

Technical Note

Project Title	Saltash Community Space		
Subject	Utilities Review	Date	03/07/23
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1 Introduction

This technical note has been written to summarise the extent of utilities work potentially required at each of the sites highlighted as potentially viable during the initial feasibility study carried out in Q2 of 2023. The sites highlighted as viable and considered under this technical note are as follows:

- Alexandra Square
- Belle Vue East & West Car Parks
- Western Gateway (Victoria Gardens) & Eastern Gateway (Merkur Slots)
- Central Fore Street

This technical note considers the impact of proposals on each of the following utility services:

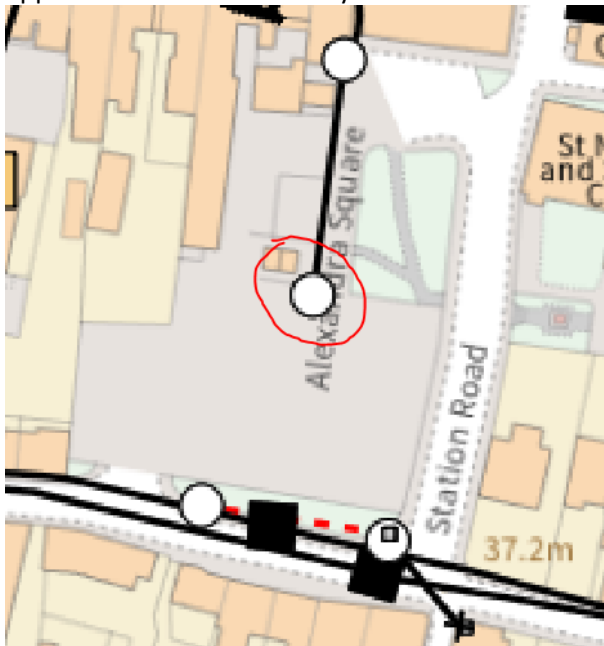
- Telecomms - Openreach
- Electricity – National Grid
- Water - South West Water
- Gas – Wales & West Utilities

At this stage the desktop study considers only what can be identified through the consultation with the statutory authorities digital mapping tools, which is intended as a guide for the approximate location of services only. As the design and construction of any of the above sites progresses further, a ground penetrating radar survey should be conducted to identify the true location of these services as well as any private services not on the utility companies mapping tools.

2 Alexandra Square

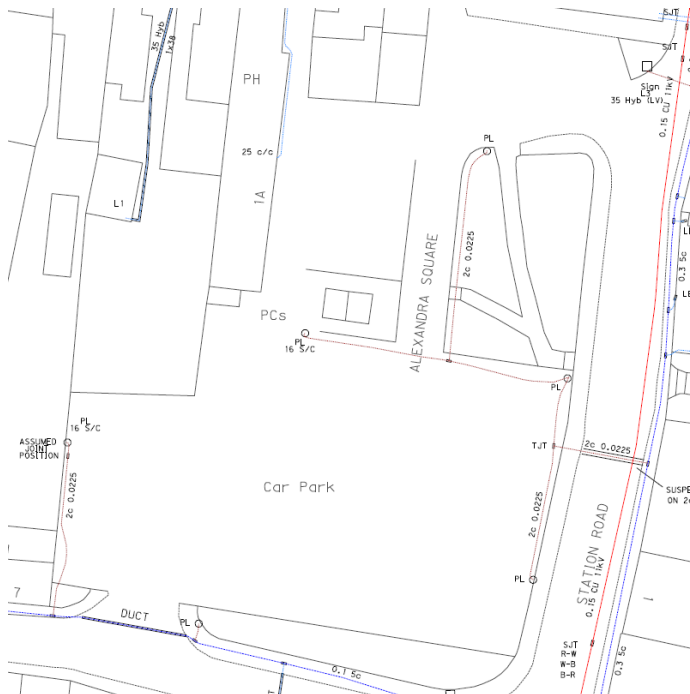
2.1 Telecomms (Openreach)

The online mapping tool highlights the presence of a pole in the middle of the site that may need undergrounding. However, comparing this with maps street view, this pole no longer appears to be there in reality and therefore this would not seem to require diversion.



Based on the above it is tentatively suggested that openreach diversion works are not likely to be required for the Alexandra Square site, subject to further survey work confirming the above mentioned assumptions at a further design stage.

