

Utilities Statement Cardiff Peninsula Plot 1

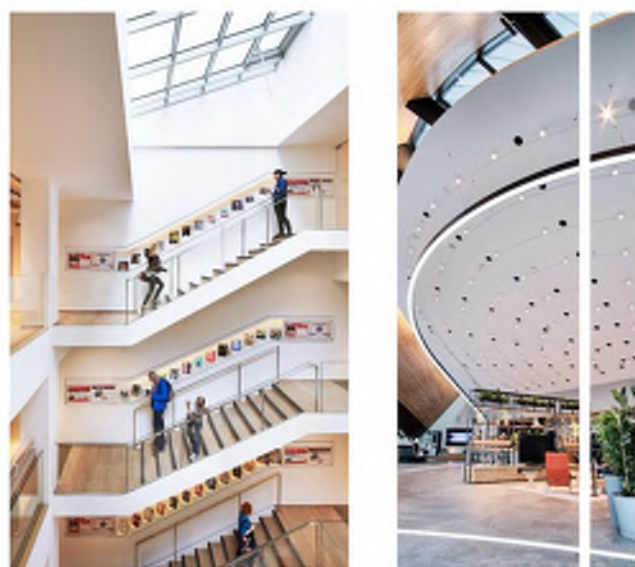
Cardiff Peninsula
Orion Land & Leisure Ltd

26 April 2024

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Issue P01





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Cardiff Peninsula Plot 1

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Document History:

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Executive Summary and Conclusions

This Utilities Assessment is provided in support of a planning application for Cardiff Peninsula Plot 1, Cardiff, CF11.

This Assessment provides detail of local water, electricity and telecommunication networks in proximity to a proposed development at Cardiff Peninsula Plot 1 (The Application Site):

Specifically, this Assessment provides a commentary on the ability of local infrastructure to provide Plot 1 within the new Cardiff Bay Masterplan with regulated water, energy and data service connections.

The following utilities are covered in this document:

- Potable Water (the incumbent network operator is Welsh Water);
- Electricity (the host distribution network operator [DNO] is National Grid Electricity Distribution (NGED) and Scottish & Southern Electricity Networks (SSEN) – SSEN have an embedded network in the vicinity);
- Telecommunications (the regulated open-access network operator is Openreach);
- Foul and Surface water drainage, SUDs strategy and flood risk are captured in separate statements.

The utility demands have generally been calculated based on metered water and electricity service cables to the accommodation proposals, and an ‘ultrafast’ fibre to the premises (FTTP) data service to all accommodation units, based on typical After Diversity Maximum Demands as provided in section 4 of this document, with water supply based on the provision of per capita water consumption in accordance with Part G of the Building Regulations.

The proposed accommodation will be provided with heating, hot-water, potable water and data services in accordance with standard industry practise.

For this purpose of this assessment the electrical demand allows for an electrical heat source in support of improved compliance with Part L 2021 and the proposed energy strategy, and the Electric Vehicle charging regulation (Approved Document S).

Service connections for water, electric, and telecoms will be from the existing infrastructure to the north of the Application Site.

For summary, please refer to the below:

Water

Welsh Water has a 300mm water main located in Empire Way which is to the north of the development just outside site. For demand required for the Application Site it is expected that this main will have capacity to provide connection to the site.

Electricity

Both NGED (via provisional offer) and SSEN (via feasibility study) has confirmed that their HV 11kV networks can be extended into the Application Site via a new onsite substation to meet all new connection needs (and supply the estimated maximum demand). The predicted demand allows for EV charging infrastructure and the provision of heat and hot water using electrically led heat pumps.

Telecoms/Data Services

Openreach can provide a full 'fibre to the home' (FTTP) platform to all new units. This FTTH product has last mile fibre into each home and can therefore provide 'ultra-fast' services, and because Openreach is a fully open-access provider has a duty to provide a conduit for any Internet Service Provider (ISP) that wishes to use this network.

Virgin Media also exists in the area and can also provide similar services if required.

Existing Services

Local distribution assets are present but are mainly in the existing roads. Some local diversions or disconnections may be required depending on the final layout and access road locations.

Within the Application Site Openreach have a service which extends into the pier which may have to be retained and therefore will need to be diverted prior to construction.

1. Introduction and Scope

Hilson Moran have been commissioned by Orion Land & Leisure Ltd to provide a Utilities Statement in support of the Proposed Development of Cardiff Peninsula Plot 1.

The location of the Application Site is identified below in **Figure 1.1**. The site will hereafter be referred to as the 'Proposed Development' or 'Application Site.'

1.1. Existing Site

The area of the site is located at the southern side of Cardiff. To the west of the site is the Cardiff International White-Water Centre and directly adjacent to the east are residential developments (Dan Donovan and Francis Street). South of the site is the Cardiff and immediately north of the site is the local highway (Empire Way).

The nearest postcode to the site is CF11 0JZ and the National Grid Reference is ST 18044 72868.



Figure 1.1 Aerial view of highlighting the boundary of the proposed development.

1.2. Proposed Development

The proposals comprise:

'Senior living accommodation with associated car parking, cycle parking, and landscaping.'

The overall size of the Application Site measures 0.85 hectares and is illustrated in **Figure 1.2**.

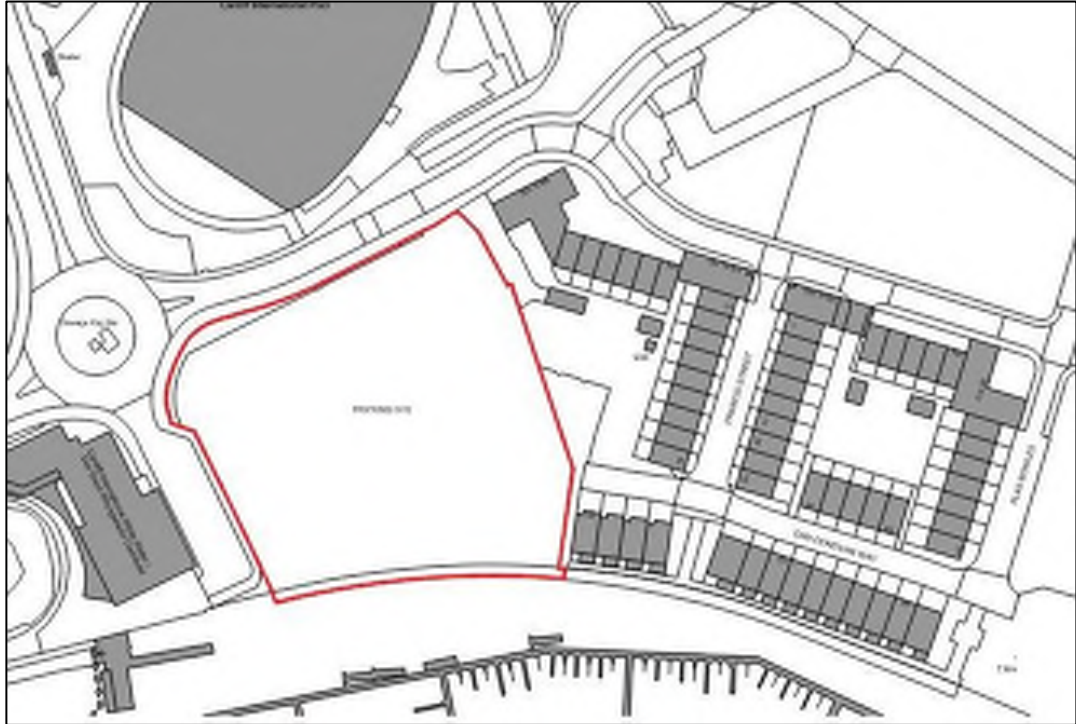


Figure 1.2 Application Site Boundary

1.3. Purpose of the report

This report has been prepared on behalf of Orion Land & Leisure Ltd to summarise the status, key constraints on site and new connection options for the site known as Cardiff Peninsula Plot 1 (the Application Site).

In producing this report, utility asset maps have been obtained and reviewed. Enquiries have been submitted to NGED and SSEN for a budget new electricity connection and Welsh Water for network capacity checks.

This report covers potable water, electricity, and telecoms connectivity.

No other surveys have been undertaken at this stage as these are undertaken to mitigate specific risks and there are no existing services within the site.

1.4. Utility Demand

Using standard industry guidance figures and unit numbers provided by the Developer, the proposed utility demands ('Maximum Demands' and 'After Diversity Maximum Demands') for the Application Site have been calculated.

It is understood that the Application Site will be electrically heated, and as such the electrical load has been calculated to reflect this.

A dedicated electric/hybrid car charging electrical distribution system will be provided within the external car park. 20% of spaces to be active with 80% passive (cableways only).

2. Existing Assets

The table below shows all utility companies consulted during the initial search:

Utility / Service	Included	Utility / Service	Included
Basic Search		Independent Utilities	
Gas	Yes	GTC	Yes
Water	Yes	Last Mile	Not Affected
Sewers	Yes	SSE	Yes
BT	Yes	Harlaxton	Not Affected
Electricity	Yes	Utility Assets	Not Affected
3rd Party Searches*	Yes	UK Power Distribution	Yes
		Albion Water	Not Affected
Cable Search		ESP	Not Affected
Vodafone	Yes	Fulcrum Pipelines	Not Affected
Virgin Media	Yes	Energy Assets	Not Affected
BSkyB	Yes	ENGIE	Not Affected
EXA Infrastructure	Not Affected	Leap Utilities	Not Affected
Colt	Yes	Eclipse Power Networks	Yes
Sota	Not Affected		
CGI Logica	Yes	Others	
Neos Networks	Not Affected	CAD Pack	Not Requested
City Fibre	Yes	Smart pdf	Not Requested
Arelion frmly Telia	Not Affected	CA & EA Search	Not Requested
Lumen Technologies**	Yes		
KCom	Not Affected		
Verizon	Yes		
Zayo Group	Not Affected		
Tata Communications	Not Affected		
Gamma	Not Affected		
Gigaclear Plc	Not Affected		
*Includes Utilibilly and Linesearch			
**Formerly CenturyLink UK Ltd, Level3, GC(UK) Ltd, GC PEC, Fibernet UK Ltd & Fibrespan			
NB: All plans / responses are valid for a maximum of three months unless noted otherwise			

Table 2.1 Summary of Utilities

The full pack of asset plans received is included in **Appendix A**.

3. Existing Apparatus and Constraints

Utility	Company	Status
Potable Water	Welsh Water/Dwr Cymru (WW)	Plot 1 - Not Affected
Gas	Wales & West Utilities Ltd (WWU)	Plot 1 - Not Affected
Gas	Indigo Pipelines (IP)	Plot 1 -- Minor diversions (lowering) required at new access.
Electricity	Scottish & Southern Electricity Networks (SSEN), National Grid Electricity Distribution (NGED)	Plot 1 – Minor diversions (lowering) required at new access.
Telecoms	Openreach, Virgin Media	Plot 1 – Affected, Minor Diversion required

3.1. Potable Water

The existing water network in the vicinity of the Application Site is owned and operated by Welsh Water.

3.1.1. Key Constraints

Underground distribution mains apparatus is shown to the north of the Application site.

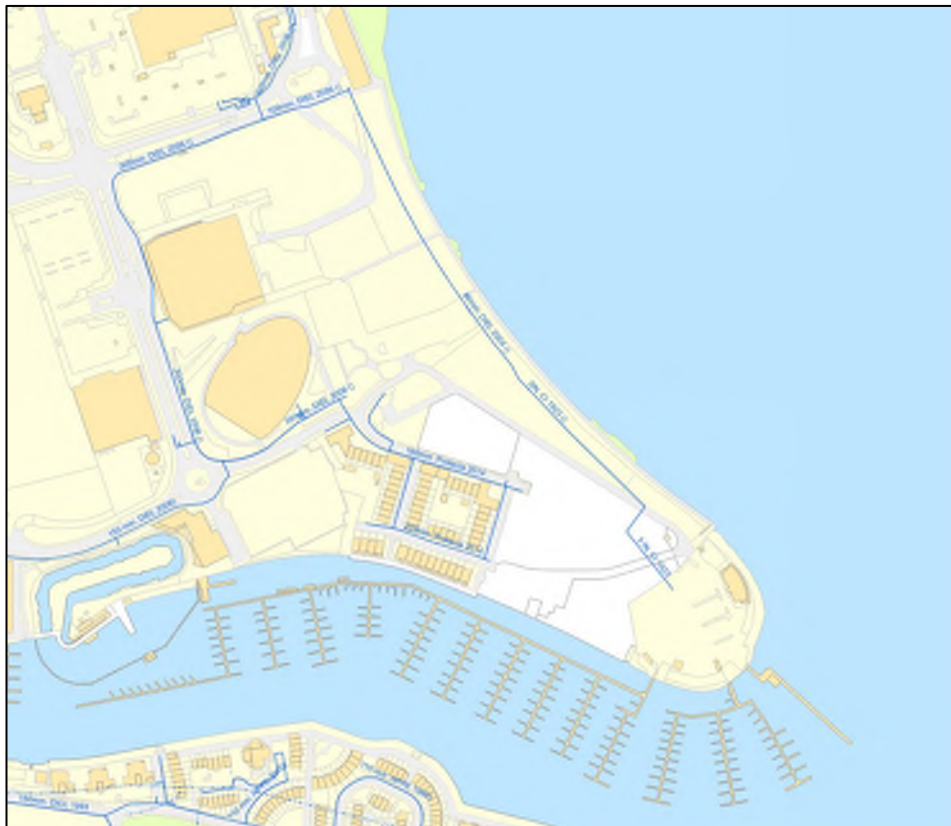


Figure 3.1 Asset Map of the Welsh Water network

3.1.2. Disconnections & Diversions

Based on the proposed new access coming from the development to the north, it is not anticipated that diversionary works in relation to the water network will be required.

3.2. Gas and Heat – Wales & West Utilities Ltd

Wales & West Utilities Ltd (WWU) own and operate the existing gas network as a licenced Gas Transport (GT).

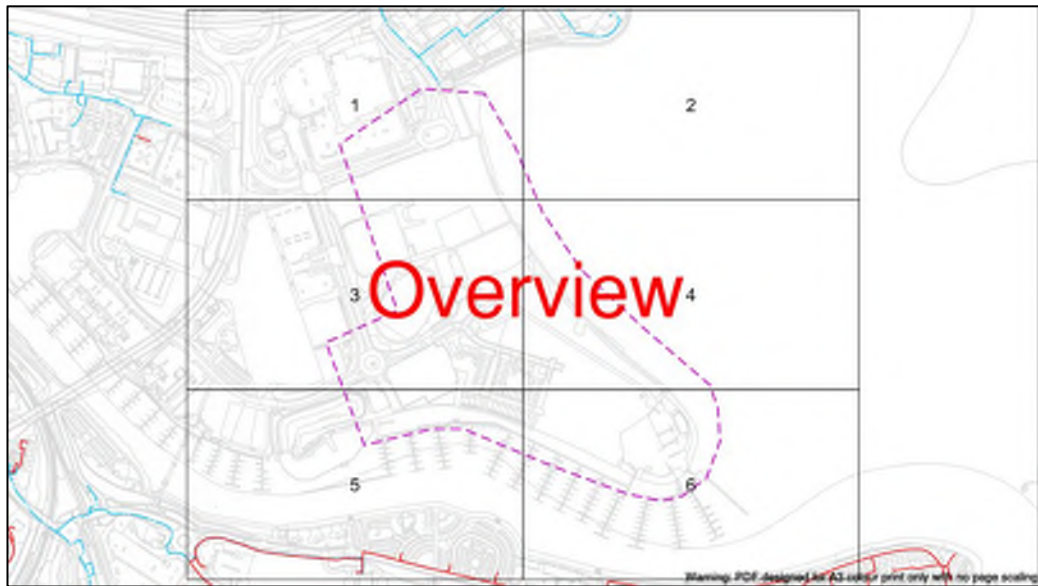


Figure 3.2 Asset Map of the WWU gas network

3.2.1. Disconnections/Diversions

Based on the location of the Application Site, it is not anticipated that any diversionary works with regard to the WWU gas network will be required as there is no gas network in the immediate vicinity of the site.

3.3. Gas and Heat – Indigo Pipelines

Indigo Pipeline own and operate an existing gas network in the immediate vicinity to the north of the Application Site as a licenced Independent Gas Transport (IGT).

3.3.1. Key Constraints

The Indigo Pipelines network is shown to the north of the Application Site and consists of Low Pressure apparatus.

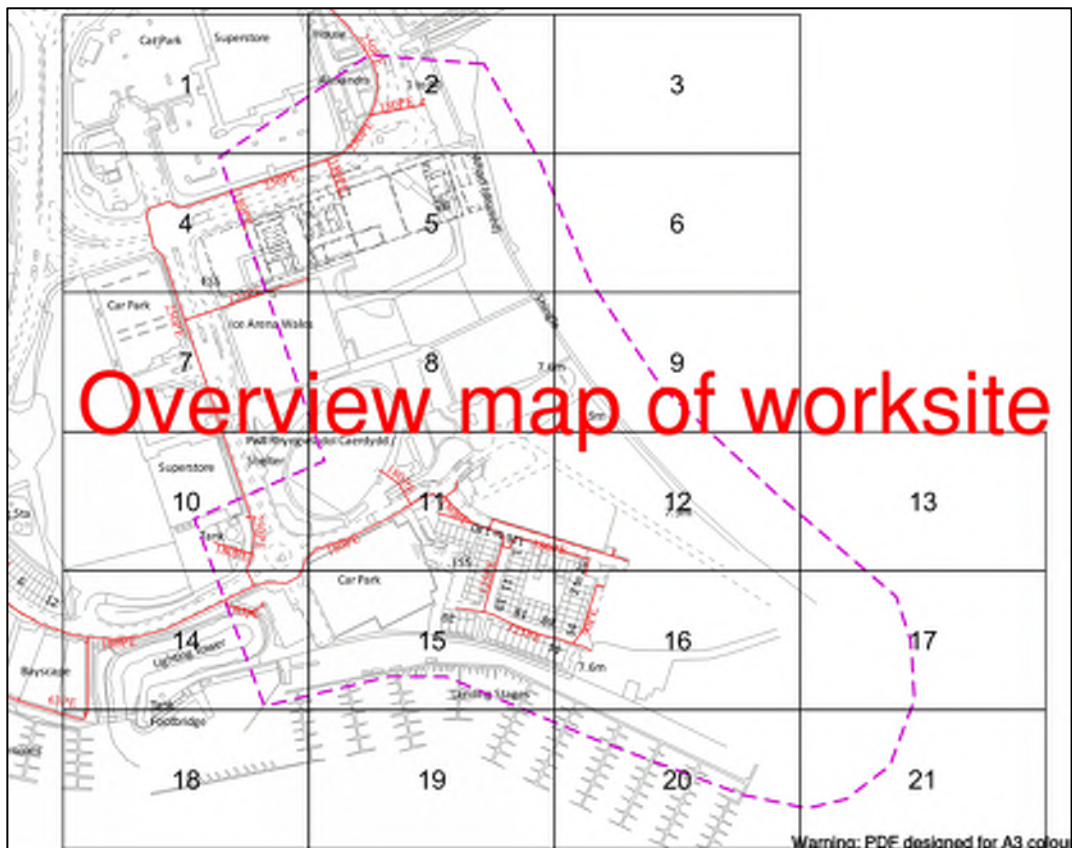


Figure 3.3 Asset Map of the Indigo Pipelines gas network

3.3.2. Disconnections & Diversions

Based on the latest masterplan layout and the location of the proposed access points, it is not anticipated that any major diversionary works in regard to the Indigo gas network will be required. Potential for minor works for lowering of main required at new proposed access off Empire Way.

3.4. Electricity – National Grid Electricity Distribution

NGED own and operate an existing electricity network in the vicinity of the Application Site as a licenced Distribution Network Operator (DNO).

3.4.1. Key Constraints

NGED asset records show Low Voltage apparatus to the south of the Application Site.

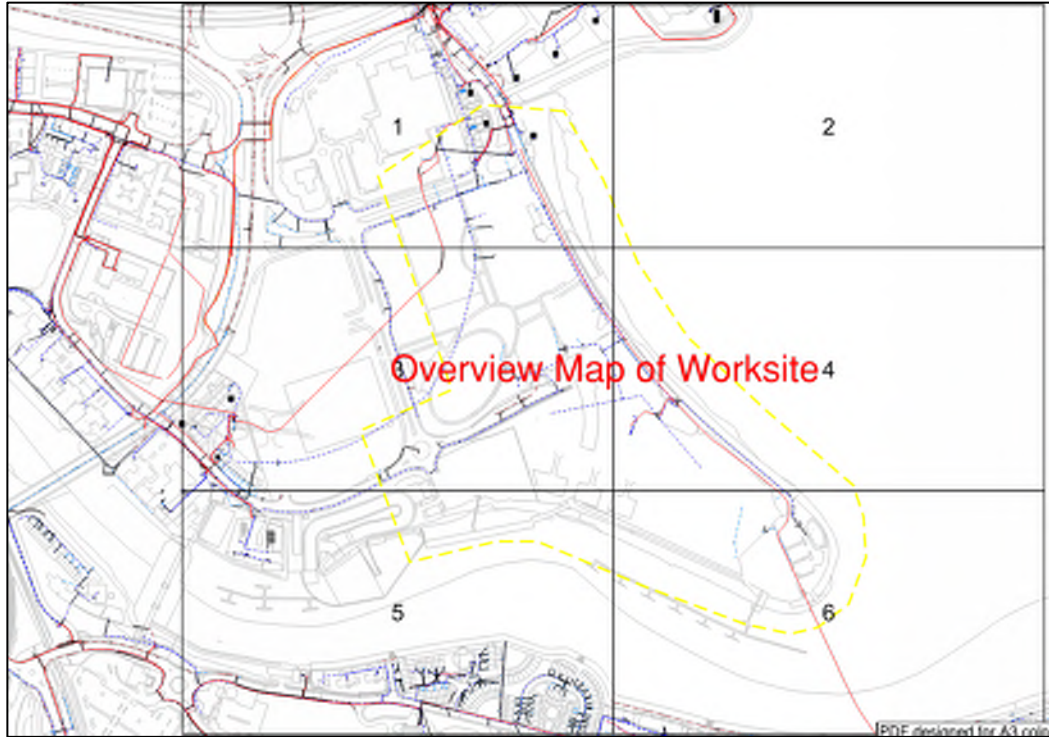


Figure 3.4 Asset Map of the NGED LV and HV network

3.4.2. Diversions and Disconnections

Based on the latest plot layout and the location of the proposed access points, it is not anticipated that any major diversionary works in regard to the NGED electricity network will be required. Potential for minor works for lowering of main cables required at new proposed access off Empire Way.

3.5. Electricity – SSEN

SSEN has an embedded DNO network within this area. It is understood that this network extends from a recently commissioned SSEN Primary Substation to the north west of the site.

3.5.1. Key Constraints

SSEN asset records indicate the presence of High Voltage apparatus to the west and north of the Application Site.

3.5.1.1. Low Voltage

SSEN asset records indicate the presence of low voltage (LV) underground network to the west and north of the Application Site.

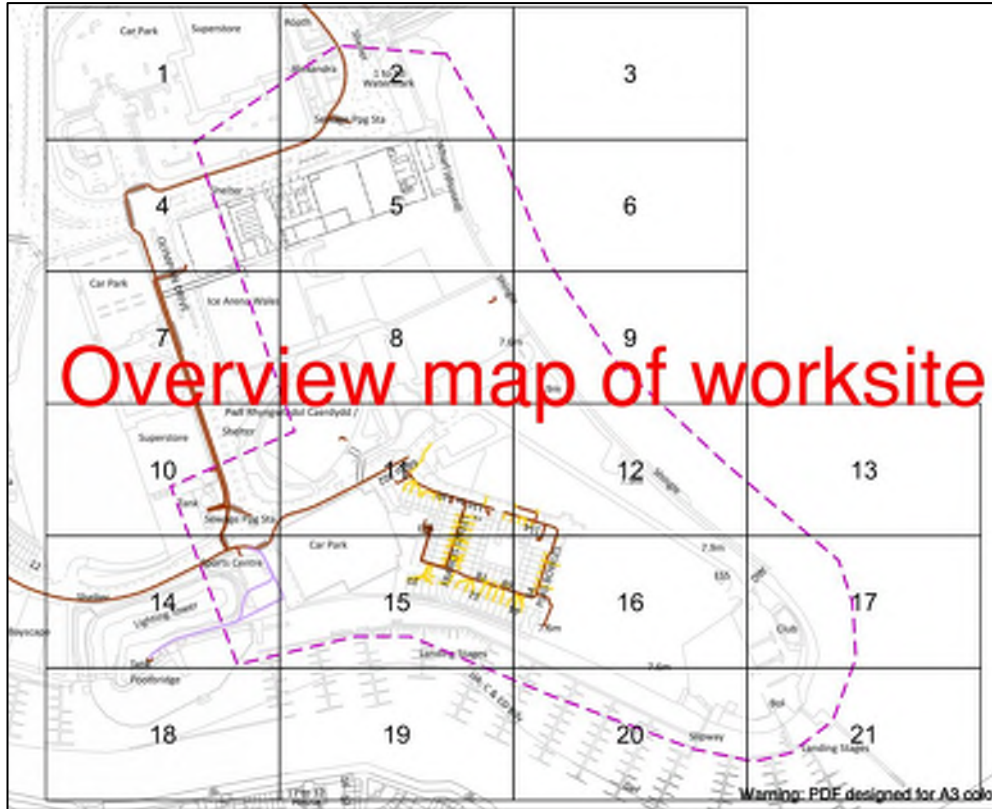


Figure 3.5 Asset Map of the SSEN LV and HV network

3.5.1.2. High Voltage

SSEN asset records indicate the presence of an 11kV high voltage (HV) underground network to the west and north of the Application Site .



Figure 3.6 Asset Map of the SSEN HV network

3.5.2. Disconnections & Diversions

Based on the latest layout and the location of the proposed access points for the Application Site, it is not anticipated that any major diversionary works in regard to the SSEN HV or LV electricity network will be required. Potential for minor works for lowering of main required at new proposed access off Empire Way.

3.6. Telecom – Openreach

Openreach own and operate an existing telecommunications network in the vicinity of the development area.

3.6.1. Key Constraints

Openreach asset records indicate the presence of a network to the north and within the Application Site.

