

Coordinate System
 This survey has been oriented to the Ordnance Survey (OS) National Grid and Datum using GPS observations and the OS Active Network.
 A true OS coordinate was established near to the centre of the site. This survey has been correlated to this point. Further OS coordinates were established to create a true OS bearing for angle orientation.
 No scale factor has been applied to this survey. The coordinates shown are arbitrary and not true OS coordinates which do have a scale factor applied.

PAS 128 Quality Levels
D - Location abstracted from records. Indicative information only.
C - Location is demonstrated by visual reference to street furniture, topographical features, or evidence of street works such as trench scars. Indicative information only.
B4 - Location is suspected to exist but has not been detected. Indicative information only.
B3 - Horizontal and vertical location of the utility detected by one geophysical technique.
B2 - Horizontal and vertical location of the utility detected by one geophysical technique.
B1 - Horizontal and vertical location of the utility detected by multiple geophysical techniques.
A - Horizontal and vertical location of the top and/or bottom of the utility established from an inspection chamber, manhole, or excavations.
 Detection method for EML - **M??** | Detection method for GPR - **M??**

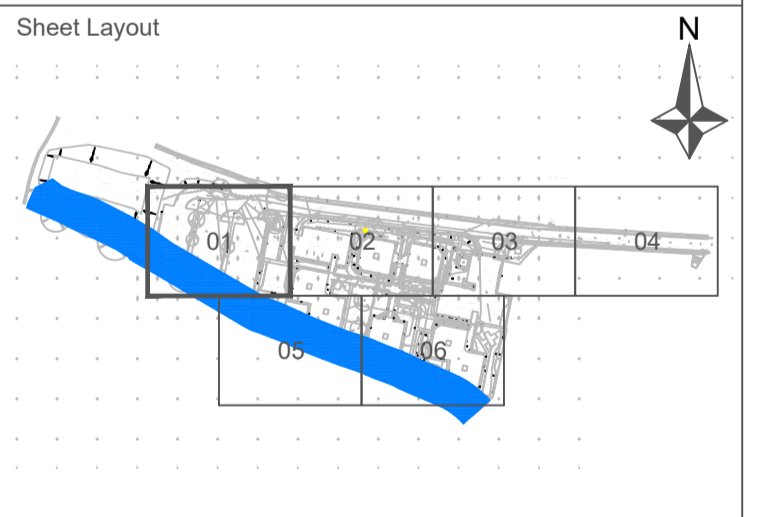
Notes
 1. Dimensions should not be scaled. All dimensions should be verified on site prior to construction.
 2. All dimensions and levels are in metres unless otherwise stated.
 3. Some detail may have been obscured by parked vehicles, stored materials, overgrown vegetation, and leaf litter.
 4. All drainage and utility service information has been determined without man entry into chambers. Pipe diameters and levels should be verified before works commence.
 5. Drainage connections have been proven by sounding only and are presumed to be straight between chambers unless otherwise stated.
 6. Utility type has been identified to the best of the surveyor's ability and local site evidence. No guarantee of correct identification can be given.
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Utilities Abbreviations	
AR	Assumed Route
BD	Backdrop
CI	Cast Iron
CR	Cable Raising
CW	Combined Water
DI	Ductile Iron
EOT	End of Trace
FW	Foul Water
MH	Manhole
MW	Monitoring Well
NS	No Signal
OS	Off Site
PE	Polyethylene
PR	Pipe Raising
ST	Steel
STATS	Statutory Undertakers
SW	Storm Water
TFR	Taken From Records
UTL	Unable to Lift
UTT	Unable to Trace
WS	Weak Signal

Measurement Descriptions	Duct Abbreviations
CL	Cover Level
CD	Chamber Depth
d	Depth (m)
dia.	Diameter (mm)
IL	Invert Level
SD	Soffit Depth
SL	Sump Level
WL	Water Level
1w	1 way - 1 duct
2w	2 way - flat
2w 1-2	2 way - 1wide-2deep
4w 2-2	4 way - 2wide-2deep
6w 3-2	6 way - 3wide-2deep

