS's Environmental Management System, we have also given consideration to any potential environmental issues that may also arise.

From the information given by the client to date SMS cannot see the presence of any abnormal or significant risk within the development.

Should you consider this study to represent a feasible option and wish to progress this further, please request information relating to the outcomes of our assessment in order that you can communicate this to other relevant parties. Additionally, please download HSE leaflet INDG411 "Want construction work done safely?" from the HSE website www.hse.gov.uk, which will provide you with guidance relating to client responsibilities under the CDM Regulations.

We recommend that all activities be carried out in accordance with Health and Safety legislation, particularly HS(G)47 "Avoiding Danger from Underground Services" and GS6 "Avoidance of Danger from Overhead Electric Power Lines". We further recommended that all development contractors obtain the latest utility network drawings from the host utility asset owner.

Appendix 1 – General Assumptions and Considerations

Assumptions

In view of the limited information currently available, several assumptions have been made in order to produce this study:

1. The demand for the development has been based on the information provided and SMS' experience of developments of a similar nature and will need to be re-assessed as part of the final design process.
2. Unless otherwise specified, space / water heating for all developments will be by gas.
3. Excavations are in unmade ground and no special measures, such as those that would be required by ground contamination, are needed.
4. The client will carry out all on-site excavations.
5. The proposed service routes have been assumed and will require to be agreed.
6. The existing adjacent utilities in the vicinity of the development have sufficient capacity to provide the required loads (unless stated in this study). This can only be confirmed after network studies by the various utility companies are carried out at the design stage to establish the actual capacity available.
7. It is assumed that the landowner will grant any easement or wayleave that may be required.
8. As details of load structure, demand type or size of properties becomes clearer a further study would be required to review the estimates before submitting a firm application to the host network operator. However, we have assumed the above to be the worst-case scenario for purposes of this study.
9. Utility plans such as those that have been used for this desktop study, do not always show service connections to buildings.

Special Considerations

The utility plan extracts attached to this study are based on utility plans supplied to SMS under license conditions or separately purchased and are not to be used for excavation purposes. They have been included for indicative purposes only. They may have been superseded since the completion of the study.

The cost estimates in our study assume that there are no special conditions applied to any construction works including:

- a) No restricted working hours.
- b) No specific planning conditions to be met.
- c) Any land utilised for development extensions or new developments will not contain contaminated soil.

Appendix 2 – HAUC Survey Results

Results of HAUC enquiries to utility companies based upon information provided by Linesearch.

Utility Provider	Date of Response	Comment
CenturyLink Communications UK Ltd	10.03.2021	Not Affected
City Fibre	10.03.2021	Not Affected
Colt	10.03.2021	Not Affected
Engie	10.03.2021	Not Affected
GTC	10.03.2021	Not Affected
Last Mile	10.03.2021	Not Affected
Mobile Broadband Network	10.03.2021	Not Affected
SOTA	10.03.2021	Not Affected
Utility Assets Ltd	10.03.2021	Not Affected
Verizon Business	10.03.2021	Not Affected
Virgin Media	10.03.2021	Not Affected
Vodafone	10.03.2021	Not Affected

Appendix 3 – Title Plans



Appendix 4 – Utilities Pre-Planning Enquiries

Electricity – Western Power Distribution (WPD)

Document: Budget Estimate Ref 3926332

Drawing: Plan Ref 3926332

Gas – Wales & West Utilities (WWU)

Document: Land Enquiry Letter Ref 7100005867

Drawing: Plan Ref 7100005867

Water – Dwr Cymru Welsh Water (DCWW)

Document: Awaiting Response

Drawing: Awaiting Response

Budget Estimate

James Hicks Sms Plc
UTILITY PARTNERSHIP LIMITED
PRENNAU HOUSE COPSE WALK
CARDIFF GATE BUSINESS PARK
PONTPRENNAU
CARDIFF
SOUTH GLAMORGAN
CF23 8XH

Western Power Distribution
Llanfihangel-Ar-Arth
PENCADER
Carmarthenshire
SA39 9HT

Telephone: 01559 382773
Email: gscourfield@westernpower.co.uk

Our ref
3926332

Date
21/04/2021

Dear James Hicks Sms Plc,

Budget Estimate for electricity connection works by Western Power Distribution (South Wales) plc ("WPD") for a 3.4MW Connection at Pibwrlwyd, ., Pibwrlwyd Lane, Carmarthen, Carmarthenshire SA31 2NH

Thank you for your recent enquiry. I am pleased to provide an indication of WPD's likely costs to carry out the connection works for you ("the Budget Estimate").

Our estimate for this work is based upon the information you have provided and is shown below.