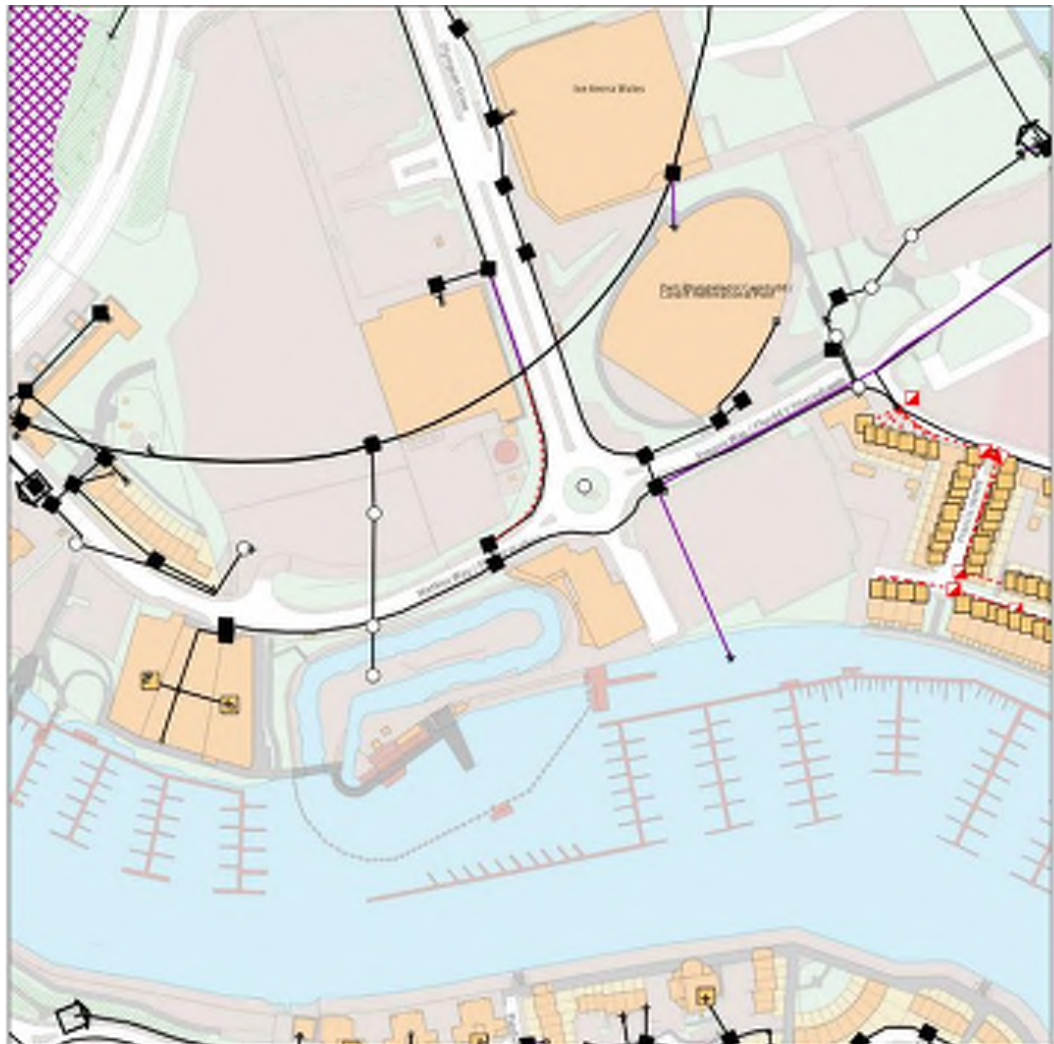


Figure 3.7 Asset Map of the Openreach network

3.6.2. Disconnections & Diversions

Based on the latest plot layout and the location of the proposed access points there is a potential for minor works for lowering of main required at new proposed access off Empire Way. There is also service which crosses the Application Site which may need to be diverted around the Application Site if the service is required to be retained.

3.7. Telecom – Virgin Media

Virgin Media own and operate an existing telecommunications network in the vicinity of the Application Site.

3.7.1. Key Constraints

Virgin Media asset records indicate the presence of a network to the north of the site, within the Application Site.



Figure 3.8 Asset Map of Virgin Media network

3.7.2. Disconnections & Diversions

Based on the latest masterplan layout and the location of the proposed access points, it is not anticipated that any major diversionary works in regard to the Virgin Media network will be required. Potential for minor works for lowering of main required at new proposed access off Empire Way.

4. New Connections

Based on the Application Site proposal, we have estimated utility loading calculations and in particular, have assumed:

- All electric heating (ASHPs) (although there is potential that the Application Site will connect to a district heating network should this come online within the right timeframes).
- A dedicated electric/hybrid car charging electrical distribution system will be provided within the external car park. 20% of spaces to be active with 80% passive (cableways only).
- Water Domestic: 150L litres per capita based on residential institution. No storage

4.1. Potable Water

All water companies are now obliged to connect a new development to the nearest main of suitable size or larger, without charging for any additional upstream works to ensure capacity.

A capacity enquiry was submitted to Welsh Water covering the whole of the Cardiff Bay masterplan, however the existing WW 300mm DI water main within the northern edge of the site in Empire Way due to its size, is the expected Point of Connection to serve the Application Site.

4.2. Gas & Heat

Due to new Part L 2025 regulations (i.e., Future Homes and Building Standards - FHBS), no gas service is expected to the Application Site.

4.3. Electricity

4.3.1. National Grid Electricity Distribution (NGED)

At this stage NGED the local District Network Operator (DNO), has been approached to obtain a budget estimate for connecting the proposal, and NGED have offered a 750kVA Point of Connection to their existing Distribution System offered off the 11kV HV cable route leg running between their existing 513880 (Bayscape) and 513251 (Penarth Moors) substations (approximately 200m from the Application Site).

It will be the developer's responsibility to provide and maintain the installation beyond the Connection Point via Watkiss Way in conformity with any regulations and orders for the use of electricity on the Premises.

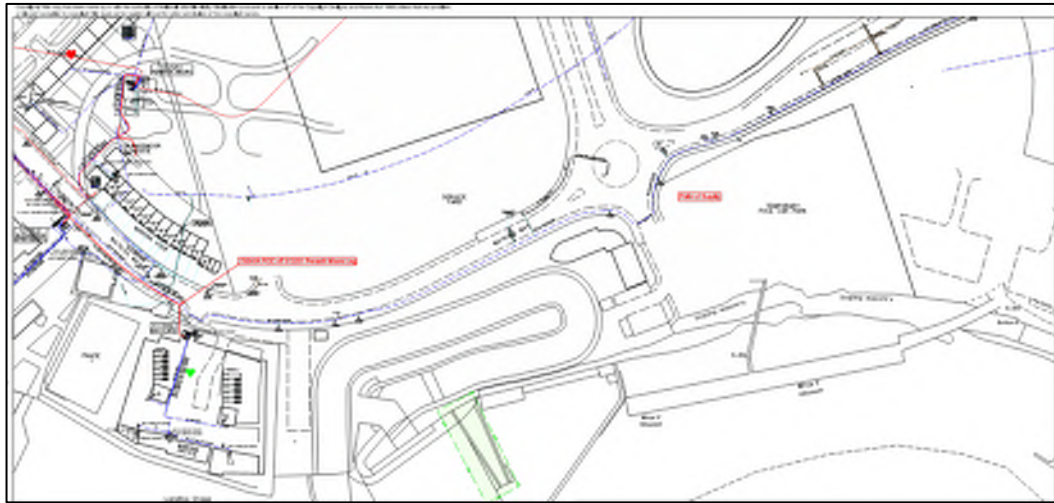


Figure 4.1 NGED 750kVA Point of Connection Plan within Watkiss Way

4.3.2. Scottish & Southern Electricity Network (SSEN)

SSEN have investigated the feasibility of providing load of 750kVA to the Application Site as outlined in the POC plan shown in Figure 4.2.

The SSEN feasibility report recommends that the required load for the Application Site can be provided on the existing SSEN HV Network in Empire Way outside the Application Site, between their 'Global Reach' Substation and 'Cardiff Pointe' Substations.

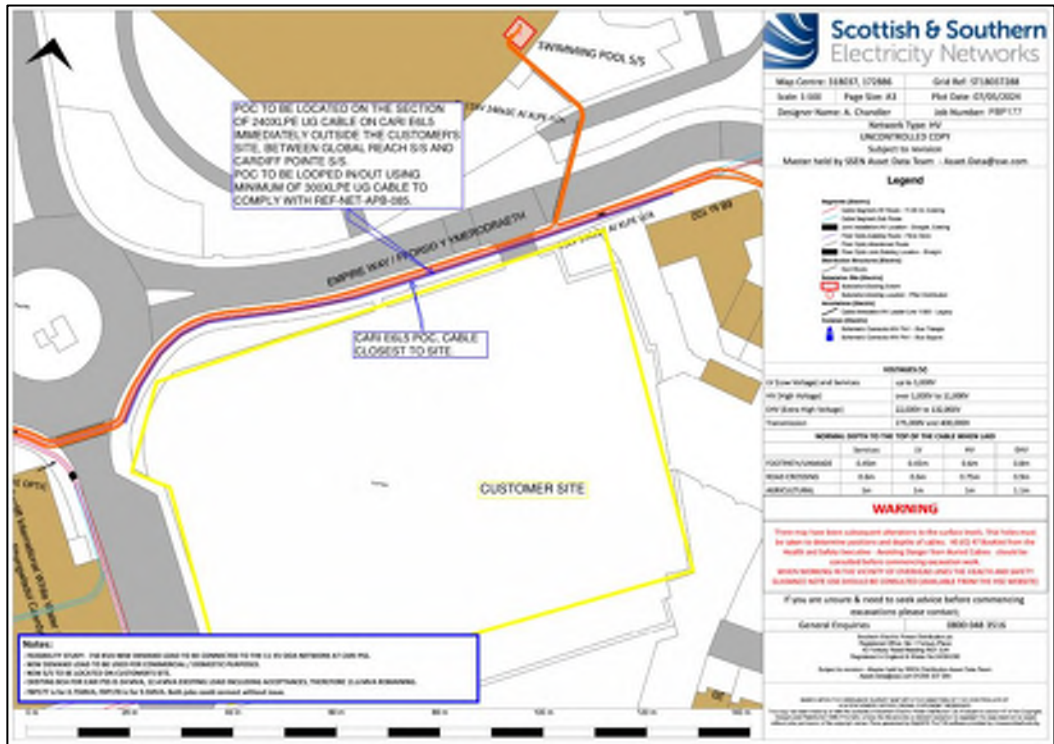


Figure 4.2 SSEN 750kVA Point of Connection Plan within Empire Way

4.3.3. Electric Vehicle Charging

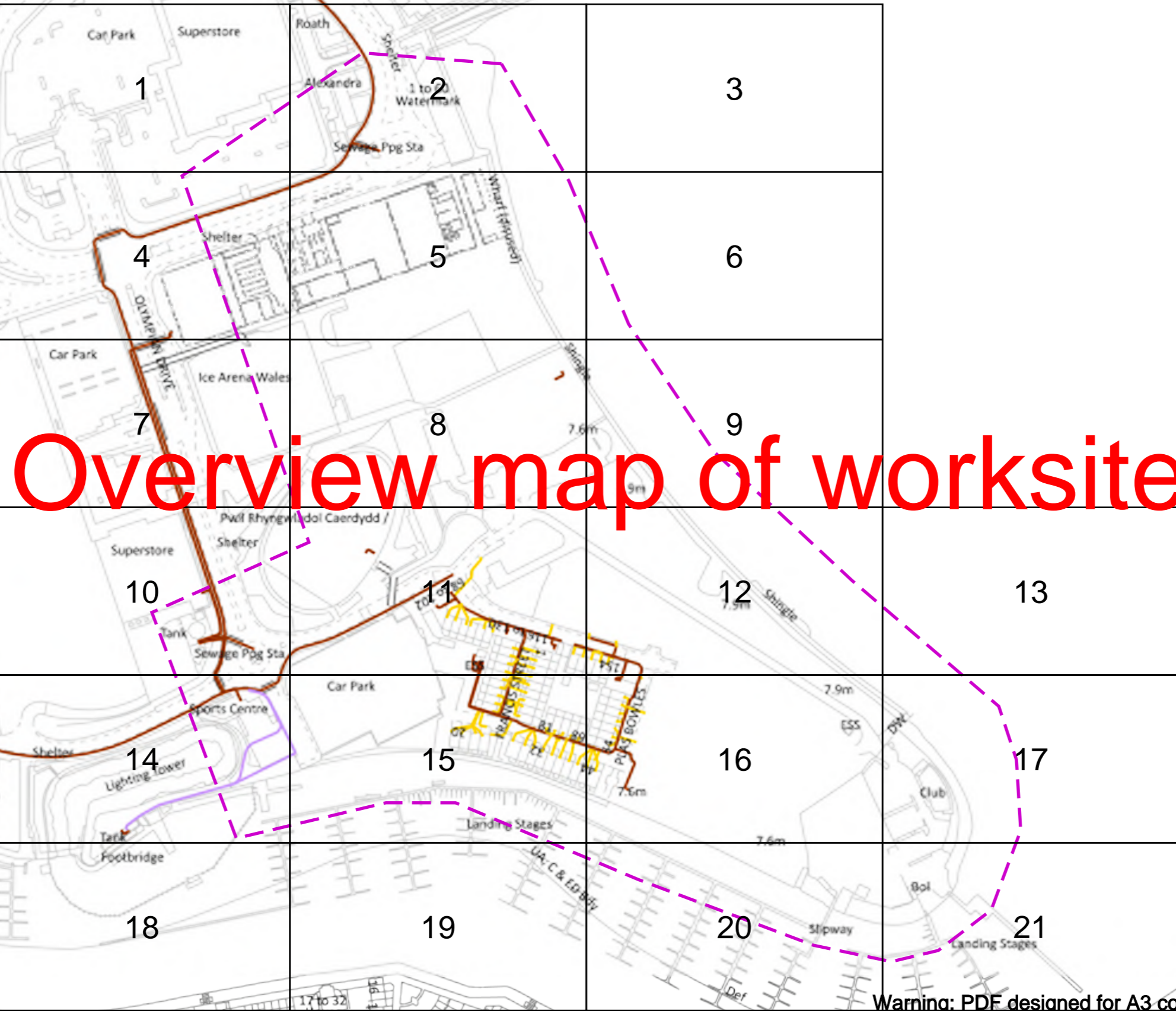
Consideration will be given at an early stage to an EV charging strategy where the installation of a separate electrical supply to a feeder pillar (or other suitable location) where it can then be distributed via landlord cables to each of the EVCPs.

4.4. Telecoms

Openreach (a BT Company) are the only network with known infrastructure in the immediate vicinity of the proposed development. Openreach now offer free fibre to the premises (ultrafast) with speeds of up to 1Gbps for developments with 11 or more properties.

Once the site is registered, Openreach will provide a network design and, once ready, will also provide ducts and standard lids as free issue items.

Appendix A – Utility Asset Maps



Overview map of worksite

Warning: PDF designed for A3 colour print only with no page scaling

Dig Sites Area: Line:

Date Requested: 03/01/2024
 Job Reference: 31985030
 Site Location: 318160 172992
 Requested by:
 Mr Duncan Phillips
 Your Scheme/Reference: 35172

WARNING
 There may have been subsequent alteration to the surface levels. Trial holes must be undertaken to determine position and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work.

WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES GS6 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

		Voltages (V)			
LV (Low Voltage) and Services		Up to 1,000V			
HV (High Voltage)		Over 1,000V to 11,000V			
EHV (Extra High Voltage)		22,000V to 132,000V			
Transmission		275,000V and 400,000V			
		NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
	Services	LV	HV	EHV	
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m	
Road Crossing	0.6m	0.6m	0.75m	0.9m	
Agricultural	1m	1m	1m	1.1m	

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures (Electric)

- Pole, Existing location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - H
- Duct route
- Cross Section route



Southern Electric Power Distribution plc
 Registered Office: No.1 Forbury Place
 43 Forbury Road Reading RG1 3JH
 Registered in England & Wales No.04094290

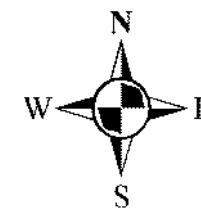
If you're unsure & need to seek advice before commencing excavations please contact:
 General Enquiries: 0800 048 3516

Subject to revision – Master held by SSEN Asset Data Team:
Asset.Data@sse.com
 01256 337 294



Dŵr Cymru
Welsh Water

Cardiff Bay - Empire Way, Cardiff, CF11 0JS



LEGEND(Representative of most common features)

Waste network:	
	Rain chamber
	Surface water chamber
	Combined chamber
	Combined sewer overflow
	Special purpose chamber
	Treatment works
	Pumping station
	Lamphole
	Outfall
	Storm Overflow
	Rising main
	Gravity sewer
	Private sewer
	Private sewer subject to Sect. 104 adoption agreement
	Private Sewer Transfer
	Lateral Drain
	Inspection Chamber

NS: Sewer symbol colour indicates the type.
 RED - Combined
 GREEN - Surface Water
 BROWN - Rain
 Purple - former S14 sewers (for indicative purposes only)

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

Dŵr Cymru Cylfyngedig (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1989, or, if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

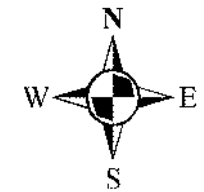
Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.**

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 Map scale: 1:2500
 Printed by: Zara Howells
 Printed on: 03 Jan 2024





LEGEND

Clean network	Sluice valve	Stop tap
Pressure reducing valve	Meter	Water Treatment Works
Bulk meter	Hydrant	Water Pumping Station
Cap end	Air valve	Existing main
		Non-operational main
		Raw Water
		<small>NB: Water main symbol colour indicates the type.</small>
		<small>LIGHT BLUE - Trunk</small>
		<small>DARK BLUE - Distribution</small>
		<small>YELLOW - Raw Water</small>

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

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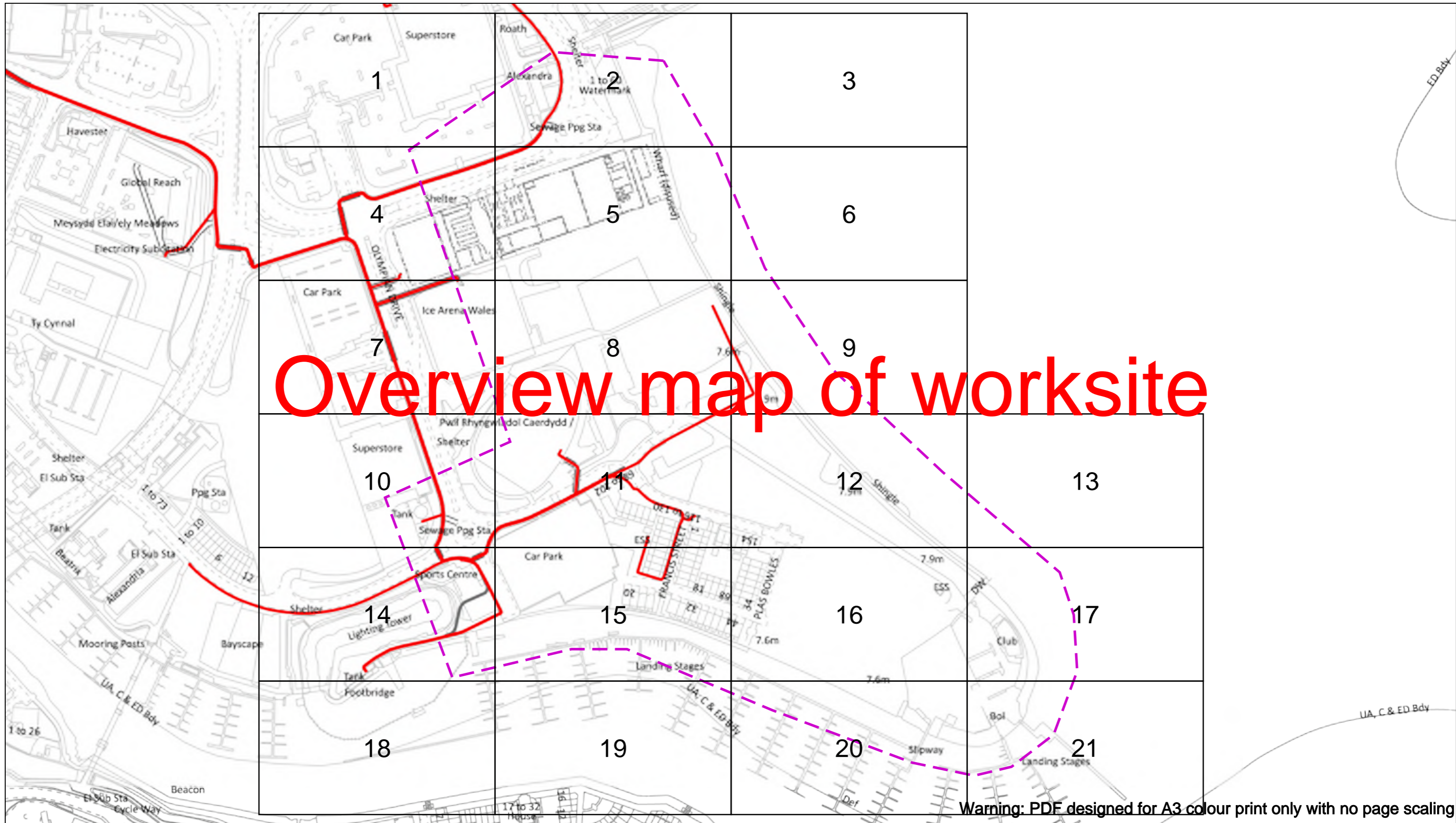
EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.

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Map Ref: 318217,172938
Map scale: 1:2500
Printed by: Zara Howells
Printed on: 03 Jan 2024



Overview map of worksite



Warning: PDF designed for A3 colour print only with no page scaling

Dig Sites Area: Line:

Date Requested: 03/01/2024
 Job Reference: 31985030
 Site Location: 318160 172992
 Requested by:
 Mr Duncan Phillips
 Your Scheme/Reference: 35172

WARNING
 There may have been subsequent alteration to the surface levels. Trial holes must be undertaken to determine position and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work.
 WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES GS6 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

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LV (Low Voltage) and Services	Up to 1,000V			
HV (High Voltage)	Over 1,000V to 11,000V			
EHV (Extra High Voltage)	22,000V to 132,000V			
Transmission	275,000V and 400,000V			
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 15kV
- 25kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures (Electric)

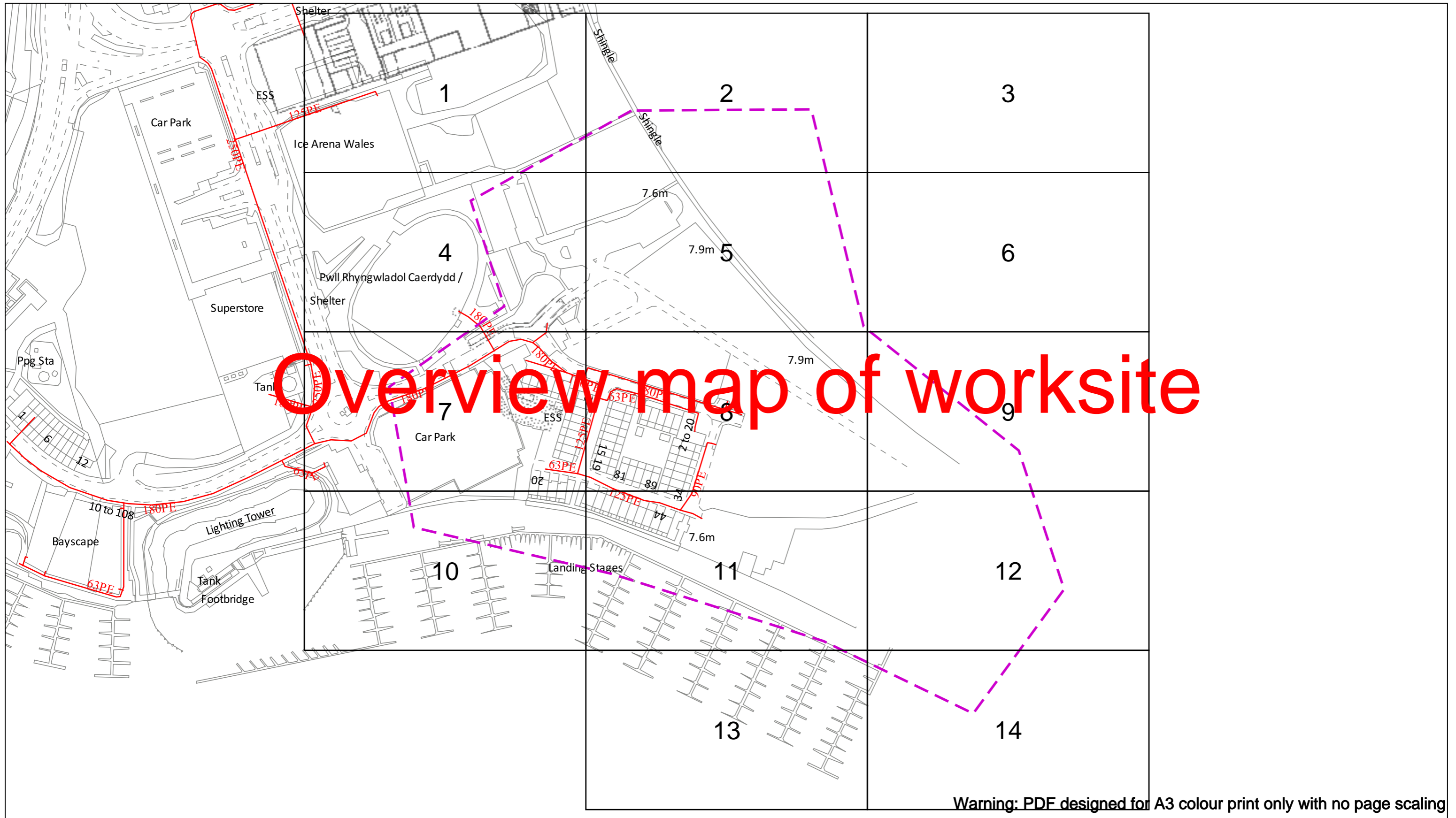
- Pole, Existing location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - H
- Duct route
- Cross Section route



Southern Electric Power Distribution plc
 Registered Office: No.1 Forbury Place
 43 Forbury Road Reading RG1 3JH
 Registered in England & Wales No.04094290

If you're unsure & need to seek advice before commencing excavations please contact:
 General Enquiries: 0800 048 3516

Subject to revision – Master held by SSEN Asset Data Team:
Asset.Data@sse.com
 01256 337 294



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Date Requested: 07/12/2023
 Job Reference: 31786914
 Site Location: 318221 172876
 Requested by:
 Mr Steve Ormrod
 Your Scheme/Reference: 35172

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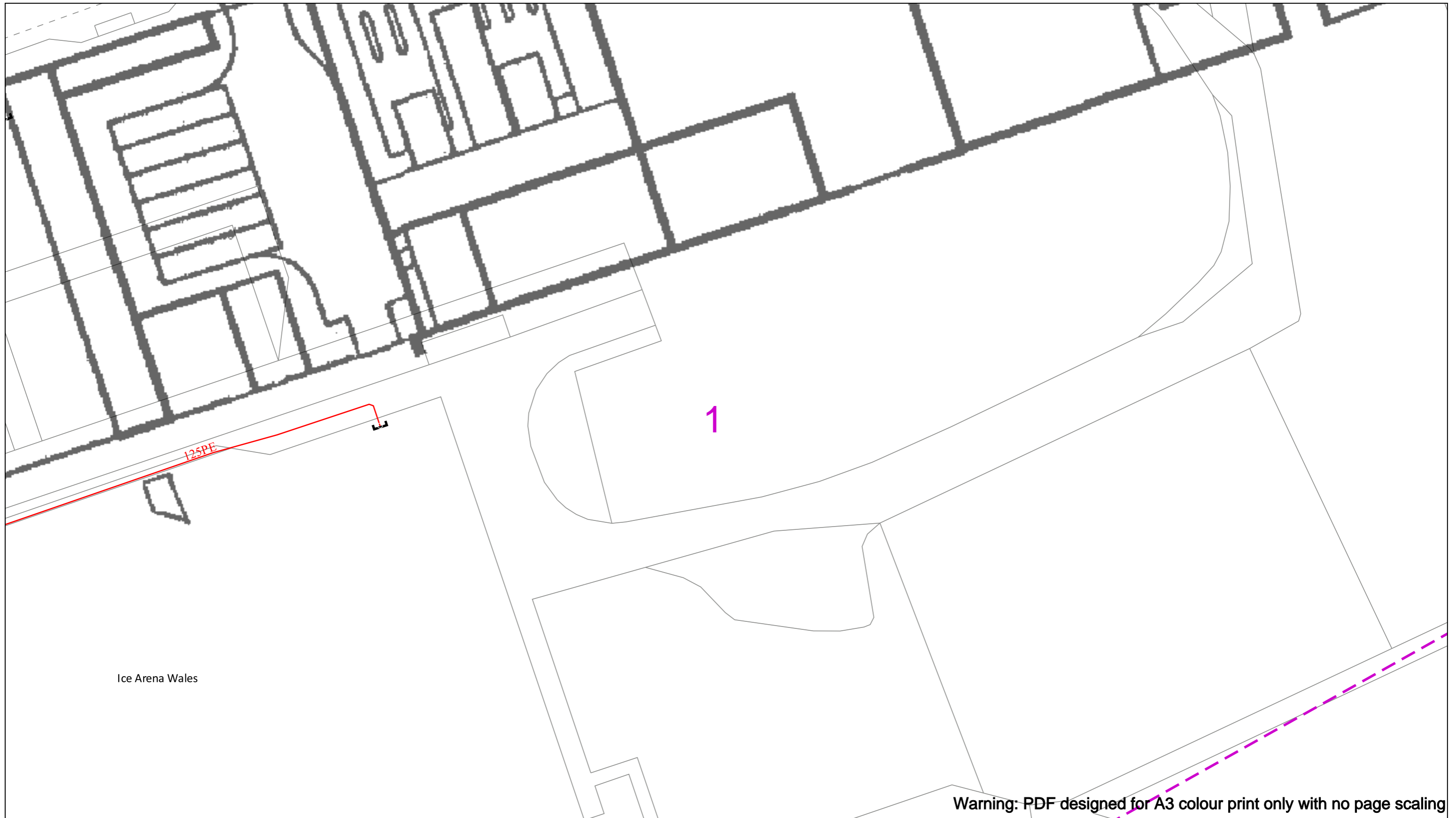
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Dig Sites Area: Line:

