








# Utilities Report

## Utility Type

	Electricity	STATUS: AFFECTED NUMBER AFFECTED: 2
	Gas	STATUS: NOT AFFECTED NUMBER AFFECTED: 0
	Water and Sewerage	STATUS: AFFECTED NUMBER AFFECTED: 1
	Telecoms	STATUS: AFFECTED NUMBER AFFECTED: 1
	Other	STATUS: AFFECTED NUMBER AFFECTED: 1

Total Number of Utility Companies Contacted: 17

## Report Information

	Works Description: Development Appraisal
	Batch: A

Status: Complete - Please see 'Understanding This Report'

This report is issued  
for the site described  
as:

**Site off Back Lane, Helperby, York**

Report Number  
**LM / 97916**

National Grid Reference  
**443989 470087,444012  
470088,443964 470112,443986  
470125,443979 470049**

Customer Reference  
**281787970\_1**

Report Date  
**05 August 2021**

## CONTACT DETAILS

If you require any assistance, please contact our  
customer services team on:

**0844 844 9966**

or by email at:  
**helpdesk@landmark.co.uk**

# Utilities Report



## Understanding this report

We have asked a comprehensive list of Utility companies whether they have any apparatus or underground services in the vicinity of the site.

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### Report Summary

The table provides a breakdown of the number of responses received by utility category; however, it must be noted that some utility companies provide services across multiple categories. As a result, the total number of responses gathered will often be greater than the total number of utility companies contacted.

### Location Map

This shows the plan that was dispatched to the Utility companies. The companies have been asked to return information on the area outlined, which will encompass your chosen site.

### Request Status Report

This will confirm the current status of the information requests. We list which responses we have received and whether the company is affected. The Status Report will be divided into the following sections.

**Affected Utilities** – We have received plans/information

**No Response Received** – We are still awaiting a full response

**Not affected Utilities** – We have received a not affected/no plant present response

### Responses

Affected responses are listed by company. Any responses from companies confirming they are not affected are provided at the back of the report for your records.

### ‘Awaiting Further Responses’ or ‘Pack Complete’?

We do not include Local Authority requests when indicating if the pack is ‘Complete’ or ‘Awaiting Further Responses’ as Local Authorities are not obliged to reply to these enquiries.

The local authority for the area is contacted to see if they have any council owned property that may be affected by works. In general, these plant enquiries go to the highways department for responses regarding street lighting and drainage. However, the responses we receive can vary each time depending on resources available at the council and we often don’t receive replies from local authorities at all

# Utilities Report

## Landmark Utilities Report Service PAS 128 Statement

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Prepared for: **Landmark Information Group Ltd**

Practitioner: **Atkins**

Report Number: LM / 97916

Client Reference: 281787970\_1

Site Name: Site off Back Lane, Helperby, York

Date of Order: 12 July 2021

Date of Issue: 05 August 2021

Thank you for using our Utility Report Service.

This report has been completed in accordance with the standards defined under Survey Category D of PAS128, a Publicly Available Specification for underground utility detection, verification and location published by the British Standards Institution.

Positional accuracy of plant is not guaranteed from information presented in a desktop search alone and the location of underground utilities should be verified through other means prior to breaking ground.

Information relating to the presence of Radio Frequency Identification Devices (RFIDs) has been requested from relevant utility companies or taken from mapping systems where available.

Utility companies who have not responded to enquiries are referenced on the enclosed Status Report accordingly. Their response will be chased and forwarded on for a period of up to four working weeks. Whilst we cannot guarantee that a utility company will respond to our enquiries, we endeavour to obtain responses from those that have not responded.

Any responses contained within this report have been obtained between the start date of the order and the date of issue.


If you want to discuss your report further with us, please contact Landmark Customer Services.

# Utilities Report



Search data map



**Please ensure that search data covers the COMPLETE AREA within the boundary lines on this map. This is marked by **

Landmark will not be held responsible for any incident or accident arising from the use of the information associated with this particular Statutory Search. The details provided are given in good faith, but no liability whatsoever can be accepted in respect thereof.

Client Reference:  
281787970\_1

Route:  
Site off Back Lane, Helperby, York

Postcode:  
YO61 2PN,YO61 2PH,YO61 2PZ

OSGR:  
443980 470090

Check by:  
PS

# Utilities Report



## Request Status Report

Route:  
Site off Back Lane, Helperby, York

Postcode:  
YO61 2PN,YO61 2PH,YO61 2PZ

OSGR:  
443980 470090

Date Requested:  
12 July 2021

Client Reference:  
281787970\_1

Report Number:  
LM / 97916

Checked and Validated By:  
EA

Validation Date:  
05 August 2021

### Affected Utilities

We have received plans/information from the following companies. Please see the enclosed response.

Utility	Category	Date Issued	Notes
North Yorkshire County Council	Council	05 August 2021	See response.
Northern Powergrid	Electric	05 August 2021	
Openreach - [British Telecommunications]	Telecom	05 August 2021	
Utility Assets	Electric	05 August 2021	See response.
Yorkshire Water	Water, Sewerage	05 August 2021	

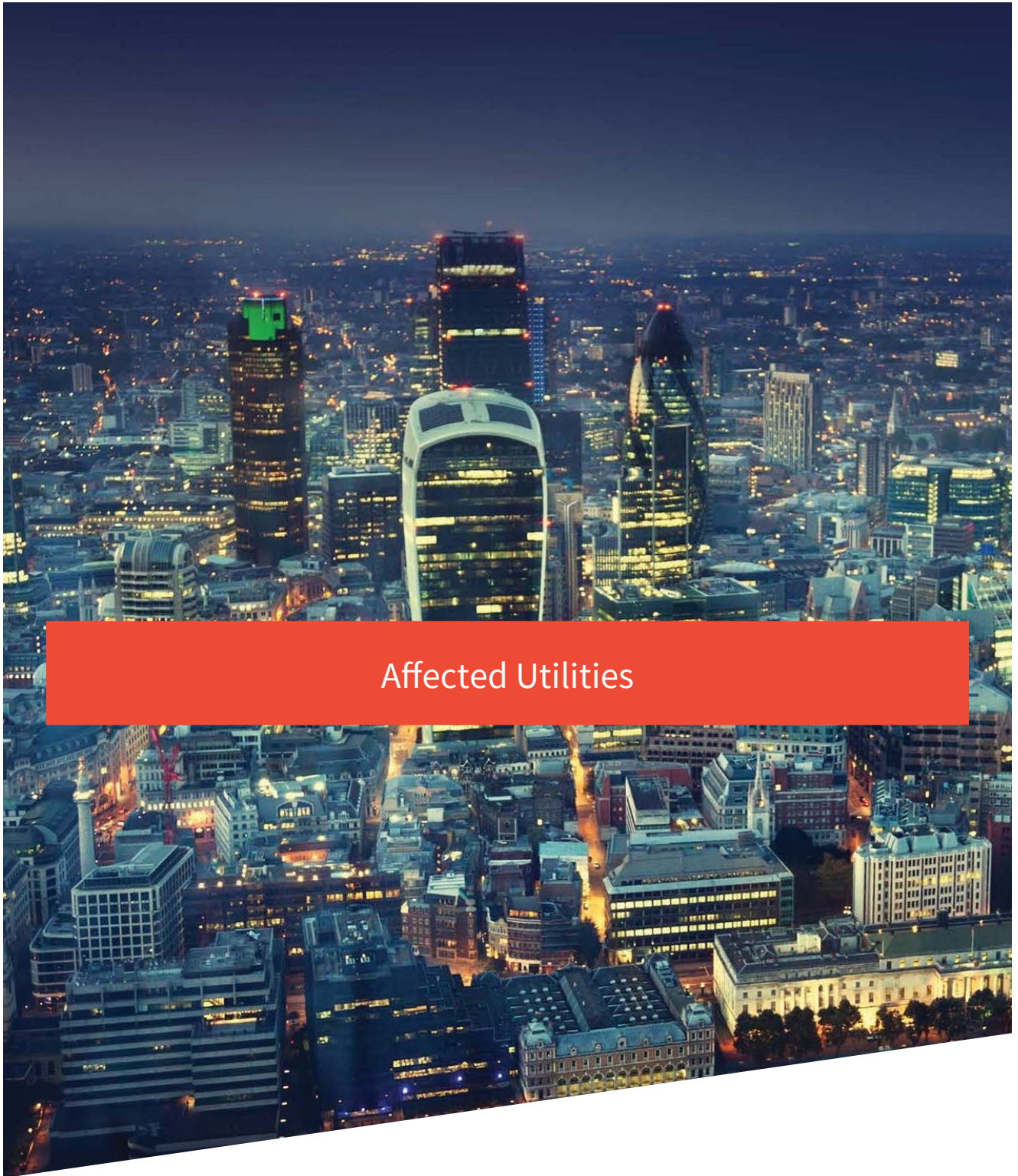
# Utilities Report

## Not Affected Utilities

We have received a not affected/no plant present response from the following companies.