Estimated Connection Charge

Contestable works	£ 00.00
Non-Contestable works	£ 7,093.00
VAT at 20 %	£ 1,419.00
Total	£ 8,512.00

Non-Contestable works are those works that only WPD can undertake. It is possible for you to get someone else to quote for the contestable part of the works. For further information please visit our website:
<https://westernpower.co.uk/Connections/Competition-in-Connections.aspx>

Your supply will have the following electrical characteristics

Voltage	11000 Volts
Phase	Three Phase
Agreed Import Capacity	3420kVA
Agreed Export Capacity	0kVA

Please note that the proposed works and estimated connection charge is for **guidance purposes** only and has been derived from a desk-top design exercise. It is non-binding and subject, in particular, to any legal permission, wayleaves and any other consents being successfully obtained. It is based on present day prices. It does not include the cost of any necessary on-site civil works, which should be provided by you at your expense.

Enclosures

Please also find enclosed:

- Our summary document entitled "Budget Estimates - Your Budget Estimate Explained"
- A drawing showing the indicative point of connection (POC) of the new assets to our existing distribution system, in relation to the proposed development. Plan Number: 3926332



Western Power Distribution (South Wales, West Midlands, East Midlands, South West) plc
Registered in England and Wales No. (2366985, 3600574, 2366923, 2366894)
Registered Office:
Avonbank, Feeder Road, Bristol BS2 0TB

Competition in Connections

The Budget Estimate is based upon WPD undertaking both the contestable and non-contestable connection works. You are able to seek competitive prices for some or all of the contestable elements.

You have the option to appoint an Independent Connection Provider (ICP) or Independent Distribution Network Operator (IDNO) to carry out some of the connection works, referred to as the Contestable Connection Works. Any connection works that can only be undertaken by WPD are referred to as Non-contestable Connection Works. See our enclosed Budget Estimate guide for more information.

Proposed Connection Works

Our estimate of the connection charge is for providing the following works:

PoC at X: 241038 Y: 218179 to the Halfords feeder (296-008D).

I've included two straight joints, some cable identification, spiking and pressure testing.

It appears as if the existing network can cope with the additional load (180A) if backfed from the Francis Tce 11kV cct.

Please note that these proposals are based upon a desk top provisional investigation and no site visit or detailed study has been carried out.

The estimate does not include costs for any reinforcement or diversionary work that may be required, or for any environmental, or stability studies which may also be necessary, although these are generally only required for larger capacity connections.

Progression to Connection Offer stage

This Budget Estimate is not a legally binding contract, but sets out the amount we reasonably estimate we would require you to pay for the connection works under a formal Connection offer.

If you would like us to undertake a more detailed analysis, including an assessment of any network reinforcement required we can provide a formal Connection Offer. Further information regarding how to apply is provided in our enclosed summary guide.

Upon receipt of your application we will carry out detailed network studies to finalise the design of the connection works (and any associated reinforcement works), and provide a Connection Offer detailing the works required, the associated costs, timescales, payment terms and conditions for the connection.

If you have any queries regarding this Budget Estimate please do not hesitate to contact me via the contact details at the top of this letter.