2.2 Electricity (National Grid)

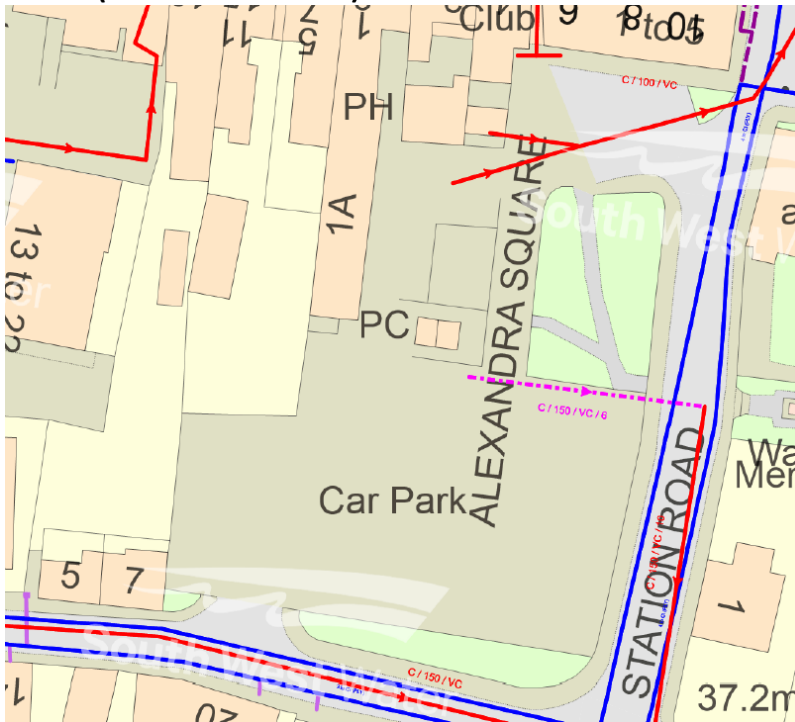


There are some unmetered services within the site that serve parking ticket machines and lighting columns, some of these services run under the areas of the site that are identified for resurfacing and repurposing. Depending on the extent of works proposed, it may be possible to work without diverting these surfaces if it is just a case of resurfacing, however, if deeper excavation works are required, the routes of these services may be required.



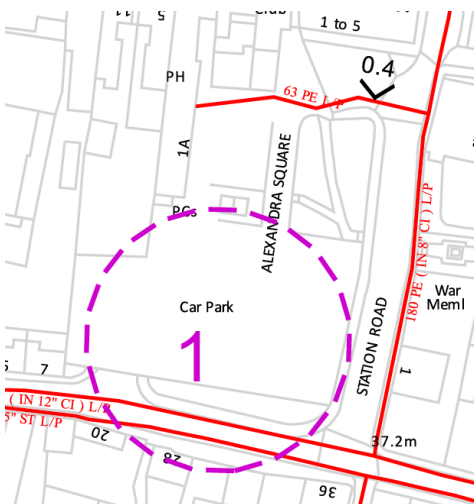
If the street lights are to be disconnected, then this will need liaison with highways as these are adopted street lights.

2.3 Water (South West Water)



There are no mains water pipes shown connecting through the car park, there are however a couple of drainage connections from the car park itself, but no services crossing through the car park, and therefore limited diversion works are likely to be required to mains water and drainage services.

2.4 Gas



A gas service serving the building to the west of the car park crosses through the site. It avoids the areas which are proposed to have the largest works carried out and therefore hopefully diversion works should be able to be avoided.