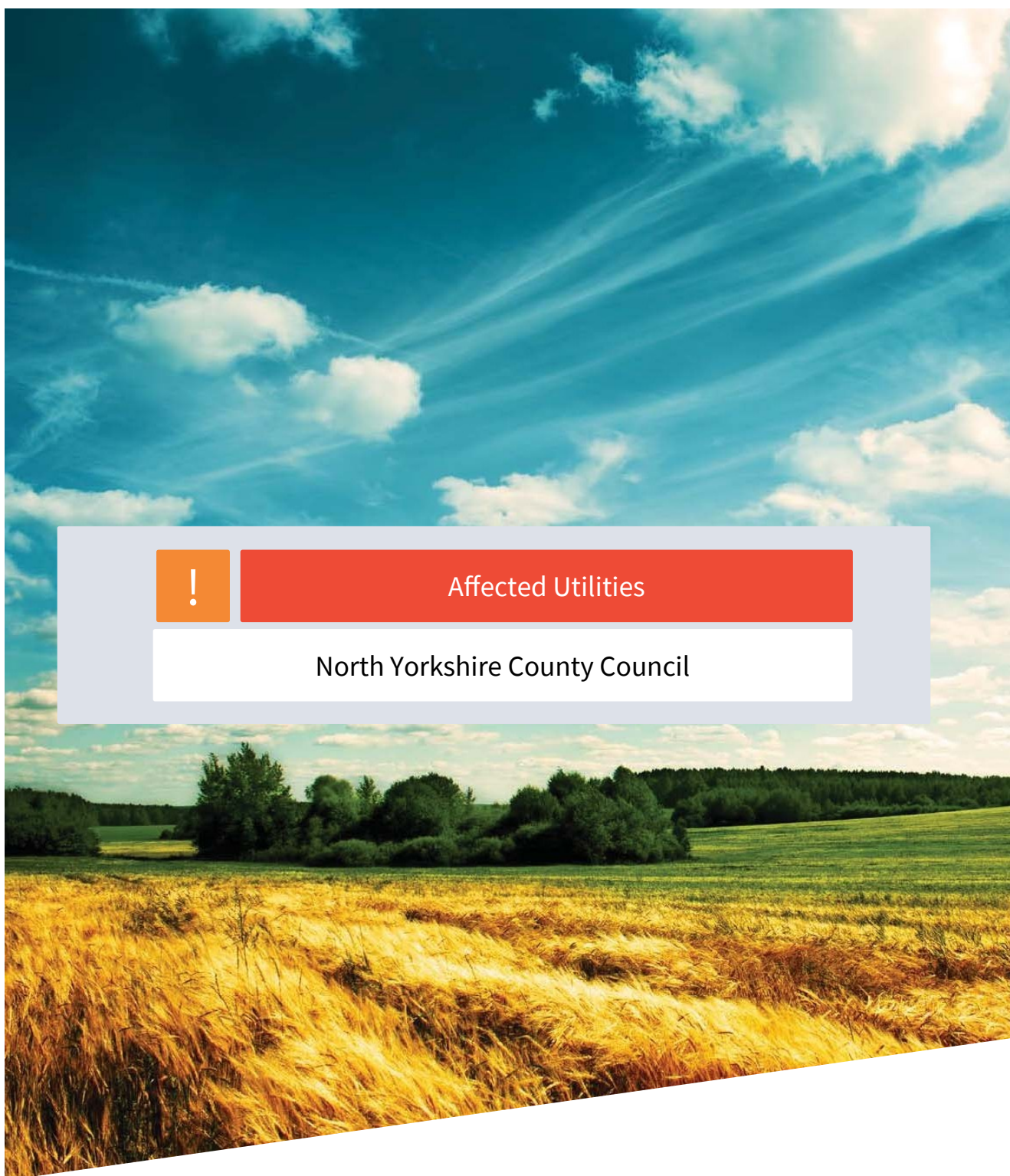
Utility	Category	Date Issued	Notes
C.A. Telecom UK - [Colt Technology Services]	Telecom	05 August 2021	
CityFibre	Telecom	05 August 2021	
Environment Agency	Environmental Agency	05 August 2021	
GTC	Telecom, Gas, Electric, Water	05 August 2021	
Instalcom - [CenturyLink, Global Crossing, Fibernet & Fibrespan]	Telecom	05 August 2021	
LineSearchBeforeUdig	Other	05 August 2021	
Network Rail	Rail	05 August 2021	
Northern Gas Networks	Gas	05 August 2021	
SKY Telecommunications Services	Telecom	05 August 2021	
Verizon	Telecom	05 August 2021	
Virgin Media	Telecom	05 August 2021	
Vodafone	Telecom	05 August 2021	





Affected Utilities





Affected Utilities

North Yorkshire County Council



**New Roads and Street Works Act 1991**

**Response to Statutory Enquiry**

**Our Reference: 101008421283**

**Your works reference: LM 97916/DoM**

<b>NYCC Department</b>	
Area Highways Office	This department's apparatus/structure is likely to be affected by this proposal but no plans exist
Bridges and Design Services	<p>These works may affect apparatus that we have in the area. (see attached) Please contact The Bridges Team on 01609 780 780 or at <a href="mailto:bridges@northyorks.gov.uk">bridges@northyorks.gov.uk</a> to discuss further.</p> <p>If you will be working at or near any of the bridges or retaining walls shown, please provide accurate and in-depth details of the works.</p>
Highways Asset Management	This department's apparatus or future schemes are not affected by the proposal.
Streetworks	This department's apparatus/structure or future schemes are not affected by this proposal.
Street Lighting	I can confirm there is no NYCC lighting in the above location
Archaeology	There are no considerations in this area.
Public Rights of Way	There are no recorded Public Rights of Way abutting or crossing the proposed street works area.
Signals	This department's apparatus/structure or future schemes are not affected by this proposal.

20.1m

The Chestnuts

Oak  
Tree  
Inn  
(PH)

GP

White  
Lodge

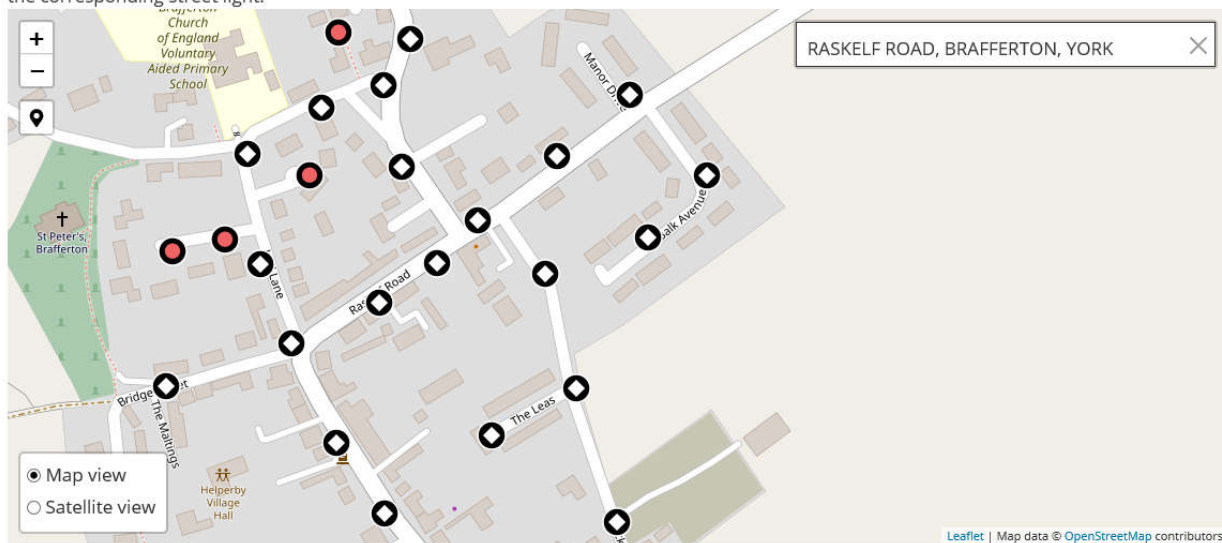
Tel Ex

3 ANE






THE LEAS

## Locate the street light

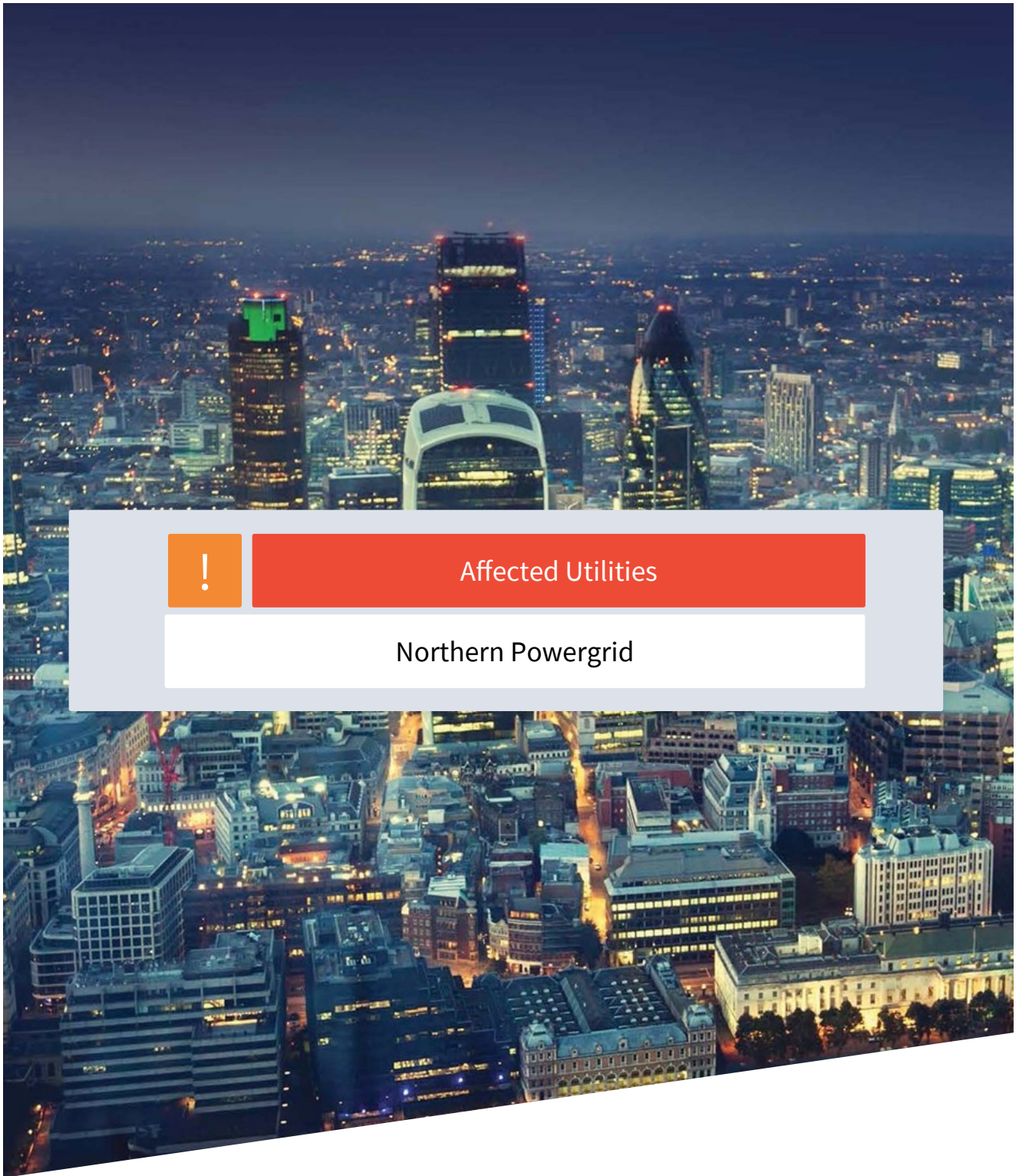
Locate the street light on the map by entering a postcode or street name into the search box. Select an icon on the map to view details about the corresponding street light.