Yours sincerely,

Gareth Scourfield
Planner - 11kV

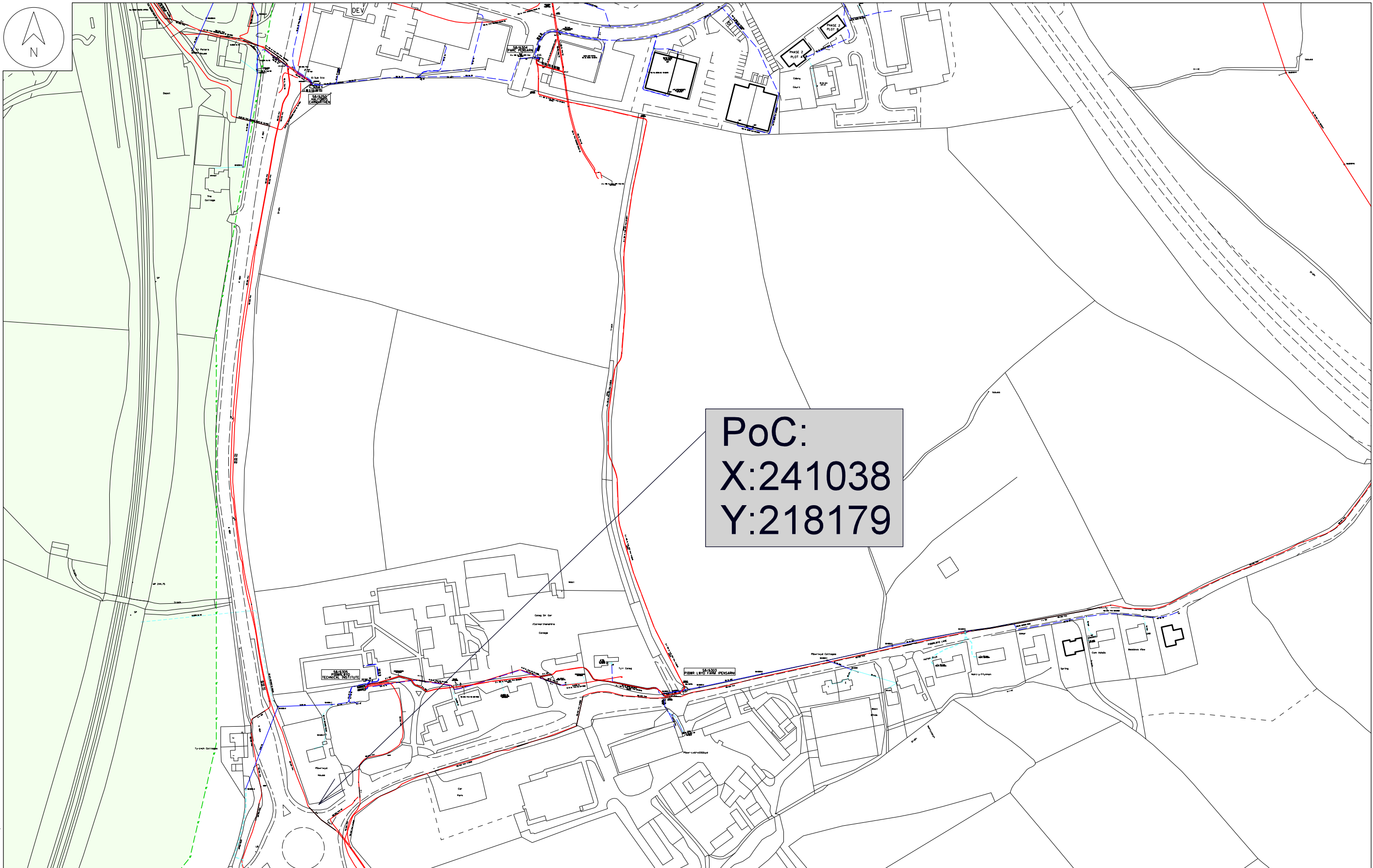


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Western Power Distribution, Avonbank, Feeder Road, Bristol. BS2 0TB. Licence Nos. 100022488, 100024877, 100021807, 100022432.
CARE SHOULD BE EXERCISED TO ENSURE THE PRECISE POSITION OF THE WPD APPARATUS IF WORK IS TO BE EXECUTED IN ITS VICINITY.
If in doubt, contact your local WPD office.

WPD Copyright: This copy has been made by or with the authority of Western Power Distribution (WPD) pursuant to Section 47 of the Copyright Designs and Patents Act 1988 unless that Act provides a relevant exception to copyright the copy must not be copied without prior permission of the copyright owner.

Information is given as a guide only
and it's accuracy cannot be guaranteed.

PLEASE NOTE: This plan ONLY shows assets owned by Western Power Distribution.
Electricity assets owned by IDNO's (Independent Network Operators)
MAY be present in this area.



SURF TELECOMS APPARATUS

— S — S —

PILOT CABLES

P — P — P —

* ADVICE SHOULD BE SOUGHT FROM THE WESTERN POWER DISTRIBUTION CONTACT CENTRE S.WEST (0845 601 2989) FOR ANY WORK THAT IS TO TAKE PLACE IN PROXIMITY TO 132KV UNDERGROUND CABLES AND 132KV OVERHEAD LINES

OVERHEAD LINE

PL SERVICE LV

HV (11kV)

HV (33kV)

HV (66kV)

HV (132kV)

UNDERGROUND CABLE

PL SERVICE LV

HV (11kV)

HV (33kV)

HV (66kV)

HV (132kV)

— E — PME Earth

— E — Underground Earth

○ Pole Mounted Transformer

□ Ground Mounted Transformer

TITLE:

DRAWN BY:

DATE: 21/04/2021

SCALE 1:2500 @ A3

PLOT CENTRE: 241283.418,218408.643

WESTERN POWER DISTRIBUTION

Serving the Midlands, South West and Wales

Our Reference Number : 7100005867
Your Reference Number : Pibwrlwyd



Wales & West House
Spooner Close
Celtic Springs
Coedkernew
Newport NP10 8FZ
www.wwutilities.co.uk

FAO:

Date :
Network Contact :
Telephone :
Fax :
Email :

Dear ,

Re:

Thank you for your Enquiry dated , which we received on .

The nearest main is 10m from the site boundary, and is located . This is a 180mm main.

The availability of capacity is based on estimated gas consumption, it is therefore not guaranteed. Please note that at the stage of requesting a quotation for this site, we will require accurate gas consumption details.

Plans Attached :

If you have any queries, please contact on who will be happy to assist you.