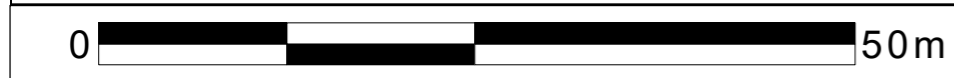
	LP Main		Valve Closed		Reducer
	LP Service		Valve Open		Ducting
	MP Main		CSEP		Gas Supply Point
	MP Service		Pressure Reduction Station		
	IP Main		End Closure		



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Dig Sites Area: [dashed purple line] Line: [dashed purple line]



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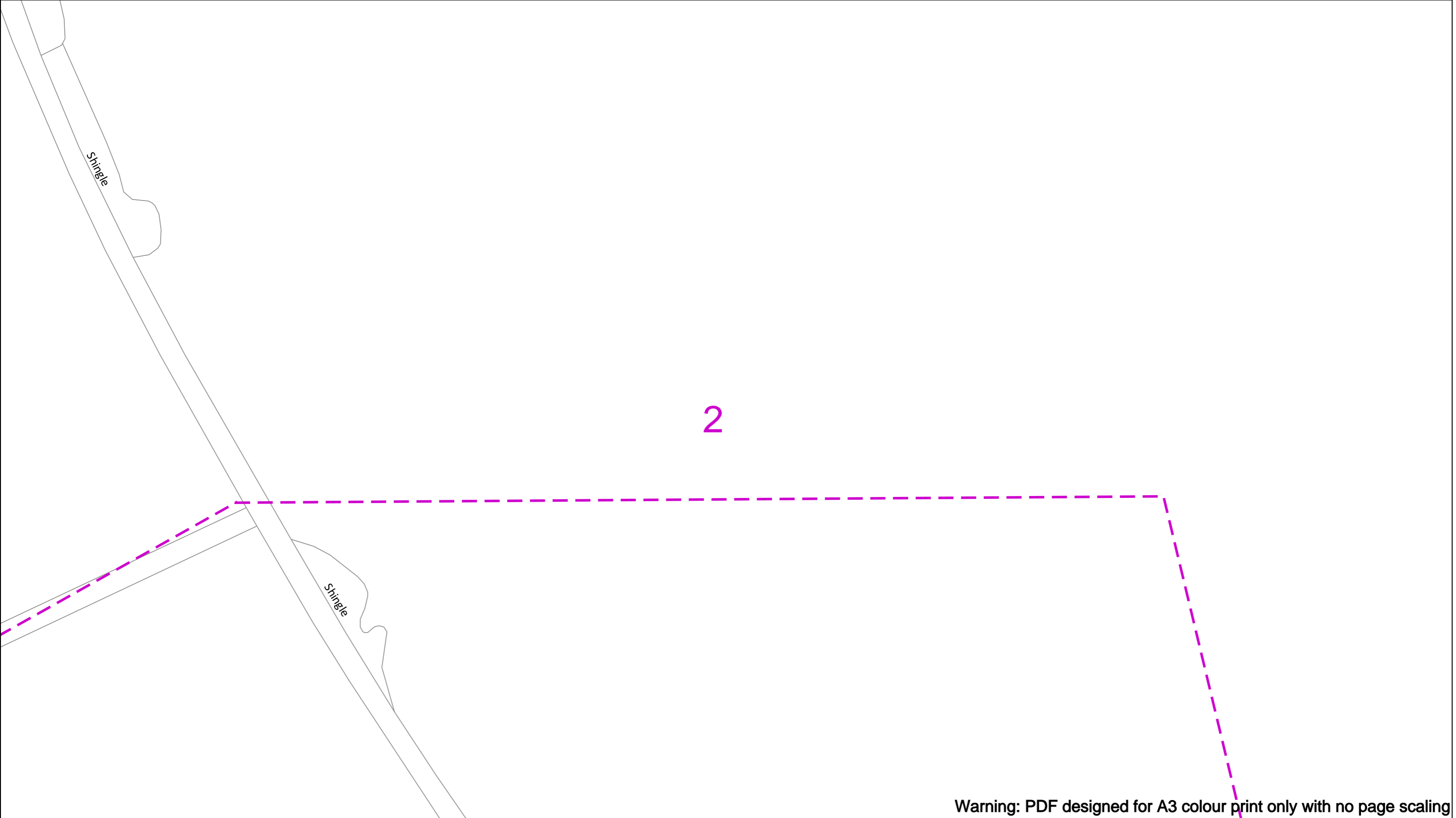
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	MP Main		CSEP		Gas Supply Point
	MP Service		Pressure Reduction Station		
	IP Main		End Closure		

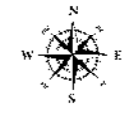
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Dig Sites Area: [dashed purple line] Line: [dashed purple line]



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Scale: 1:500 (When plotted at A3)

3

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0  50m

Dig Sites Area:  Line: 



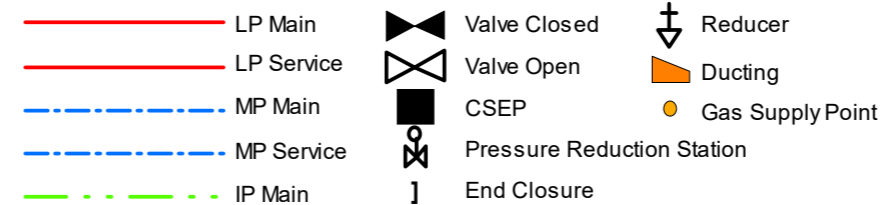
Date Requested: 07/12/2023
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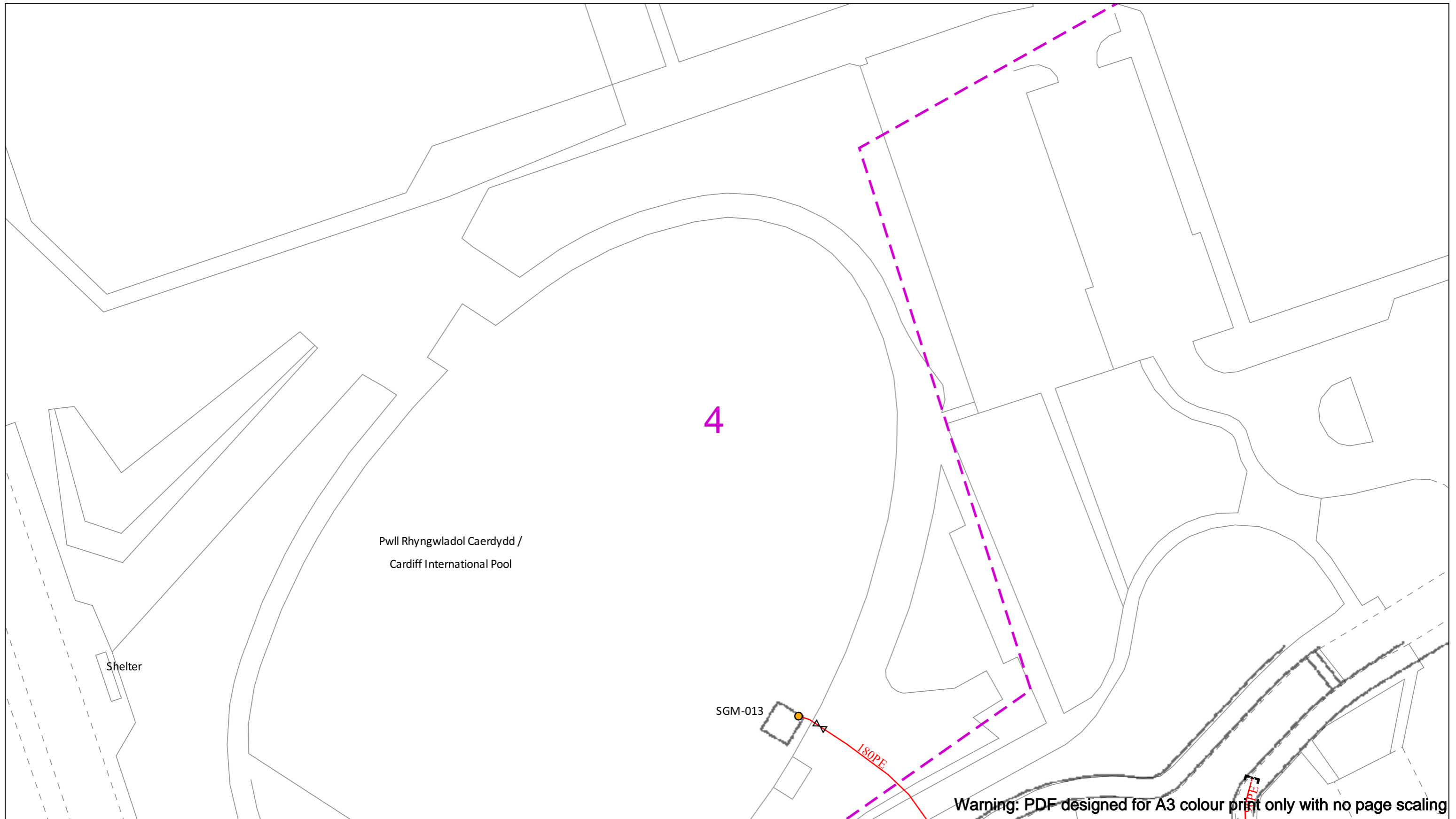
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Pwll Rhyngwladol Caerdydd /
Cardiff International Pool

Shelter

SGM-013

180PE

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Dig Sites Area: [Purple Dashed Line] Line: [Red Dashed Line]



Date Requested: 07/12/2023
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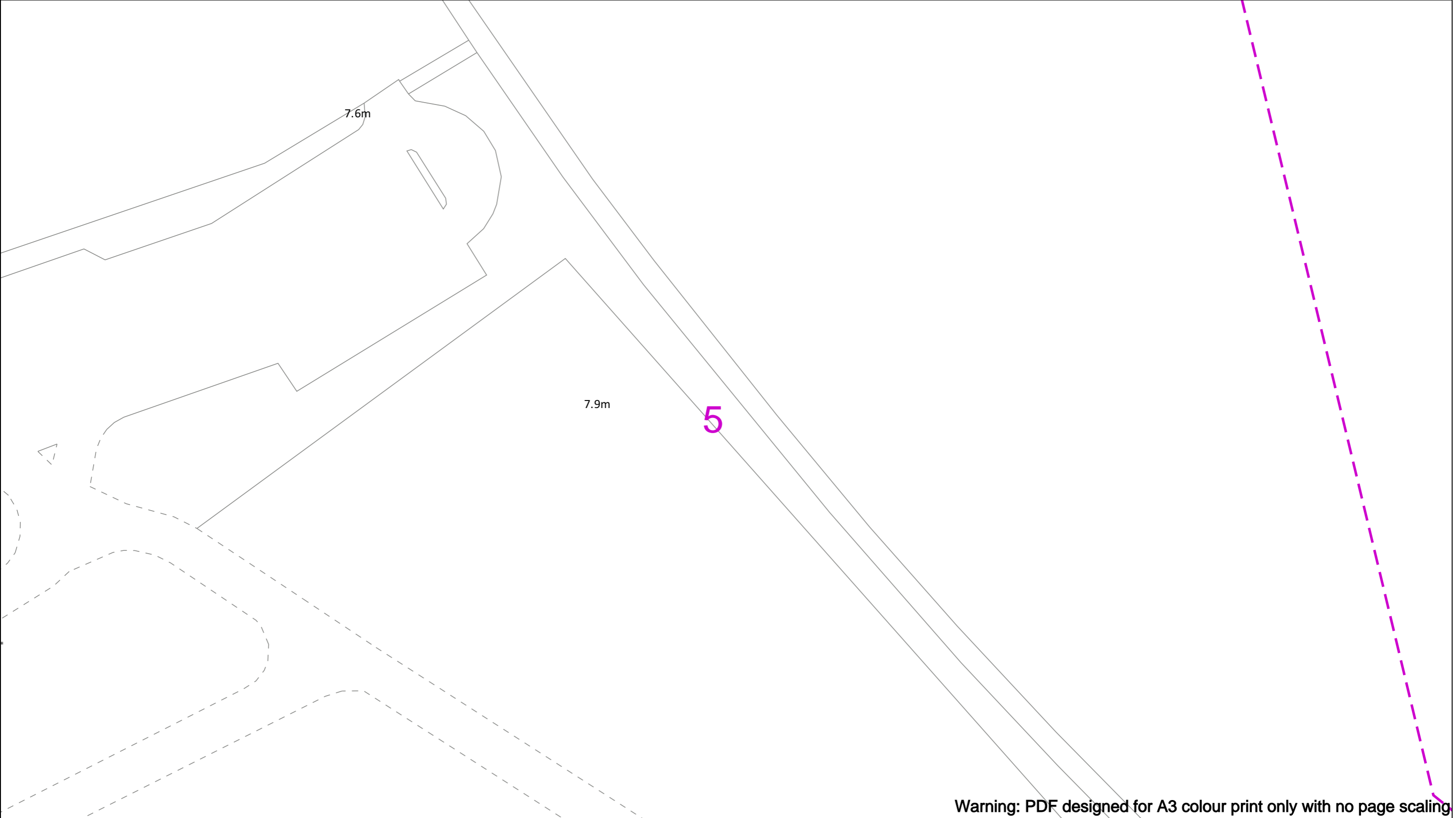
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	LP Service		Valve Open		Ducting
	MP Main		CSEP		Gas Supply Point
	MP Service		Pressure Reduction Station		
	IP Main		End Closure		

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Dig Sites Area: Line:



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Scale: 1:500 (When plotted at A3)

6

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0  50m

Dig Sites Area:  Line: 
















Date Requested: 07/12/2023
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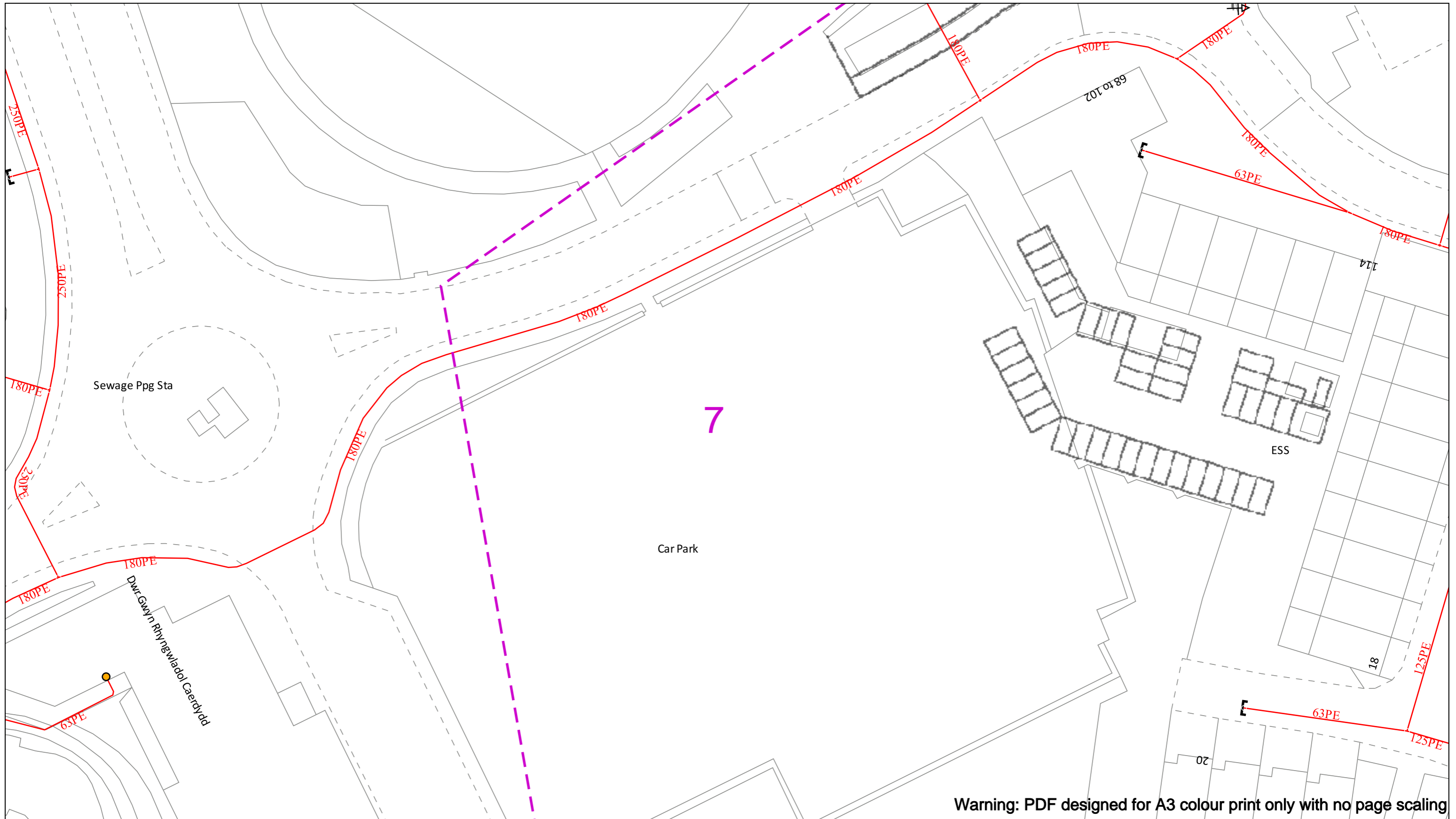
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Scale: 1:500 (When plotted at A3)

- | | | | | | |
|---|------------|---|----------------------------|---|------------------|
|  | LP Main |  | Valve Closed |  | Reducer |
|  | LP Service |  | Valve Open |  | Ducting |
|  | MP Main |  | CSEP |  | Gas Supply Point |
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Dig Sites Area: [Purple Dashed Box] Line: [Purple Dashed Line]

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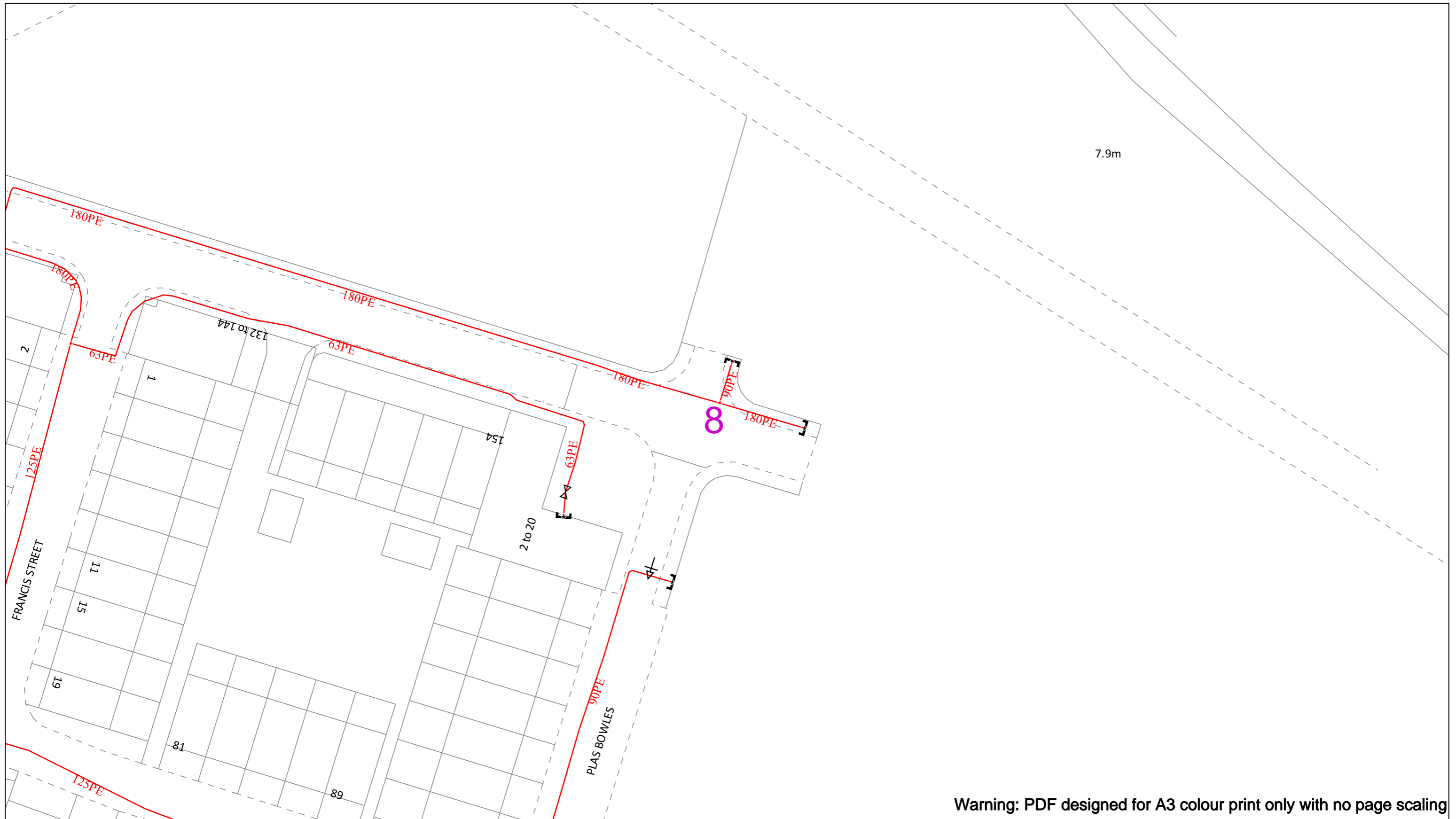
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7.9m

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Dig Sites Area: [dashed purple line] Line: [dashed purple line]

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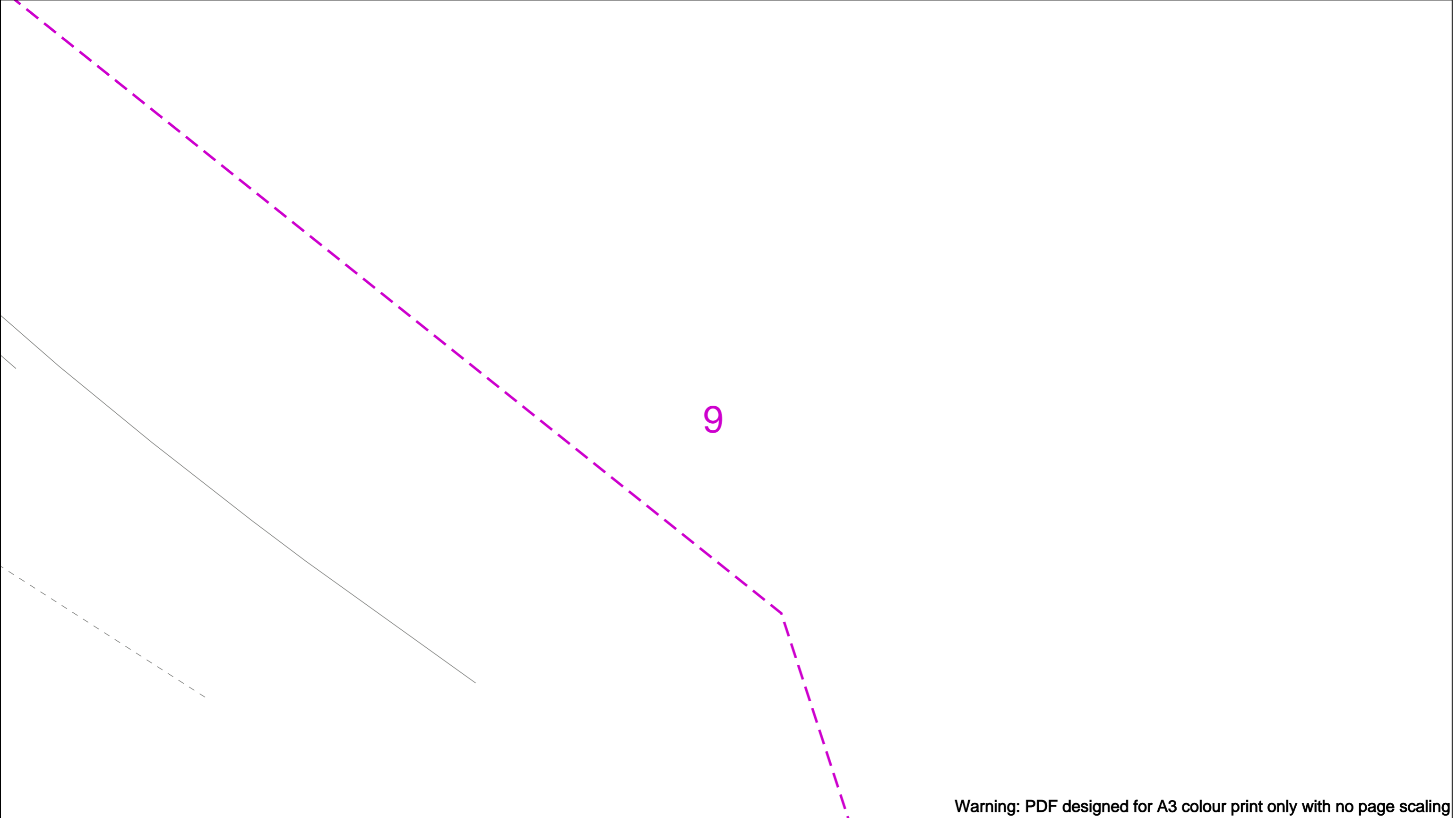
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Dig Sites Area: [dashed purple line] Line: [dashed purple line]