Utility Linetypes & Hatch Descriptions

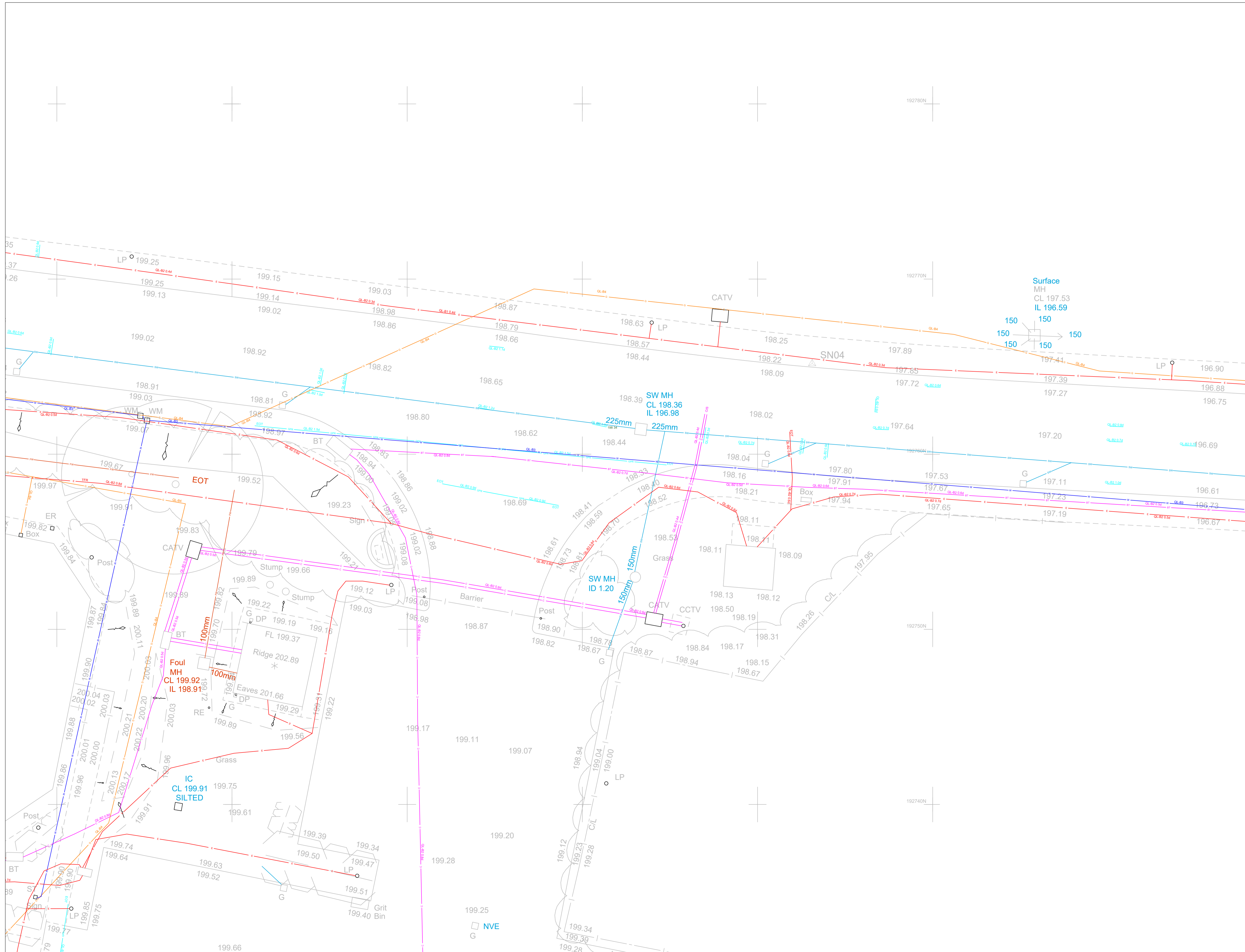
Control	Control	Traffic Signal Cable
Drainage	Drainage	Combined Water Drainage
Electric	Electric	Foul Water Drainage
Gas	Gas	Surface Water Drainage
Pipes	Pipes	Electricity Cable - High Voltage
Telecoms	Telecoms	Electricity Cable - Low Voltage
Water	Water	Gas Main
Unknown	Unknown	Fuel Line
		Heating Main
		Vent Line
		British Telecom Cable
		Telecommunications Cable
		Water Main
		GPR Trace - Unidentified
		RFL Trace - Unidentified
		EML Survey Extents
		GPR Survey Extents
		Area of Concern
		Unable to Survey
		GPR Detected Anomaly



Unit 1, Link Trade Park,
 Penarth Road, Cardiff, CF11 8TQ,
 Cardiff: 029 2111 1700 London: 020 3011 1099
 W: gwaliasurveyors.co.uk

LAND | UTILITIES | BUILDING | BOUNDARY | BIM

Title:	Utilities Survey							
Project:	Clydach ALN							
Client:	Morgan Sindall							
Drawn: CU	Checked: DR	Date: 26.06.2024	Scale: 1:100 @ A1					
Drawing Number:	3368-U-01							
Project	Originator	Zone	Level	Type	Role	Number	Revision	Status



Coordinate System
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 Detection method for EML - **M??** | Detection method for GPR - **M??**