Any information you provide as part of this application process for our services will only be used in accordance with our privacy notice statement which can be found on our website www.wwutilities.co.uk. Alternatively a paper copy can be provided to you on your request by contacting our Data protection Officer at DataProtection@wwutilities.co.uk

Yours sincerely,

Wales & West Utilities

24 hour gas escape number
Rhif 24 awr os bydd nwy yn gollwng

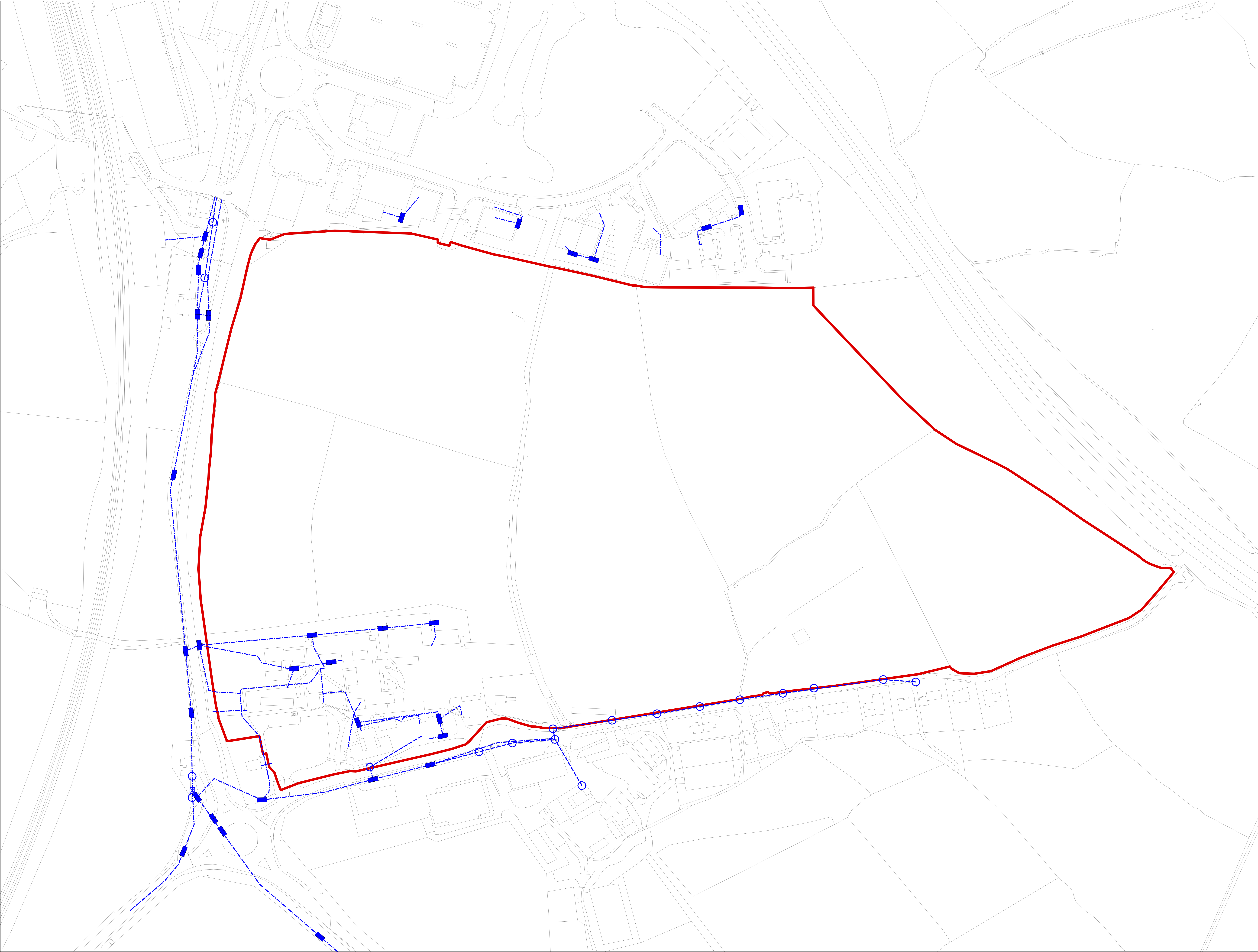
0800 111 999*

*calls will be recorded and may be monitored
caiff galwadau eu recordio a gellir eu monitro

3PC400

Wales & West Utilities Limited

Registered Office:
Wales & West House, Spooner Close, Coedkernew, Newport NP10 8FZ
Registered in England and Wales: No. 5046791



Revision Information

Thursday April 29 2021, 1:53 PM
F:\Engineering\Major Projects\Asbri Planning\Pibwrlwyd\CAD Overlay\Pibwrlwyd - Existing Utilities.dwg

THIS IS A CONTROLLED CAD DRAWING - MANUAL CHANGES MUST NOT BE MADE

Rev	Date	By	Description
P00	29/04/21	SW	Initial Issue

Legend

Assumed site boundary based on masterplan provided

Existing BT - Underground Ducts

Existing BT - Chamber

Existing BT - Cabinet

Existing BT - Overhead

Existing BT - Pole

Coordinates
Easting = 241298 Northing = 218473

This drawing may not show all existing underground/overhead or abandoned/redundant services.