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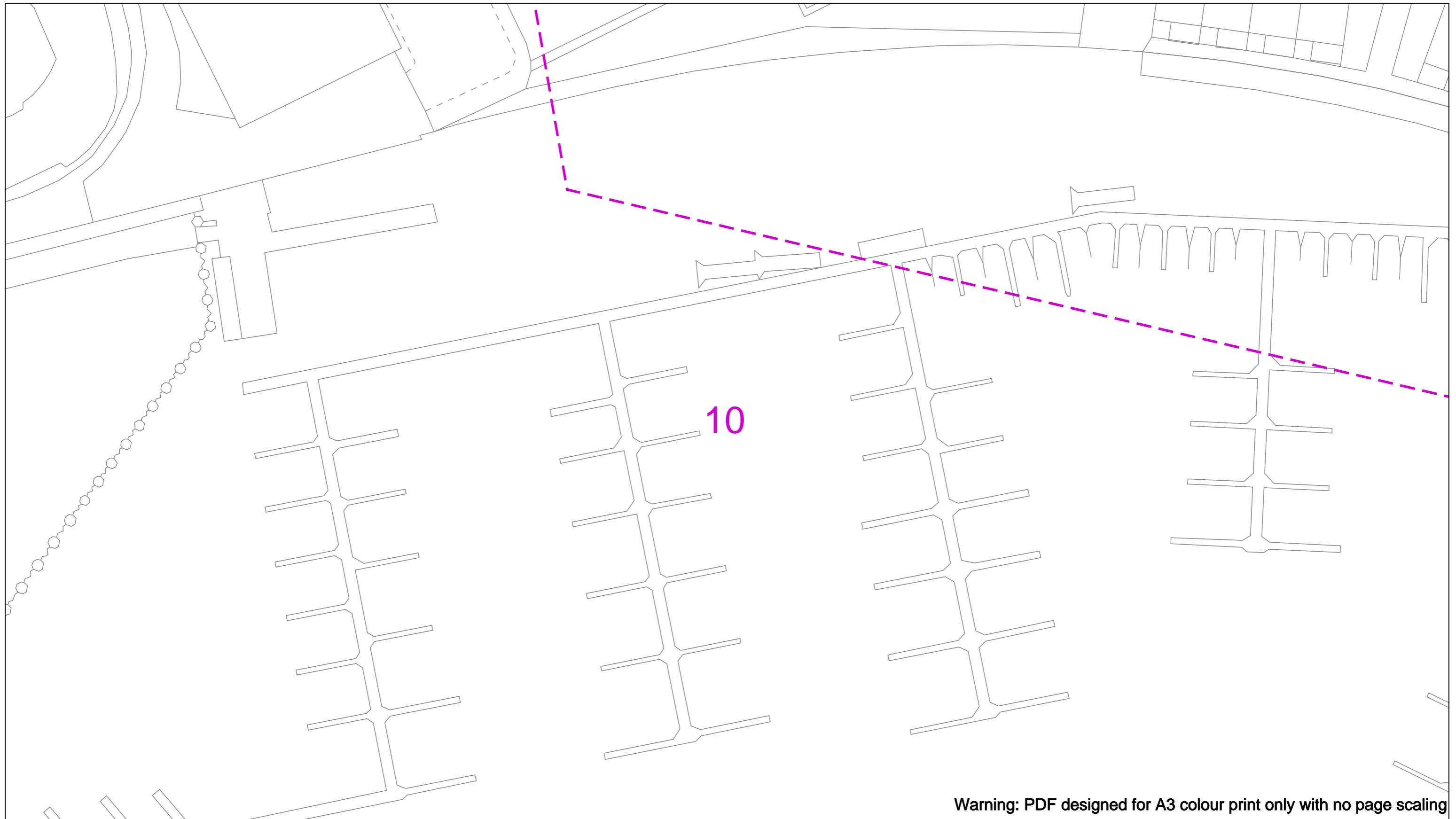
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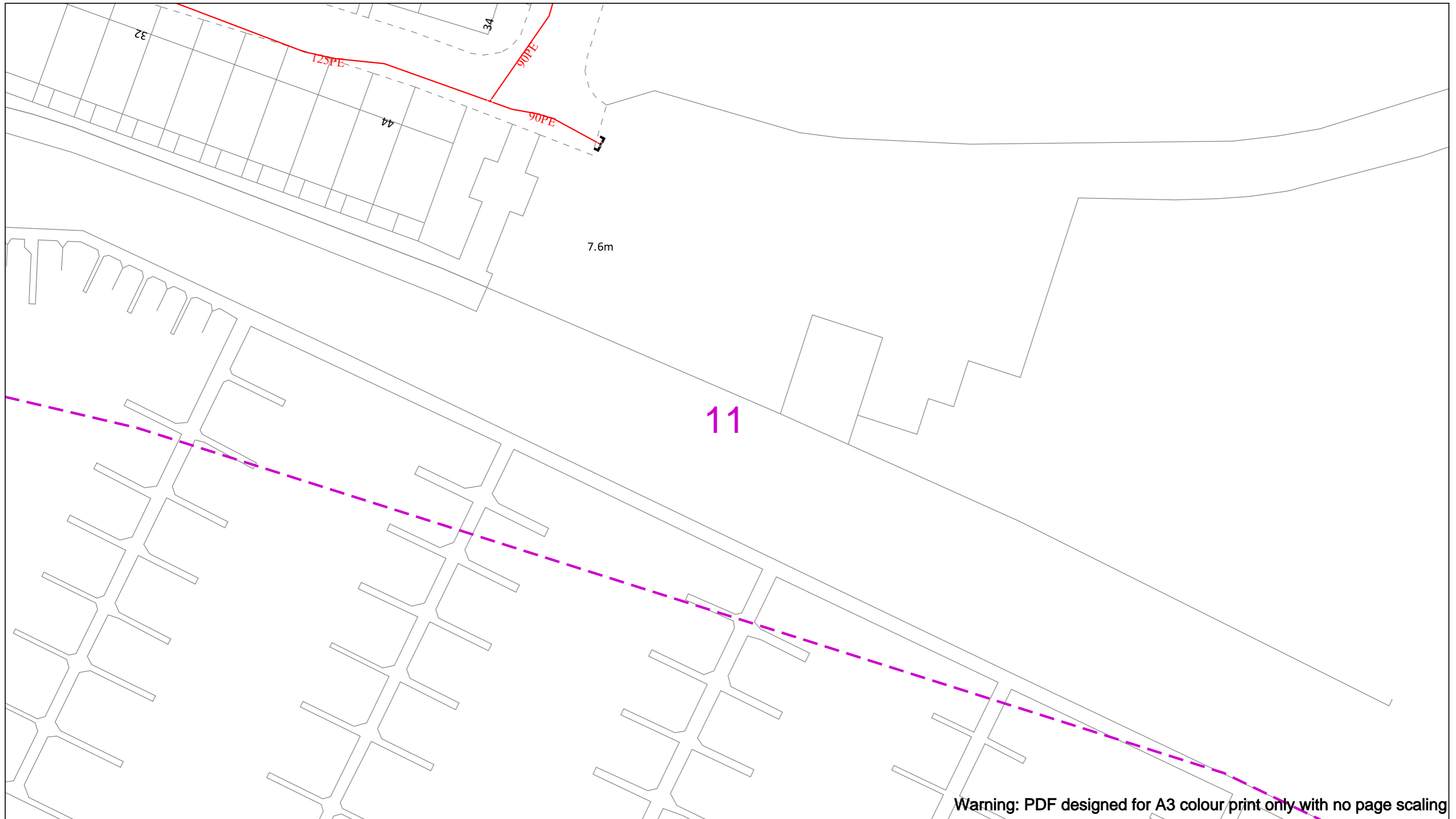
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<p>0 50m</p> <p>Dig Sites Area: Line: </p>	<p>IMPORTANT NOTICES</p> <ul style="list-style-type: none"> This information is given as a guide only and its accuracy cannot be guaranteed The plan only shows pipes owned by SSE Utility Solutions Limited, Indigo Pipelines Limited Service pipes etc. may not be shown but their presence should be anticipated You must use safe digging practices in accordance with H5(G)47 to establish the actual position of mains, services and other apparatus before any mechanical excavation is used It is your responsibility to ensure this information is provided to all persons working near our plant If in doubt call the SSE Enterprise Dial Before You Dig team on 0345 070 7386. <p><small>Please note: If you have overlaps or misalignments between base maps that make it difficult to understand please contact DBYDEnterpriseEnquiries@sse.com or call 0345 070 7386</small></p>	<table style="width: 100%; border: none;"> <tr> <td style="border: none;"></td> <td style="border: none;">LP Main</td> <td style="border: none;"></td> <td style="border: none;">Valve Closed</td> <td style="border: none;"></td> <td style="border: none;">Reducer</td> </tr> <tr> <td style="border: none;"></td> <td style="border: none;">LP Service</td> <td style="border: none;"></td> <td style="border: none;">Valve Open</td> <td style="border: none;"></td> <td style="border: none;">Ducting</td> </tr> <tr> <td style="border: none;"></td> <td style="border: none;">MP Main</td> <td style="border: none;"></td> <td style="border: none;">CSEP</td> <td style="border: none;"></td> <td style="border: none;">Gas Supply Point</td> </tr> <tr> <td style="border: none;"></td> <td style="border: none;">MP Service</td> <td style="border: none;"></td> <td style="border: none;">Pressure Reduction Station</td> <td style="border: none;"></td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;"></td> <td style="border: none;">IP Main</td> <td style="border: none;"></td> <td style="border: none;">End Closure</td> <td style="border: none;"></td> <td style="border: none;"></td> </tr> </table>		LP Main		Valve Closed		Reducer		LP Service		Valve Open		Ducting		MP Main		CSEP		Gas Supply Point		MP Service		Pressure Reduction Station				IP Main		End Closure				
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<p>Date Requested: 07/12/2023 Job Reference: 31786914 Site Location: 318221 172876 Requested by: Mr Steve Ormrod Your Scheme/Reference: 35172</p>	<p style="text-align: right;">Indigo Pipelines Ltd. Registered Office: Loddon Reach, Arborfield, Reading, Berkshire, RG2 9HU</p>																																	



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12

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0 50m

Dig Sites Area: [dashed purple box] Line: [dashed purple line]



Date Requested: 07/12/2023
Job Reference: 31786914
Site Location: 318221 172876
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IMPORTANT NOTICES

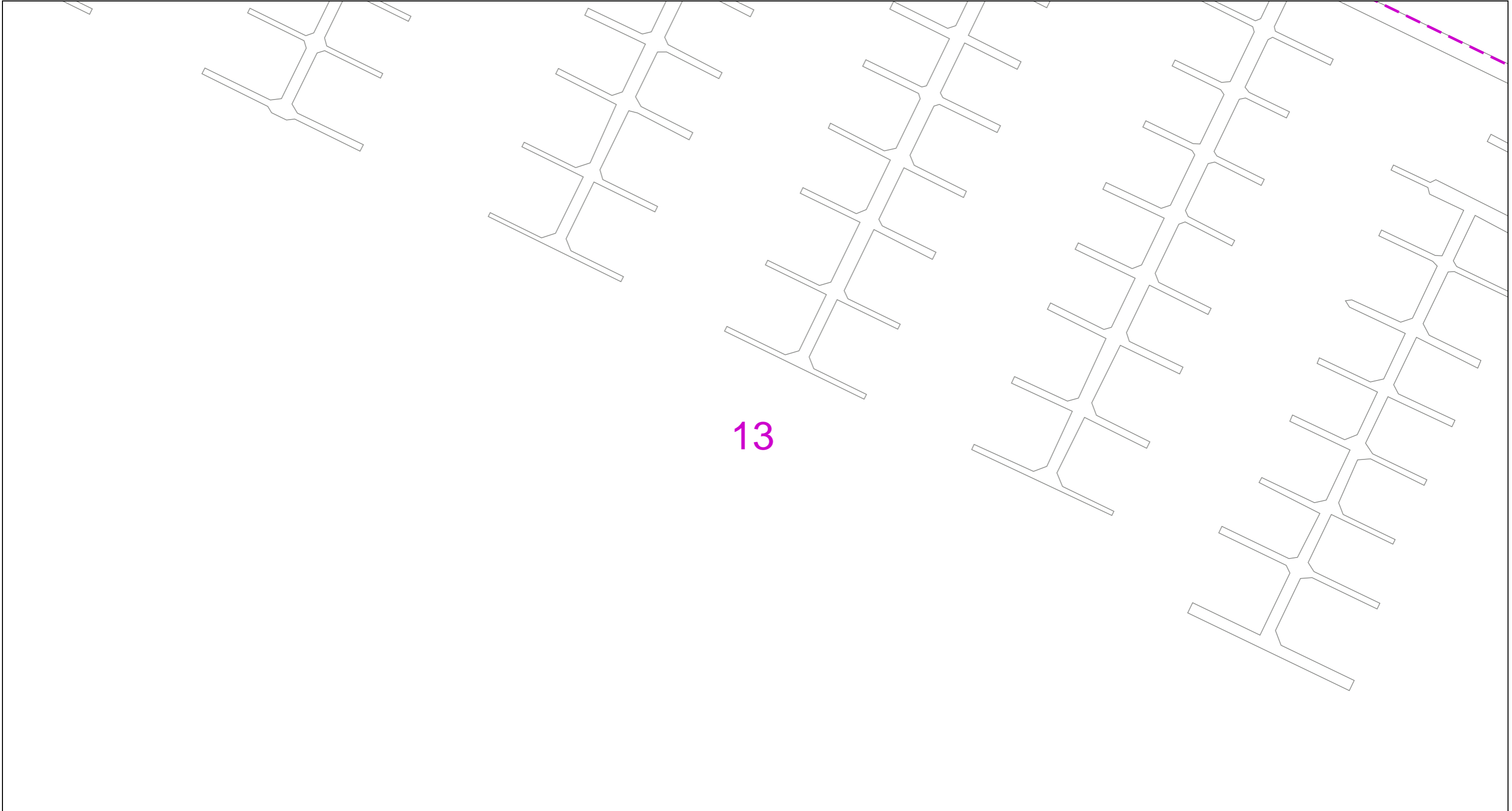
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Scale: 1:500 (When plotted at A3)

- | | | | | | |
|--|------------|--|----------------------------|--|------------------|
| | LP Main | | Valve Closed | | Reducer |
| | LP Service | | Valve Open | | Ducting |
| | MP Main | | CSEP | | Gas Supply Point |
| | MP Service | | Pressure Reduction Station | | |
| | IP Main | | End Closure | | |

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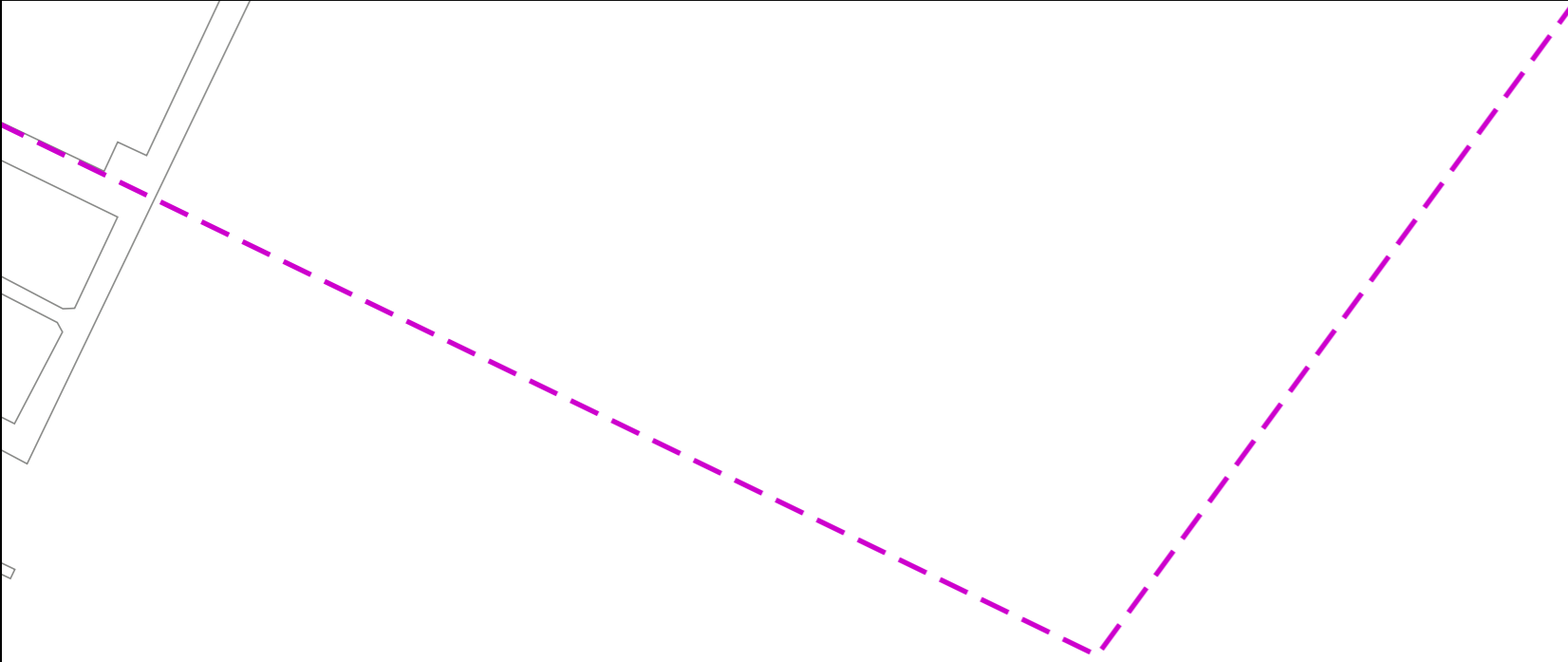
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	LP Service		Valve Open		Ducting
	MP Main		CSEP		Gas Supply Point
	MP Service		Pressure Reduction Station		
	IP Main		End Closure		



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 Reading Road,
 Arborfield,
 Reading,
 Berkshire, RG2 9HU



14

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Dig Sites Area: [dashed magenta box] Line: [dashed magenta line]

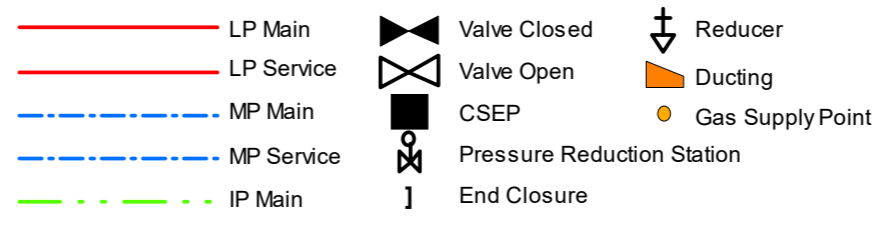


Date Requested: 07/12/2023
 Job Reference: 31786914
 Site Location: 318221 172876
 Requested by:
 Mr Steve Ormrod
 Your Scheme/Reference: 35172

IMPORTANT NOTICES

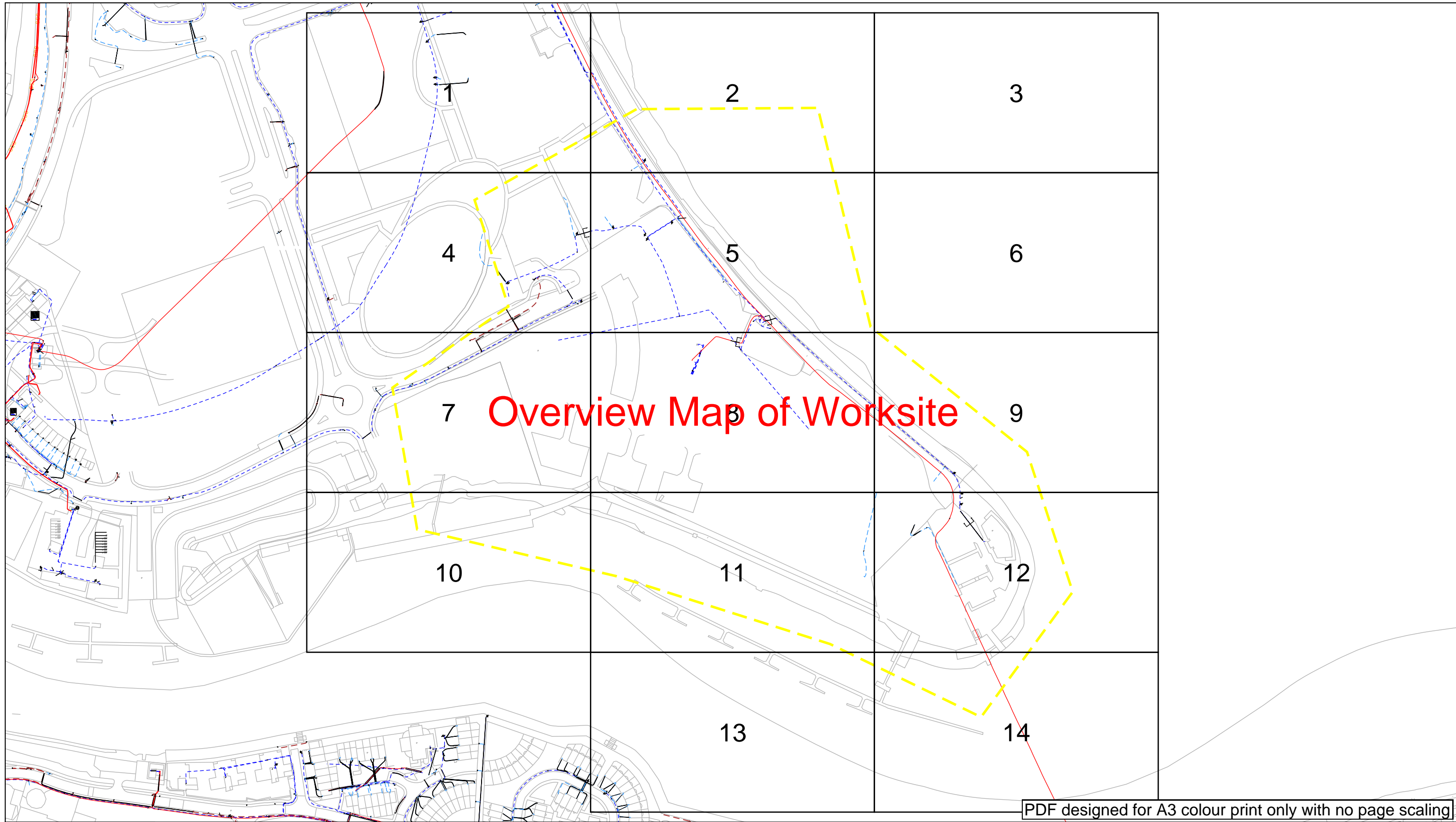
- This information is given as a guide only and its accuracy cannot be guaranteed
- The plan only shows pipes owned by SSE Utility Solutions Limited, Indigo Pipelines Limited
- Service pipes etc. may not be shown but their presence should be anticipated
- You must use safe digging practices in accordance with H5(G)47 to establish the actual position of mains, services and other apparatus before any mechanical excavation is used
- It is your responsibility to ensure this information is provided to all persons working near our plant
- If in doubt call the SSE Enterprise Dial Before You Dig team on 0345 070 7386.

Please note: If you have overlaps or misalignments between base maps that make it difficult to understand please contact DBYDEnterpriseEnquiries@sse.com or call 0345 070 7386



Indigo Pipelines Ltd.
 Registered Office:
 Loddon Reach,
 Reading Road,
 Arborfield,
 Reading,
 Berkshire, RG2 9HU

Scale: 1:500 (When plotted at A3)



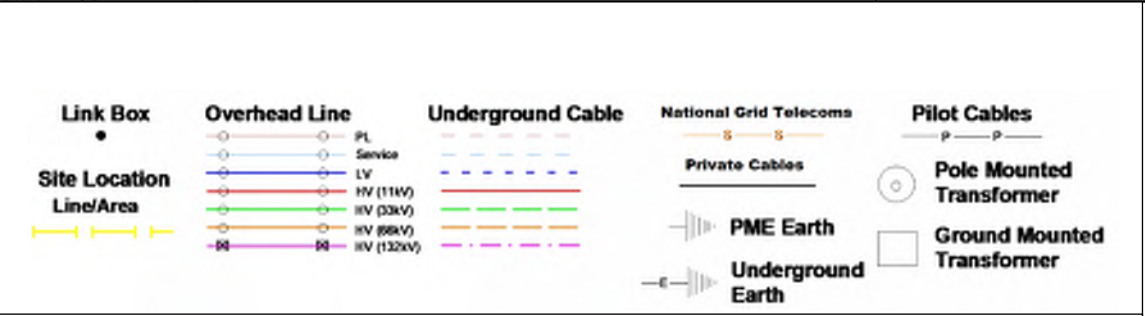
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Contact Us
 Mapping Enquiries: 0121 623 9780
 General Enquiries: 0800 096 3080

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Scale: 1:2563 (When plotted at A3)

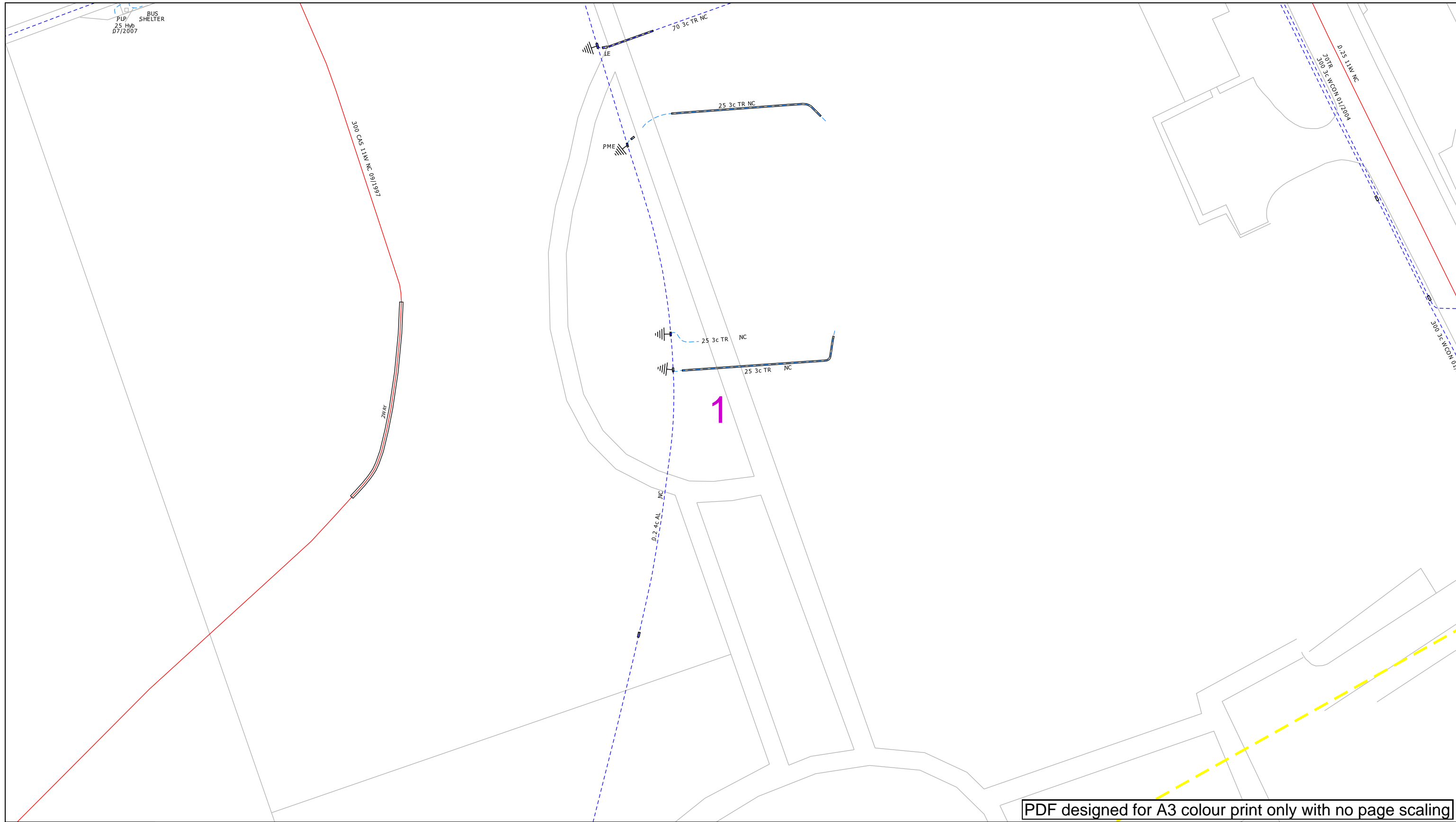
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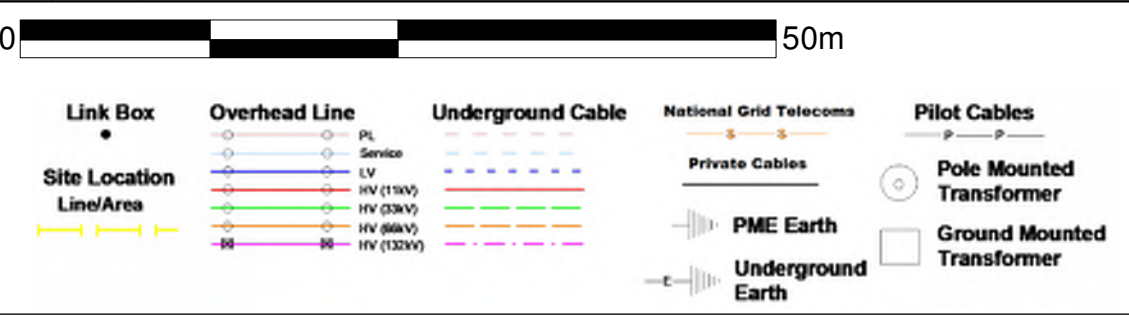
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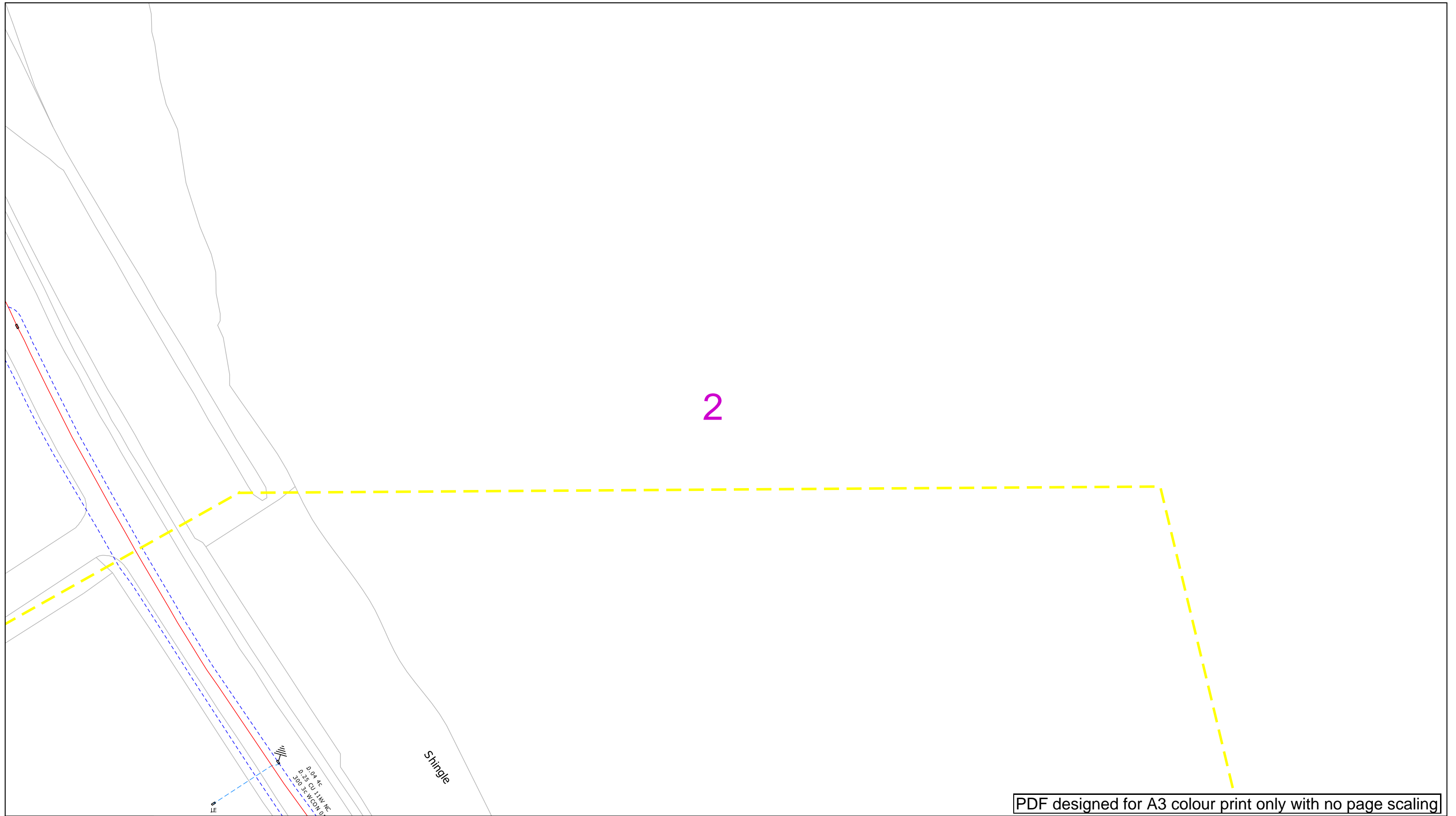
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0 50m