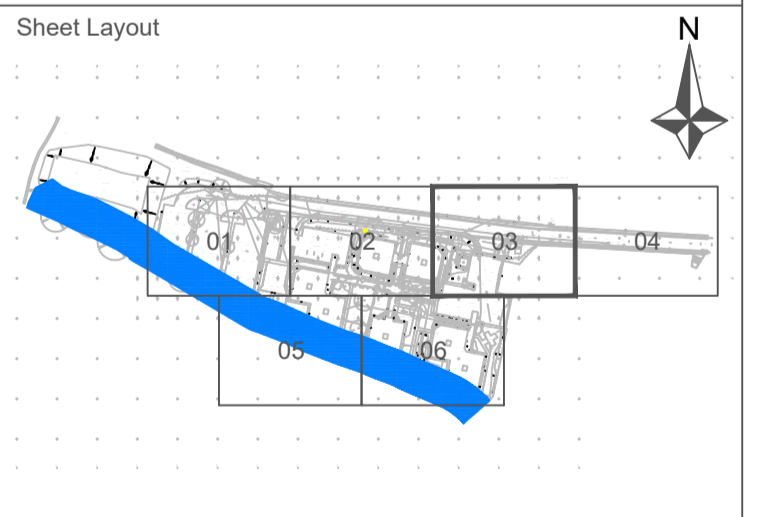
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Utilities Abbreviations		Duct Abbreviations	
AR	Assumed Route	1w	1 way - 1 duct
BD	Backdrop	2w	2 way - flat
CI	Cast Iron	2w 1-2	2 way - 1wide-2deep
CR	Cable Raising	4w 2-2	4 way - 2wide-2deep
CW	Combined Water	6w 3-2	6 way - 3wide-2deep
DI	Ductile Iron		
DJ	Drainage		
EOT	End of Trace		
FW	Foul Water		
MH	Manhole		
MW	Monitoring Well		
NS	No Signal		
OS	Off Site		
PE	Polyethylene		
PR	Pipe Raising		
ST	Steel		
STATS	Statutory Undertakers		
SW	Storm Water		
TFR	Taken From Records		
UTL	Unable to Lift		
UTT	Unable to Trace		
WS	Weak Signal		

Measurement Descriptions		Duct Abbreviations	
CL	Cover Level	1w	1 way - 1 duct
CD	Chamber Depth	2w	2 way - flat
d	Depth (m)	2w 1-2	2 way - 1wide-2deep
dia.	Diameter (mm)	4w 2-2	4 way - 2wide-2deep
IL	Invert Level	6w 3-2	6 way - 3wide-2deep
SD	Soffit Depth		
SL	Sump Level		
WL	Water Level		

Utility Linetypes & Hatch Descriptions

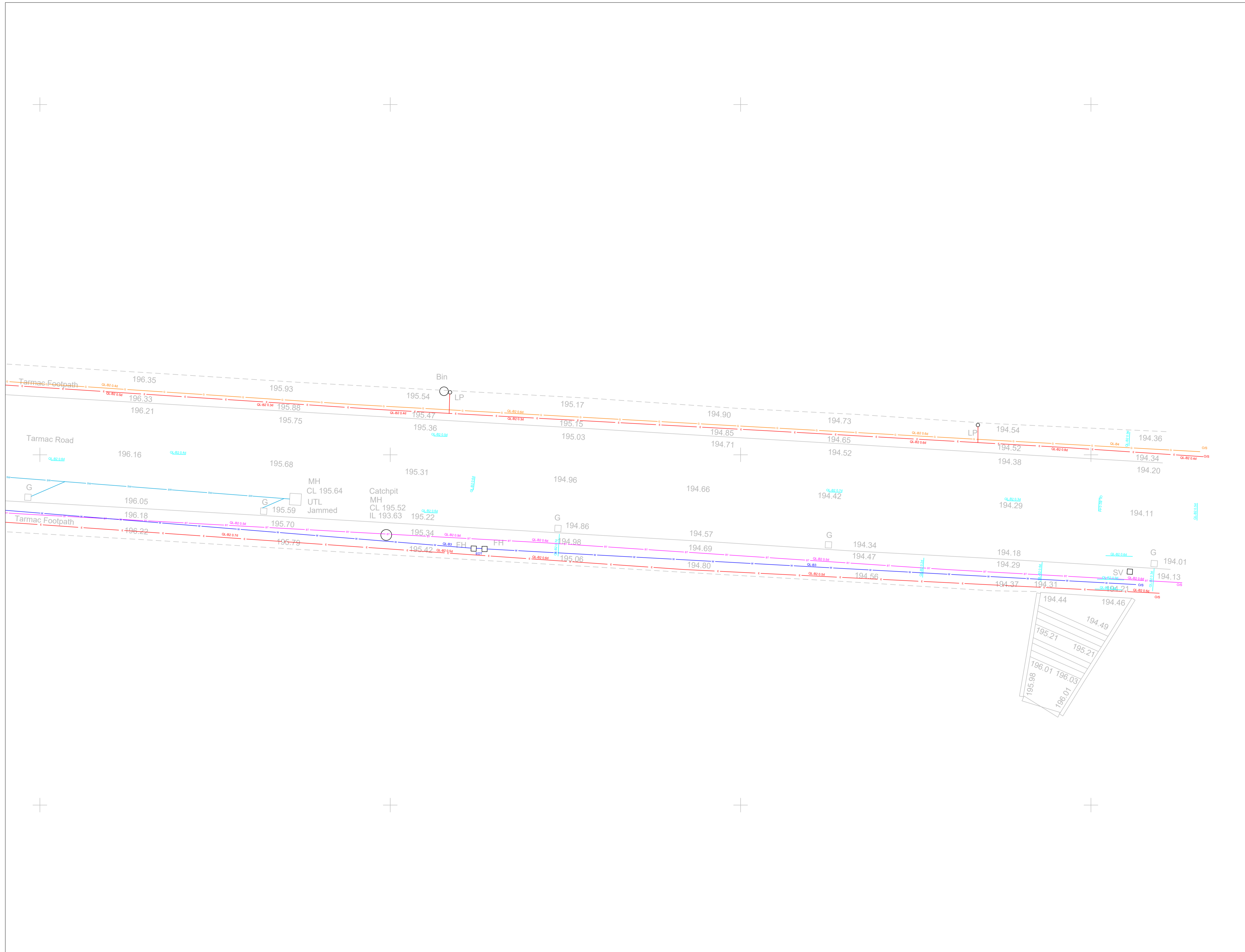
Control	1w	Traffic Signal Cable
Drainage	2w	Ducting
Electric	4w	Electricity Cable
Gas	1w	Gas Main
Pipes	1w	Fuel Line
Telecoms	1w	British Telecom Cable
Water	1w	Water Main
Unknown	1w	GPR Trace - Unidentified
	1w	RFL Trace - Unidentified
	1w	EML Survey Extents
	1w	GPR Survey Extents
	1w	Area of Concern
	1w	Unable to Survey
	1w	GPR Detected Anomaly