The exact position of apparatus should be verified on site using approved location/avoidance techniques prior to excavation.

N
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Feasibility Study

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION

Client:
asbriplanning

Job Title:
Pibwrlwyd

Drawing Title:
Existing Utilities
BT

Drawn	SW	29/04/21	Checked	JH	29/04/21
Approved	DW	29/04/21	Scale	1:1000 @ A0	

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SMS PLC, Premise House, Copse Walk, Cardiff Gate Business Park, Cardiff CF23 8BH
Tel: 029 2073 9500 Fax: 029 2073 9501 info@sms-plc.com

Project Number:
E000206451

Drawing Number:
B001

Revision:
P00



Revision
Thursday April 29 2021, 1:52 PM
F:\Engineering\Major Projects\Asbri Planning\Pibwrlwyd\CAD Overlay\Pibwrlwyd - Disconnections & Diversions.dwg

THIS IS A CONTROLLED CAD DRAWING - MANUAL CHANGES MUST NOT BE MADE

Rev	Date	By	Description
P00	29/04/21	SW	Initial Issue

Legend

Assumed site boundary based on masterplan provided

Existing BT - Underground Ducts

Existing BT - Chamber

Existing BT - Cabinet

Existing BT - Overhead

Existing BT - Pole

Disconnected BT - Underground Ducts

Disconnected BT - Chamber

Disconnected BT - Overhead

Coordinates
Easting = 241298 Northing = 218473

This drawing may not show all existing underground/overhead or abandoned/redundant services.

The exact position of apparatus should be verified on site using approved location/avoidance techniques prior to excavation.

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Feasibility Study

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION

Client:
asbriplanning

Job Title:
Pibwrlwyd

Drawing Title:
Proposed Utilities
BT
Disconnections & Diversions

Drawn:	SW	29/04/21	Checked:	JH	29/04/21
Approved:	DW	29/04/21	Scale:	1:1000 @ A0	

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Project Number:

E000206451

Drawing Number:

B002

Revision:

P00



Revision
Thursday April 29 2021, 3:27 PM
F:\Engineering\Major Projects\Asbri Planning\Pibwriwyd\CAD Overlay\Pibwriwyd - Proposed Utilities.dwg

THIS IS A CONTROLLED CAD DRAWING - MANUAL CHANGES MUST NOT BE MADE

Rev	Date	By	Description
P00	29/04/21	SW	Initial Issue

Legend

Assumed site boundary based on masterplan provided

Existing BT - Underground Ducts

Existing BT - Chamber

Existing BT - Cabinet

Existing BT - Overhead

Existing BT - Pole

Proposed BT - Underground Ducts

Proposed BT - Chamber

Coordinates
Easting = 241298 Northing = 218473

This drawing may not show all existing underground/overhead or abandoned/redundant services.

The exact position of apparatus should be verified on site using approved location/avoidance techniques prior to excavation.

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Feasibility Study

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION

Client:
asbriplanning

Job Title:
Pibwriwyd

Drawing Title:
Proposed Utilities
BT
New Connections

Drawn:	SW	29/04/21	Checked:	JH	29/04/21
Approved:	DW	29/04/21	Scale:	1:1000	@ A0

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Tel: 029 2073 9500 Fax: 029 2073 9501 info@smsplc.com

Project Number:
E000206451

Drawing Number:
B003

Revision:
P00



File Information
Thursday April 29 2021, 1:53 PM
F:\Engineering\Major Projects\Asbri Planning\Pibwrlwyd\CAD Overlay\Pibwrlwyd - Existing Utilities.dwg

THIS IS A CONTROLLED CAD DRAWING - MANUAL CHANGES MUST NOT BE MADE

Rev	Date	By	Description
P00	29/04/21	SW	Initial Issue

Legend

Assumed site boundary based on masterplan provided

Existing Electricity - 11kV Underground

Existing Electricity - 11kV Overhead

Existing Electricity - LV Underground

Existing Electricity - LV Overhead

Existing Electricity - Services Underground

Existing Electricity - Services Overhead

Coordinates
Easting = 241298 Northing = 218473

This drawing may not show all existing underground/overhead or abandoned/redundant services.

The exact position of apparatus should be verified on site using approved location/avoidance techniques prior to excavation.