### ▼ What do the icons on the map mean?

-  Street light is on all night
-  Street light is a [part night light](#);
-  [Street light is not maintained by us](#);
-  Street light has already been reported as faulty;
-  A group of street lights. Select a group to zoom closer until you find the required street light

[Back](#)





Date: 16/07/2021

Mr Evans  
The Hub, 500 Park Avenue, Aztec West,  
Bristol  
BS32 4RZ

Tel: 0191 229 4294  
Northern Powergrid Records Information Centre  
New York Road  
Shiremoor  
Newcastle Upon Tyne  
NE27 0LP

A red rectangular stamp with a double border. Inside the rectangle, the word "CHECKED" is written in a bold, red, sans-serif font. Below the word, there is a horizontal line.

Dear Mr Evans

**Enquiry No: SD570075**  
**Scheme Reference: 97916**

Thank you for using Northern Powergrid's online Safedig service for your planned works.

Your plan has been generated using our most up to date information. Due to the nature of the information we hold and how often works on the network are carried out, we can only guarantee this plan at the time of generation. We will do our best to notify you if we update the information in your indicated area, but you should endeavour to obtain an up to date plan whenever you commence your works.

The map that has been provided to you will show all the relevant Northern Powergrid electricity cables that are in your indicated dig site, we have included some of the surrounding area as well in case your dig extends further than you previously thought. At any point you may re-apply for your plan to increase the indicated area using the previously submitted details. This plan will be valid for 30 days from the point at which it became available to you.

The enclosed mains records only give the approximate location of known Northern Powergrid apparatus in the area. Great care is therefore needed and all cables and overhead lines must be assumed to be live.

Please note that while all efforts are made to ensure the accuracy of the data, no guarantee can be given. We would refer you to the Health & Safety Executive's publication HS(G)47 "Avoiding Danger From Underground Services" which emphasises that:

- Plans must only be used as a guide in the location of underground cables. The use of a suitable cable-tracing device is essential and careful hand digging of trial holes must be carried out to positively identify and mark the exact route of the cable. You should also bear in mind that a cable is unmistakably located only when it has been safely exposed.
- Cable depths are not generally indicated on our records and can vary considerably even when shown.
- Great caution must be exercised at all times when using mechanical plant. Careful trial digging should always be carried out on the whole route of the planned excavation to ascertain if cables exist.

The Health & Safety executive have another publication, GS6 "Avoidance of Danger from Overhead Electric Lines" that you should be aware of if your work is near overhead powerlines. Both of these documents provide comprehensive guidance for observance of statutory duties under the Electricity at Work Regulations 1989 and the Health & Safety at Work Act 1974. Our provision of these records is based upon the assumption that people using them will have sufficient competence to interpret the information given. Any damage or injury caused will be the responsibility of the organization concerned who will be charged for any repairs.

Please note ground cover must not be altered either above our cables or below overhead lines, in addition no trees should be planted within 3 metres of existing underground cables or 10 metres of overheadlines. All our apparatus is legally covered by a wayleaves agreement, lease or deed or alternatively protected under



the Electricity Act 1989. Should any alteration/diversion of our Company's apparatus be necessary to allow your work to be carried out, budget costs can be provided by writing to Network Connections, Alix House, Falcon Court, Stockton On Tees, TS18 3TU.

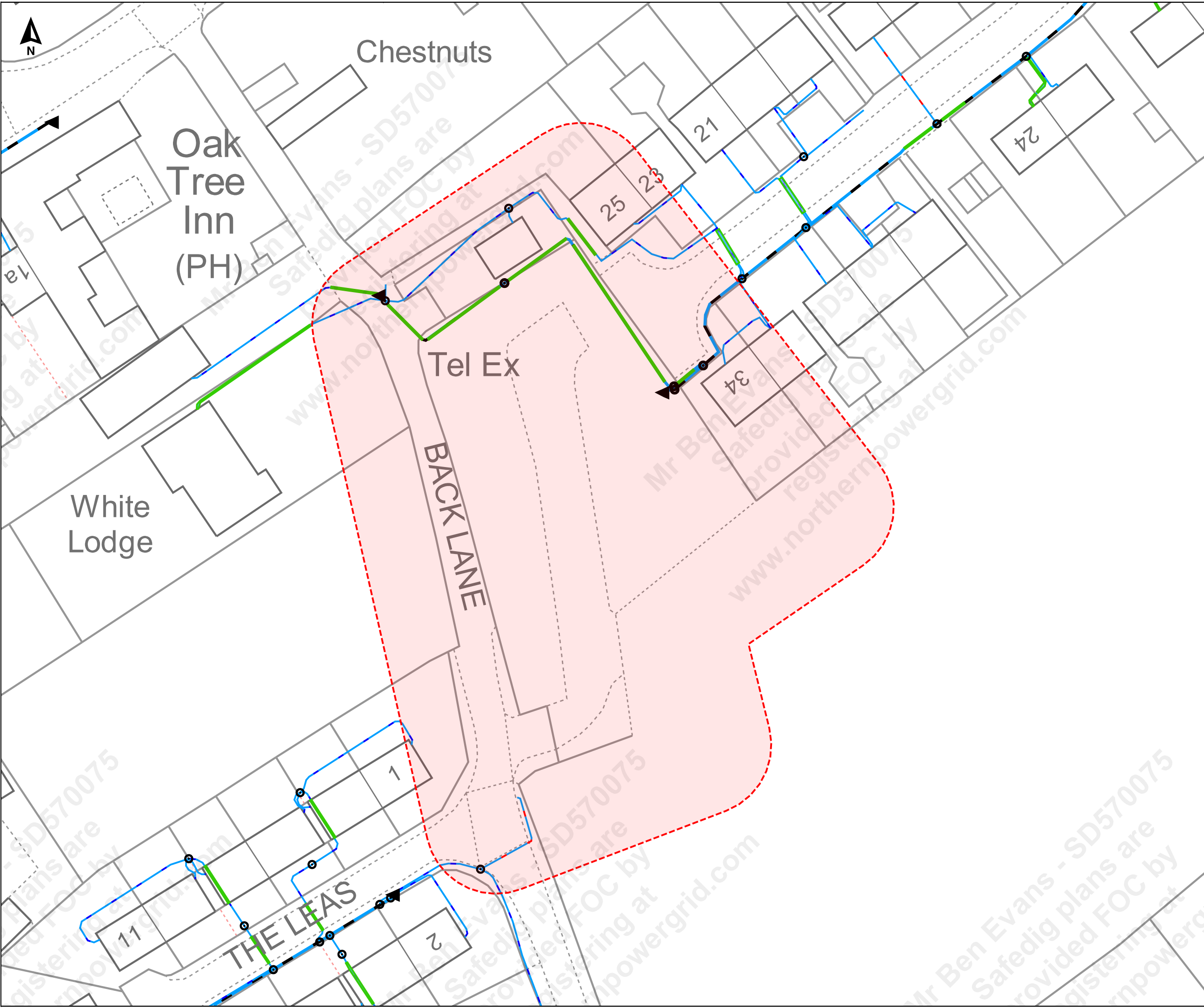
Tel:0800 0113433


Yours faithfully,

Safedig Team  
**Northern Powergrid**

NORTHERNPOWERGRID

is the trading name of Northern Powergrid(Northeast) limited(RegisteredNo:2906593) and Northern Powergrid(Yorkshire) pic(Registered No:4112320) Registered Office: IloydsCourt, 78 Grey Street, Newcastle upon Tyne NE1 6AF.Registered in England and Wales.





Job Reference : SD570075  
97916

Scale : 1:500

Grid Coordinates : 443990 470088

Date : 16/07/2021

Produced For :  
Mr Ben Evans

Page 1 of 1

Terms and Conditions

Electric cables and/or overhead line information shown on the record plans are to be used in accordance with the Health & Safety Executive's Booklet HS(G)47, "Avoiding Danger from Underground Services" and Guidance Note GS 6, "Avoidance of Danger from Overhead Electric Lines". Record plans do not always show out of commission cables or service cables from Northern Powergrid's mains to adjoining or cross road properties. Plans do not show local authority owned public lighting or sign cables. The information is provided as a service by NorthernPowergrid and does not impart any legal obligation on their part. Persons using it are reminded of their responsibility to execute works safely to avoid damaging Northern Powergrid's apparatus.

Further advice or assistance is available from the Records Information Centre on 0191 2294296  
In an emergency or outside normal working hours contact our customer information centre on 0800 668877  
Cable depths shown were correct at the time cables were laid however alterations to ground levels or cable disposition may have taken place.

Legend:

Underground Cables:

132kV	20kV
66kV	11kV
33kV	6kV
25kV	3kV
Left In Situ	Aux
LV Mains	LV Service
LV Service Assumed Route	
LV Service Logical Connection	
Duct Route	

Overhead Conductors:

132kV	20kV
66kV	11kV
33kV	6kV
25kV	3kV
LV Mains	Aux
LV Service	

0

5

10

15

20m

Assume all Northern Powergrid assets are live, unless proved otherwise

Please establish the on-site position of Northern Powergrid assets prior to the commencement of site works

For specialist assistance or enquiries, please use one of the following options:

#### General enquiries- 0800 011 3332

- Option 1 -Electricity emergency or power cut
- Option 2- Electricity bill enquiries
- Option 3- New connection, disconnection, meter enquiry, increased load, service alteration
- Option 4- Request for Safedig Plans
- Option 5- Other general enquiries; including request for site visit, safe working heights

#### Public safety emergency line -(0800 151 3255)

- Reports of exposed underground cables, grounded overhead conductors etc.

#### Network connections or diversions - 0800 011 3433

- Maximum load enquiries, connection quotation

#### Wayleave enquiries- Northeast (0191 229 4604) or Yorkshire (01977 605 104)

- Queries relating to ownership of assets, wayleave agreements

If site works are to be performed more than 3 months after you have received safe dig plans from Northern Powergrid, it is advisable that you request a more up to date copy.