Link Box ●	Overhead Line ○—○ PL ○—○ Service ○—○ LV ○—○ HV (11kV) ○—○ HV (33kV) ○—○ HV (66kV) ○—○ HV (132kV)	Underground Cable -	National Grid Telecoms - - - - - - - - - -	Pilot Cables - - - - - - - - - -
Site Location ●			Private Cables - - - - -	Pole Mounted Transformer ○
Line/Area - - - - -			PME Earth -E	Ground Mounted Transformer □
			Underground Earth -E	

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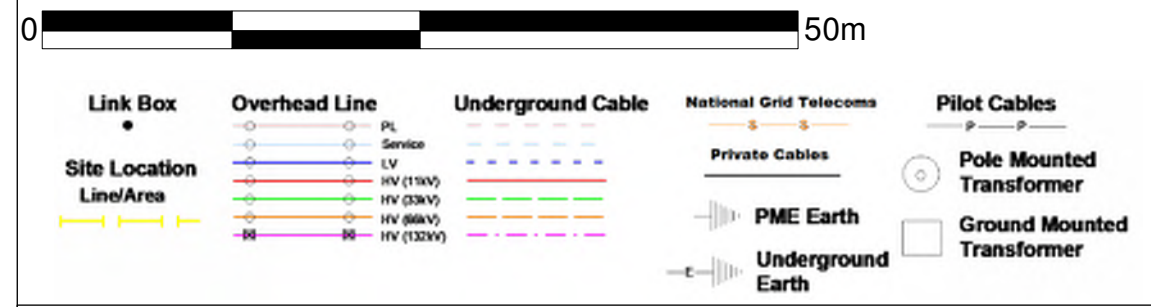
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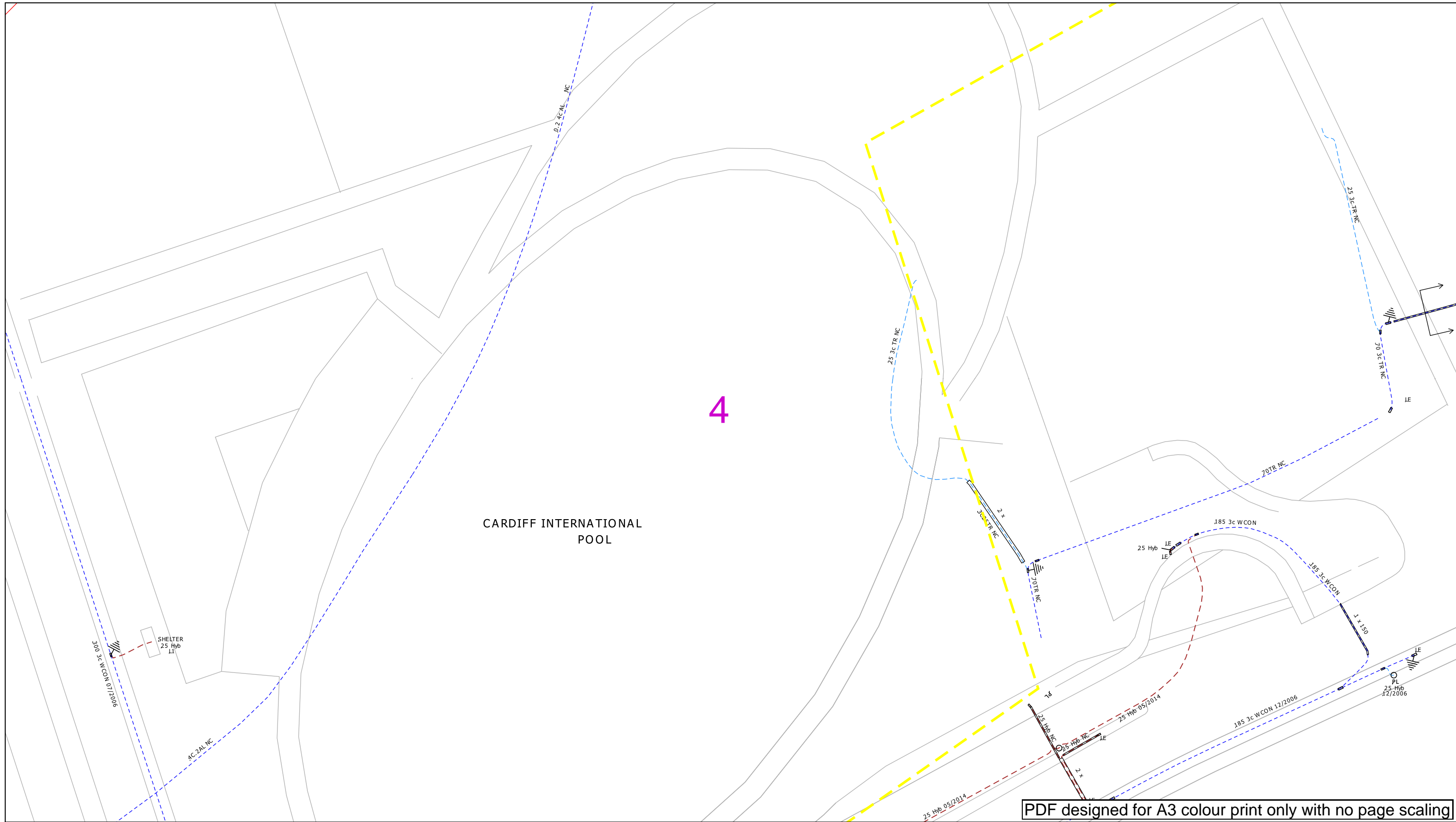
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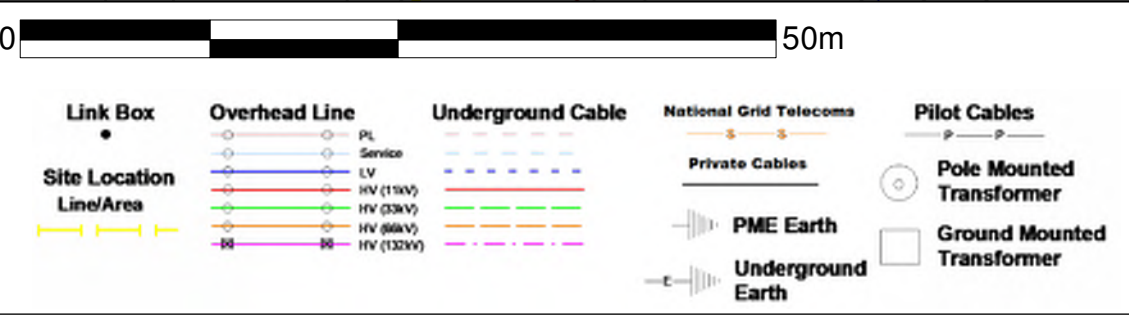
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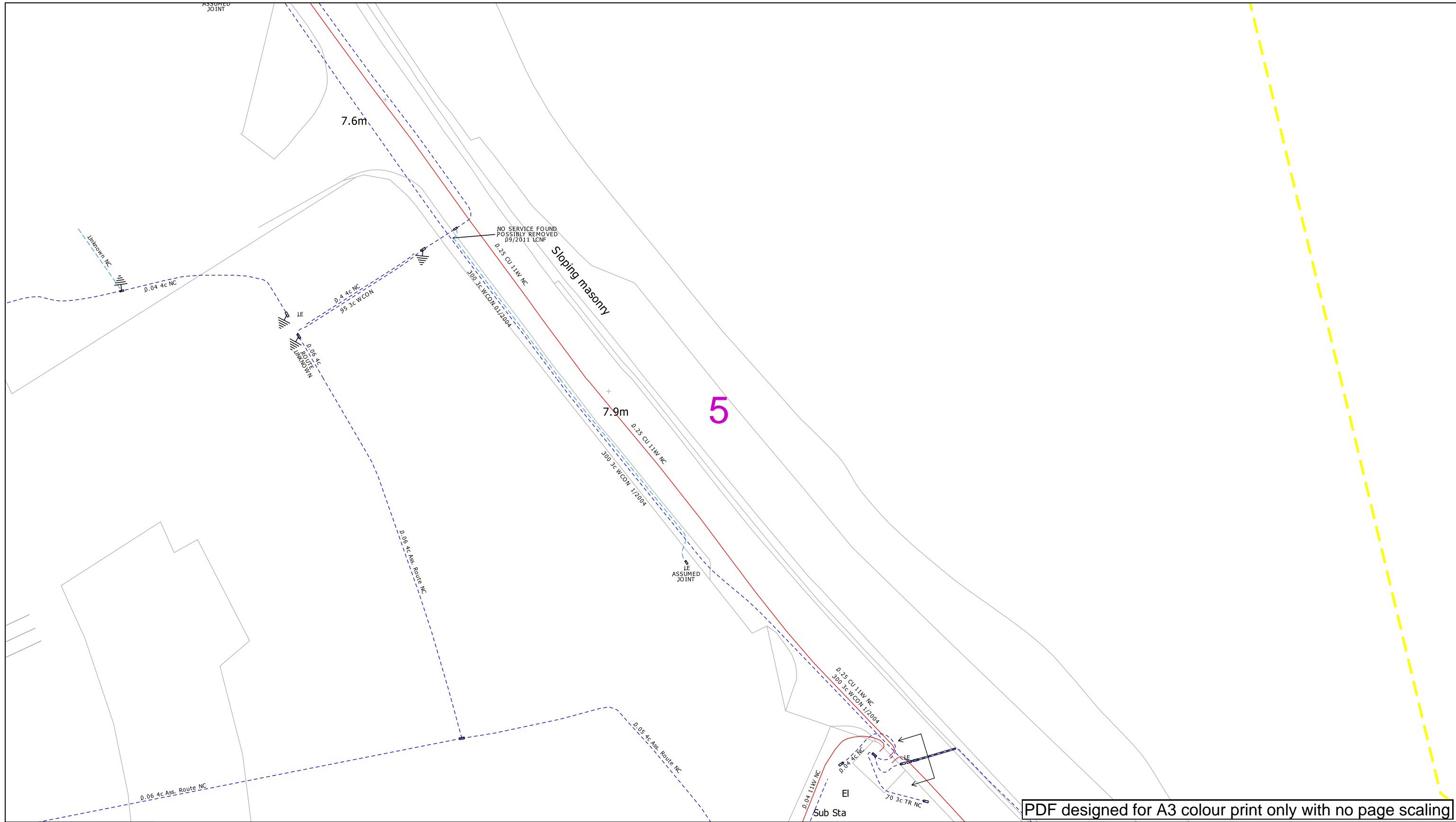
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0 50m

Link Box ●	Overhead Line ○ ○ ○ ○ ○ PL Service ○ ○ ○ ○ ○ LV ○ ○ ○ ○ ○ HV (11kV) ○ ○ ○ ○ ○ HV (33kV) ○ ○ ○ ○ ○ HV (66kV) ○ ○ ○ ○ ○ HV (132kV)	Underground Cable -	National Grid Telecoms - - - - - Private Cables - - - - -	Pilot Cables - - - - -
Site Location Line/Area - - - - -			PME Earth - - - - -	Underground Earth - - - - -

Legend:
 ○ Pole Mounted Transformer
 □ Ground Mounted Transformer

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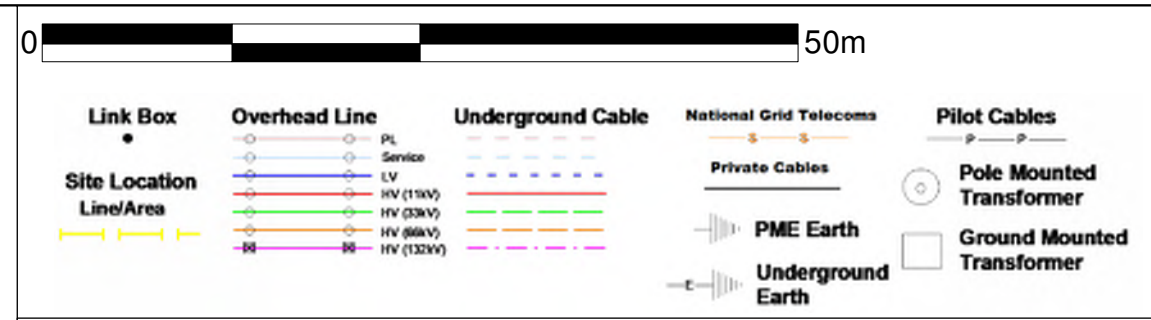
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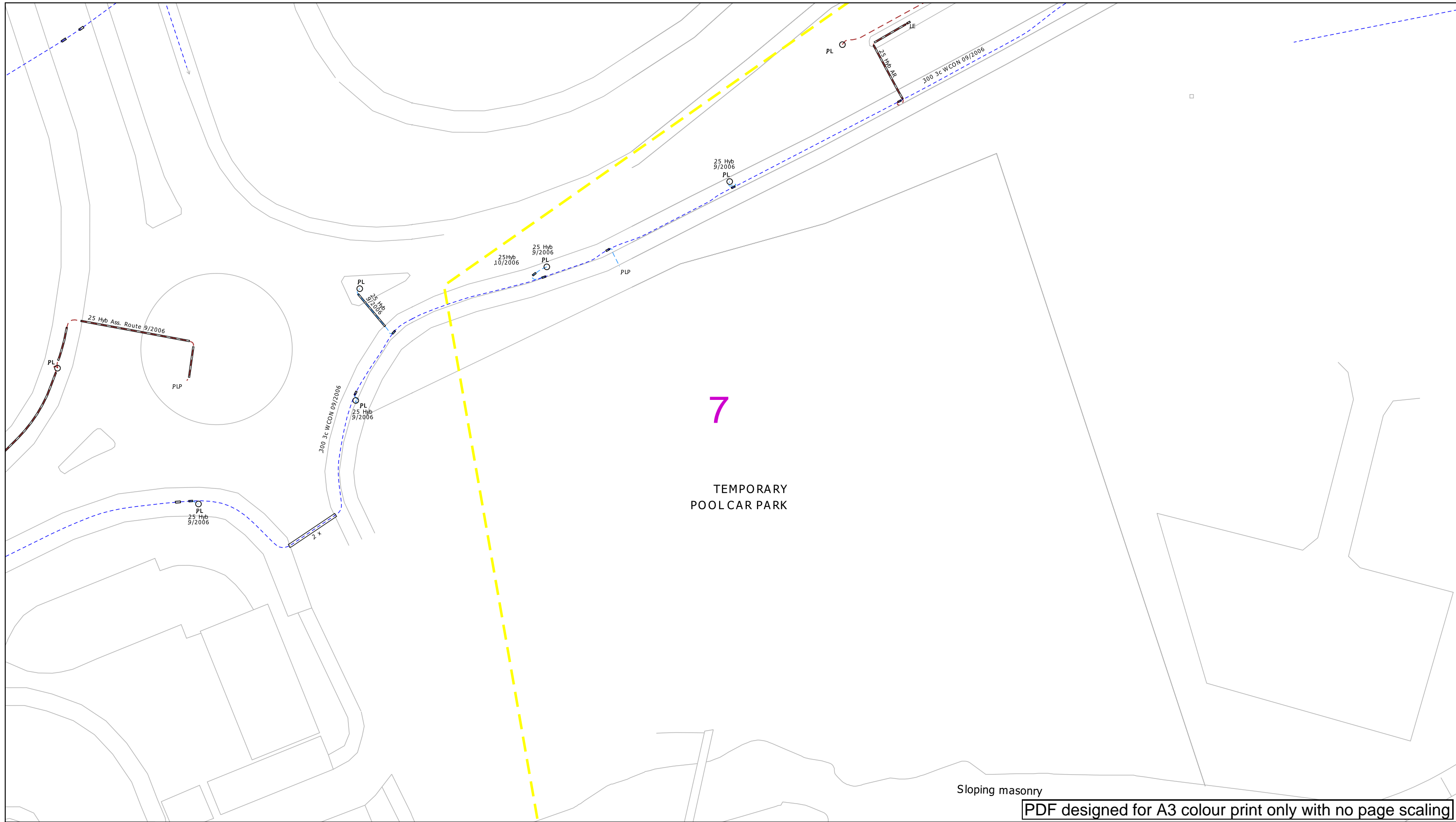
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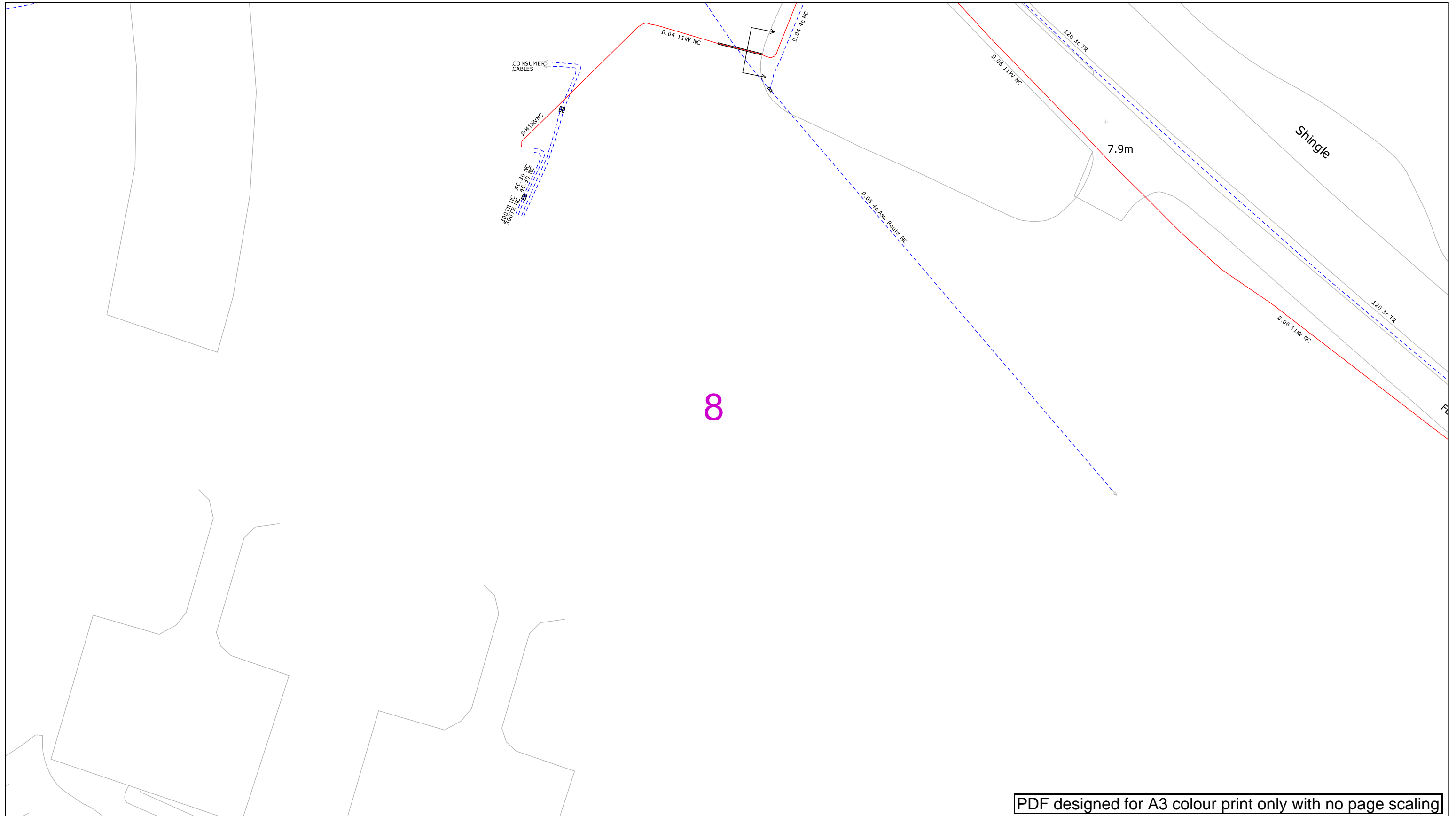
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Link Box ●	Overhead Line ○ PL ○ Service ○ LV ○ HV (11kV) ○ HV (33kV) ○ HV (66kV) ○ HV (132kV)	Underground Cable -	National Grid Telecoms - - - - - - - - - -	Pilot Cables - - - - - - - - - -
Site Location Line/Area - - - - -			Private Cables - - - - -	Pole Mounted Transformer ○
			PME Earth -E	Ground Mounted Transformer □
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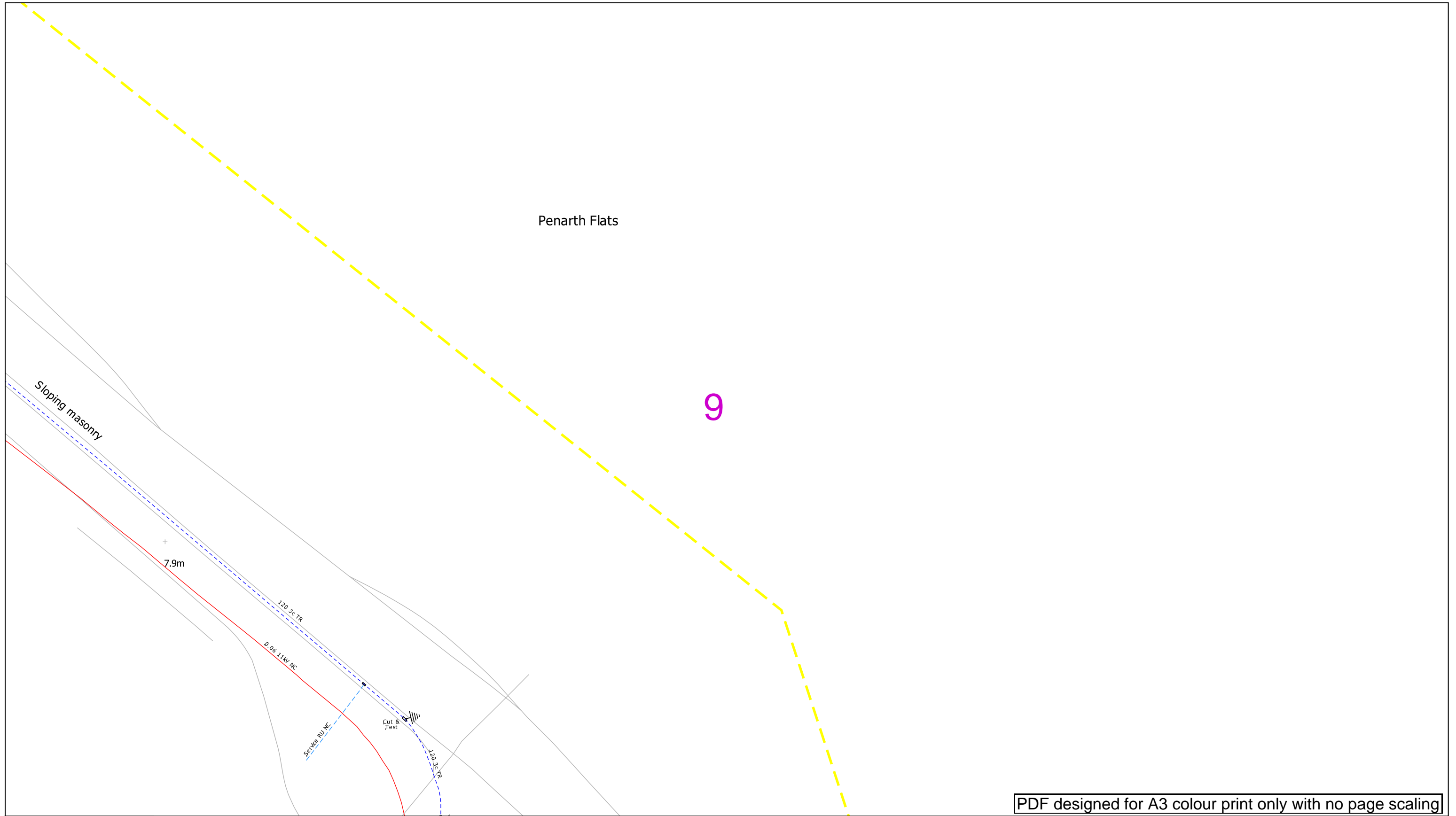
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Site Location ●			PME Earth —E—	
Line/Area — — — —			Underground Earth —E—	

