

Project name	Grange Road, Cwmbran		
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## Grange Road, Cwmbran | Existing Utilities Appraisal

### 1. ELECTRICAL - WESTERN POWER DISTRIBUTION (WPD)

- The WPD utility search still indicates the once existing development that is now been demolished.
- Located on the northern edge of the site boundary is a sub-station, 'Saunders Valve' 53/1966. The sub-station shows to be serving the pre-existing structure and neighbouring developments north of the site boundary.
- From a desk view, 3No. underground 11kV High Voltage (HV) cables run parallel just outside of the northern boundary. No indication of HV underground or overhead cable lines breach through the proposed industrial unit.
- Service cable enters south-west of the site boundary and terminates west of the site boundary. To the east of the site boundary, 1No. 11kV HV cable runs parallel to the railway line.
- Further discussions will be required with WPD to confirm current capacities on the sub-station 'Saunders Valve' 53/1966 to serve the proposed industrial unit.

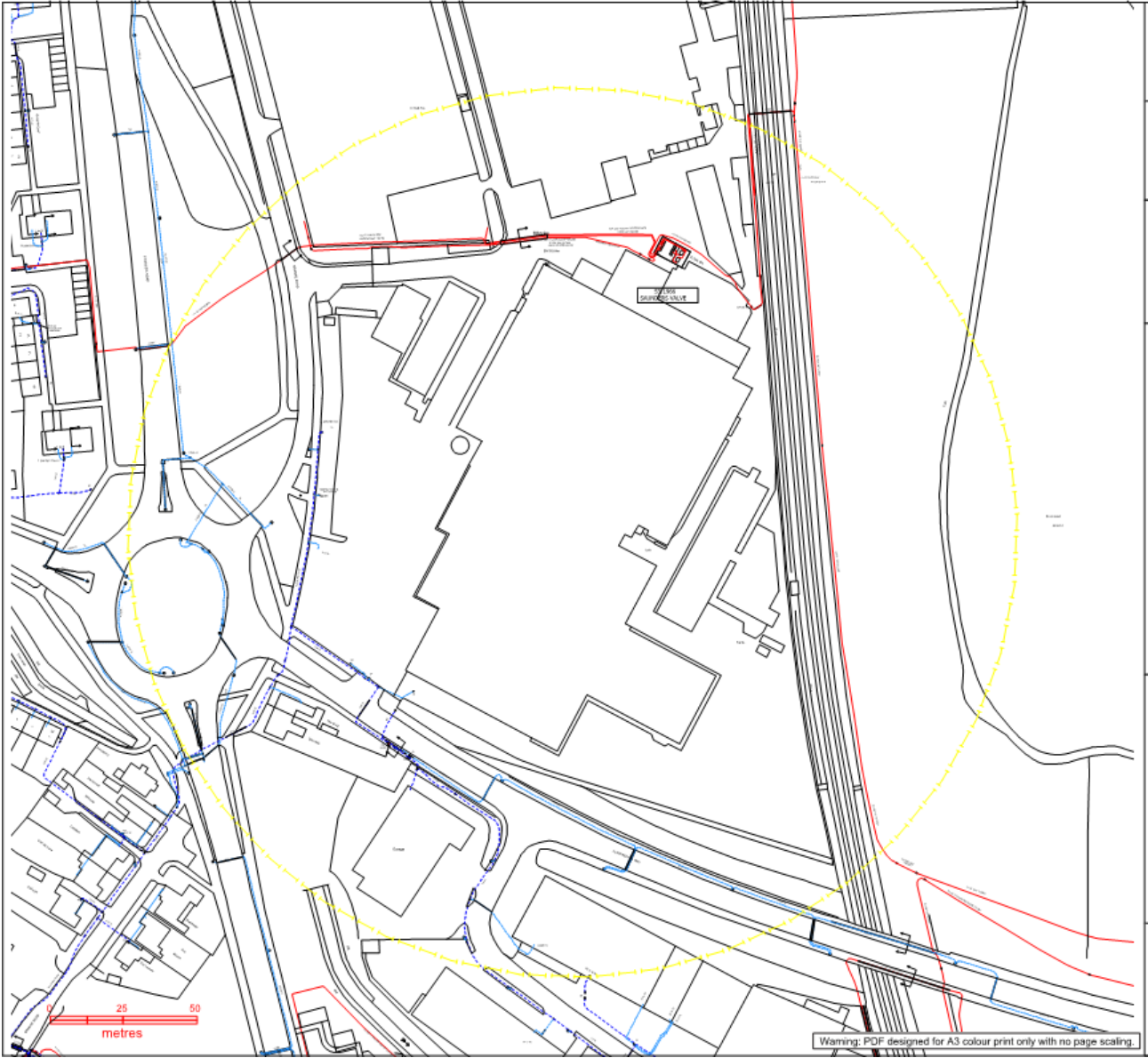


Figure 1 - WPD utility map

## 2. GAS - WALES AND WEST UTILITIES

- There is a 250Ø PE MP main runs along Llanfrechfa Way and Grange Road. This run then diverges into 180Ø PE MP main that enters north-west of the site boundary. Just beyond the south side of the site boundary is a 150Ø PE LP main that runs on Llanfrechfa Way briefly.
- Before commencing works on site, it must be established with Wales and West whether there is sufficient capacity from the 180Ø PE MP entering site to supply the proposed new development.
- From reviewing the maps, it appears that majority of the site is generally free of gas services and should not require any diversions.

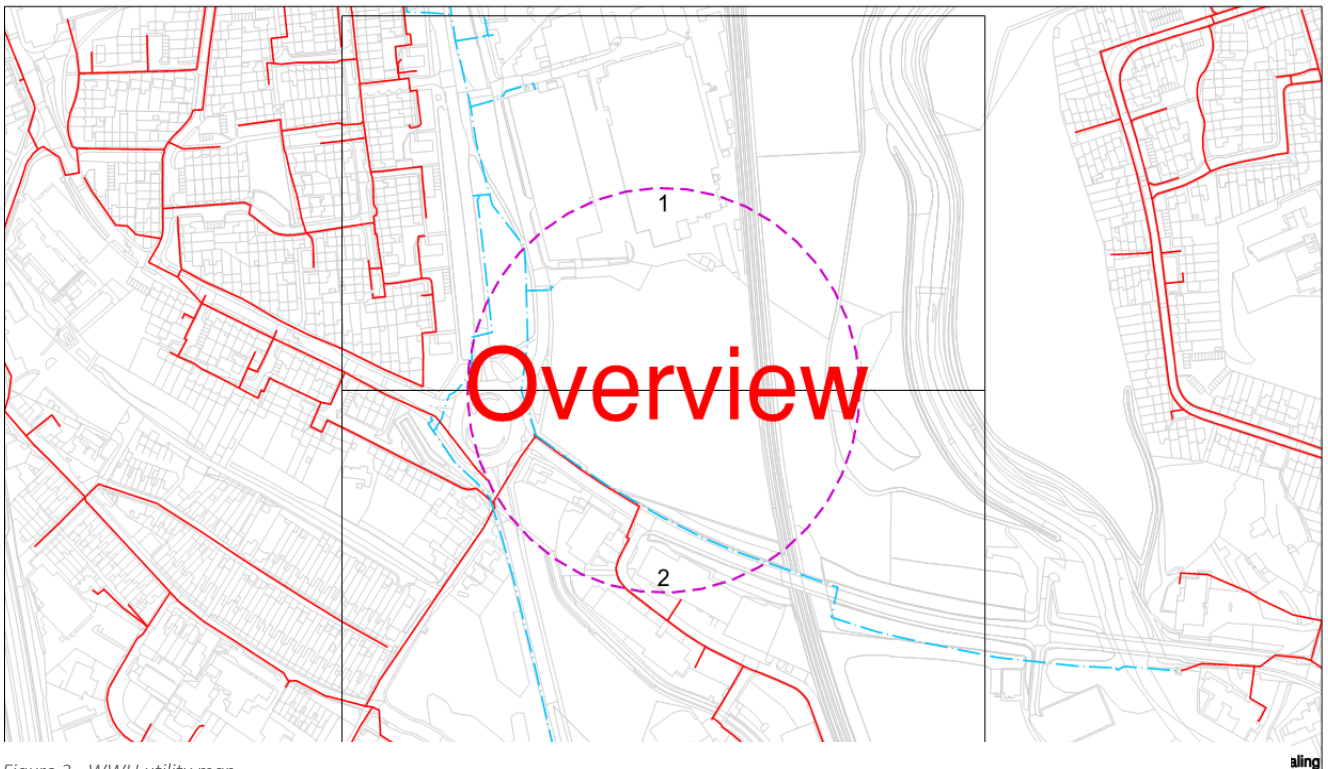


Figure 2 - WWU utility map

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## 3. WATER & DRAINAGE- WELSH WATER