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LAND | UTILITIES | BUILDING | BOUNDARY | BIM

Title:	Utilities Survey				
Project:	Clydach ALN				
Client:	Morgan Sindall				
Drawn:	CU	Checked:	DR	Date:	26.06.2024
Scale:	1:100 @ A1				
Drawing Number:	3368-U-03				
Project	Originator	Zone	Level	Type	Role



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 Detection method for EML - **M??** | Detection method for GPR - **M??**

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Utilities Abbreviations

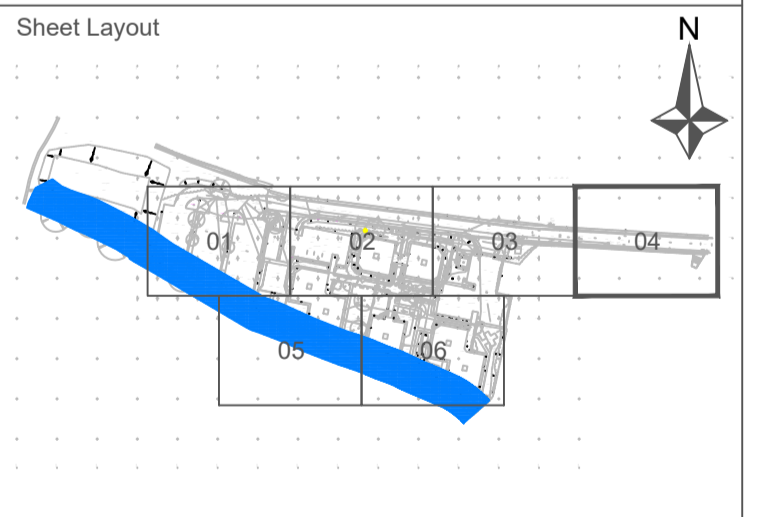
AR	Assumed Route	OS	Off Site
BD	Backdrop	PE	Polyethylene
CI	Cast Iron	PR	Pipe Rising
CR	Cable Rising	ST	Steel
CW	Combined Water	STATS	Statutory Undertakers
DI	Ductile Iron	SW	Storm Water
EOT	End of Trace	TFR	Taken From Records
FW	Foul Water	UTL	Unable to Lift
MH	Manhole	UTT	Unable to Trace
MW	Monitoring Well	WS	Weak Signal
NS	No Signal		

Measurement Descriptions

CL	Cover Level	1w	1 way - 1 duct
CD	Chamber Depth	2w	2 way - flat
d	Depth (m)	2w 1-2	2 way - 1wide-2deep
dia.	Diameter (mm)	4w 2-2	4 way - 2wide-2deep
IL	Invert Level	6w 3-2	6 way - 3wide-2deep
SD	Soffit Depth		
SL	Sump Level		
WL	Water Level		