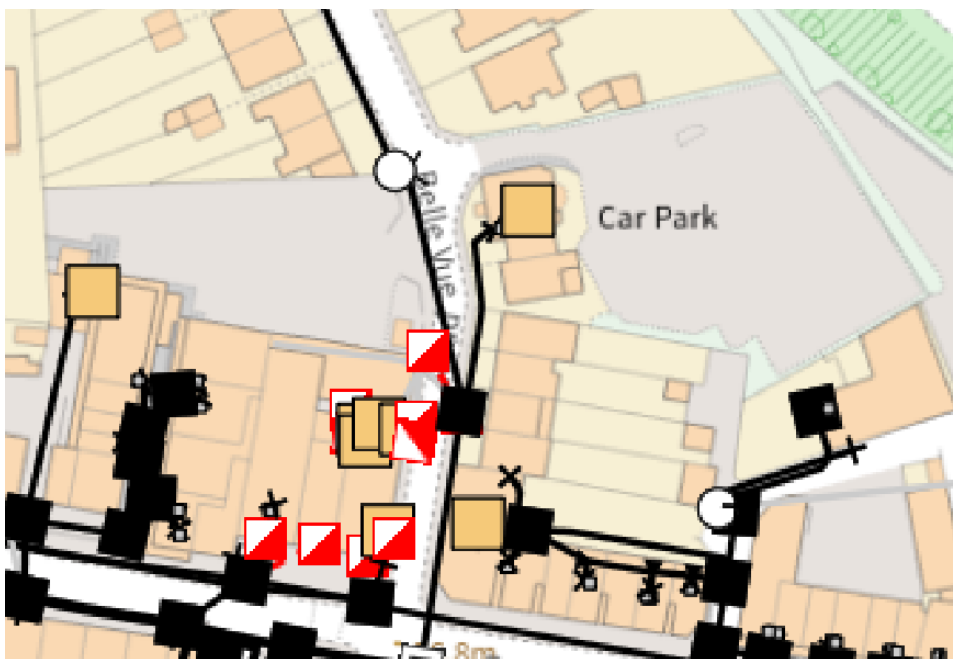
3 Belle Vue Car Park

3.1 Electricity (National Grid)



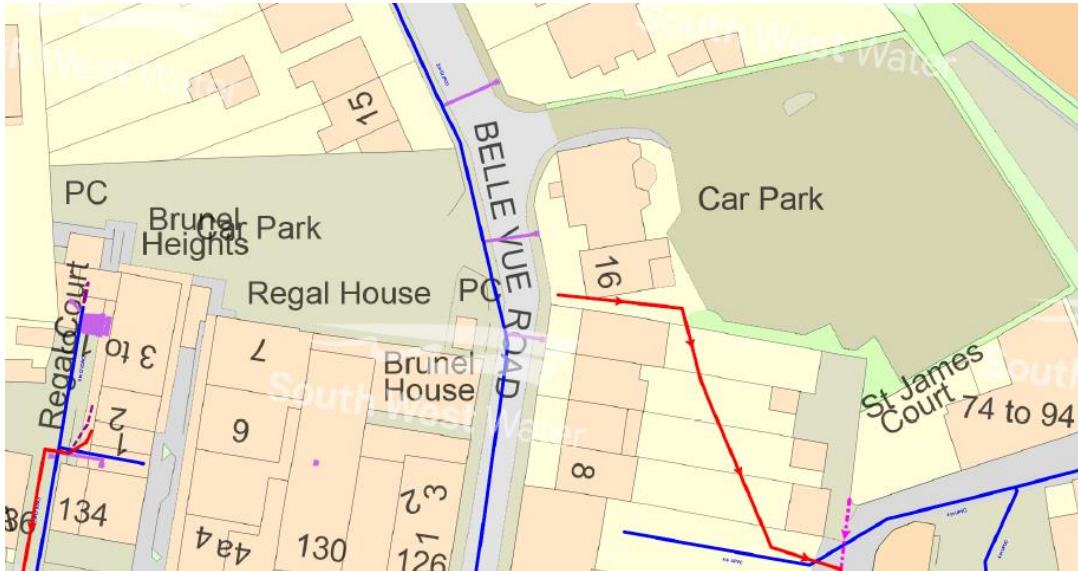
There do not appear to be any NG electrical services cross through the site which require diversion. There are some NG services which serve items such as lighting and pay and display meters which may require diversion to suit some of the proposed planting in the west car park.