**Call Centre Phone Numbers:** If the area is located in: North East call 0800 668877, Yorkshire or North Lincs call 0800 375675.

#### Northern Powergrid Holdings Company

The position of our equipment is shown on the plan as accurately as possible, it may have changed since the plan was produced. Therefore the position of our equipment and those services which may not be shown should be established on site. Electricity cables not owned by Northern Powergrid Holdings Company may be laid in this area and may not be shown on this plan. Where private cables are shown, the information should not be regarded as accurate and should be used for guidance purposes only. In all cases, accurate information should be obtained from the owner of such cables prior to the commencement of work on site.

Reference should be made to HSE Guidance, HS(G)47 'Avoiding Danger from Underground Services' and GS6 'Avoidance of Danger from Overhead Power Lines'.

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#### Legend:

##### Underground Cables:

132kV	20kV	LV Mains
66kV	11kV	LV Service
33kV	6kV	LV Service Assumed Route
25kV	3kV	LV Service Logical Connection
Left In Situ	Aux	

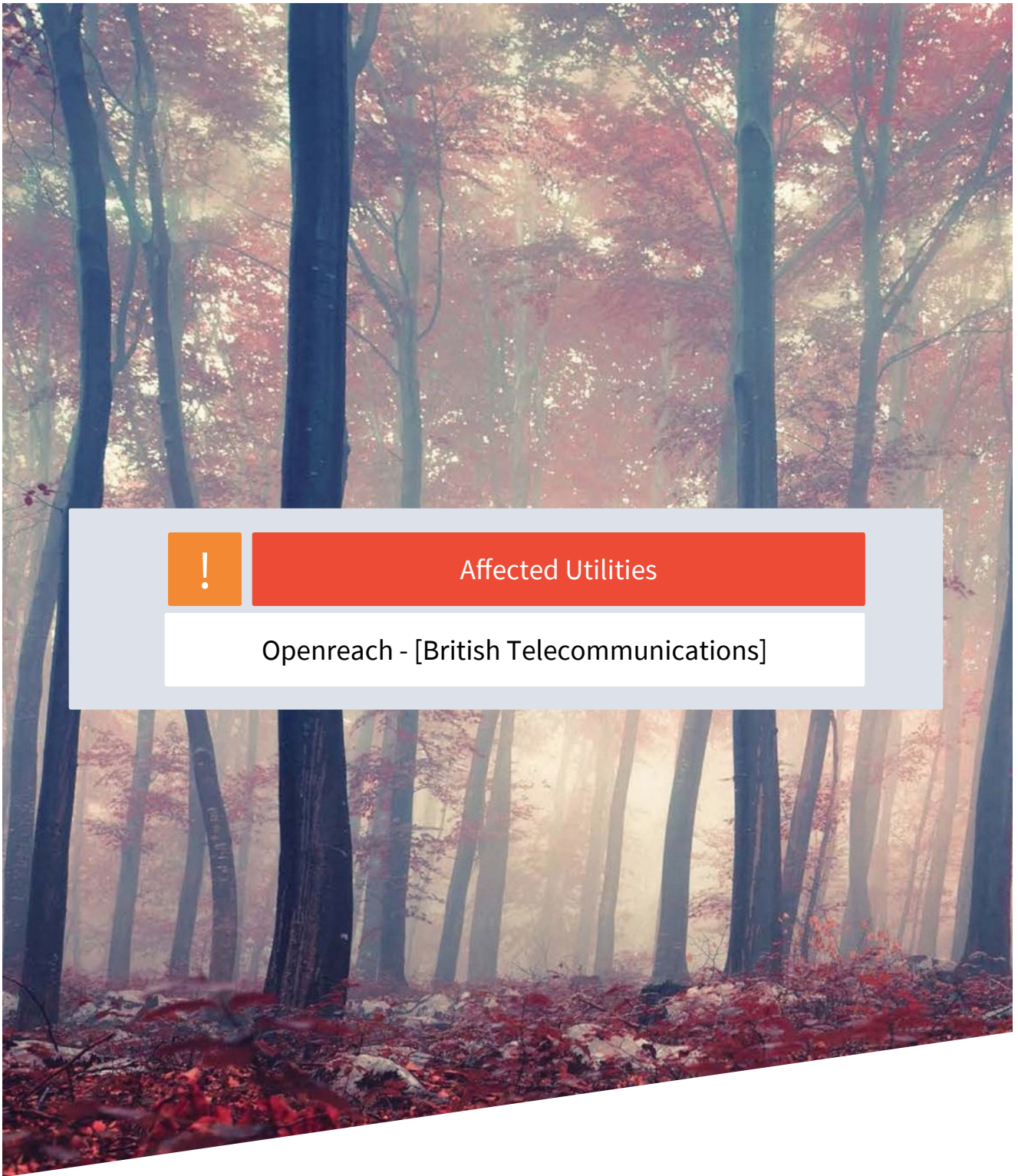
##### Overhead Conductors:

132kV	20kV	LV Mains
66kV	11kV	LV Service
33kV	6kV	Aux
25kV	3kV	

Date Printed:

Scale: 1:





Affected Utilities

Openreach - [British Telecommunications]



openreach

Our Ref: Ref shown on map

Date of issue: shown on map

email: [nnhc@openreach.co.uk](mailto:nnhc@openreach.co.uk)

Dear Customer,

**NR & SW ACT 1991 – PROPOSED WORKS AT: \*\*SITE LOCATION\*\***

Prior to commencement of work: For free onsite guidance and accurate up to date location of BT Apparatus please contact our Plant Protection Service by the following methods:-

Email the Click Before You Dig Team [CBYD@openreach.co.uk](mailto:CBYD@openreach.co.uk)

Visit the Click Before You Dig Website [www.openreach.co.uk/cbyd](http://www.openreach.co.uk/cbyd)

Thank you for your request of \*\*/\*\*/\*\* describing the above proposals.

Enclosed are copies of our drawings marked up to show the approximate locations of BT apparatus in the immediate vicinity of your works. It is intended for general guidance only. No guarantee is given of its accuracy.

The drawings are valid for 90 days from the date of issue and should not be relied upon after this time period has expired.

When planning excavation work or other works near to BT apparatus, please be mindful our apparatus may exist at various depths and may deviate from the marked route.

To avoid damage it is recommended that mechanical excavators or borers are not used within 600mm of BT apparatus. If scaffolding is erected, please ensure that our equipment is not enclosed, blocked, covered or otherwise obstructed by the scaffolding.

In the event of BT apparatus being in the area of your works we recommend that your plant/vehicle crossing is either resited, or apply for a budget estimate by submitting detailed plans to our Network Relocation Team at <https://www.ournetwork.openreach.co.uk/altering-our-network.aspx>

Yours faithfully,

**Julie Cullum**  
**NNHC & MBE Manager**



# Maps by email Plant Information Reply



## IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



**openreach**

### CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email [cbyd@openreach.co.uk](mailto:cbyd@openreach.co.uk)

ADVANCE NOTICE REQUIRED

(Office hours: Monday - Friday 08.00 to 17.00)

[www.openreach.co.uk/cbyd](http://www.openreach.co.uk/cbyd)

### Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

### KEY TO BT SYMBOLS

		Change Of State	+	Hatchings	
		Split Coupling	X	Built	
PCP				Planned	
Pole				Inferred	
Box				Duct	
Manhole					
Cabinet					
Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.					
	Pending Add	In Place	Pending Remove	Not In Use	
Power Cable					
Power Duct				N/A	

BT Ref : DFG02569U

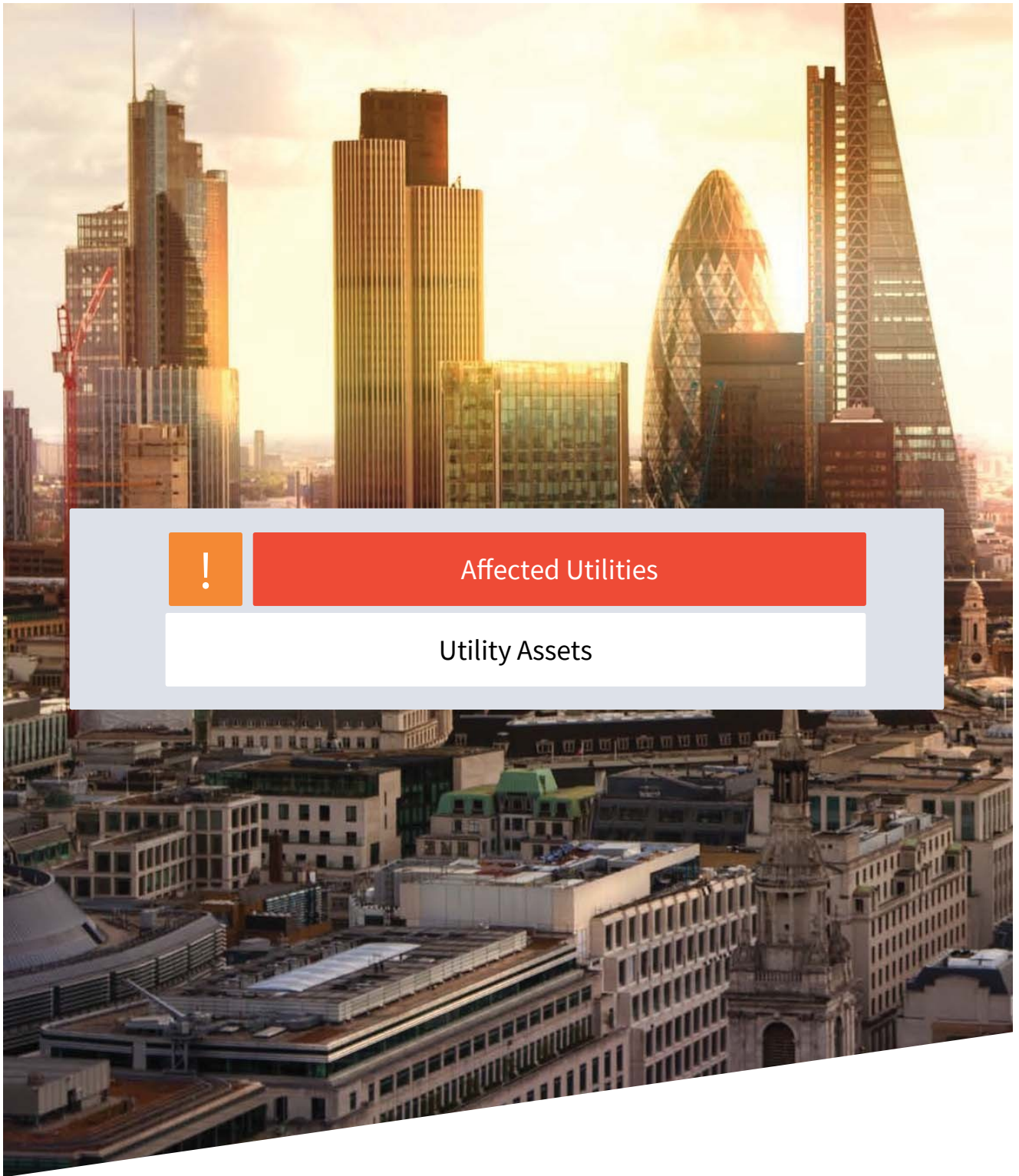
Map Reference : (centre) SE4398870087

Easting/Northing : (centre) 443988,470087

Issued : 16/07/2021 14:57:11

**WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: [nnhc@openreach.co.uk](mailto:nnhc@openreach.co.uk)**

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(C) Crown Copyright British Telecommunications plc 100028040