Utility Linetypes & Hatch Descriptions

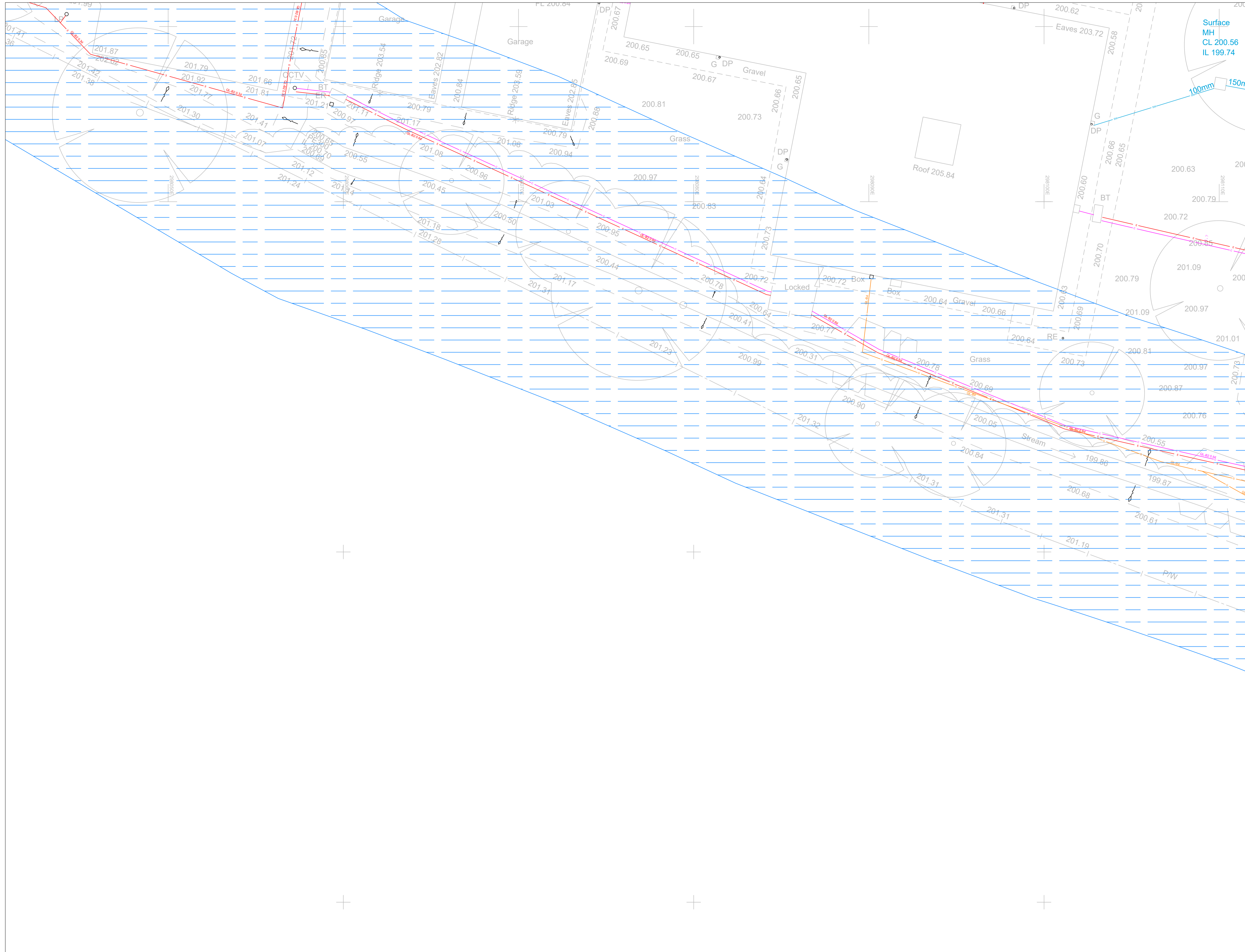
Control	1w	Traffic Signal Cable
Control	2w	Ducting
Drainage	CW	Combined Water Drainage
Drainage	FW	Foul Water Drainage
Drainage	SW	Surface Water Drainage
Electric	HV	Electricity Cable - High Voltage
Electric	LV	Electricity Cable - Low Voltage
Gas	GM	Gas Main
Pipes	FL	Fuel Line
Pipes	HM	Heating Main
Pipes	VL	Vent Line
Telecoms	BT	British Telecom Cable
Telecoms	TC	Telecommunications Cable
Water	WM	Water Main
Unknown	GR	GPR Trace - Unidentified
Unknown	RFL	RFL Trace - Unidentified
	EML	EML Survey Extents
	GPR	GPR Survey Extents
	AC	Area of Concern
	US	Unable to Survey
	GA	GPR Detected Anomaly



Gwalia SURVEYORS
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 Cardiff: 029 2111 1700 London: 020 3011 1099
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LAND | UTILITIES | BUILDING | BOUNDARY | BIM

Title:	Utilities Survey						
Project:	Clydach ALN						
Client:	Morgan Sindall						
Drawn:	CU	Checked:	DR	Date:	26.06.2024	Scale:	1:100 @ A1
Drawing Number:	3368-U-04						
Project	Originator	Zone	Level	Type	Role	Number	Revision
-	-	-	-	-	-	-	-