3.2 Telecomms (Openreach)



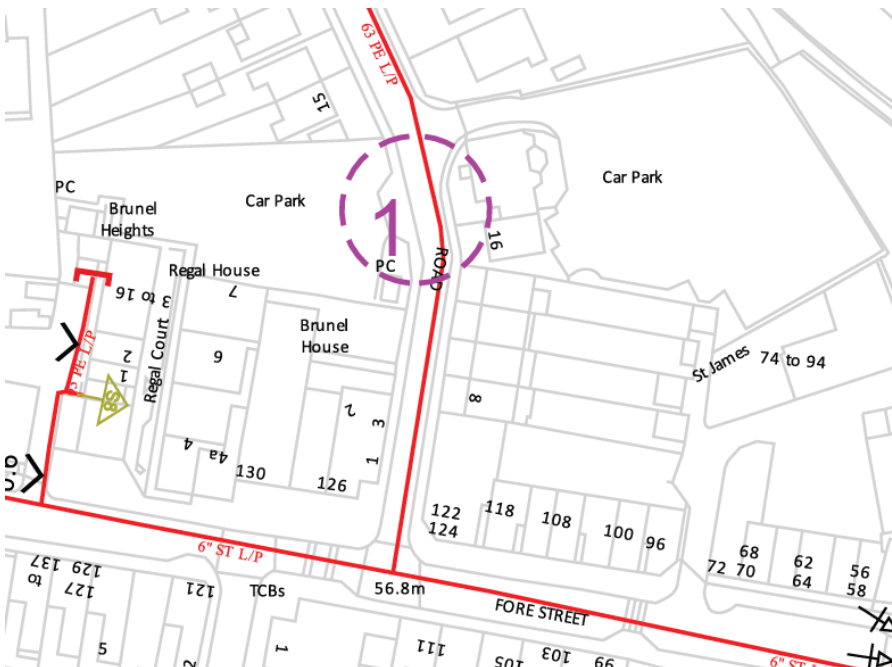
There do not appear to be any public telecomms services that pass through either of the car parks that require diverting.

3.3 Water (South West Water)



There do not appear to be any public water services that pass through either of the car parks that require diverting.

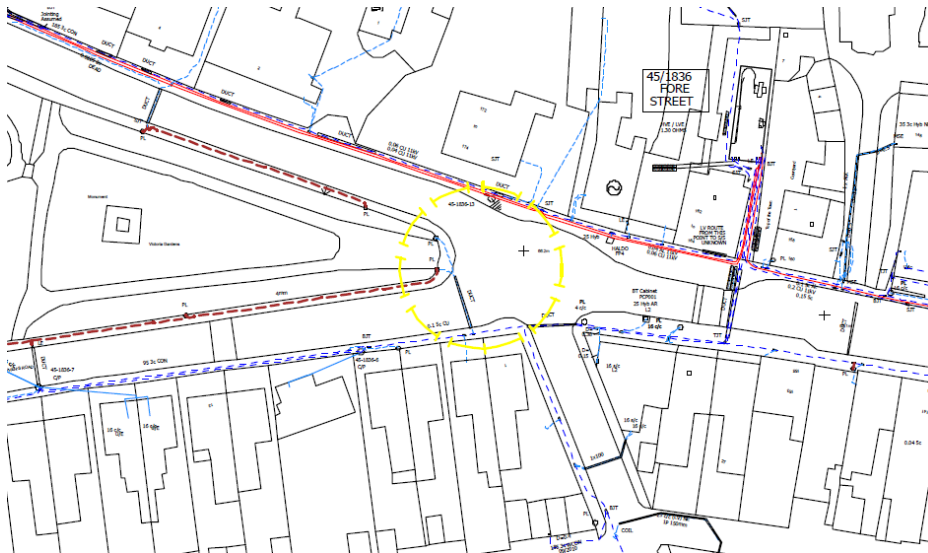
3.4 Gas (Wales & West Utilities)



There do not appear to be any public water services that pass through either of the car parks that require diverting.