- There is a 6 inch Cast Iron (CI) main and 4 inch CI run north in parallel, entering and exiting south west of the site boundary. North west of the site boundary has an unidentifiable pipe that branches off the 6 inch CI which is running along Grange Road, potentially serving the neighbouring developments north of the site. Further investigation will be required to find out if this would be sufficient capacity to provide water to the proposed development. Therefore, consultation with Welsh water would be required.
- There is an existing foul drainage point located within the site boundaries, directly south. The 150mm VC exits the site heading west.
- For drainage there is a combined Foul and surface run located west, within the site boundary. The 225mm VC heading south, exists the site south west.
- From reviewing the maps, it appears that the site is generally free of water services. However, easements for foul drainage and water (south west within site boundary) should be considered.

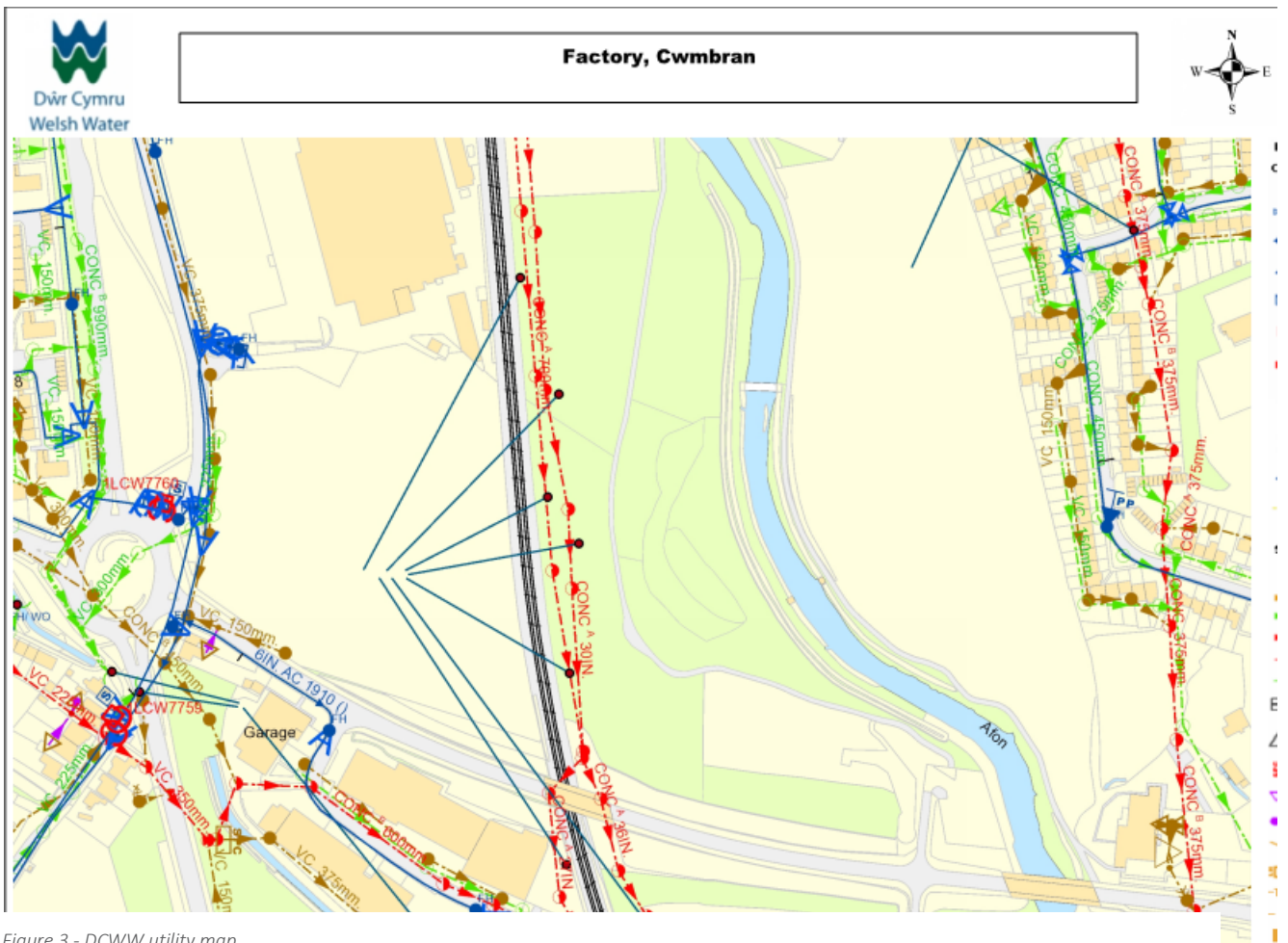


Figure 3 - DCWW utility map

## 4. COMMS - BT

- There is existing BT infrastructure running on pedestrian walkways on both sides of Llanfrechfa Way. There is also infrastructure located along Grange Road.
- The nearest junction boxes are located on Grange Road. It is envisaged that the new development could be served from here. Liaison will be required with BT to understand if the 3No. boxes are available after the pre-existing development has been demolished.