Affected Utilities

Utility Assets

## ADVISORY NOTICE

### SUPPLIER UPDATE: Utility Assets

On 16/07/2021, an enquiry was sent to Utility Assets' plant record department. As of the date of issue of this Utilities Report, we have not received a formal response from Utility Assets in regards to owning any equipment on this site. Utility Assets have however advised the following:

*"Thank you for recently contacting Utility Assets plant record department. We will check whether we have any plant present at your site and contact you within 5 - 7 working days ONLY if we own any plant in the vicinity.*

*If we do not reply, we do not have any apparatus in the area of your works. However, PLEASE TAKE CARE when excavating around electricity cables in the event that not all cables present may be accurately shown. We recommend you use detecting equipment to map the site before excavating and fully comply with HSG47. DO NOT assume that a cable is dead if you don't have a record of its presence. The cable must be treated as live unless PROVEN DEAD by the cable owner. In case of emergency please contact your local electricity distribution company.*

*This is an automated reply from our dedicated asset records email address. If you receive further correspondence from us it will be from [asset.manager@utilityassets.co.uk](mailto:asset.manager@utilityassets.co.uk) quoting a site reference number.*

*Asset Manager - Utility Assets Ltd"*

If a formal response is received within 3 months of the date of this search it will be forwarded onto you as per our usual service. However, without formal communication from Utility Assets it remains unconfirmed that your site will not be affected by their network. Utility Assets will not acknowledge receipt of this enquiry, or any subsequent queries, unless their network will be affected.

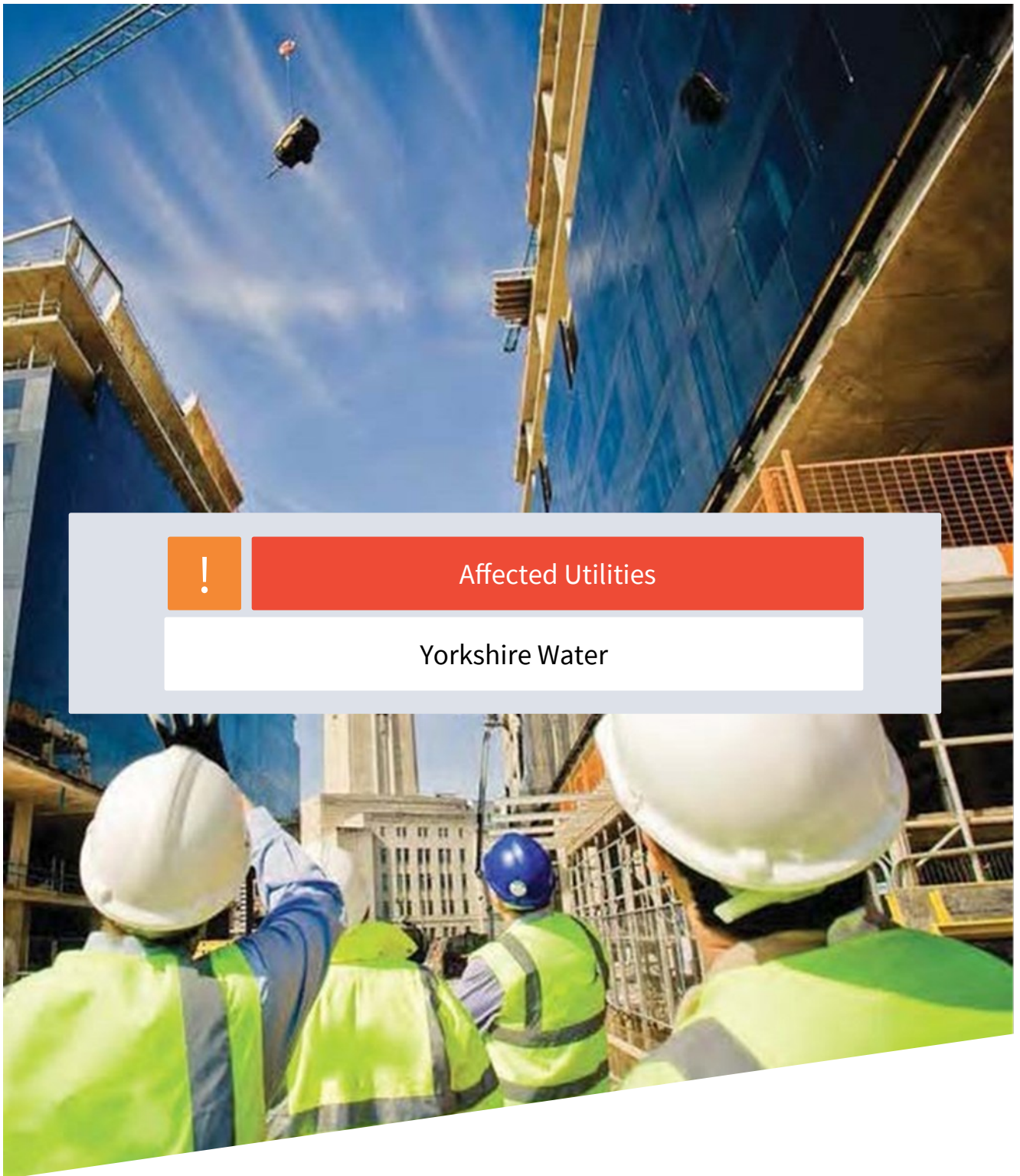
## Terms and Conditions

Full Terms and Conditions can be found on the following URL:  
<http://www.landmarkinfo.co.uk/Terms/Show/515>

Please note that Utilities Reports have a validity of 3 months from the date of purchase.

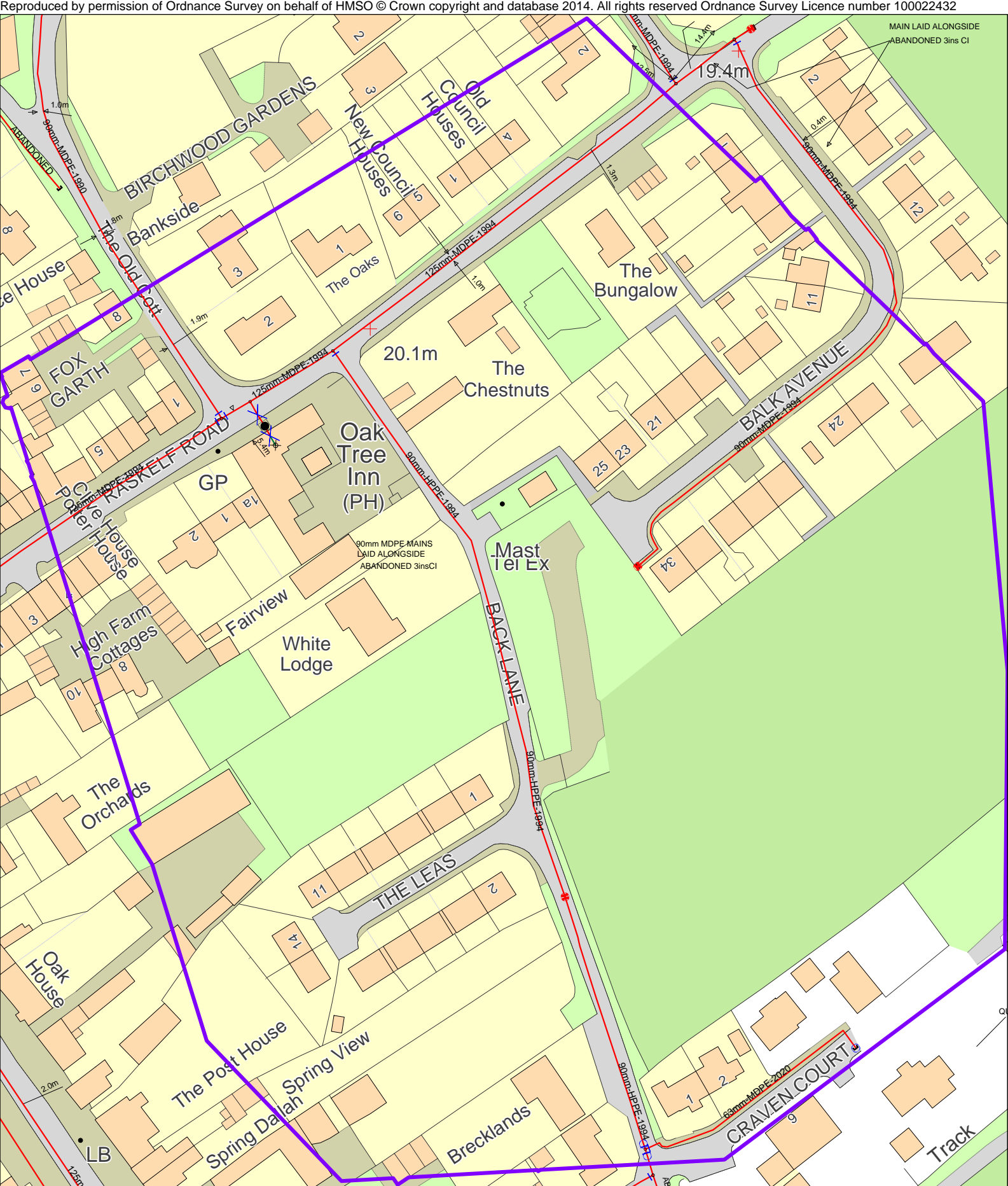
If you experience difficulties accessing our Terms and Conditions, please telephone our Customer Service Team on 0844 844 9966.