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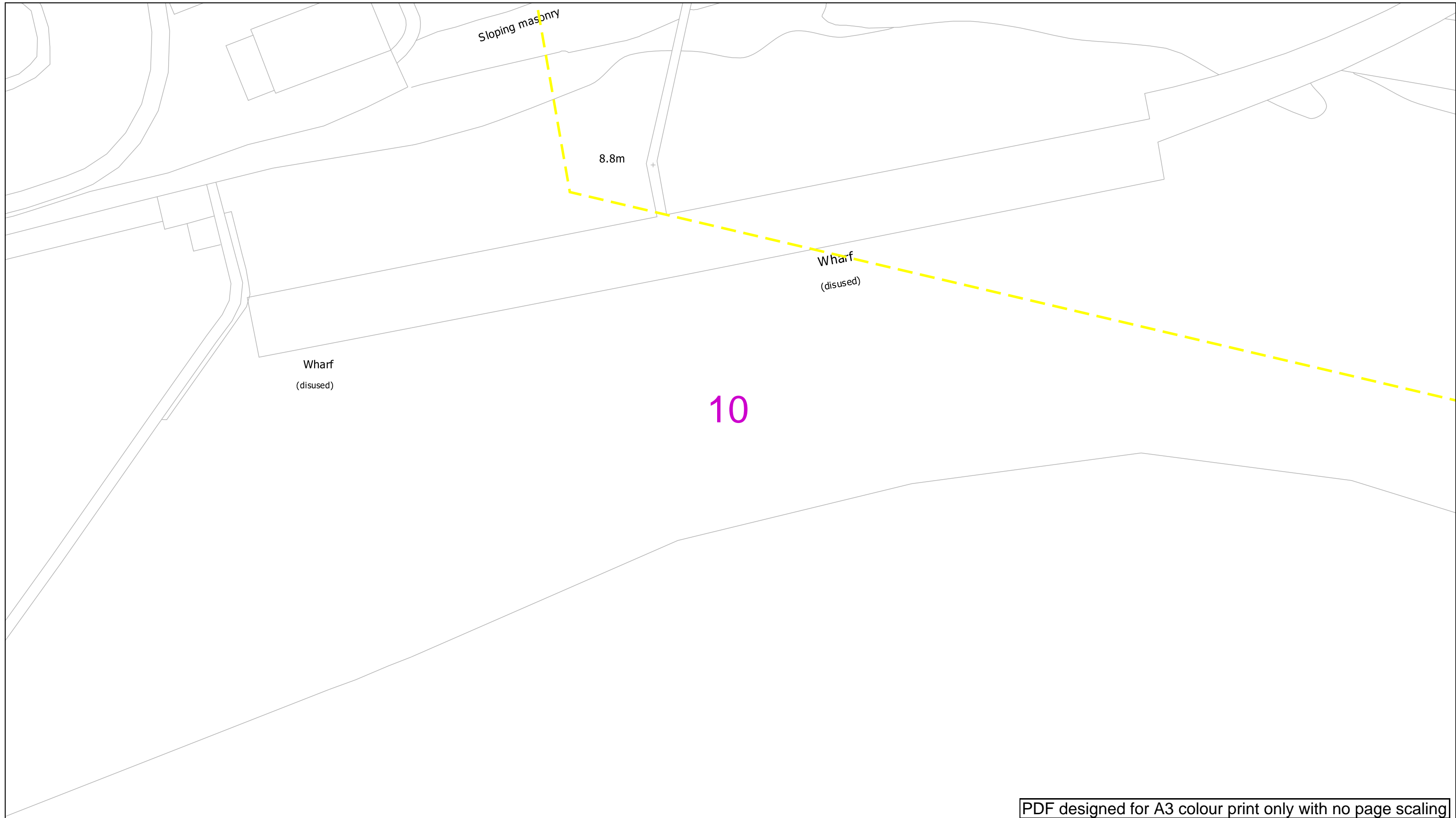
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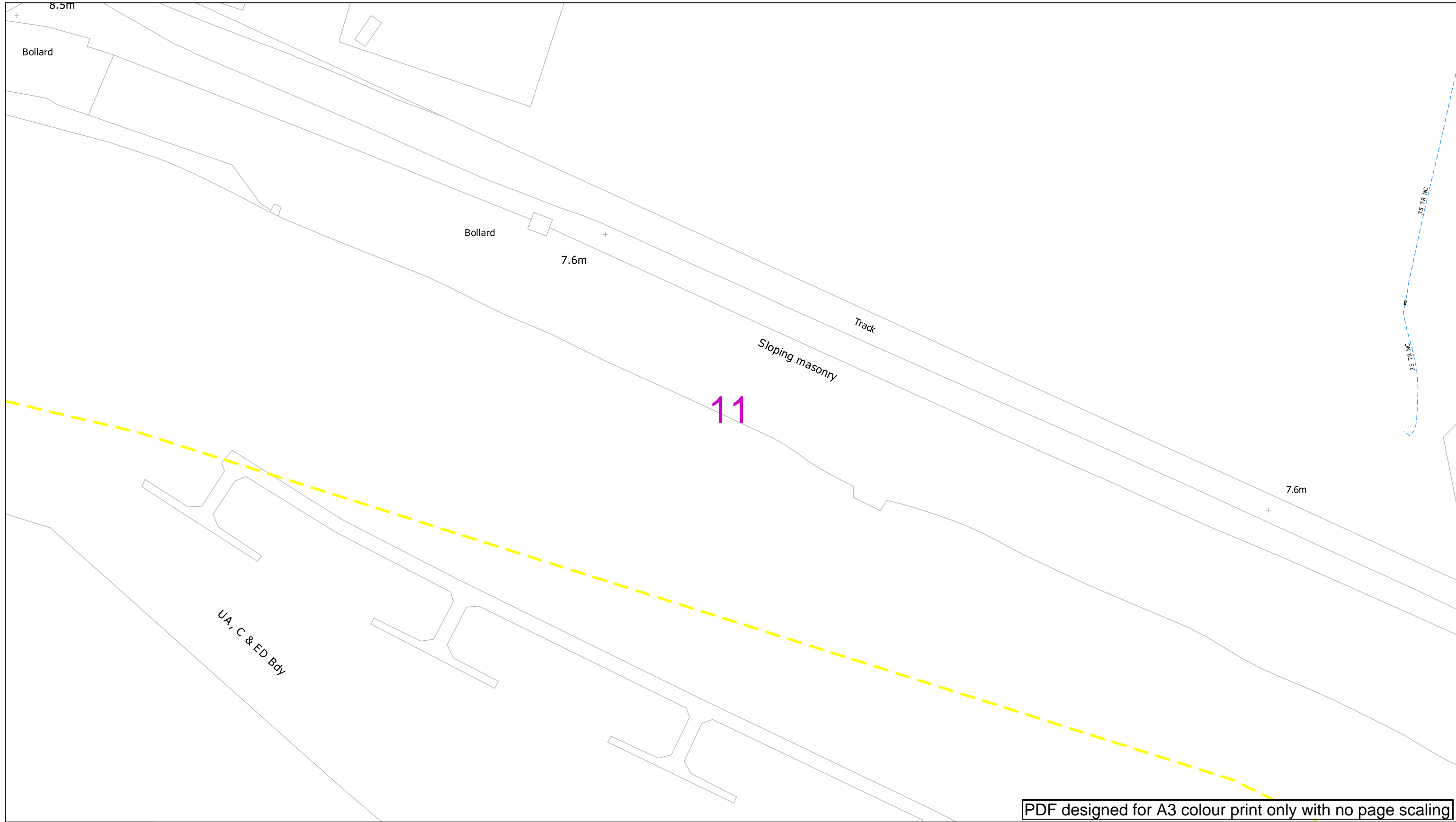
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Link Box ●	Overhead Line —○—○— —○—○— —○—○— —○—○— —○—○— —○—○— —○—○— —○—○—	Underground Cable -	National Grid Telecoms —S—S— Private Cables —S—S—	Pilot Cables —P—P— Pole Mounted Transformer ○ Ground Mounted Transformer □
Site Location ●	PL Service LV HV (11kV) HV (25kV) HV (66kV) HV (132kV)		PME Earth —E— Underground Earth —E—	

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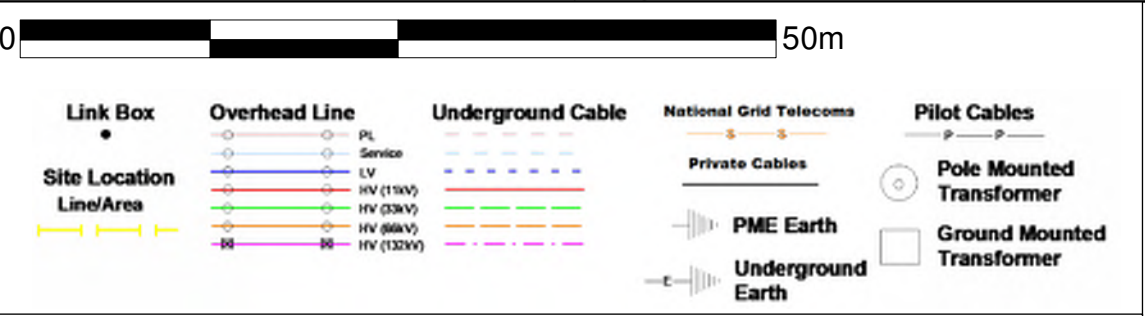
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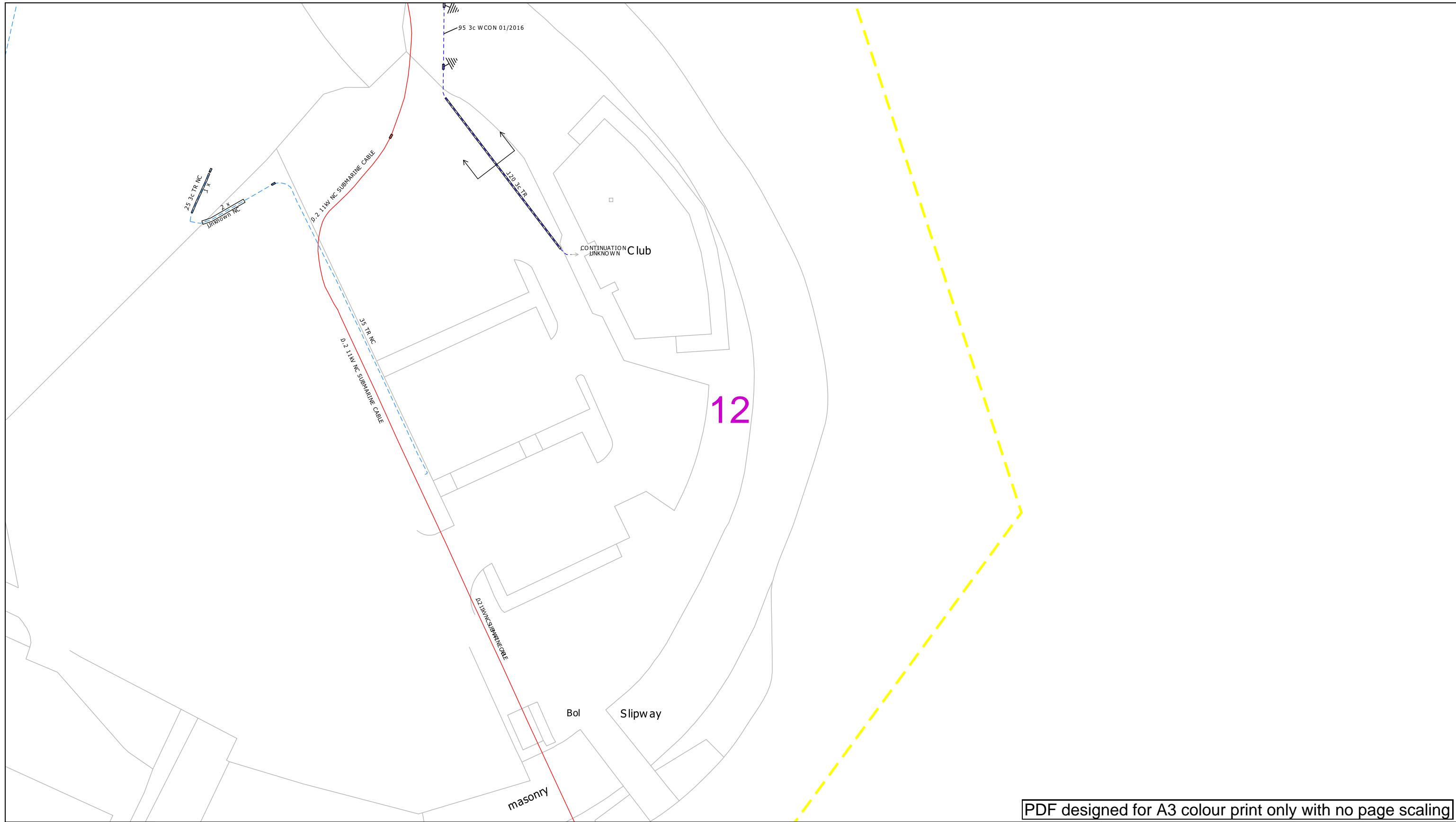
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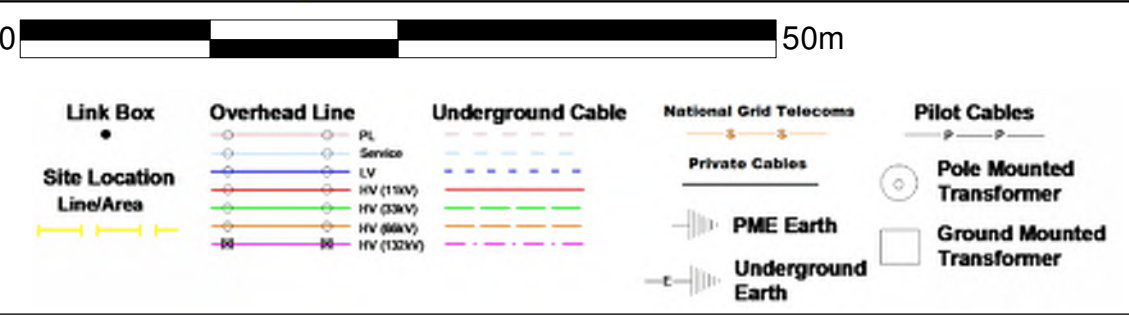
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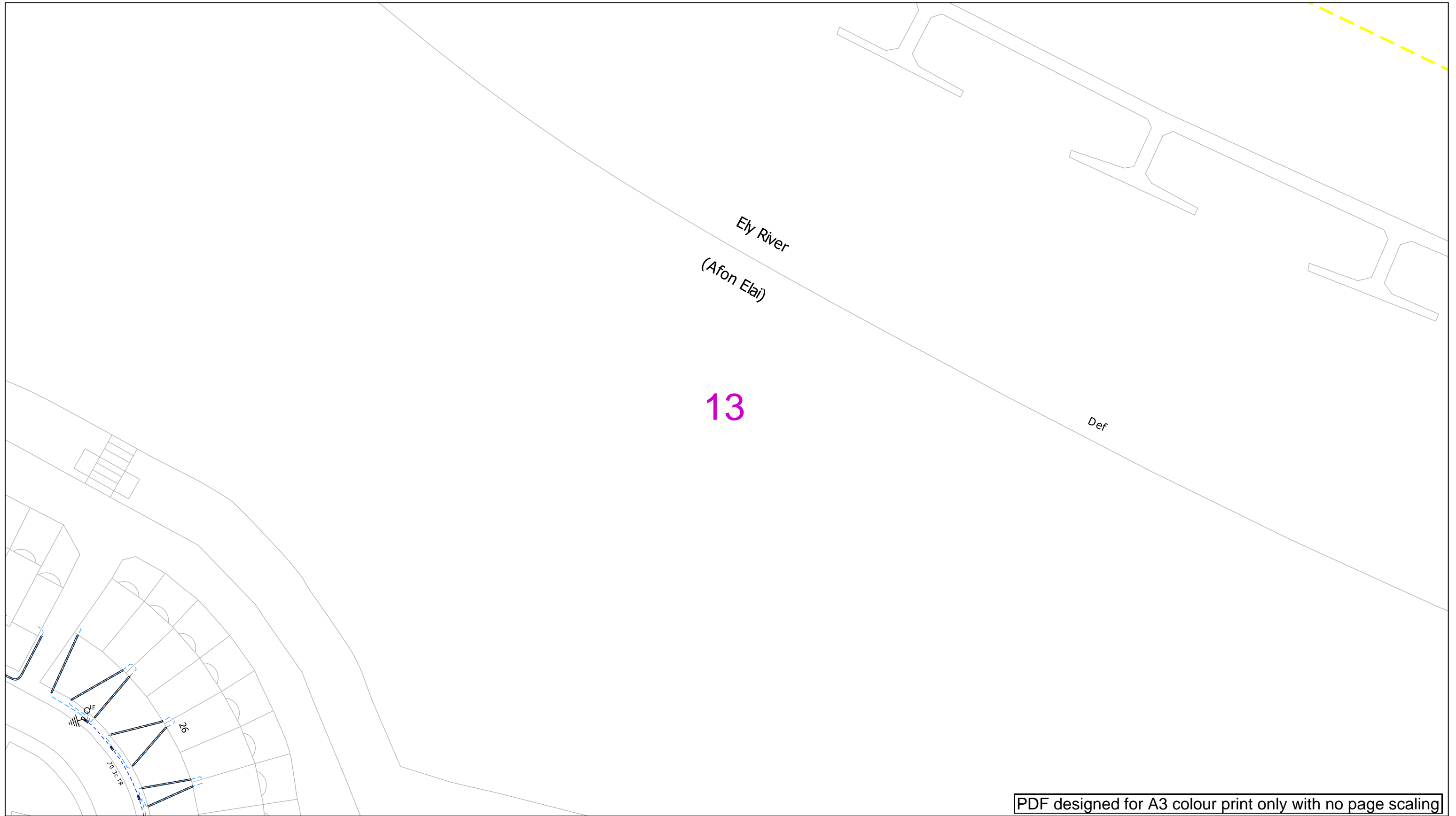
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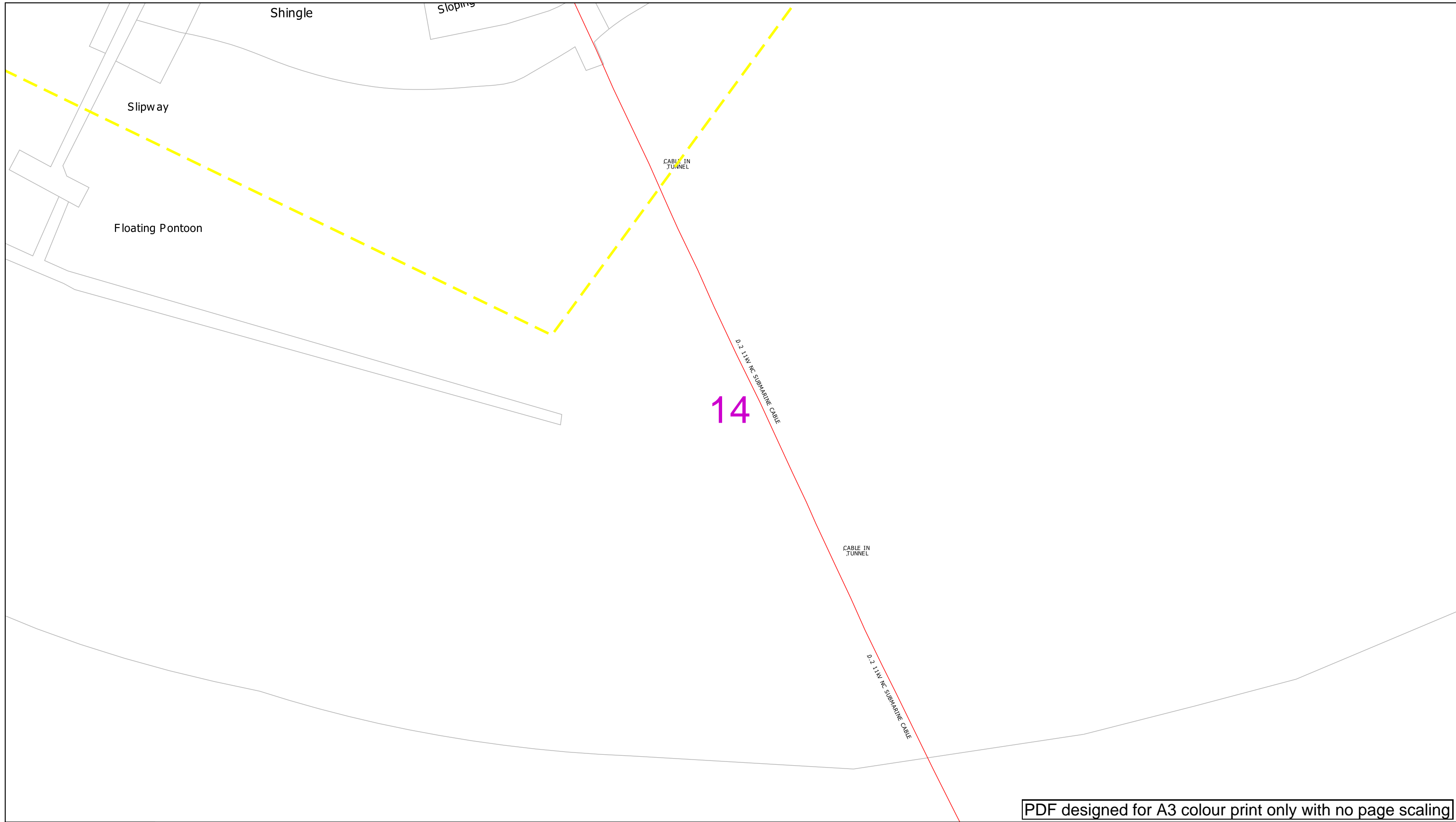
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Link Box ●	Overhead Line —○—○— —○—○— —○—○— —○—○— —○—○— —○—○— —○—○— —○—○—	Underground Cable —	National Grid Telecoms — S — S — Private Cables — — — — —	Pilot Cables — P — P — Pole Mounted Transformer ○ Ground Mounted Transformer □
Site Location ●	PL Service LV HV (11kV) HV (33kV) HV (66kV) HV (132kV)		PME Earth — E — Underground Earth — E —	

Report damage immediately KEEP EVERYONE AWAY FROM THE AREA
0800 6783 105

nationalgrid **Electricity Distribution**

Email: NGED.MapResponse@NationalGrid.co.uk



PDF designed for A3 colour print only with no page scaling

Contact Us
 Mapping Enquiries: 0121 623 9780
 General Enquiries: 0800 096 3080

Date Requested: 07/12/2023
 Job Reference: 31786914
 Site Location: 318221 172876
 Requested by:
 Mr Steve Ormrod
 Your Scheme/Reference: 35172

Scale: 1:500 (When plotted at A3)

- IMPORTANT NOTICES**
- This information is given as a guide only and its accuracy cannot be guaranteed. Services or recent additions to the network may not be shown.
 - Cables, overhead lines & substations owned by other electricity network owners or private companies may be present and may not be shown.
 - You should always verify exact locations of cables using a cable locator and by careful use of hand tools in accordance with HSE guidance note HSG47.
 - When working within 10m of any overhead electric line you should follow the requirements of HSE Guidance Note GS6.
 - For further advice on working near our electricity cables or lines, call our Contact Centre on 0800 096 3080.
 - Advice should be sought from the National Grid Electricity Distribution Contact Centre for any work that is to take place in proximity to 66kV or 132kV underground cables and 66kV 132kV overhead lines – 0800 096 3080

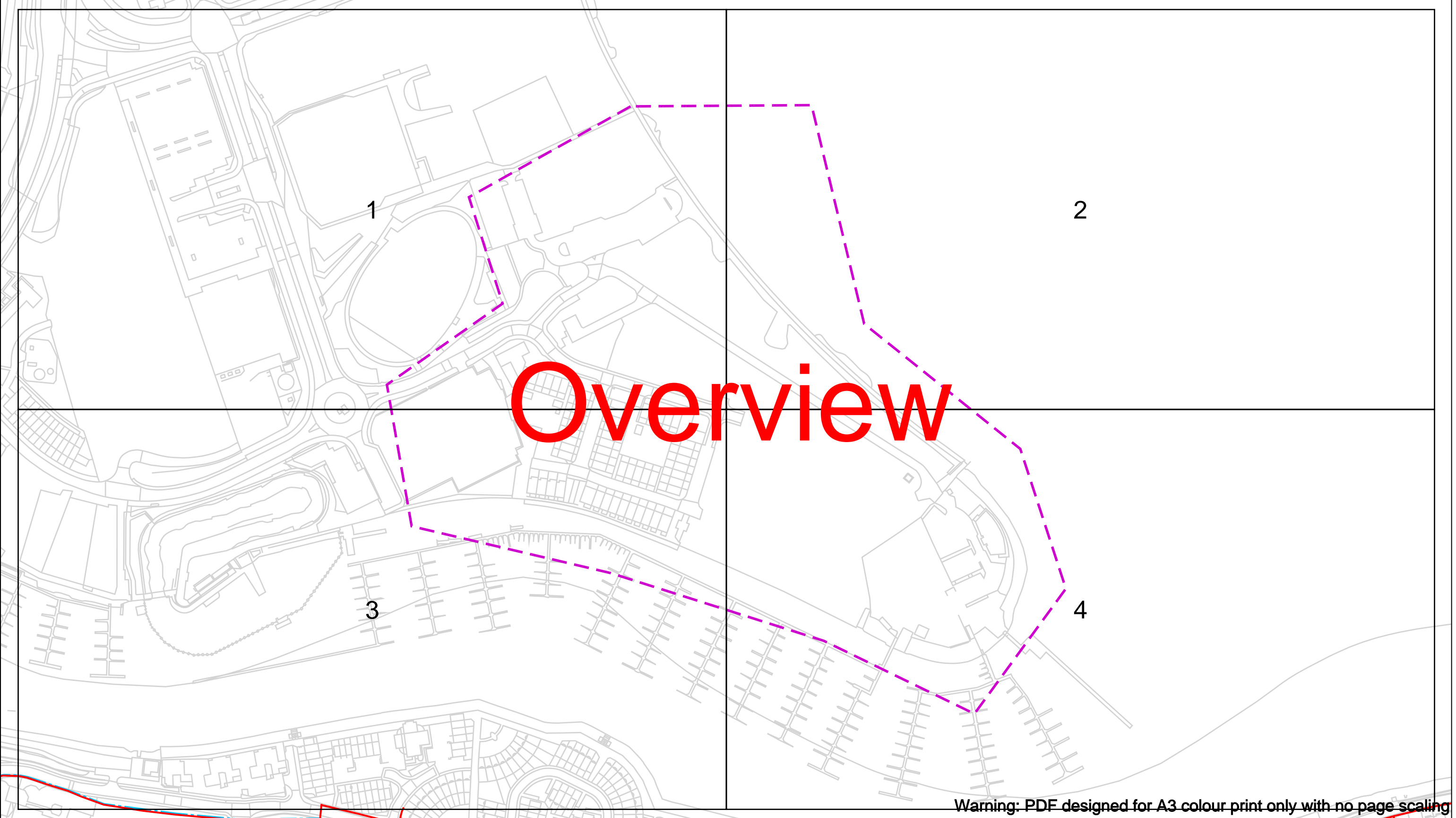
0 50m

Link Box ●	Overhead Line —○—○—○— PL Service LV HV (11kV) HV (33kV) HV (66kV) HV (132kV)	Underground Cable -	National Grid Telecoms —S—S— Private Cables —S—S—	Pilot Cables —P—P— Pole Mounted Transformer ○ Ground Mounted Transformer □
Site Location ●			PME Earth —E— Underground Earth —E—	

Report damage immediately KEEP EVERYONE AWAY FROM THE AREA
0800 6783 105

nationalgrid **Electricity Distribution**

Email: NGED.MapResponse@NationalGrid.co.uk



Warning: PDF designed for A3 colour print only with no page scaling

Contact Us
 Mapping Enquiries: 02920 278 912
 General Enquiries: 0800 912 2999

Date Requested: 07/12/2023
 Job Reference: 31786914
 Site Location: 318221 172876
 Requested by:
 Mr Steve Ormrod
 Your Scheme/Reference: 35172

Scale: 1:2563 (When plotted at A3)

IMPORTANT NOTICES

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- The plan only shows those pipes owned by Wales & West Utilities (WWU) as its role as a licensed Gas Transporter
- Service pipes, valves, syphons, stub connections etc. may not be shown but their presence should be anticipated
- You must use safe digging practices in accordance with HS(G)47 to establish the actual position of mains, services and other apparatus before any mechanical excavation is used
- It is your responsibility to ensure this information is provided to all persons working near our plant
- If in doubt call the WWU dig team on 02920 278912