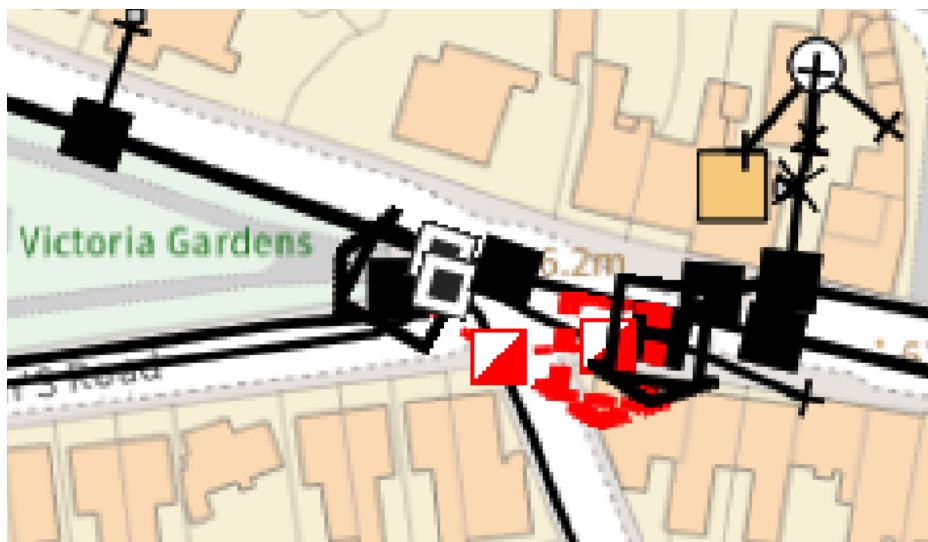
4 Western Gateway

4.1 Electricity (National Grid)



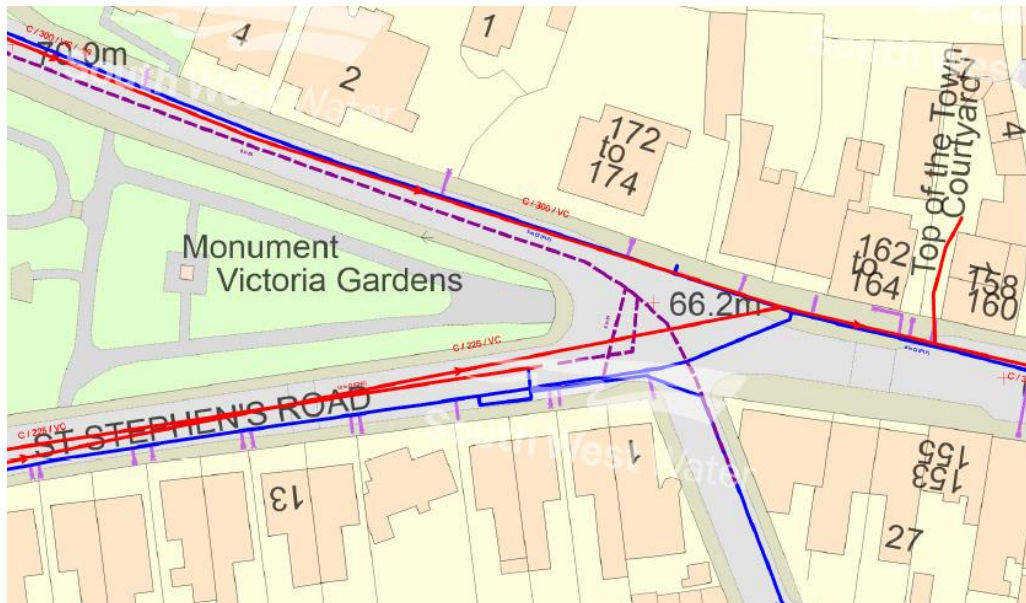
The pavements around western gateway host a variety of buried services including buried National Grid LV and HV services, new planting or resurfacing would need to be cognisant of this and diversion may be required depending on the scope of works proposed.

4.2 Telecomms (Openreach)



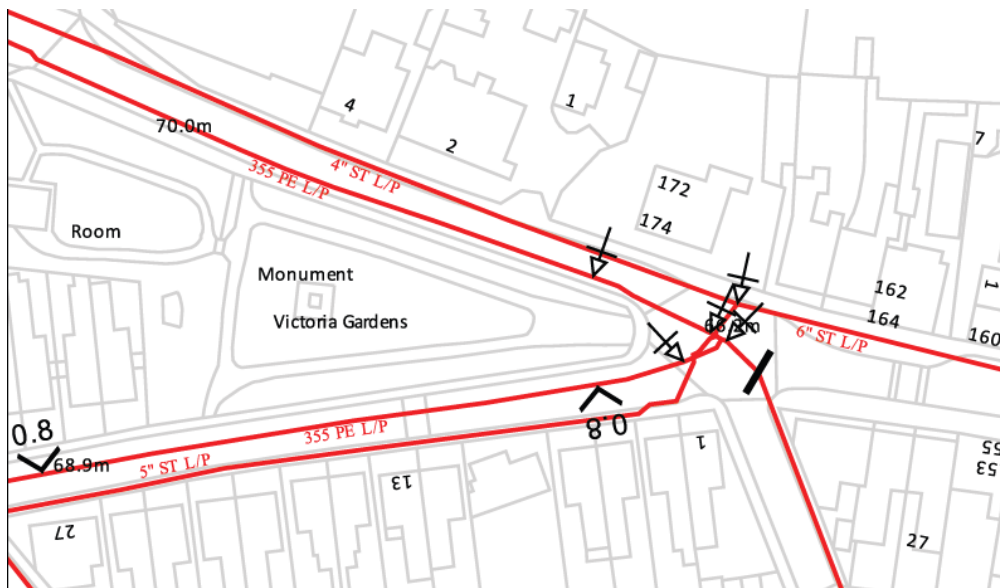
A number of buried openreach cables and manholes as well as 2No. openreach cabinets and a planned future cabinet are all to be found in the vicinity of the western gateway. New planting or resurfacing would need to be cognisant of this and diversion may be required depending on the scope of works proposed.