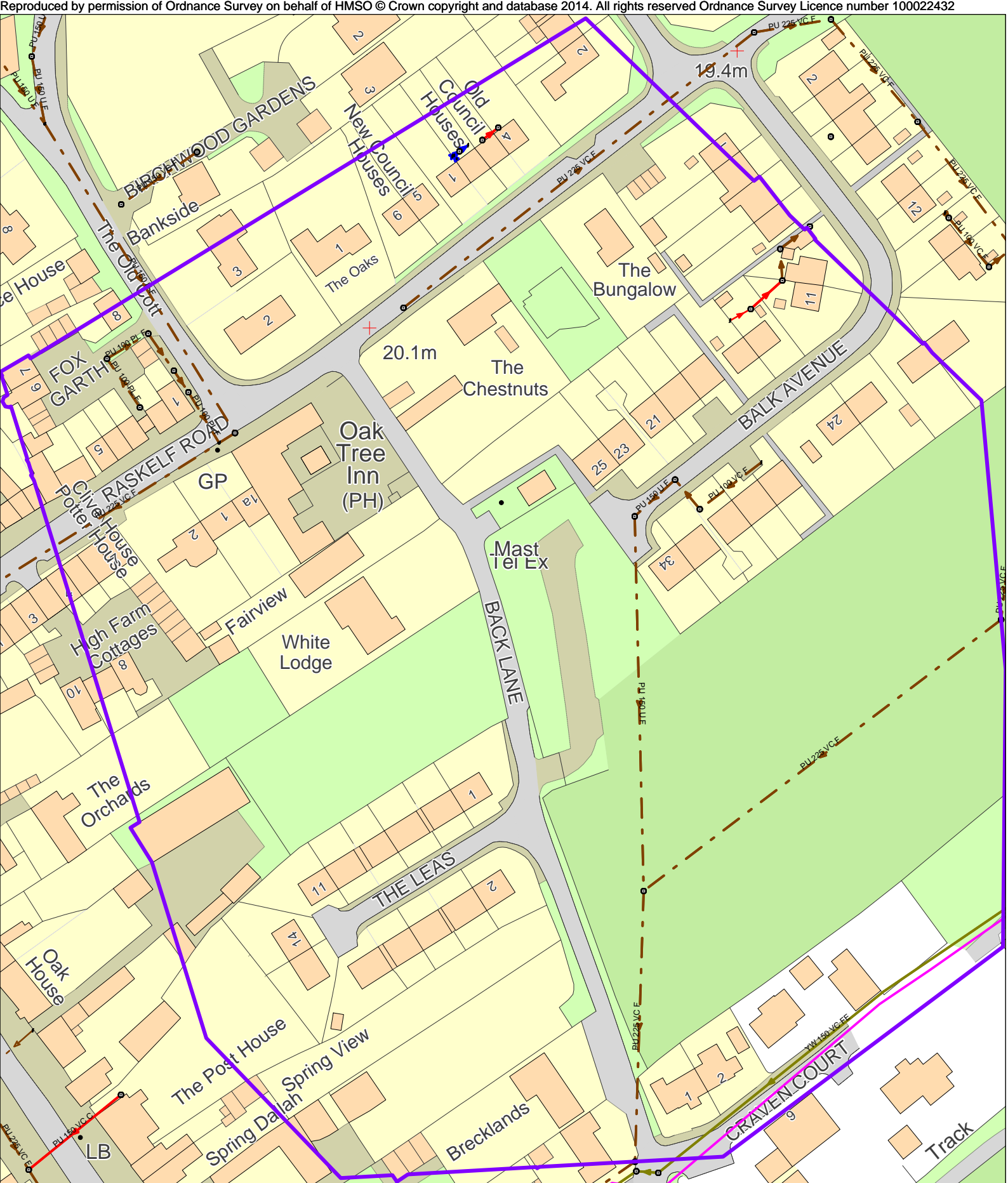
Affected Utilities

Yorkshire Water



**CHECKED**

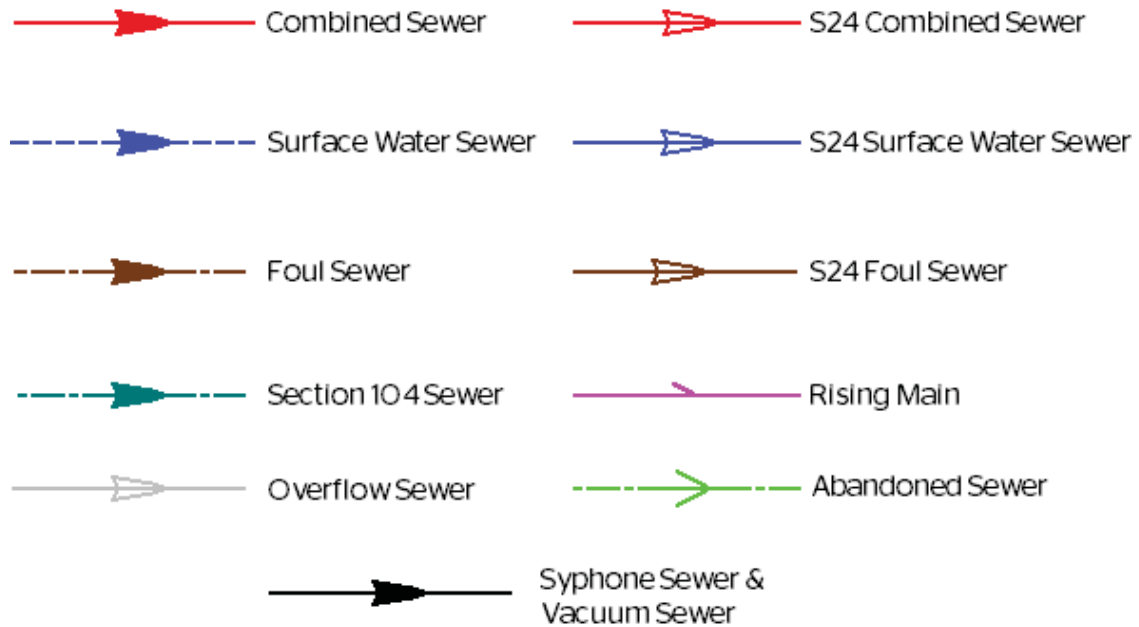




## Property Identifier



## Sewer Legend

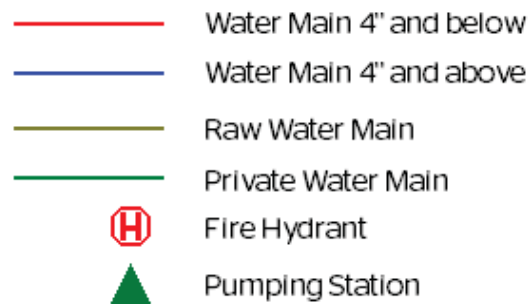


Pumping Station



Public Sewer Treatment Works

## Water Legend



## YORKSHIRE WATER PROTECTION OF MAINS AND SERVICES

1. The position of Yorkshire Water Services Ltd (YWS) apparatus shown on the existing mains record drawing(s) indicates the **general** position and nature of our apparatus and the accuracy of this information cannot be guaranteed. Any damage to YWS apparatus as a result of your works may have serious consequences and you will be held responsible for all costs incurred. Prior to commencing major works, the exact location of apparatus must be determined on site, if necessary by excavating trial holes. The actual position of such apparatus and that of service pipes which have not been indicated must be established on site by contacting the Customer Helpline on 0845 124 24 24 for both water and sewerage.
2. The public sewer and water network is lawfully retained in its existing position and the sewerage and water undertaker is entitled to have it remain so without any disturbance. The provisions of section 159 of the Water Industry Act 1991 provides that the undertaker may "inspect, maintain, adjust, repair or alter" the network. Those rights are given to enable the undertaker to perform its statutory duties. Any development of the land or any other action that unacceptably hindered the exercise of those rights would be unlawful. The provisions contained in Section 185 of the Water Industry Act 1991 state that where it is reasonable to do so, a person may require the water supply undertaker to alter or remove a pipe where it is necessary to enable that person to carry out a proposed change of use of the land. The provisions contained in Section 185 also require the person making the request to pay the full cost of carrying out the necessary works.
3. Ground levels over existing YWS apparatus are to be maintained. Sewers in highways will **generally** be laid to give 1200mm of cover from finished ground level working to kerb races, other permanent identification of the limits of the road or to an agreed line and level. Substantial increases or decreases to this 1200mm depth of cover will result in the sewer being re-laid at your expense. Water mains and services will **generally** be laid with a minimum of 750mm depth of cover however some mains and services usually those installed over 50 years ago may have less ground cover.
4. If surface levels are to be decreased / increased significantly the effects on existing water supply apparatus will be carefully considered and if any alterations are necessary, the costs of the alterations will be recharged to you in full. Outlets on fire hydrants must be no more than 300mm below the new levels and all surface boxes must be adjusted as part of the scheme.
5. To enable future repair works to be carried out without hindrance; any pipe, cable, duct, etc. installed parallel to a water main or service pipe should not be installed directly over or within 300mm of a water main or service pipe or 1000mm of a waste water asset. Where a pipe, cable, duct, etc. crosses a main or service it should preferably cross perpendicular or at an angle of no less than 45° and with a minimum clearance of 150mm. These requirements apply to activities within an existing highway and are relevant to the installation of pipes, cables, ducts, etc. up to and including 250mm in diameter (*see illustration below*). Necessary protection measures for installations greater than 250mm in diameter and/or in private land will need to be agreed on an individual basis. Installations within a new development site must comply with the National Joint Utilities Group publication Volume 2: NJUG Guidelines On The Positioning Of Underground Utilities Apparatus For New Development Sites.
6. All excavation works near to YW apparatus should be by hand digging only.
7. Backfilling with a suitable material to a minimum 300mm above YW apparatus is required.
8. Adequate support must be provided where any works pass under YW apparatus.
9. Jointing chambers, lighting columns and other structures must be installed in such a way that future repair or maintenance works to YW apparatus will not be hindered.
10. Apparatus such as; railings, sign posts, etc. must not be placed in such a way that they prevent access to or full operation of controlling valves, hydrants or similar apparatus. YWS surface boxes must not be covered or buried. Any adjustment, alteration or replacement of manhole covers must be agreed on site prior to the commencement of the works with a YWS Inspector who may be contacted via our Call Centre on 0845 124 24 24.
11. Explosives shall not be used within 100 metres of any Yorkshire Water Services apparatus or installations.
12. Vibrating plant should not be used directly over any apparatus. Movement or operation by vehicles or heavy plant is not to be permitted in the immediate vicinity of YWS plant or apparatus unless there has been prior consultation and, if necessary, adequate protection provided without cost to YWS.
13. **Under no circumstances** should thrust boring or similar trenchless techniques commence until the actual position of the Company's mains/services along the proposed route have been confirmed by trial holes.
14. Any alterations to the highway should be notified following the procedures outlined in the New Road and Street Works Act 1991 Code of Practice; Measures Necessary Where Apparatus Is Affected By Major Works (Diversiary Works).
15. You will be held responsible for any damage or loss to YWS apparatus during and after completion of work, caused by yourselves, your servant or agent. Any damage caused or observed to YWS plant or apparatus should be immediately reported to YWS. Should YW incur any costs as a result of non-compliance with the above, all costs will be rechargeable in full.
16. You should ensure that nothing is done on the site to prejudice the safety or operation of YWS employees, plant or apparatus.
17. In accordance with the New Roads and Street Works Act 1991, Chapter 22, Part 3, Section 80. The location of any identified YW asset "which is not marked, or is wrongly marked, on the records made available" should be communicated back to Yorkshire Water. The location of the apparatus should be identified on copies of the supplied plans which should be returned to Yorkshire Water (Asset Records Team) with photographic supporting evidence where possible.
18. The Government has decided that responsibility for private sewers serving two or more properties and lateral drains (the section of pipe beyond the boundary of a single property, connecting it to the public sewer) will be transferred to the water companies on Oct 1 2011.