In case of an emergency call 0800 111 999

Dig Sites

- Area: Line:
- Low Pressure (LP) 21mbar – 75mbar
- Medium Pressure (MP) 350mbar – 2bar
- Intermediate Pressure (IP) 2bar – 7bar
- High Pressure (HP) >7bar

- Line/Fire Valve
- Governor Station
- Change of Diameter
- End Cap
- Depth of cover



Dial before you dig

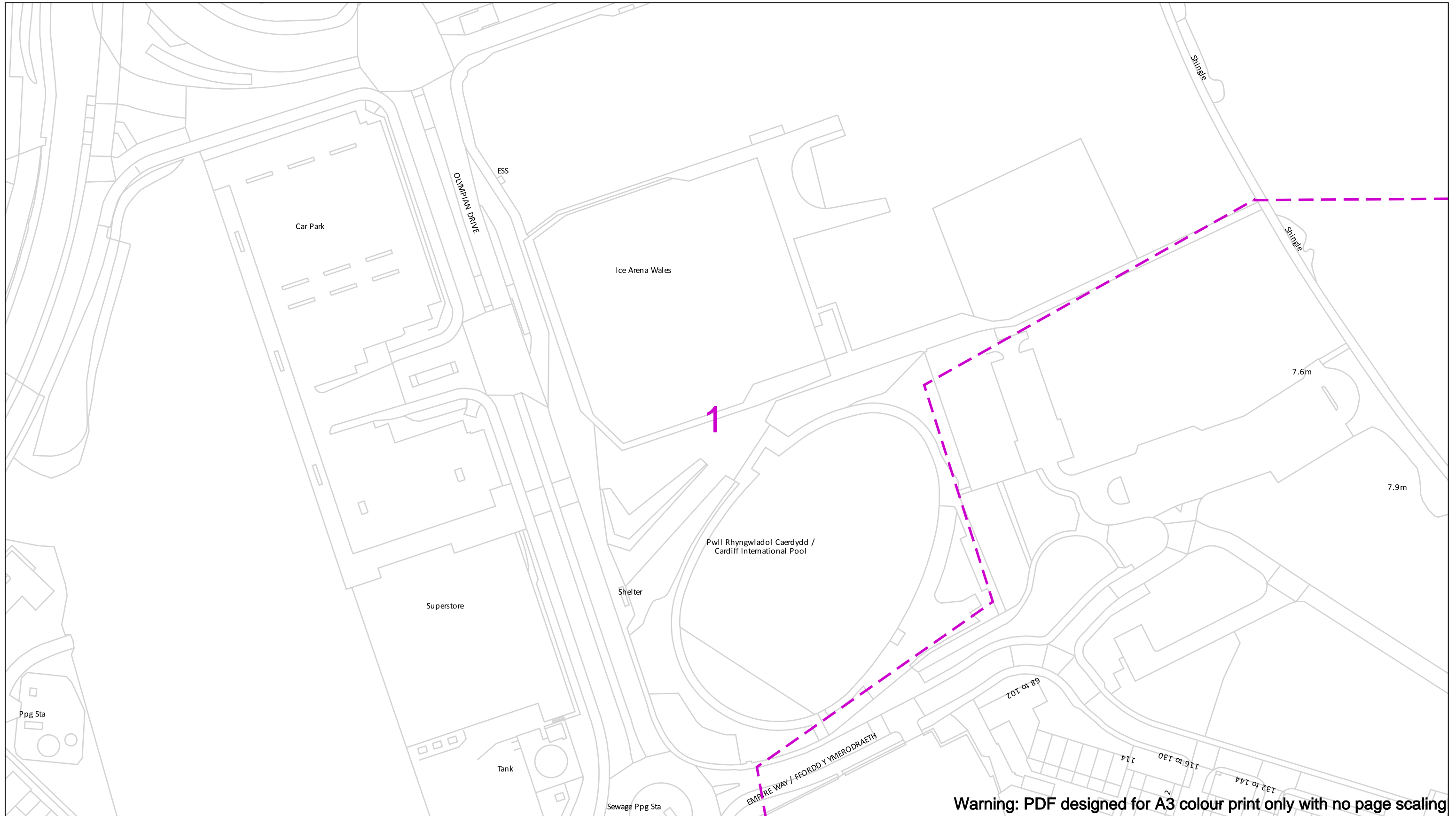
Smell gas?
 Call the Gas Emergency Service on 0800 111 999.

Dial
 Call 029 2027 8912 before you start work.

Investigate
 Before you dig, make sure you know what's below.

Go ahead
 Done your research? Now you can dig safely.

We need 10 days' notice



Contact Us
 Mapping Enquiries: 02920 278 912
 General Enquiries: 0800 912 2999

Date Requested: 07/12/2023
 Job Reference: 31786914
 Site Location: 318221 172876

Requested by:
 Mr Steve Ormrod
 Your Scheme/Reference: 35172

Scale: 1:1250 (When plotted at A3)

IMPORTANT NOTICES

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- Service pipes, valves, syphons, stub connections etc. may not be shown but their presence should be anticipated
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In case of an emergency call 0800 111 999

100m

Dig Sites	Area:	Line:
	Low Pressure (LP) 21mbar – 75mbar	
	Medium Pressure (MP) 350mbar – 2bar	
	Intermediate Pressure (IP) 2bar – 7bar	
	High Pressure (HP) >7bar	

	Line/Fire Valve
	Governor Station
	Change of Diameter
	End Cap
	Depth of cover

WALES & WEST UTILITIES

Dial before you dig

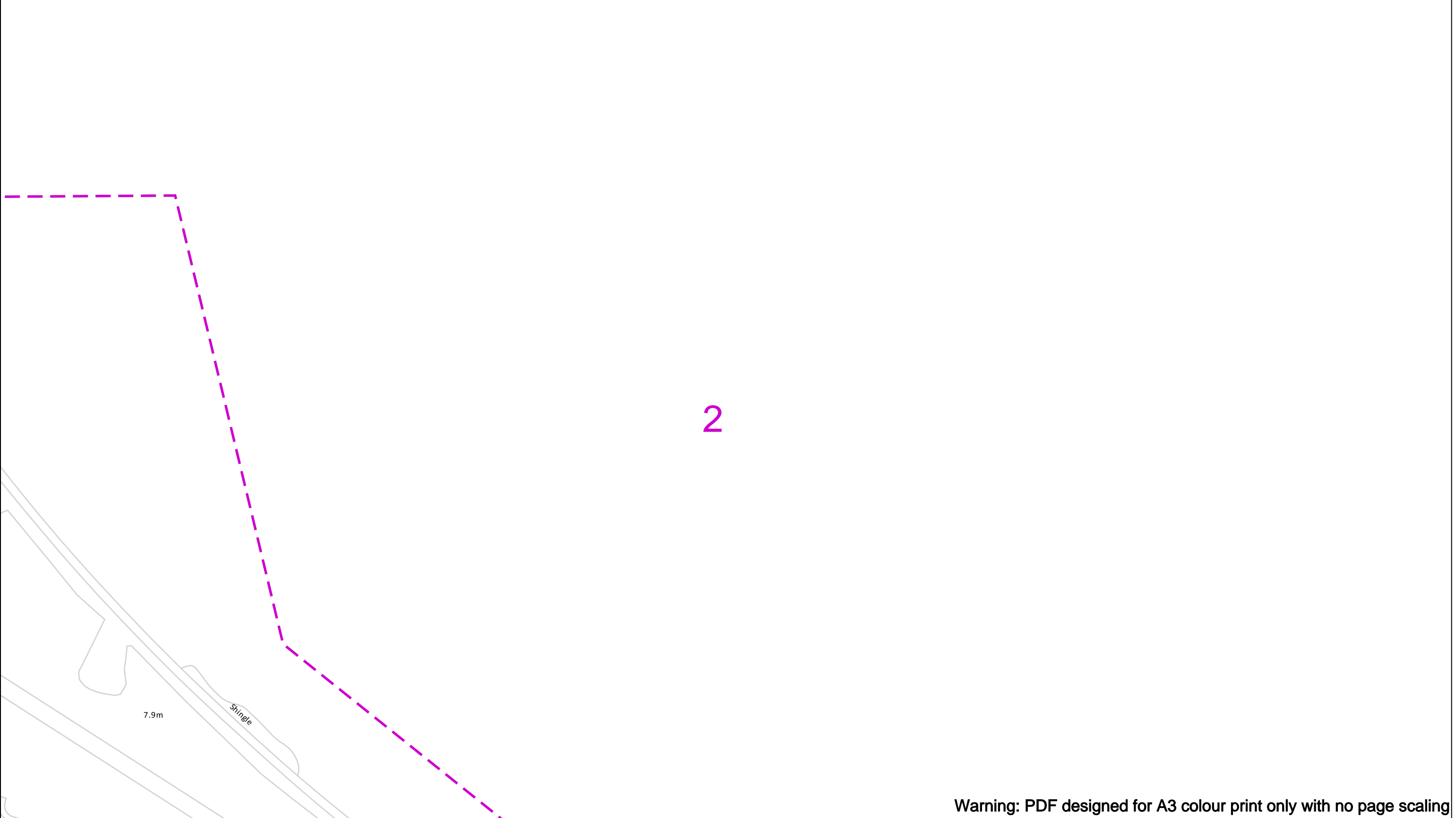
Smell gas? Call the Gas Emergency Service on 0800 111 999.

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Investigate Before you dig, make sure you know what's below.

Go ahead Done your research? Now you can dig safely.

We need 10 days' notice



2

Warning: PDF designed for A3 colour print only with no page scaling

Contact Us
 Mapping Enquiries: 02920 278 912
 General Enquiries: 0800 912 2999

Date Requested: 07/12/2023
 Job Reference: 31786914
 Site Location: 318221 172876
 Requested by:
 Mr Steve Ormrod
 Your Scheme/Reference: 35172

IMPORTANT NOTICES

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- Service pipes, valves, syphons, stub connections etc. may not be shown but their presence should be anticipated
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Scale: 1:1250 (When plotted at A3)

In case of an emergency call 0800 111 999

		Line/Fire Valve Governor Station Change of Diameter End Cap Depth of cover
Dig Sites	Area: Line:	
	Low Pressure (LP) 21mbar – 75mbar	
	Medium Pressure (MP) 350mbar – 2bar	
	Intermediate Pressure (IP) 2bar – 7bar	
	High Pressure (HP) >7bar	



Smell gas?
 Call the Gas Emergency Service on
 0800 111 999.

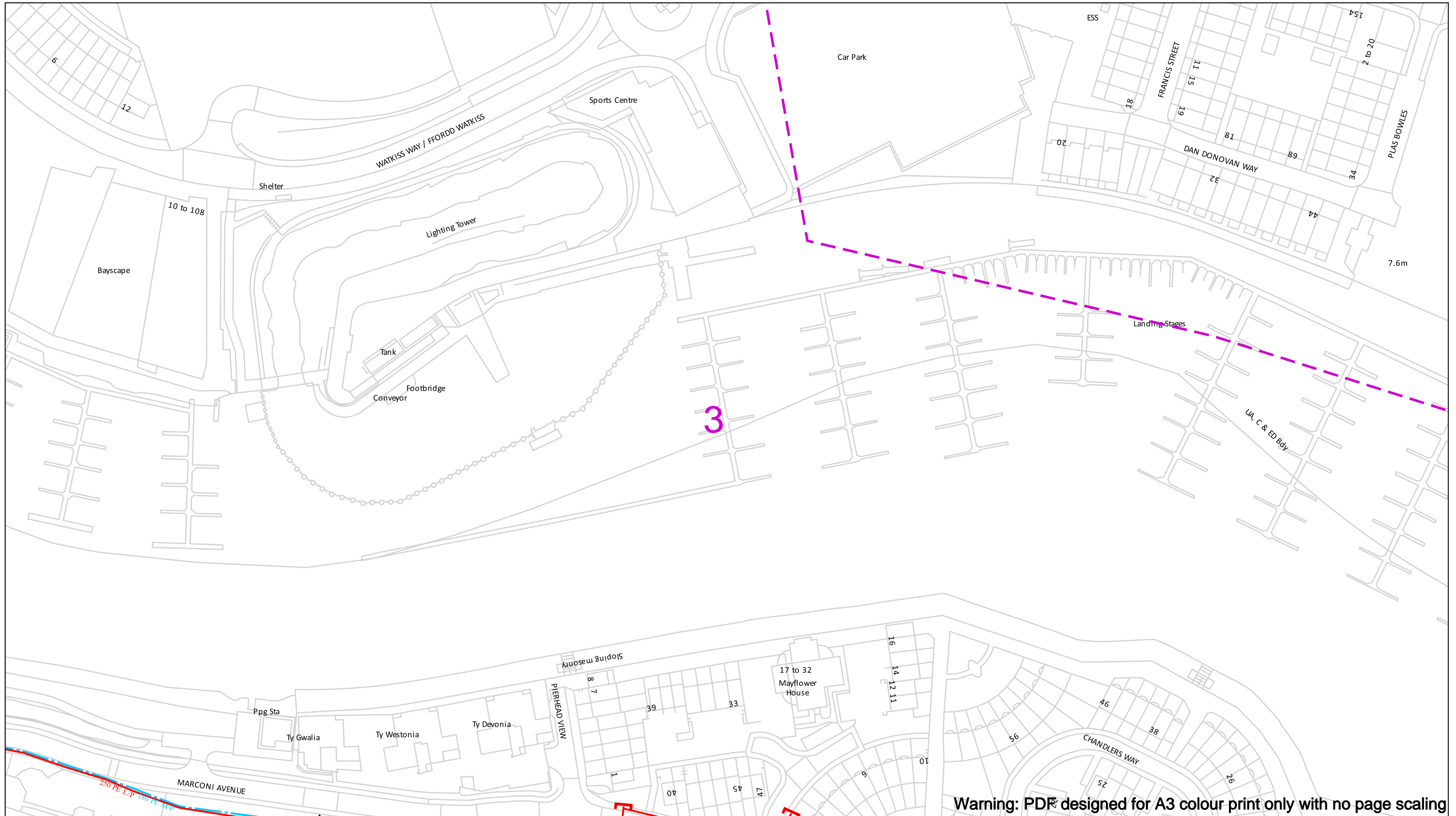
Dial before you dig

Dial
 Call 029 2027 8912
 before you start work.

Investigate
 Before you dig, make sure
 you know what's below.

Go ahead
 Done your research?
 Now you can dig safely.

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Contact Us
 Mapping Enquiries: 02920 278 912
 General Enquiries: 0800 912 2999

Date Requested: 07/12/2023
 Job Reference: 31786914
 Site Location: 318221 172876

Requested by:
 Mr Steve Ormrod
 Your Scheme/Reference: 35172

Scale: 1:1250 (When plotted at A3)

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 - The plan only shows those pipes owned by Wales & West Utilities (WUU) as its role as a licensed Gas Transporter
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 - It is your responsibility to ensure this information is provided to all persons working near our plant
 - If in doubt call the WUU dig team on 02920 278912

In case of an emergency call 0800 111 999

100m

Dig Sites	Area:	Line:		Line/Fire Valve
	Low Pressure (LP) 21mbar – 75mbar			Governor Station
	Medium Pressure (MP) 350mbar – 2bar			Change of Diameter
	Intermediate Pressure (IP) 2bar – 7bar			End Cap
	High Pressure (HP) >7bar			Depth of cover

WALES & WEST UTILITIES

Smell gas?
 Call the Gas Emergency Service on 0800 111 999.

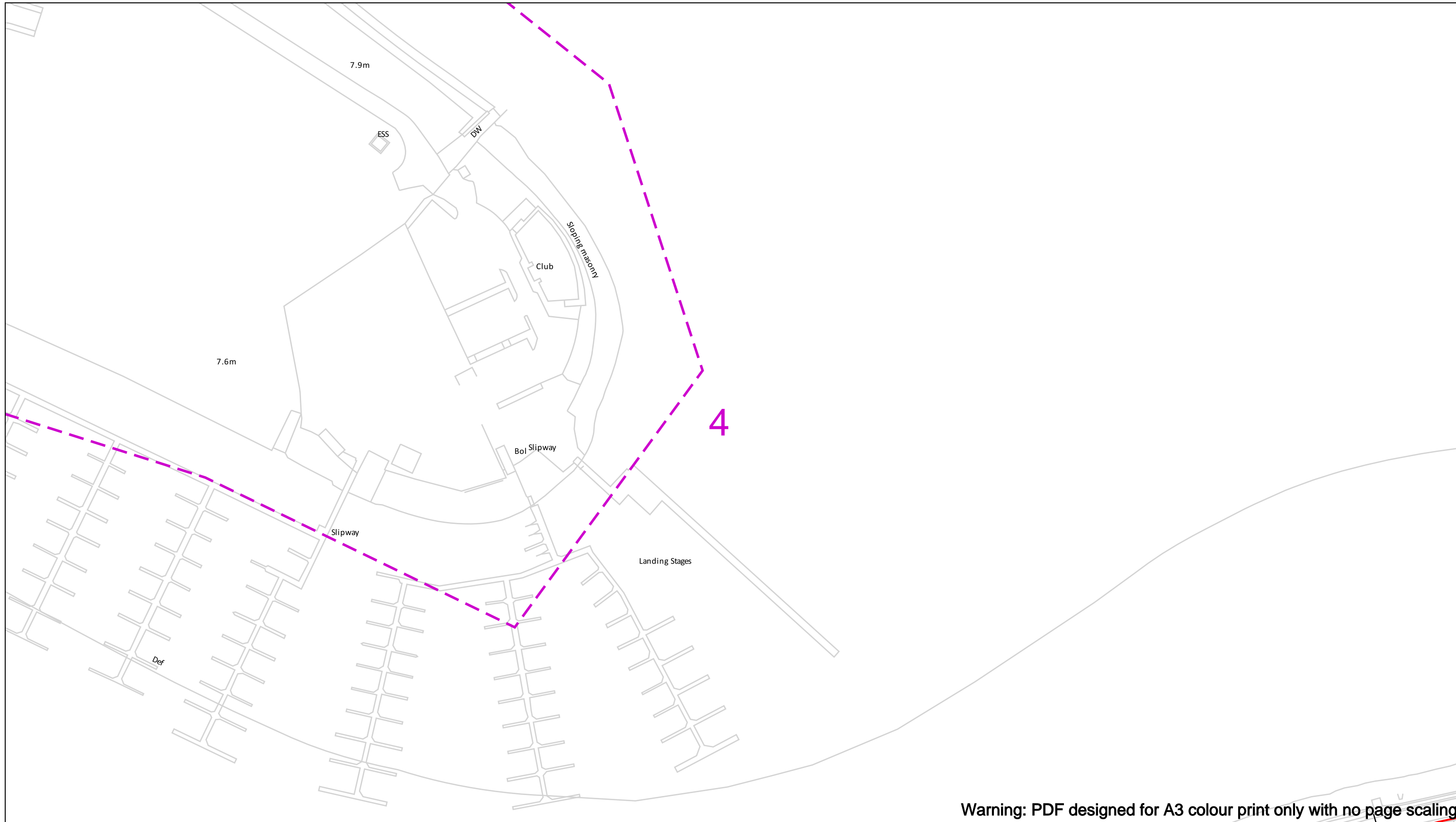
Dial before you dig

We need 10 days' notice

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Investigate
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Go ahead
 Done your research? Now you can dig safely.



Warning: PDF designed for A3 colour print only with no page scaling

Contact Us
 Mapping Enquiries: 02920 278 912
 General Enquiries: 0800 912 2999

Date Requested: 07/12/2023
 Job Reference: 31786914
 Site Location: 318221 172876

Requested by:
 Mr Steve Ormrod
 Your Scheme/Reference: 35172

Scale: 1:1250 (When plotted at A3)

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100m

Dig Sites	Area:	Line:		Line/Fire Valve
	Low Pressure (LP) 21mbar – 75mbar			Governor Station
	Medium Pressure (MP) 350mbar – 2bar			Change of Diameter
	Intermediate Pressure (IP) 2bar – 7bar			End Cap
	High Pressure (HP) >7bar			Depth of cover

WALES & WEST UTILITIES

Smell gas?
 Call the Gas Emergency Service on 0800 111 999.

Dial before you dig

We need 10 days' notice

Go ahead
 Done your research? Now you can dig safely.

Our Ref: Ref shown on map

email: nnhc@openreach.co.uk

Date of issue shown on map

Dear Customer,

NR & SW ACT 1991 – PROPOSED WORKS AT:

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

Email Dial before you dig CBYD@openreach.co.uk

Visit the website www.openreach.co.uk/cbyd

Thank you for your request of describing the above proposals.

Enclosed are copies of our drawing marked up to show the approximate locations of BT apparatus which is present in the immediate vicinity of your works. It 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 made near to British Telecommunications plc apparatus which 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 British Telecommunications plc plant. 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 works we recommend that your plant/vehicle crossing is either resited, or apply for a budget estimate by submitting detailed plans to the above address, these will be forwarded to the appropriate department for their comments.

Please ensure you quote our reference on any future correspondence.

Yours faithfully,

Openreach Plant Maps Requested

NewSite Office (addresses can be found on [the New Developments contact page](#))

Dear Sir/Madam,

You have downloaded copies of our drawings marked up to show the approximate location of Openreach apparatus, which is present in the immediate vicinity of your works. It 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 made near to Openreach apparatus, which 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 Openreach plant. Please ensure that our equipment is not enclosed, blocked, covered or otherwise obstructed by your plant. In the event of clearance not being adequate we anticipate that your plant is either resited, or an order is placed with Openreach for rearrangements of its plant. If there are any difficulties with the Map please email cbyd@openreach.co.uk

Please contact our Network Protection Service by Email on cbyd@openreach.co.uk giving four calendar weeks notice of your commencement date. This will provide you with on-site advice and a check of location for any Openreach apparatus.

Further to this, I hope the following points will assist you at the new development: -

Openreach has a licence obligation to provide service to any end customer requiring a connection. A Developer would not normally be charged for provision of service, our standard connection charges would apply to the end user when orders are placed with the communication provider of choice. However, should a Developer insist on an underground service in an area where Openreach plant is provided overhead, charges may be incurred.

When the Developer has obtained contract and planning permission Openreach would request a 'Clean', scaled Site Layout, Location Map and a covering letter be sent to the relevant newSite Office. We would particularly request that you give details of your programmed site start date and likely first occupancy date where possible. To obtain contact details of the newSite office covering the development area click on the URL below.

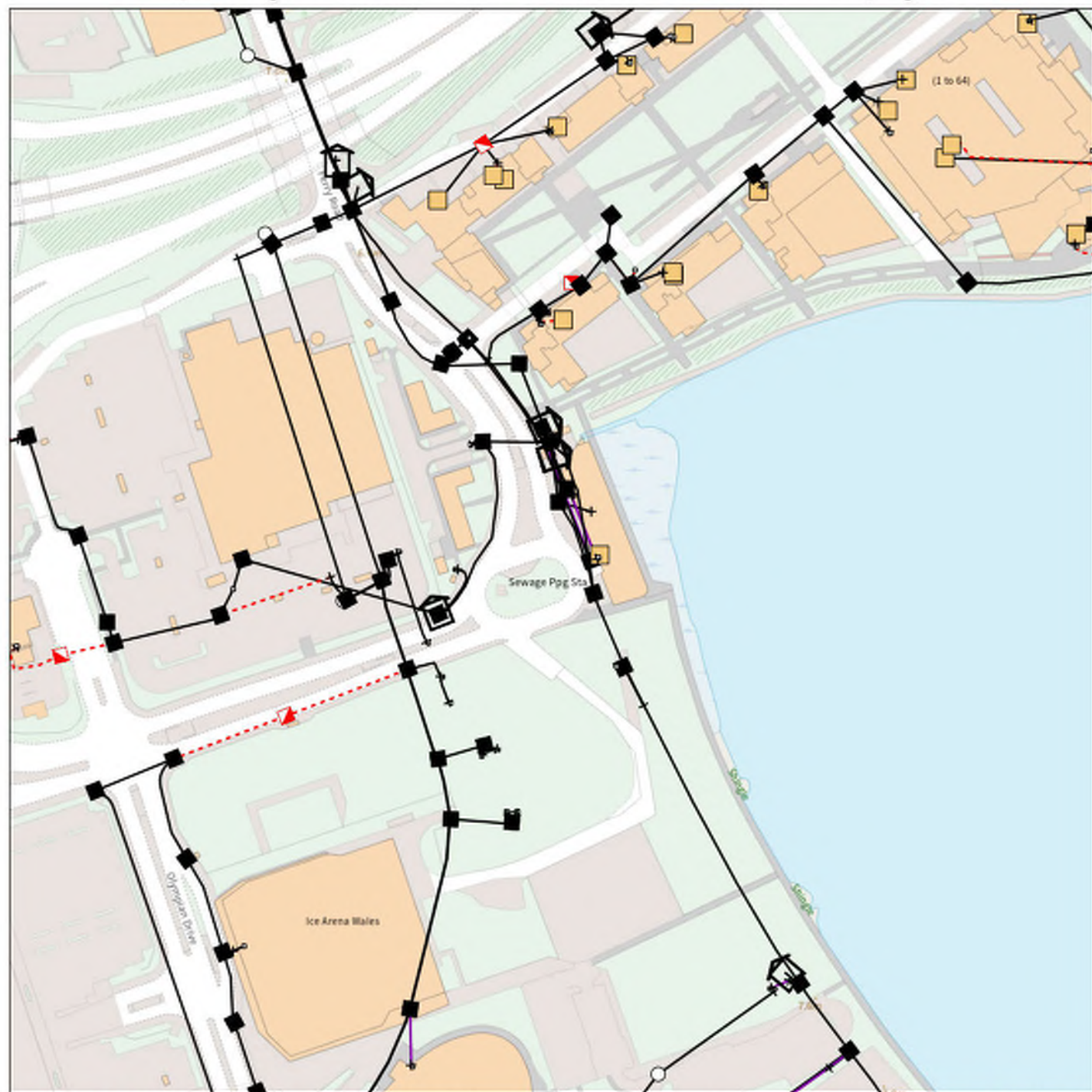
<http://www.newdevelopments-openreach.co.uk/ContactUs.aspx>

Where a development affects existing Openreach apparatus in the public highway, the cost of any necessary protection or diversionary works must be borne by the Developer. In this case where a budget estimate is required a Site Plan, Location Map and a covering letter should be forwarded to the Repayments Project Office. Please visit www.openreach.co.uk/alterationscontacts for contact details of the Repayments Office covering the development area.