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Feasibility Study

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION

Client:
asbriplanning

Job Title:
Pibwrlwyd

Drawing Title:
Existing Utilities Electricity

Drawn:	SW	29/04/21	Checked:	JH	29/04/21
Approved:	DW	29/04/21	Scale:	1:1000 @ A0	

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Project Number:
E000206451

Drawing Number:
E001

Revision:
P00



Revision
Thursday April 29 2021, 1:52 PM
F:\Engineering\Major Projects\Asbri Planning\Pibwrlwyd\CAD Overlay\Pibwrlwyd - Disconnections & Diversions.dwg

THIS IS A CONTROLLED CAD DRAWING - MANUAL CHANGES MUST NOT BE MADE

Rev	Date	By	Description
P00	29/04/21	SW	Initial Issue

Legend

Assumed site boundary based on masterplan provided

Existing Electricity - 11kV Underground

Existing Electricity - 11kV Overhead

Existing Electricity - LV Underground

Existing Electricity - LV Overhead

Existing Electricity - Services Underground

Existing Electricity - Services Overhead

Disconnected Electricity - 11kV Underground

Disconnected Electricity - LV Underground

Disconnected Electricity - Services Underground

Diverted Electricity - LV Underground

Diverted Electricity - 11kV Underground

Coordinates
Easting = 241298 Northing = 218473

This drawing may not show all existing underground/overhead or abandoned/redundant services.

The exact position of apparatus should be verified on site using approved location/avoidance techniques prior to excavation.

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Feasibility Study

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION

Client:
asbriplanning

Job Title:
Pibwrlwyd

Drawing Title:
Proposed Utilities
Electricity
Disconnections & Diversions

Drawn:	SW	29/04/21	Checked:	JH	29/04/21
Approved:	DW	29/04/21	Scale:	1:1000	@ A0

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Project Number:

E000206451

Drawing Number:

E002

Revision:

P00



File Information
Thursday April 29 2021, 3:1 PM
F:\Engineering\Major Projects\Aubri Planning\Pibwrlwyd\CAD Overlay\Pibwrlwyd - Existing Utilities.dwg

THIS IS A CONTROLLED CAD DRAWING - MANUAL CHANGES MUST NOT BE MADE

Rev	Date	By	Description
P00	29/04/21	SW	Initial Issue

Legend

Assumed site boundary based on masterplan provided

Existing Gas - Low Pressure

Existing Gas - Low Pressure End Cap

Existing Gas - High Pressure

Existing Gas - High Pressure Line/Fire Valve

Coordinates
Easting = 241298 Northing = 218473

This drawing may not show all existing underground/overhead or abandoned/redundant services.

The exact position of apparatus should be verified on site using approved location/avoidance techniques prior to excavation.

Feasibility Study

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION

Client:

Job Title:
Pibwrlwyd

Drawing Title:
Existing Utilities
Gas

Drawn	SW	29/04/21	Checked	JH	29/04/21
Approved	DW	29/04/21	Scale	1:1000	@ A0

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Project Number:
E000206451

Drawing Number:
G001

Revision:
P00



Revision
Thursday April 29 2021, 3:2 PM
F:\Engineering\Major Projects\Aubri Planning\Pibwrlwyd\CAD Overlay\Pibwrlwyd - Proposed Utilities.dwg

THIS IS A CONTROLLED CAD DRAWING - MANUAL CHANGES MUST NOT BE MADE

Rev	Date	By	Description
P00	29/04/21	SW	Initial Issue

Legend

Assumed site boundary based on masterplan provided

Existing Gas - Low Pressure

Existing Gas - Low Pressure End Cap

Existing Gas - High Pressure

Existing Gas - High Pressure Line/Fire Valve

Proposed Gas - Low Pressure

Coordinates
Easting = 241298 Northing = 218473

This drawing may not show all existing underground/overhead or abandoned/redundant services.

The exact position of apparatus should be verified on site using approved location/avoidance techniques prior to excavation.