4.3 Water (South West Water)



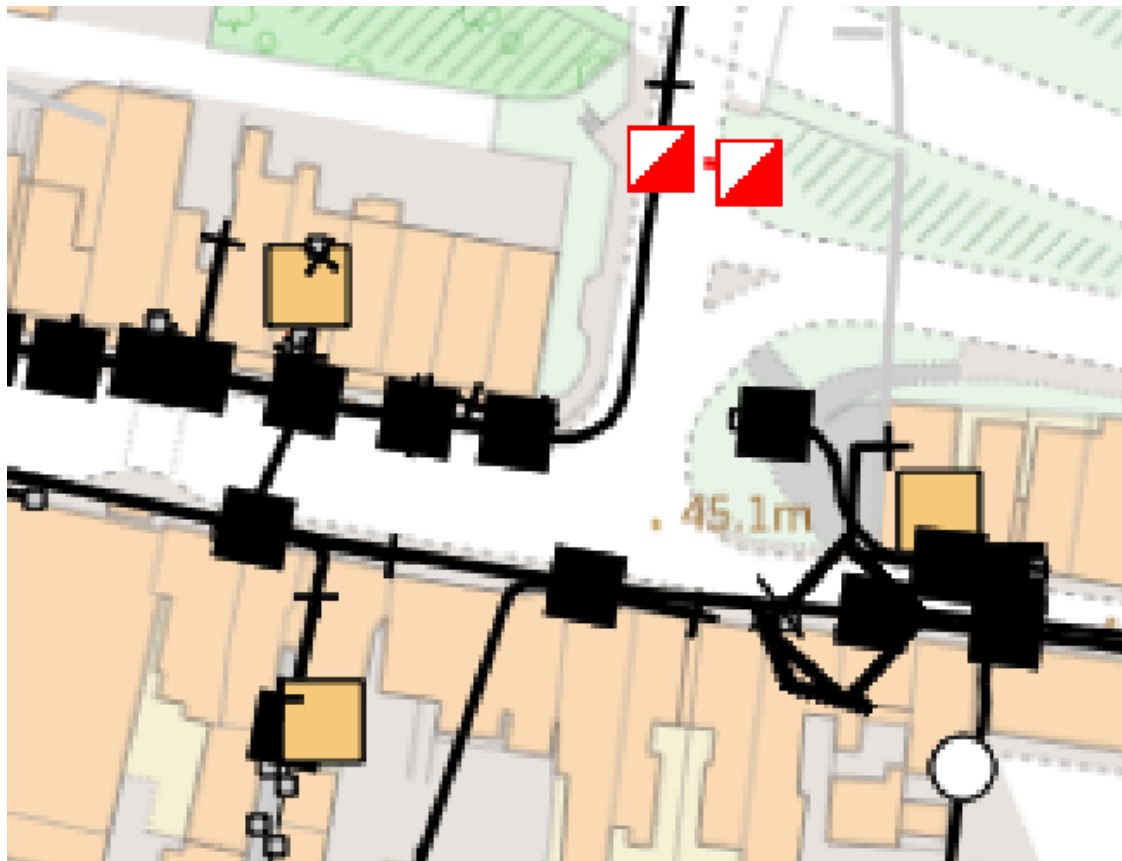
South West Water services run in the pavement around Western Gateway and Sewers can be found running in the road. New planting or resurfacing would need to be cognisant of this and diversion may be required depending on the scope of works proposed.