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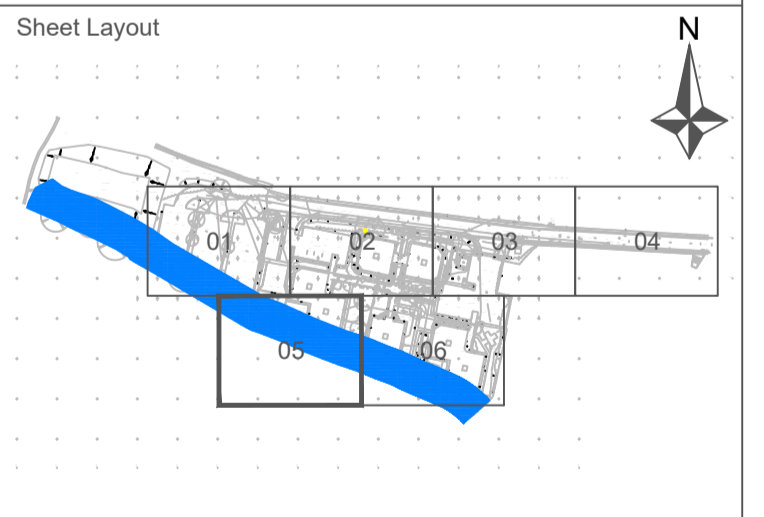
Utilities Abbreviations	
AR	Assumed Route
BD	Backdrop
CI	Cast Iron
CR	Cable Raising
CW	Combined Water
DI	Ductile Iron
EOT	End of Trace
FW	Foul Water
MH	Manhole
MW	Monitoring Well
NS	No Signal
OS	Off Site
PE	Polyethylene
PR	Pipe Rising
ST	Street
SW	Statutory Undertakers
SW	Storm Water
TFR	Taken From Records
UTL	Unable to Lift
UTT	Unable to Trace
WS	Weak Signal

Measurement Descriptions	Duct Abbreviations
CL	Cover Level
CD	Chamber Depth
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dia.	Diameter (mm)
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	2w
	4w
	6w
	1 way - 1 duct
	2 way - flat
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	4 way - 2wide-2deep
	6 way - 3wide-2deep

Utility Linetypes & Hatch Descriptions

Control	1w	Traffic Signal Cable
	2w	Ducting
Drainage	1w	Combined Water Drainage
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	3w	Surface Water Drainage
Electric	1w	Electricity Cable
	2w	Electricity Cable - High Voltage
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Telecoms	1w	British Telecom Cable
	2w	Telecommunications Cable
Water	1w	Water Main
Unknown	1w	GPR Trace - Unidentified
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	3w	EML Survey Extents
	4w	GPR Survey Extents
	5w	Area of Concern

Area of Concern
 Unable to Survey
 GPR Detected Anomaly



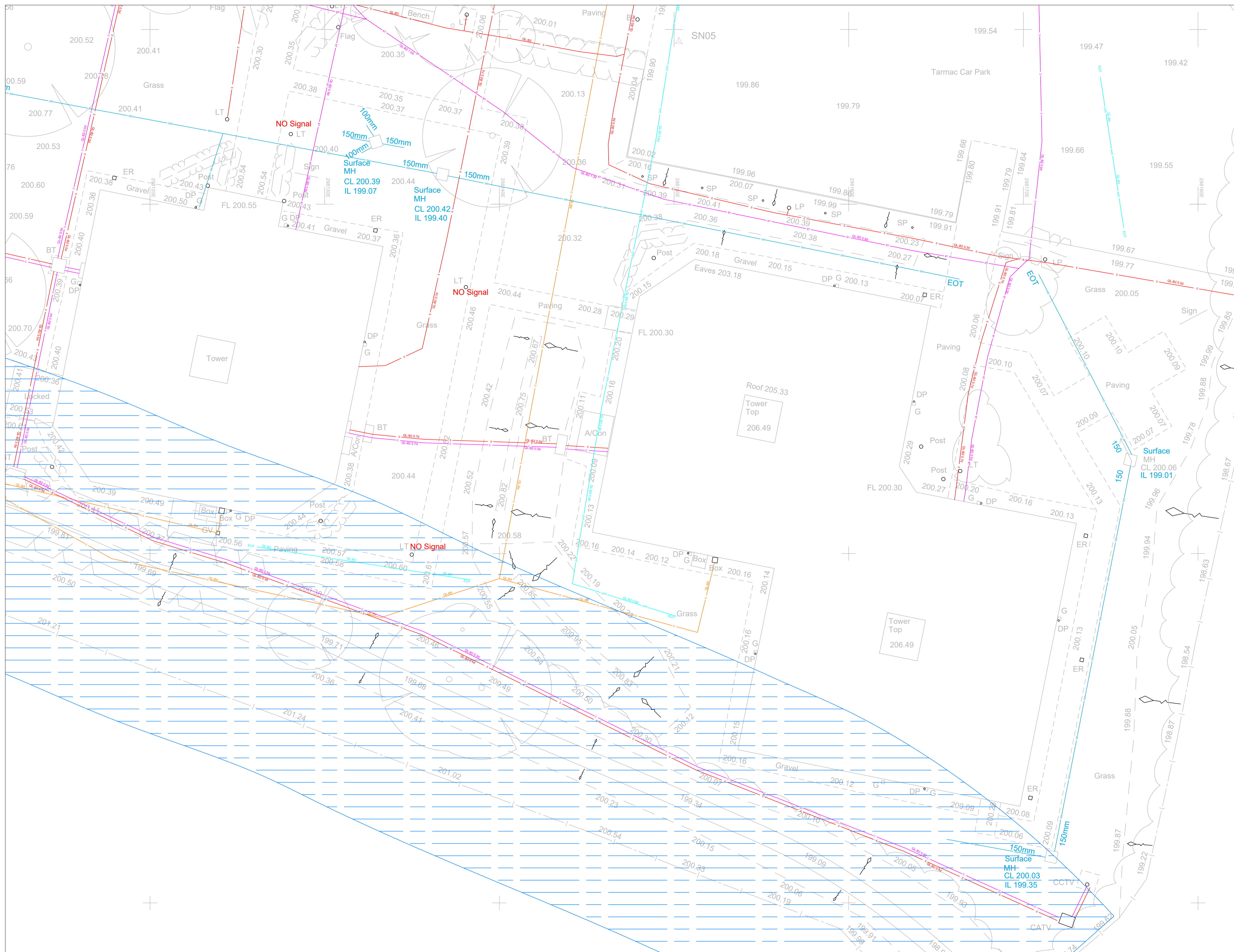
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Cardiff: 029 2111 1700 London: 020 3011 1099
W: gwaliasurveyors.co.uk