Private pumping stations will also transfer during the period 1 October 2011 – 1 Oct 2016. Records of these assets may not yet be shown on the existing mains record drawing(s). If you encounter any of these assets you must inform Yorkshire Water Services Ltd (YWS).

19. Please note that the information supplied on the enclosed plans is reproduced from Ordnance Survey material with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence Number 1000019559.
20. This information is for guidance only and the position and depth of any YW apparatus is approximate only. Likewise, the nature and condition of any YW apparatus cannot be guaranteed. YW has no responsibility for recording the locations of privately owned apparatus. As of 1 October 2011, there may be some lateral drains and/or public sewers which are not documented on YW records but may still be present. For the avoidance of doubt, this information is not a substitute for appropriate professional and/or legal advice. YW accepts no responsibility for any inaccuracy or omissions in this information. The actual position of YW apparatus must be determined on site by excavating trial holes by hand. YW requires a minimum of two working days' written notice of the intention to excavate any trial holes before any excavation can be undertaken. If there are any queries in this respect please contact Yorkshire Water on 0845 124 24 24.





Not Affected Utilities



**From:** Plantenquiries <plantenquiries@catelecomuk.com>  
**Sent:** 04 August 2021 15:19  
**To:** Utility Solutions GDC Requests  
**Subject:** RE: Plant Enquiry - 97916 - Site off Back Lane, Helperby, York - Please respond by 30/07/2021

**Please Note: Our search criteria has changed. We previously searched for Colt Network which was within 200 metres, this has now changed to 50 metres. The negative response will be for all enquiries that the network is 50 metres or more away from the place of enquiry.**

Dear Sir/Madam,

Thank you for your enquiry for the above reference.

We can confirm that Colt Technology Services do not have apparatus near the above location as presented on your submitted plan, if any development or scheme amendments fall outside the 50 metre perimeter new plans must be submitted for review.

Search is based on Overseeing Organisation Agent data supplied; we do not accept responsibility for O.O. Agent inaccurate data.

If we can be of any further assistance please do not hesitate to contact us.

Kind regards,

**Plant Enquiry Team**



**Please consider the environment before printing this email.**

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**From:** requests.utilitysolutions@atkinsglobal.com <requests.utilitysolutions@atkinsglobal.com>  
**Sent:** 16 July 2021 12:03  
**Cc:** requests.utilitysolutions@atkinsglobal.com  
**Subject:** Plant Enquiry - 97916 - Site off Back Lane, Helperby, York - Please respond by 30/07/2021



We have checked CityFibre's website and in this instance your area is not affected.

**From:** Enquiries, Unit <enquiries@environment-agency.gov.uk>  
**Sent:** 20 July 2021 16:11  
**To:** Utility Solutions GDC Requests  
**Subject:** RE: Plant Enquiry - 97916 - Site off Back Lane, Helperby, York -  
Please respond by 30/07/2021  
**Attachments:** Standard\_Notice sept 2012.pdf

**Our Ref:** ICS/NE5500

**Your Ref:** 97916

**RE: Site off Back Lane, Helperby, York**

**RE: Request for information under the Freedom of Information Act 2000 (FOIA) /  
Environmental Information Regulations 2004 (EIR)**

Thank you for your enquiry which was received on 15/07/2021

We are not aware of any plant within the entire area shown in the boundary on the map provided.

I hope that we have correctly interpreted your request. Please see the attached Standard Notice or licence for details of permitted use.

We respond to requests for recorded information that we hold under the Freedom of Information Act 2000 (FOIA) and the associated Environmental Information Regulations 2004 (EIR).

If you are not satisfied with our response to your request for information you can contact us within 2 calendar months to ask for our decision to be reviewed.

Yours sincerely

Jonathan

Incident Communication Service  
Environment Agency  
Contact Centre Services - Part of Operations, Regulation & Customer

0800 80 70 60

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

**Follow us on**



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**From:** requests.utilitysolutions@atkinsglobal.com  
[mailto:requests.utilitysolutions@atkinsglobal.com]  
**Sent:** 16 July 2021 12:03

## Standard notice [not for use with Special Data, Personal Data or unlicensed 3<sup>rd</sup> party rights]



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**From:** plantenquiryservice@gtc-uk.co.uk  
**Sent:** 16 July 2021 16:35  
**To:** Utility Solutions GDC Requests  
**Subject:** GTC Plant Enquiry - Ref- 1943873  
**Attachments:** 1943873.png

## **GTC Apparatus Not Found In Search Area**

**Our Plant Enquiry Service Ref: 1943873**  
**Your Enquiry Ref: LM 97916/DoM**

Dear Chrissy,

Thank you for your enquiry concerning apparatus in the vicinity of your proposed work. GTC can confirm that we have no apparatus in the vicinity but please note that other asset owners may have and ensure all utility owners have been consulted. For your records, the search area is shown in the attached map.

Please note our assets now include those owned and operated by:

- GTC Pipelines Limited
- Independent Pipelines Limited
- Quadrant Pipelines Limited
- Electricity Network Company Limited
- Independent Power Networks Limited
- Independent Water Networks Limited
- Open Fibre Networks Limited
- Independent Community Heating Limited

If you have any queries or require any further information please do not hesitate to contact us.

**Your sincerely,**

GTC Plant Enquiry Service.

GTC  
Synergy House  
Woolpit Business Park  
Woolpit  
Bury St Edmunds  
Suffolk, IP30 9UP  
Tel: 01359 240363  
plant.enquiries@gtc-uk.co.uk

**NOTE:**

This E-Mail originates from GTC, Synergy House, Woolpit Business Park, Woolpit, Bury St Edmunds, Suffolk, IP30 9UP  
VAT Number: GB688 8971 40. Registered No: 029431.





**From:** Plantenquiries <Plantenquiries@instalcom.co.uk>  
**Sent:** 20 July 2021 13:28  
**To:** Utility Solutions GDC Requests  
**Subject:** E07-21-4057 RE: Plant Enquiry - 97916 - Site off Back Lane, Helperby, York - Please respond by 30/07/2021

Dear Sir or Madam,

Thank you for your plant enquiry below.

We can confirm that Lumen Technologies (formerly CenturyLink Communications UK Limited, Level 3, Global Crossing (UK) Ltd, Global Crossing PEC, Fibernet UK Ltd and Fibrespan Ltd) do not have any apparatus within the indicated works area.

Instalcom responds to plant enquiries for all of the above and therefore you only need send one plant enquiry to cover all of these companies.

**Please note that this response is only valid for 3 months. If your works do not commence within this time period, please resubmit your plant enquiry for assessment before any works commence.**

Regards

Plant Enquiries Dept  
Instalcom Limited  
Borehamwood Ind. Park  
Rowley Lane  
Borehamwood  
WD6 5PZ

Office: +44 (0)208 731 4613  
Fax: +44 (0)208 731 4601  
Email: [plantenquiries@instalcom.co.uk](mailto:plantenquiries@instalcom.co.uk)  
Web: <http://www.instalcom.co.uk>



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**From:** requests.utilitysolutions@atkinglobal.com <requests.utilitysolutions@atkinglobal.com>  
**Sent:** 16 July 2021 12:03  
**Cc:** requests.utilitysolutions@atkinglobal.com  
**Subject:** Plant Enquiry - 97916 - Site off Back Lane, Helperby, York - Please respond by 30/07/2021