4.4 Gas (Wales & West Utilities)



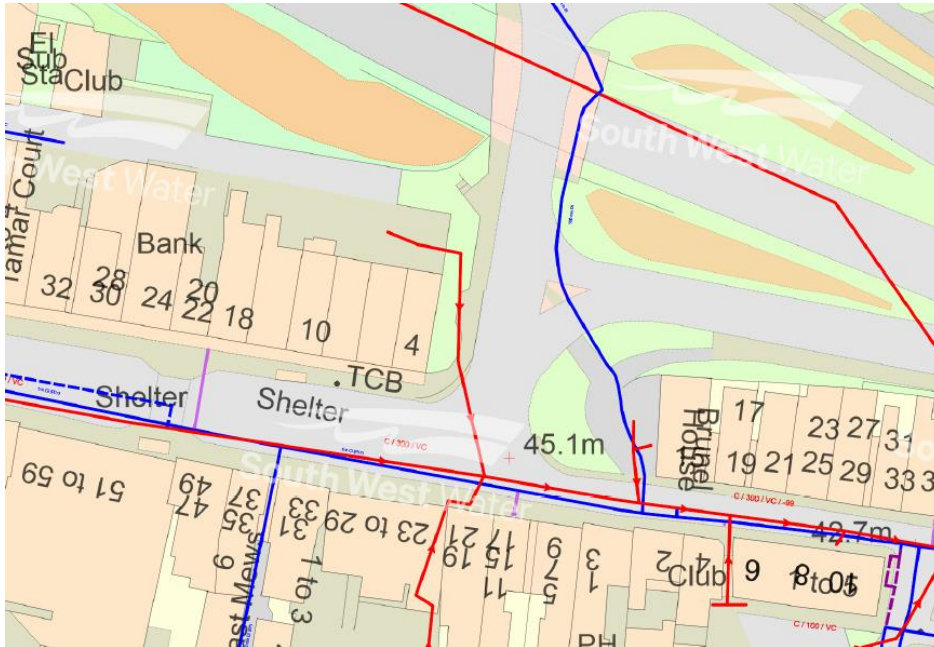
Wales & West Gas services run in the pavement around Western Gateway and cross the road here as well. New planting or resurfacing would need to be cognisant of this and diversion may be required depending on the scope of works proposed.

5.2 Telecomms (Openreach)



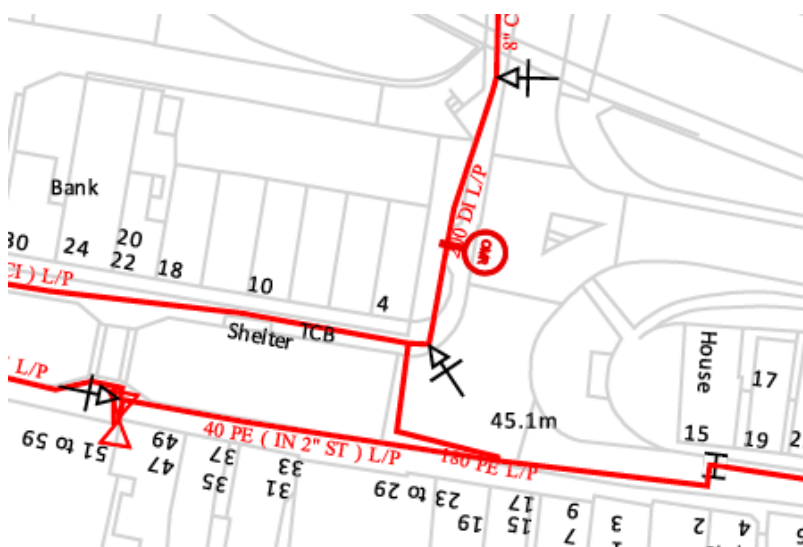
Openreach appear to run the majority of their services in the North side of Fore street in this area. There is a service which runs through the cycle café area which may have to be diverted, albeit if the approach is for a light resurfacing only this could be avoided.

5.3 Water (South West Water)



South West Water’s mains and sewer services appear to largely run in the road in this area. There is a mains water service which crosses through the proposed cycle hub location which may require diversion or if only a light resurfacing is taking place then care so as not to disturb it.