LAND | UTILITIES | BUILDING | BOUNDARY | BIM

Title:	Utilities Survey							
Project:	Clydach ALN							
Client:	Morgan Sindall							
Drawn: CU	Checked: DR							
Date: 26.06.2024	Scale: 1:100 @ A1							
Drawing Number:	3368-U-05							
Project	Originator	Zone	Level	Type	Role	Number	Revision	Status
-	-	-	-	-	-	-	-	-



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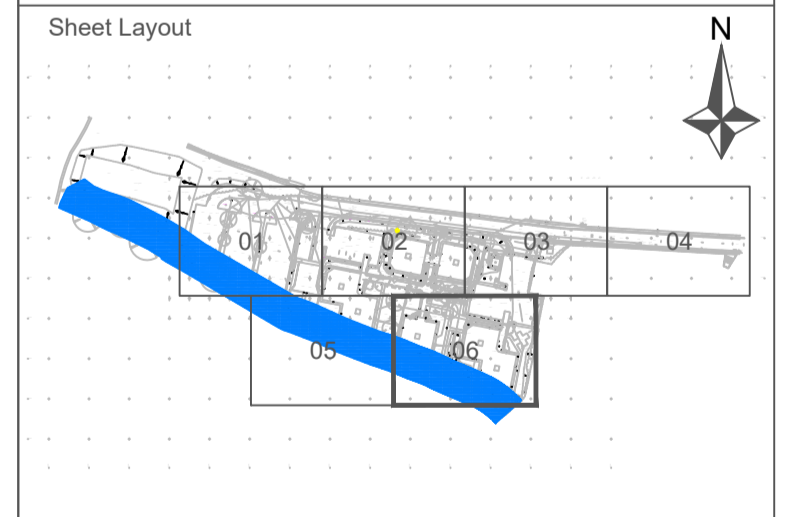
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Utility Linetypes & Hatch Descriptions