Our Reference: 97916

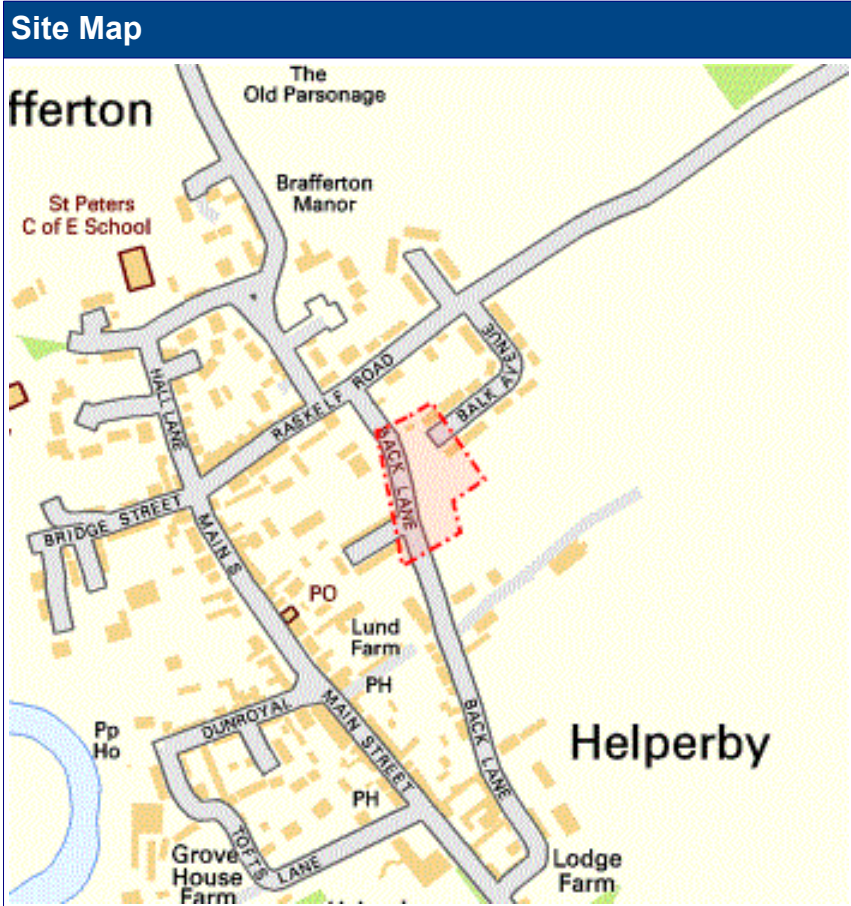
**Enquirer**

Name	Mr Ben Evans	Phone	01454662086
Company	Atkins - Utility Solutions	Mobile	Not Supplied
Address	The Hub, 500 Park Avenue, Aztec West Almondsbury Bristol BS32 4RZ		
Email	searches.utilitysolutions@atkinsglobal.com		

**Enquiry Details**

Scheme/Reference	LM 97916/DoM		
Enquiry type	Initial Enquiry	Work category	Utility Works
Start date	30/07/2021	Work type	Single excavation site
End date	29/10/2021	Site size	6869 metres square
Searched location	XY= 443980, 470090	Work type buffer*	25 metres
Confirmed location	443991 470074		
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.



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

### List of affected LSBUD members

No LineasearchbeforeUdig Asset Owners within the Zone of Interest

**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	CNG Services Ltd	Concept Solutions People Ltd
ConocoPhillips (UK) Teesside Operator Ltd	Diamond Transmission Corporation	DIO (MOD Abandoned Pipelines)
DIO (MOD Live Pipelines)	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	Exolum Pipeline System	Fulcrum Pipelines Limited
Gamma	Gas Networks Ireland (UK)	Gateshead Energy Company
Gigaclear Ltd	Gtt	Harbour Energy
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
Last Mile	Mainline Pipelines Limited	Manchester Jetline Limited
Manx Cable Company	Marchwood Power Ltd (Gas Pipeline)	Melbourn Solar Limited
Murphy Utility Assets	National Grid Gas (Above 7 bar), National Grid Gas Distribution Limited (Above 2 bar) and National Grid Electricity Transmission	Neos Networks
Northumbrian Water Group	NPower CHP Pipelines	NTT Global Data Centers EMEA UK Ltd
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)	RWEnpower (Little Barford and South Haven)	SABIC UK Petrochemicals
Scottish and Southern Electricity Networks	Scottish Power Generation	Seabank Power Ltd
SES Water	SGN	Shell
Shell NOP	SSE Generation Ltd	SSE Transmission
SSE Utility Solutions Limited	Tata Communications (c/o JSM Construction Ltd)	Total Colnbrook Pipelines
Total Finaline Pipelines	Transmission Capital	UK Power Networks
	University of Cambridge Granta Backbone	



Uniper UK Ltd	Network	Vattenfall
Veolia ES SELCHP Limited	Veolia ES Sheffield Ltd	VPI Power Limited
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	

**From:** Spandana Buddi <Spandana.Buddi@networkrail.co.uk> on behalf of OP Buried Services Enquiries  
<OPBuriedServicesEnquiries@networkrail.co.uk>  
**Sent:** 16 July 2021 16:49  
**To:** Utility Solutions GDC Requests  
**Subject:** RE: Plant Enquiry - 97916 - Site off Back Lane, Helperby, York - Please respond by 30/07/2021

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](mailto:opburiedservicesenquiries@networkrail.co.uk).

Regards,

**Spandana Buddi**

Distribution Administrator, Worksite Survey



Worksite Survey | Asset Information Services  
E: [andy.key2@networkrail.co.uk](mailto:andy.key2@networkrail.co.uk)  
W: [www.networkrail.co.uk](http://www.networkrail.co.uk)



We have checked Northern Gas Networks's website and in this instance your area is not affected.

**From:** NRSWA <nrswa.nrswa@sky.uk>  
**Sent:** 16 July 2021 19:00  
**To:** Utility Solutions GDC Requests  
**Subject:** Plant Enquiry - 97916 - Site off Back Lane, Helperby, York - 30/07/2021



Thank you for your enquiry.

Please be advised that Sky Telecommunications Services Ltd will not be affected by your proposal.

Best endeavours have been made to ensure accuracy, however if you require further information, please contact us by email at [nrswa@sky.uk](mailto:nrswa@sky.uk).

Regards



NRSWA Department  
Sky UK - Technology - Operations

 [nrswa@sky.uk](mailto:nrswa@sky.uk)  +44 2070323234

**Richard Geary**  
**GIS & Infrastructure Planner**  
**Sky Technology UK Operations**

*T - +44 (0)20 7032 3222 E – [Richard.geary@sky.uk](mailto:Richard.geary@sky.uk)  
SKY | 70 Buckingham Avenue | Slough | Berkshire | SL1 4PN*



**From:** UK OSP-Team <osp-team@uk.verizon.com>  
**Sent:** 16 July 2021 21:13  
**To:** Utility Solutions GDC Requests  
**Cc:** UK OSP-Team  
**Subject:** RE: [E] Plant Enquiry - 97916 - Site off Back Lane, Helperby, York - Please respond by 30/07/2021

Dear Sir/Madam

Verizon is a licensed Statutory Undertaker.

We have reviewed your plans and have determined that Verizon (Formally known as MCI WorldCom, MFS) has no apparatus in the areas concerned.

If you have any further queries please do not hesitate to get in touch.

Yours faithfully

Plant Protection Officer (GB) Email osp-team@uk.verizon.com

---

**From:** requests.utilitysolutions@atkinsglobal.com  
[mailto:requests.utilitysolutions@atkinsglobal.com]  
**Sent:** 16 July 2021 12:03  
**Cc:** requests.utilitysolutions@atkinsglobal.com  
**Subject:** [E] Plant Enquiry - 97916 - Site off Back Lane, Helperby, York - Please respond by 30/07/2021

Our Reference: 97916  
Site Name: Site off Back Lane, Helperby, York  
Works Description: Development Appraisal  
Site Grid References: 443989 470087,444012 470088,443964 470112,443986 470125,443979 470049

To whom it may concern,

Please find enclosed a plant enquiry for your attention.

**We request plans showing the location of your company's affected plant in relation to the [entire site area shown within the boundary on the attached map](#). Grid references and postcodes relative to the site boundary are provided on the attached map to help you locate the site.**

Within your response please quote our reference number and the name of the site shown above. If you do not have any apparatus in this area, please could you send written confirmation to declare that no apparatus is affected. Please also include information relating to the use and location of Radio Frequency Identification Devices (RFIDs) where available.



As of 16/07/2021, Virgin Media are deemed to be not affected by your site.

An additional response from Virgin Media in relation to your area of interest is available on request from Landmark Customer Services with prices starting from £43 + VAT.

No liability of any kind whatsoever is accepted by Landmark Information Group, its servants or agents, for any error or omission in respect of information contained in this report. The underground services must be verified and established on site before any excavation is carried out.

**From:** Abdul Shukur, Shaik  
**Sent:** 30 July 2021 10:39  
**To:** Utility Solutions GDC Requests  
**Subject:** RE: Plant Enquiry - 97916 - Site off Back Lane, Helperby, York - Please respond by 30/07/2021

Please accept this email as confirmation that Vodafone: Fixed **does not** have apparatus within the vicinity of your proposed works detailed below.

Many thanks.

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

#### **IMPORTANT - PLEASE READ:**

Diversification works may be necessary if the existing line of the highway/railway or its levels are altered, where apparatus is affected. Where apparatus is affected and requires diversion, you must submit draft details of the proposed scheme with a request for a 'C3 Budget Estimate' to [c3requests@vodafone.com](mailto:c3requests@vodafone.com). These estimates should be provided by Vodafone 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).



Please consider the environment before printing this e-mail

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**From:** requests.utilitysolutions@atkinsglobal.com <requests.utilitysolutions@atkinsglobal.com>  
**Sent:** 16 July 2021 16:33  
**Cc:** Utility Solutions GDC Requests <requests.utilitysolutions@atkinsglobal.com>  
**Subject:** Plant Enquiry - 97916 - Site off Back Lane, Helperby, York - Please respond by 30/07/2021

Our Reference: 97916  
Site Name: Site off Back Lane, Helperby, York  
Works Description: Development Appraisal  
Site Grid References: 443989 470087,444012 470088,443964 470112,443986 470125,443979 470049

To whom it may concern,

## Important Consumer Protection Information

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD, Tel: 0844 844 9966 Fax: 0844 844 9980 Email: [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

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Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPO.

### TPOs Contact Details:

The Property Ombudsman scheme  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Website: [www.tpos.co.uk](http://www.tpos.co.uk)

Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)



## Landmark Complaints Procedure

If you want to make a complaint to Landmark, we will:

- Acknowledge it within 5 working days of receipt
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time
- Provide a final response, in writing, at the latest within 40 working days of receipt
- Liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Customer Relationships Manager  
Landmark Information  
Imperium  
Imperial Way  
Reading  
RG2 0TD  
Tel: 0844 844 9966  
Email: [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)  
Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs):

Tel: 01722 333306,

Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.