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Feasibility Study

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION

Client:
asbriplanning

Job Title:
Pibwrlwyd

Drawing Title:
Proposed Utilities
Gas
New Connections

Drawn:	SW	29/04/21	Checked:	JH	29/04/21
Approved:	DW	29/04/21	Scale:	1:1000 @ A0	

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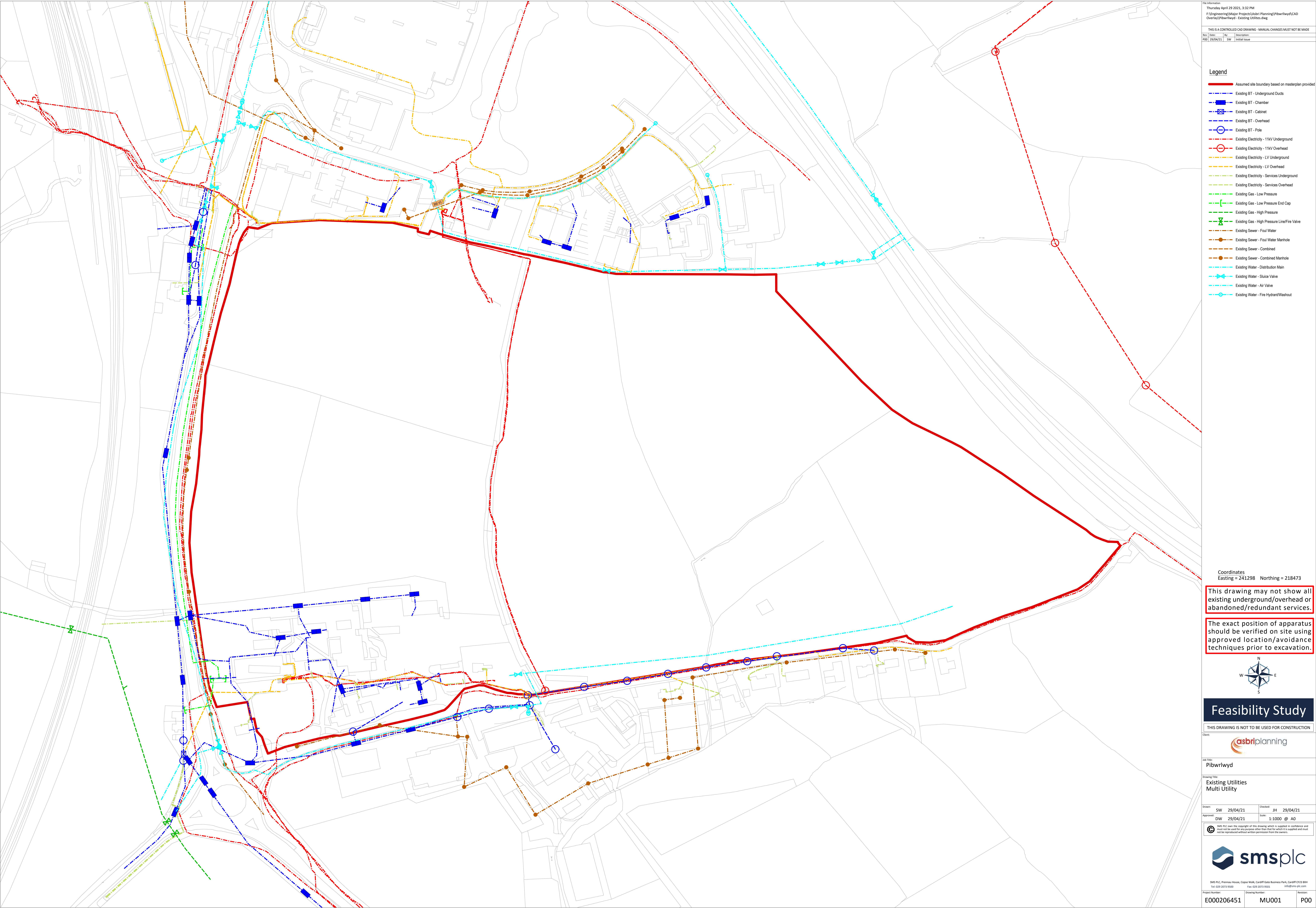
E000206451

Drawing Number:

G003

Revision:

P00



File Information
Thursday April 29 2021, 3:32 PM
F:\Engineering\Major Projects\Asbri Planning\Pibwriwyd\CAD Overlay\Pibwriwyd - Existing Utilities.dwg

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Rev:	Date:	By:	Description:
P00	29/04/21	SW	Initial Issue

Legend

Assumed site boundary based on masterplan provided

Existing BT - Underground Ducts

Existing BT - Chamber

Existing BT - Cabinet

Existing BT - Overhead

Existing BT - Pole

Existing Electricity - 11kV Underground

Existing Electricity - 11kV Overhead

Existing Electricity - LV Underground

Existing Electricity - LV Overhead

Existing Electricity - Services Underground

Existing Electricity - Services Overhead

Existing Gas - Low Pressure

Existing Gas - Low Pressure End Cap

Existing Gas - High Pressure

Existing Gas - High Pressure Line/Fire Valve

Existing Sewer - Foul Water

Existing Sewer - Foul Water Manhole

Existing Sewer - Combined

Existing Sewer - Combined Manhole

Existing Water - Distribution Main

Existing Water - Sluice Valve

Existing Water - Air Valve

Existing Water - Fire Hydrant/Washout

Coordinates
Easting = 241298 Northing = 218473

This drawing may not show all existing underground/overhead or abandoned/redundant services.

The exact position of apparatus should be verified on site using approved location/avoidance techniques prior to excavation.

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Feasibility Study

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION

Client:
asbriplanning

Job Title:
Pibwriwyd

Drawing Title:
Existing Utilities
Multi Utility

Drawn:	SW	29/04/21	Checked:	JH	29/04/21
Approved:	DW	29/04/21	Scale:	1:1000 @ A0	

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Project Number:

E000206451

Drawing Number:

MU001

Revision:

P00



Revision
Thursday April 29 2021, 3:33 PM
F:\Engineering\Major Projects\Abris Planning\Pibwrlwyd\CAD Overlay\Pibwrlwyd - Proposed Utilities.dwg