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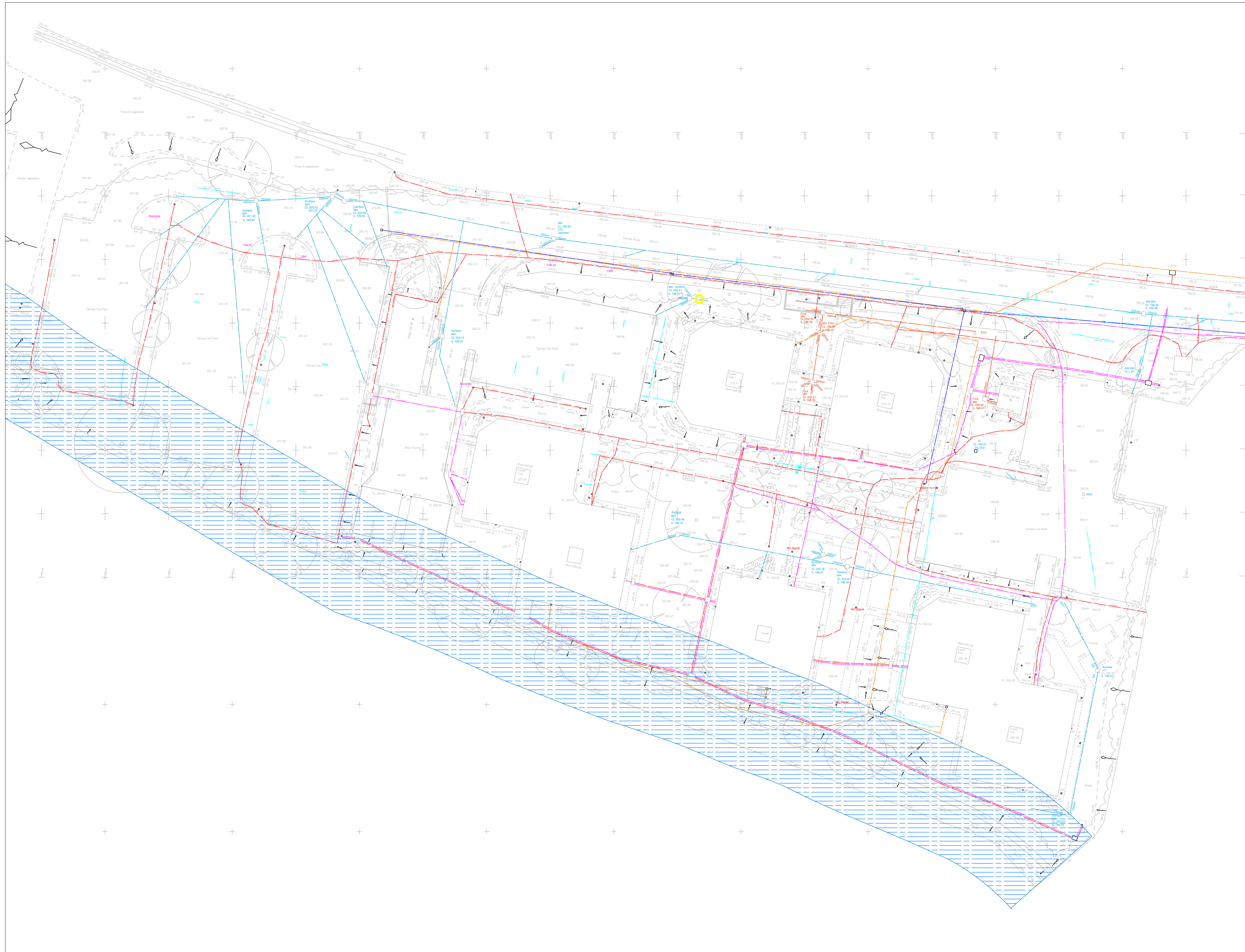
Area of Concern (Hatched) **Unable to Survey** (Dotted) **GPR Detected Anomaly** (Cross-hatched)



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LAND | UTILITIES | BUILDING | BOUNDARY | BIM

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Client:	Morgan Sindall				
Drawn:	CU	Checked:	DR	Date:	26.06.2024
Scale:	1:100 @ A1				
Drawing Number:	3368-U-06				
Project	Originator	Zone	Level	Type	Role
Number	Revision	Status			



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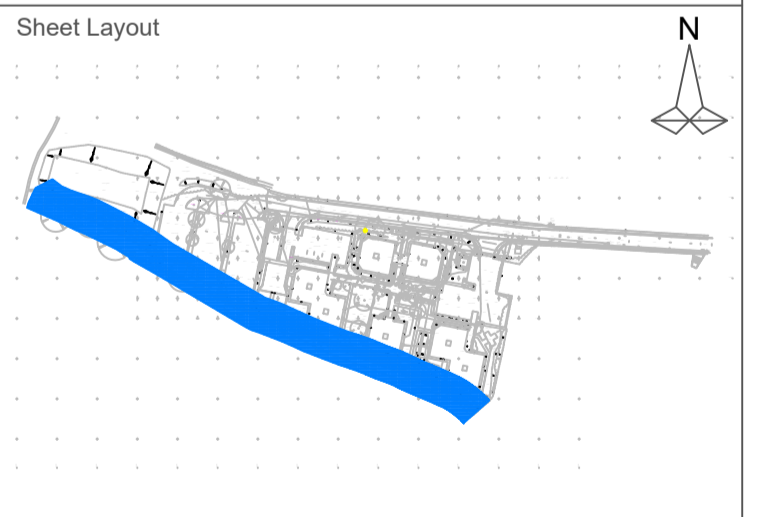
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Utility Linetypes & Hatch Descriptions

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Electric	CW Combined Water Drainage
Gas	FW Foul Water Drainage
Pipes	SW Surface Water Drainage
Telecoms	EC Electricity Cable
Water	EH Electricity Cable - High Voltage
Unknown	EL Electricity Cable - Low Voltage
	GM Gas Main
	FL Fuel Line
	HM Heating Main
	VL Vent Line
	BT British Telecom Cable
	TC Telecommunications Cable
	WM Water Main
	GPR Trace - Unidentified
	RFL Trace - Unidentified
	EML Survey Extents
	GPR Survey Extents
	Area of Concern

Area of Concern
 Unable to Survey
 GPR Detected Anomaly



Gwalia
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LAND | UTILITIES | BUILDING | BOUNDARY | BIM

Title:	Utilities Survey							
Project:	Clydach ALN							
Client:	Morgan Sindall							
Drawn: CU	Checked: DR	Date: 26.06.2024	Scale: 1:100 @ A1					
Drawing Number:	3368-U-Overview							
Project	Originator	Zone	Level	Type	Role	Number	Revision	Status
-	-	-	-	-	-	-	-	-