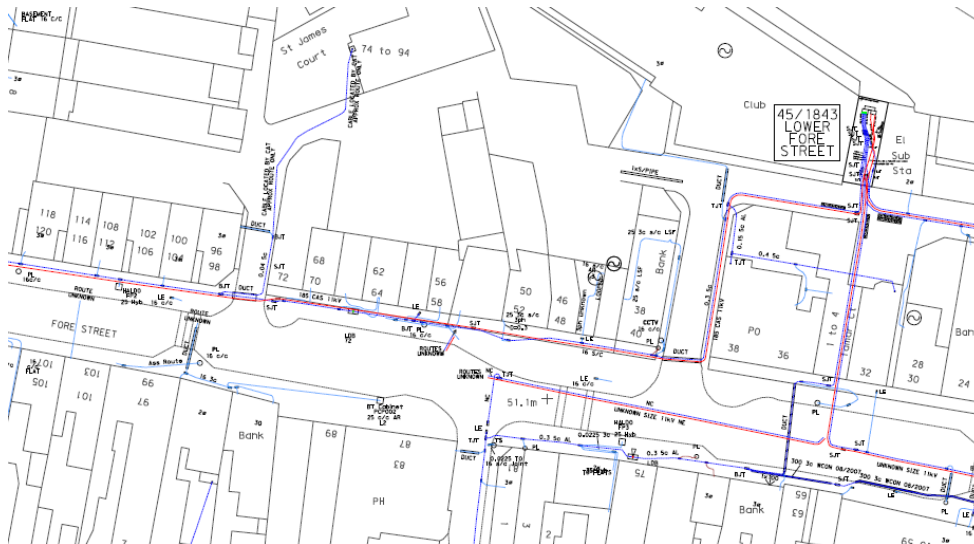
5.4 Gas (Wales & West Utilities)



Wales & West gas service appears to run in both sides of the Fore Street pavement, meaning that any planting here will have to be cognisant of this and engage with Wales and West to agree a suitable approach.

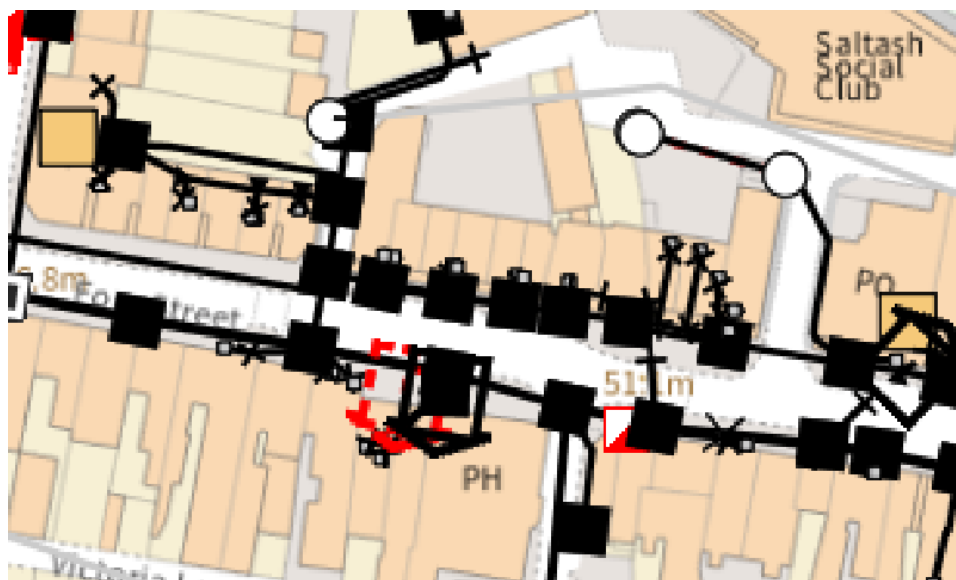
6 Central Fore Street

6.1 Electricity (National Grid)



The majority of NG services run in the North side of Fore Street in this location with some street lighting service on the south side. Given the works proposed here, it is not envisioned that diversion works would be required.

6.2 Telecomms (Openreach)



Openreach's services run on both sides of Fore Street in this location, and there is a cabinet on the South side of Fore Street here. Given the works proposed here, it is not envisioned that diversion works would be required.