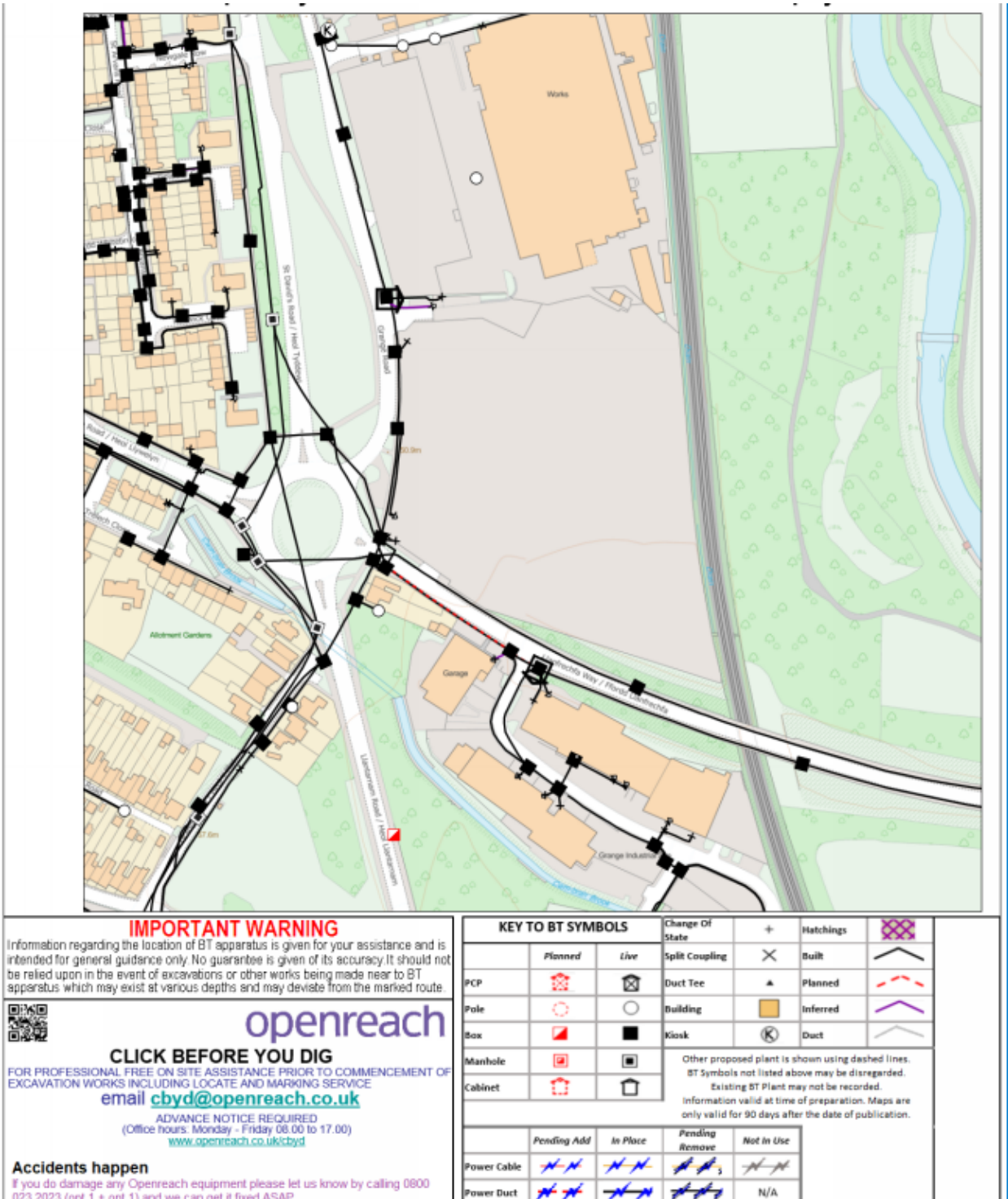


Figure 4 - BT Openreach map