THIS IS A CONTROLLED CAD DRAWING - MANUAL CHANGES MUST NOT BE MADE

Rev	Date	By	Description
P00	29/04/21	SW	Initial Issue

Legend

Assumed site boundary based on masterplan provided

Existing BT - Underground Ducts

Existing BT - Chamber

Existing BT - Cabinet

Existing BT - Overhead

Existing BT - Pole

Existing Electricity - 11kV Underground

Existing Electricity - 11kV Overhead

Existing Electricity - LV Underground

Existing Electricity - LV Overhead

Existing Electricity - Services Underground

Existing Electricity - Services Overhead

Existing Gas - Low Pressure

Existing Gas - Low Pressure End Cap

Existing Gas - High Pressure

Existing Gas - High Pressure Line/Fire Valve

Existing Sewer - Foul Water

Existing Sewer - Foul Water Manhole

Existing Sewer - Combined

Existing Sewer - Combined Manhole

Existing Water - Distribution Main

Existing Water - Sluice Valve

Existing Water - Air Valve

Existing Water - Fire Hydrant/Washout

Proposed BT - Underground Ducts

Proposed BT - Chamber

Proposed Electricity - 11kV Underground

Proposed Gas - Low Pressure

Proposed Water - Distribution Main

Coordinates
Easting = 241298 Northing = 218473

This drawing may not show all existing underground/overhead or abandoned/redundant services.

The exact position of apparatus should be verified on site using approved location/avoidance techniques prior to excavation.

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Feasibility Study

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION

Client:
asbriplanning

Job Title:
Pibwrlwyd

Drawing Title:
Proposed Utilities
Multi Utility
New Connections

Drawn:	SW	29/04/21	Checked:	JH	29/04/21
Approved:	DW	29/04/21	Scale:	1:1000 @ A0	

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Project Number:

E000206451

Drawing Number:

MU003

Revision:

P00



File Information
Thursday April 29 2021, 1:53 PM
F:\Engineering\Major Projects\Asbri Planning\Pibwrlwyd\CAD Overlay\Pibwrlwyd - Existing Utilities.dwg

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Rev:	Date:	By:	Description:
P00	29/04/21	SW	Initial Issue

Legend

Assumed site boundary based on masterplan provided

Existing Water - Distribution Main

Existing Water - Sluce Valve

Existing Water - Air Valve

Existing Water - Fire Hydrant/Washout

Coordinates
Easting = 241298 Northing = 218473

This drawing may not show all existing underground/overhead or abandoned/redundant services.

The exact position of apparatus should be verified on site using approved location/avoidance techniques prior to excavation.

Feasibility Study

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION

Client:

Job Title:
Pibwrlwyd

Drawing Title:
Existing Utilities
Water

Drawn:	SW	29/04/21	Checked:	JH	29/04/21
Approved:	DW	29/04/21	Scale:	1:1000 @ A0	

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Project Number:	Drawing Number:	Revision:
E000206451	W001	P00



Revision
Thursday April 29 2021, 1:53 PM
F:\Engineering\Major Projects\Asbri Planning\Pibwrlwyd\CAD Overlay\Pibwrlwyd - Disconnections & Diversions.dwg

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Rev	Date	By	Description
P00	29/04/21	SW	Initial Issue

Legend

Assumed site boundary based on masterplan provided

Existing Water - Distribution Main

Existing Water - Sluce Valve

Existing Water - Air Valve

Existing Water - Fire Hydrant/Washout

Disconnected Water - Distribution Main

Coordinates
Easting = 241298 Northing = 218473

This drawing may not show all existing underground/overhead or abandoned/redundant services.

The exact position of apparatus should be verified on site using approved location/avoidance techniques prior to excavation.

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Feasibility Study

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION

Client:
asbriplanning

Job Title:
Pibwrlwyd

Drawing Title:
Proposed Utilities
Water
Disconnections & Diversions

Drawn:	SW	29/04/21	Checked:	JH	29/04/21
Approved:	DW	29/04/21	Scale:	1:1000 @ A0	

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Project Number:
E000206451

Drawing Number:
W002

Revision:
P00



Revision Information

Thursday April 29 2021, 1:53 PM
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Rev	Date	By	Description
P00	29/04/21	SW	Initial Issue

Legend

Assumed site boundary based on masterplan provided

Existing Sewer - Foul Water

Existing Sewer - Foul Water Manhole

Existing Sewer - Combined

Existing Sewer - Combined Manhole

Coordinates
Easting = 241298 Northing = 218473

This drawing may not show all existing underground/overhead or abandoned/redundant services.

The exact position of apparatus should be verified on site using approved location/avoidance techniques prior to excavation.

N
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Feasibility Study

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION

Client:

asbriplanning

Job Title:
Pibwrlwyd

Drawing Title:
Existing Utilities
Sewer

Drawn:	SW	29/04/21	Checked:	JH	29/04/21
Approved:	DW	29/04/21	Scale:	1:1000 @ A0	

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Project Number: E000206451	Drawing Number: S001	Revision: P00
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