Yours faithfully,

Openreach newSites

Maps by email Plant Information Reply



IMPORTANT WARNING

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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

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0900 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

Reproduced from the Ordnance Survey map by BT by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office
(C) Crown Copyright British Telecommunications plc 100028040

KEY TO BT SYMBOLS

		Change Of State	+	Hatchings	
	Planned	Live	Split Coupling	×	Built
PCP			Duct Tee	▲	Planned
Pole			Building		Inferred
Box			Kiosk		Duct
Manhole			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.		
Cabinet					
	Pending Add	In Place	Pending Remove	Not In Use	
Power Cable					
Power Duct				N/A	

BT Ref : ODD11555T

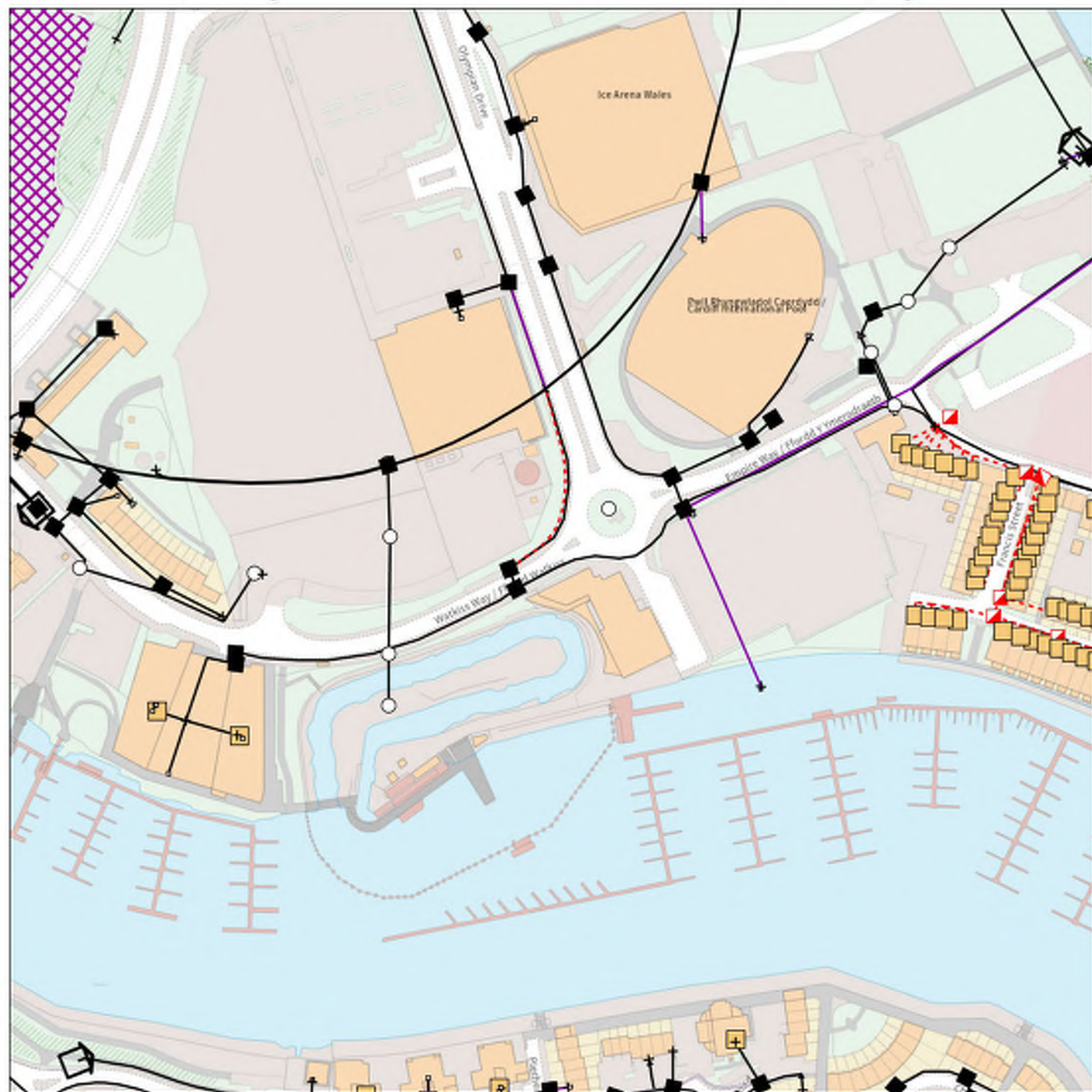
Map Reference : (centre) ST1807773245

Easting/Northing : (centre) 318077,173245

Issued : 03/01/2024 11:55:35

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

Maps by email Plant Information Reply



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KEY TO BT SYMBOLS

		Change Of State	+	Hatchings	
	Planned	Live	Split Coupling	×	Built
PCP			Duct Tee	▲	Planned
Pole			Building		Inferred
Box			Kiosk		Duct
Manhole			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.		
Cabinet					
	Pending Add	In Place	Pending Remove	Not In Use	
Power Cable					
Power Duct				N/A	

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BT Ref : ZBW11557L

Map Reference : (centre) ST1794372864

Easting/Northing : (centre) 317943,172864

Issued : 03/01/2024 11:56:09

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

Maps by email Plant Information Reply



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openreach

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KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling		Built	
Pole			Duct Tee		Planned	
Box			Building		Inferred	
Manhole			Kiosk		Duct	
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 : WIT11556E

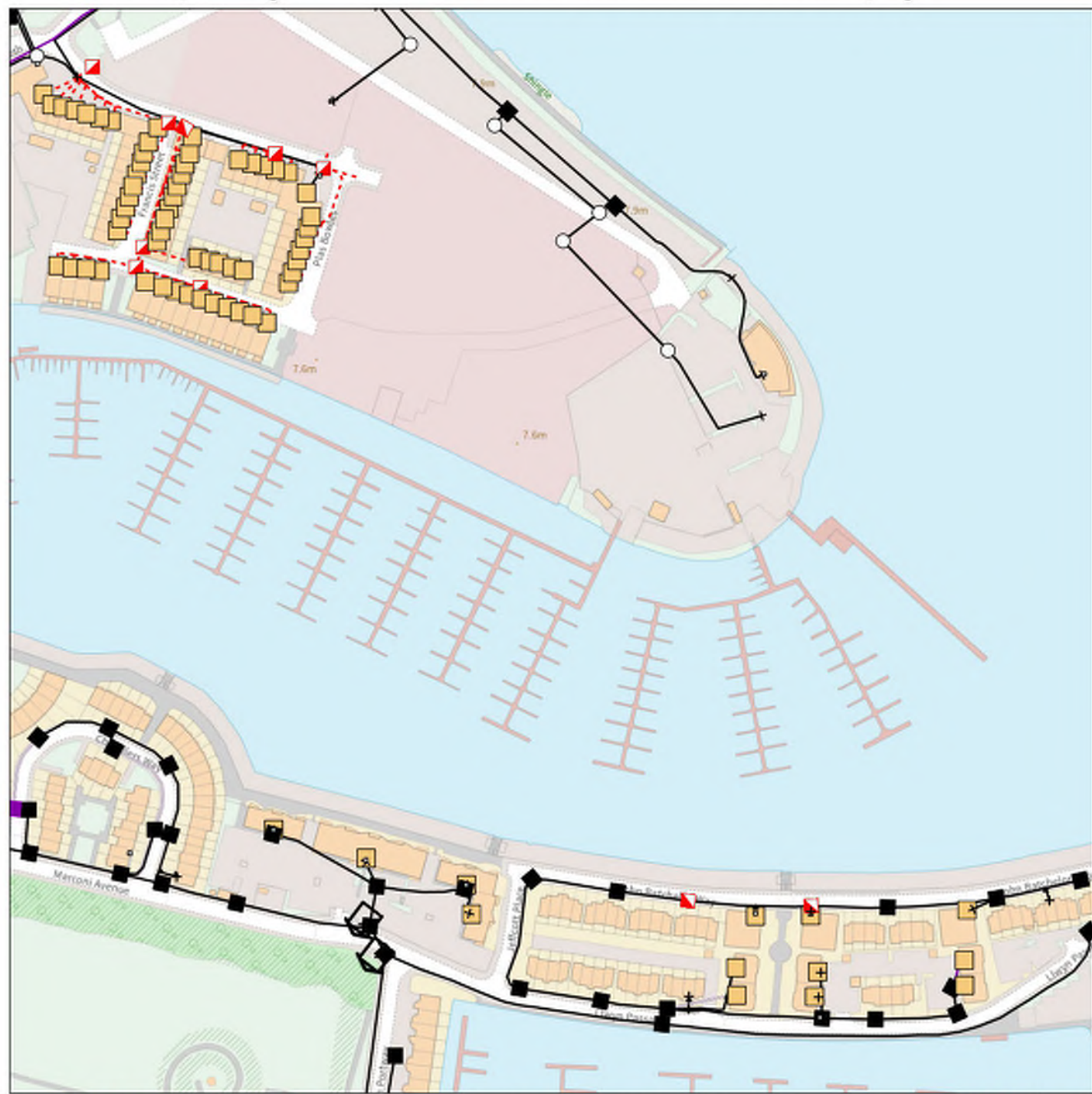
Map Reference : (centre) ST1821372976

Easting/Northing : (centre) 318213,172976

Issued : 03/01/2024 11:55:14

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

Maps by email Plant Information Reply



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openreach

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email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

Accidents happen

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(C) Crown Copyright British Telecommunications plc 100028040

KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
			Split Coupling	×	Built	
PCP			Duct Tee	▲	Planned	
Pole			Building		Inferred	
Box			Kiosk		Duct	
Manhole			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.			
Cabinet						
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

BT Ref : YCL11557L

Map Reference : (centre) ST1833872703

Easting/Northing : (centre) 318338,172703

Issued : 03/01/2024 11:55:48

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

Searches - Cornerstone Projects Ltd

From: Harshita K S <Harshitha.KS@atkinsrealis.com>
Sent: 04 January 2024 09:23
To: Searches - Cornerstone Projects Ltd
Subject: RE: Plant Enquiries - Site Ref. 35172 Cardiff Bay

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 (HK)
T: +44 (0)1454 662881
E: 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 (now re-named Vodafone Enterprise UK), Energis Communications Limited, Thus Group Holdings Limited 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:

Diversions 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. 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

From: Searches - Cornerstone Projects Ltd <searches@cornerstoneprojects.co.uk>
Sent: 03 January 2024 17:16
To: National Plant Enquiries <OSM.enquiries@atkinsrealis.com>
Subject: Plant Enquiries - Site Ref. 35172 Cardiff Bay

Dear Sir/Madam,

Re: - Underground Apparatus / Plant

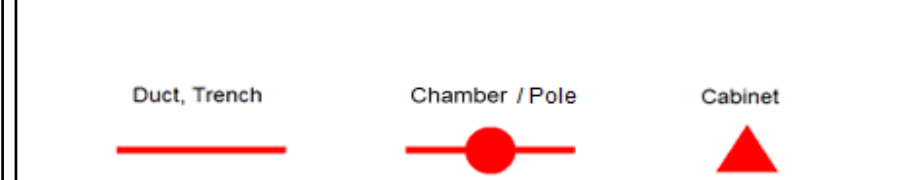
Site Ref. 35172 Cardiff Bay - Empire Way, Cardiff, CF11 0JS - NGR E318213 N172976



0m 100m 200m 300m Scale: 1:1250 Map Centre: 318213.172976 Data updated: 02/12/23 Our Ref: 1357011 - 1

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Important Information - please read The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the 'Affected Postcodes.pdf' which can be downloaded from this website. Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan. This plan is produced by Virgin Media Limited (c) Crown copyright and database rights 2023 Ordnance Survey 100019209.



duncan@cornerstoneprojects.co.uk
35172



Appendix B – NGED Response

4 Shackleton House
 Battle Bridge Lane
 London
 SE1 2HP

Duffryn Bach Terrace
 Church Village
 Pontypridd
 CF38 1BN
 01443 219065
 jwhitehead@nationalgrid.co.uk

NGED Reference: 5018484

26/04/2024

Dear Hilson Moran

A Point of Connection(POC) Offer for electricity connection works by National Grid Electricity Distribution (South Wales) plc Registered in England and Wales No. 2366985 ("NGED") at Cardiff International Sports Village, Olympian Drive, Cardiff, CF11 0JP.

Thank you for your application requesting A Point of Connection(POC) Offer electricity connection at the Premises and/or provide network infrastructure to supply future connections within a development area. I am pleased to provide NGED's formal offer to you to provide the Proposed Connection(s) and/or, (as relevant) the Proposed Infrastructure offer for the reservation of capacity for a development at the Premises.

All capitalised words and expressions used in this Offer Letter shall, unless otherwise defined in this Offer Letter or the context otherwise provides, have the same meaning as set out in Part D of this Offer and the General Conditions for Connection Works.

The terms and conditions on which NGED will carry out the Works you require are set out in Parts A to D of this Offer and General Conditions for Connection Works. Please ensure that you read both documents carefully.

Provision of the Connection Works

This Connection Offer (including the Connection Charge detailed below) is based on NGED undertaking the Non-contestable Connection Works and any Contestable Work detailed in Part A of this Connection Offer and the enclosed Customer Breakdown of Charges. You (or your appointed Connection Provider) will carry out the Contestable Connection Works specified in Part A.

Connection Charge

The Connection Charge for NGED undertaking the Non-contestable Connection Works and specified Contestable Connection Works is set out below:



£2,466.01 (ex vat)

Please note that the Connection Charge may be adjusted following acceptance of, and as set out in, this Connection Offer, including as set out in clause 6 of the General Conditions for Connection Works.

Conditions relating to the Charge and associated Payment Terms can be found in Part C of this Offer.

This Offer has been divided into the following sections;

- A** Specific conditions for connection
- B** Milestones
- C** Payment terms
- D** Definitions
- E** Acceptance

Also included with this offer:

- Customer breakdown of charges
- Health & Safety Questionnaire
- Cost of Legal Fees Statement
- Confirmation of Appointment

We are here to help:

 **01443 219065**

 **nationalgrid.co.uk**

The following provides an overview of the Works Offer based on NGED's understanding of your requirements.

Summary of the electricity connection requirements

The customer has requested a 750kVA HV POC

Summary of the reinforcement required

None

In the event that NGED determines to procure flexibility services in lieu of undertaking the relevant reinforcement works, then NGED shall notify the Customer of the same, and confirm any changes to the terms of connection as a result, including any proposed change to the Curtailment End Date / Reinforcement end date.

Summary of the Customer Works

Customer to do all contestable works

From 1 April 2024 customers seeking quotations for connections greater than 250kVA, and the highest voltage of works is at HV, will be required to pay the Assessment & Design (A&D) Fees when the Connection Offer is issued, rather than at the time of acceptance.

For more information see our website: <https://connections.nationalgrid.co.uk/larger-connections-charging>

Interactivity

If NGED receives a separate application for a connection which makes use of the same part of our **Existing Network**, or **Committed Network** as the proposed development and, due to network constraints and the amount of capacity available on the Distribution System, NGED determines that it cannot accommodate the proposed development and the new connection without a material impact on the terms of the connection offers made (including, for example, an increase in the connection charge to account for additional reinforcement works) this Connection Offer may become "Interactive". If NGED becomes aware that this Connection Offer might become interactive, NGED will, where possible, send you a **Notice of Potential Interactivity**.

If this Connection Offer does become interactive, NGED will send you a **Notice of Interactivity** which will confirm that this Connection Offer is interactive, provide details of any changes to the terms of the Connection Offer and inform you of any revised process for accepting your offer.

Because of the order in which your application was received by NGED, if your Connection Offer does become interactive, your application will take priority and, provided you accept the Connection Offer before the end of the period for acceptance in accordance with the terms of the Connection Offer (as may be amended and varied by a **Notice of Interactivity**), then your Connection Offer will not be conditional upon whether any other applicants accept any **Interactive Connection Offers** issued to them.

Note that if there are more than 30 days of the existing acceptance period for your Connection Offer remaining from the date of any **Notice of Interactivity**, your acceptance period will be reduced to 30 days from the date of the notice.

If you receive a **Notice of Interactivity** and there are 30 days or less of the existing acceptance period for your Connection Offer remaining, the existing acceptance period will continue to apply.

Where a **Notice of Interactivity** is issued, NGED will not grant an extension to any period for acceptance of your Connection Offer under any circumstances.

It is important to note that, if you do receive a **Notice of Interactivity**, in addition to any changes that this will result in to your acceptance date, your acceptance will also be conditional upon payment (in cleared funds and notwithstanding any other provision of this Connection Offer or as set out on any invoice) of the Initial Payment (if any) set out in Part C of this Connection Offer or (where a single payment is provided for in Part C) the entire Connection Charge by the expiry of the acceptance period. You will also need to sign and return the acceptance form enclosed with such **Notice of Interactivity** for your acceptance to be valid.

Further information in relation to interactivity (including the meaning of the emboldened terms used in this section) is set out in NGED's Interactivity Process Guide, which is available from NGED's website www.nationalgrid.co.uk.

General Conditions for Connection Works

As well as the documents enclosed with this Offer Letter, the Works Offer also incorporates and is subject to Version 7 of our General Conditions for Connection Works. The General Conditions for Connection Works are a part of the Agreement that is formed between us in accordance with the 'Acceptance' paragraph below. You can view them here <https://connections.nationalgrid.co.uk/types-of-connection-offer>. Alternatively, we can send you a copy on request.

Please take the time to read them as they include important provisions setting out, for example, the circumstances in which you may cancel or NGED may terminate the Connection Offer. They also set out details of NGED's limits of its liability to you, as well as definitions of terms used in this document that you may find helpful. We are happy to discuss any element of these conditions with you.

Acceptance

If you would like to accept this Connection Offer please return the following completed documents to NGED at the above address:

- the Acceptance Form;
- the Health and Safety Questionnaire.

Unless otherwise agreed with us in writing this Connection Offer will automatically expire if NGED do not receive these documents by **25/07/2024**.

Once NGED have received the documents set out above, subject to any provisos set out in the Connection Offer, NGED will:

- date the Acceptance Form and send you a copy for your records; and
- invoice you for any payments which are due.

The Agreement between you and NGED shall be formed when we date the Acceptance Form. NGED reserve the right to withdraw the Connection Offer on written notice at any time prior to formation of the Agreement. Unless otherwise agreed with NGED in writing, the Agreement shall be on the terms and conditions set out in this Connection Offer, and any purported acceptance of the Connection Offer containing any variation to these terms shall be invalid.

If the Agreement is terminated by you or by NGED as set out in clause 13.3 of the General Conditions for Connection Works you will be liable for any reasonable costs incurred by NGED as a result as set out in that clause.

Data Protection

NGED take data protection very seriously - details of:

- how NGED collects, stores and uses information that identifies individuals ("Personal Information") in connection with its business activities;
- NGED's legal basis is for processing that Personal Information; and
- your rights in relation to your Personal Information,

can be found on NGED's privacy policy, which can be viewed via the link below. Alternatively, we can send you a copy on request.

<https://www.nationalgrid.co.uk/Privacy-Policy.aspx>

Further Information

If you have any queries or are not satisfied with the terms of this Connection Offer and, after discussion, you and I are unable to reach agreement, I hope you will take the opportunity of talking to my manager: **Paul Llewellyn on 01792 784310**. If, following discussion with **Paul Llewellyn**, we still cannot reach an agreement please contact the Complaints Department on 0800 055 6833 or email complaints@nationalgrid.co.uk. Our complaints procedure is available on our website:

<https://www.nationalgrid.co.uk/contact-us/contacting-national-grid-electricity-distribution/complaints>

If we are unable to resolve your complaint, you will have the right to refer the matter to the independent dispute resolution service, the Energy Ombudsman, for a decision.

If you have any questions or wish to discuss any of the above, please do not hesitate to contact me.

Yours sincerely,

Jason Whitehead
Planner
Cardiff Construction

National Grid Electricity Distribution (South Wales) plc Registered in England and Wales No. 2366985

Registered Office: Avonbank, Feeder Road, Bristol BS2 0TB

Important:

All rights in the design, specification, plans or drawings or any other document contained or accompanying this Connection Offer belong to and remain with NGED and shall not be used or disclosed by the Customer or any other person without NGED's written consent.

All data and information acquired or reviewed by the parties in connection with this Works Offer is confidential and shall not be divulged to any third party without the prior written consent of the other party except insofar as may be required by law.



Specific conditions for connection

A.1. - Basis of the Connection Offer

A.1.1 - Proposed Development

A.1.2 - NGED understands that, based on current information provided by the Customer, including within the Customer's connection application, the proposed Customer's proposed development will comprise of the details as set out in this section A:-

A.2. - Proposed Connection(s)

A.2.1 - The characteristics of the Proposed Connection(s) will be:

Nominal Voltage at Connection Point	11000 Volts
No of Phases	Three Phase
Nominal Frequency	50 Hz
Maximum Export Capacity	0 kVA
Maximum Import Capacity	750 kVA
Earth Provided by NGED for Customer's Use	For Information Regarding The Earthing Provided By Nged For Customers Use And The Customers Earthing Responsibility, See The Specific Conditions Attached
External Earth Loop Impedance	
Maximum Prospective Short Circuit Current	
Acceptable Power Factor for Export Capacity	0.95 with a reactive power tolerance of +/- 0kVAR
Acceptable Power Factor for Import Capacity	0.95 lag to unity with a reactive power tolerance of +/- 38kVAR

A.2.2 - Supply Specification for the Proposed Development

A.2.3 - Where the Proposed Connection(s) is provided in two or more phases the Customer's load shall, as far as is reasonably practical, be balanced.

A.2.4 - The Maximum Import Capacity and Maximum Export Capacity means the maximum power in kilovolt amperes (kVA) which has been requested by the Customer and which NGED is prepared to make available. NGED accepts no obligation to provide capacity in excess of this. Further information is provided in NGED's Statement of Methodology and Charges for Connection.

A.3. - Point of Connection

A.3.1 - The Point of Connection to NGED's existing Distribution System will be POC is offered off the 3c300mmEPR leg running between 513880 (Bayscape) and 513251 (Penarth Moors). as shown on plan 5018484 dated 07/02/2024 showing NGED's existing Distribution System, Point of Connection, location and Premises.


A.4. - Connection Point

A.4.1 - The Connection Point will be the outgoing terminals of the Company's 11kV metering circuit breaker. It will be the Customer's responsibility to provide and maintain the Customer's Installation beyond the Connection Point in conformity with any regulations and orders for the use of electricity on the Premises.

A.5. - Network Constraints

A.5.1 - Whilst NGED will endeavour to minimise any disruption, NGED does not guarantee that the Customer will be able to import or export electricity through the Connection Point at all times. The Connection Point may be de-energised, or a Customer's import reduced (including to zero) as set out in the Connection Agreement, including for the reasons set out in the National Terms of Connection (as amended from time to time and as incorporated into the Connection Agreement) or in the event of abnormal network running conditions (including as a result of network outages or communications system failures).

A.6. - Outline of the Connection Works

 <p>National Grid Electricity Distribution undertake all works</p>	<p>NGED undertake the Non-contestable Connection Works and specified Contestable Connection Works</p>
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A.6.1 - NGED will provide the Proposed Connection(s) by performing the following Non-contestable and Contestable Connection Works:

<p>Non-contestable Connection Works undertaken by NGED</p>	<ul style="list-style-type: none"> • None
<p>Contestable Connection Works undertaken by NGED</p>	<ul style="list-style-type: none"> • None

A.6.2 - The Customer or the Customer's appointed Connection Provider, shall at no cost to NGED, undertake the following;

<p>Contestable Connection Works undertaken by the Customer or the Customer's appointed Connection Provider</p>	<ul style="list-style-type: none"> • Customer to do all contestable works inclusive of loop in joints • Design and construct the Contestable Connection Works from the Point of Connection. • Where NGED is to adopt any of the Contestable Connection Works, arrange legal documentation (wayleave, easement, lease or transfer as applicable to the site and NGED policy) to be completed in NGED's name prior to adoption of the equipment by NGED.
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A.7. - Design Approval

A.7.1 - The Customer (or their Connection Provider) is required to provide NGED with all information relating to the design of its or their Contestable Connection Works in order to confirm suitability for Adoption by NGED. NGED require a (single) full and comprehensive design submission for the Customer's / Connection Provider's Contestable Connection Assets (including, without limitation plant, equipment and cables/lines) which are to be Adopted by NGED. Part or incomplete designs will not be accepted as a valid design submission. Where NGED does not consider the submission to be full and comprehensive, NGED will inform the Customer / Connection Provider that the submission has been rejected.

A.7.2 - The Customer should refer to and comply with the requirements laid out under NGED'S appropriate design guides for switchgear and associated equipment. A copy of the appropriate design guides and other design specification information is available on request or on the NGED Technical Information Website.

A.7.3 - Where reasonably practicable the design submission shall be in electronic format. On receipt of a full design submission, NGED will either provide confirmation of approval or an explanation for rejection within 10 Business Days of receipt of the design (20 Business Days where EHV works are required). Where the design submission is rejected NGED may levy additional charges for considering subsequent design submissions.

A.8. - Inspections

A.8.1 - NGED will undertake inspections of the Customer's / Connection Provider's Contestable Connection Works. The number of inspections required has been calculated on the basis of the number of visits NGED anticipates it will make for a connection of this type and size. Inspections are primarily non-chargeable. Charges will apply for any necessary re-visit following failure. The Customer will be required to pay for each additional inspection at the rates set out within NGED's Statement of Methodology & Charges.

A.9. - Adoption Agreement

A.9.1 - Where the Customer (or the Customer's appointed Connection Provider) wishes to provide some or all the Contestable Connection Work they must first provide such evidence as NGED may reasonably require that the Customer (or their Connection Provider) has the necessary competence and experience to carry out the work properly and safely by providing evidence of appropriate accreditation under the Lloyds Registration scheme. For further information reference should be made to www.lrqa.com

A.9.2 - The Customer (or their appointed Connection Provider) must comply with all appropriate legislation, national standards, technical/engineering recommendations, NGED specifications for design, planning, materials, installation and recording of the Contestable Connection Works. Further information is available on request and via the NGED Technical Information Site.

A.9.3 - The Customer (or the Customer's appointed Connection Provider for the Contestable Connection Works, when applicable) must, prior to commencement of any Connection Works, enter into NGED's Framework Network Access and Adoption Agreement, which sets out the terms and conditions upon which NGED shall Adopt the assets installed by the Customer (or the Customer's appointed Connection Provider). NGED will (upon submission of the Customer's (or their appointed Connection Provider's) design) issue a site specific agreement pursuant to the Framework Network Access and Adoption Agreement to the Customer (or their appointed Connection Provider) in respect of the Proposed Connection(s) for signature.

The Customer shall provide and install, at no cost to NGED

- Customer to do all works inclusive of the energising joints
- Customer to provide a plinth for/ and housing for NGED's RMU

A.10. - Preparatory Works

A.10.1 - Any preparatory works carried out by the Customer should be undertaken in accordance with our guidance on <https://connections.nationalgrid.co.uk/post-acceptance-guidance>

A.11. - Stores

A.11.1 - Where the Customer wishes NGED to supply any meter cabinets, ducts and/or service tubing (less draw cords) and the cost of these items have not already been included within the Charge, these may be purchased by arrangement with NGED's local stores office.

A.11.2 - Our stores office locations and can be found on our website via the following link:

<https://connections.nationalgrid.co.uk/types-of-connection-offer>

A.12. - Safety

A.12.1 - Information and guidance on working in the vicinity of NGED equipment can be found on our website via the link below;

<https://connections.nationalgrid.co.uk/post-acceptance-guidance>

A.13. - Customer Installation and Proposed Connection(s)

A.13.1 - The Customer shall be required to confirm full and final details of the Proposed Connection(s) and Customer Installation, including the electrical layout, provisions for protection and electrical parameters of the Customer's Installation, prior to commencement of any Connection Works by NGED or as otherwise required by NGED.

A.13.2 - Without prejudice to any other provision in this Connection Offer, if the final detail of the Proposed Connection(s) and Customer Installation (including where confirmed to NGED pursuant to the clause above or otherwise or arising out of the results of any surveys, studies or investigations carried out by the Customer or by NGED) or if the Detailed Information provided pursuant to the Milestones clauses (Section B), modifies or deviates from, or have any other impact on, the physical or electrical characteristics of, the Proposed Connection(s) as confirmed to NGED prior to issuance of this Connection Offer, including where any additional works are identified as being required:

(a) - in respect of any earthing pursuant to the clause headed 'Earthing' below

(b) - in respect of any system protection pursuant to the clause headed 'System Protection' below,

A.13.3 - NGED may, at its sole option, terminate (with immediate effect by notice) the Agreement or require a variation to the Agreement, including the Connection Charge or for this Connection Offer to be reissued. Where NGED requires a variation to the Agreement (including, where relevant, the Connection Charge) NGED shall give notice of such required variation to the Customer and the Agreement shall be deemed to be varied accordingly as from the date of deemed service of such notice. For the avoidance of doubt, clause 14 of the General Conditions for Connection Works does not apply to any such variation. If the Customer does not accept (in accordance with its terms) or disputes any variation to this Agreement required by NGED as notified to the Customer, then NGED shall have the option to terminate (with immediate effect by notice) the Agreement.

A.13.4 - Where NGED requires this Connection Offer to be reissued, NGED shall give notice of such requirement to the Customer and, provided that the Customer re-applies within [twenty-eight (28) days] of the date of such notification, NGED shall issue a renewed offer for any outstanding Connection Works on the basis of the Customer's original application date and incorporating any allowable changes requested by the Customer, which may be on different terms and/or for a different charge as set out in this Agreement, including to take account of any new milestones and milestone dates. If the Customer does not re-apply within the required time periods, then NGED shall have the option to terminate (with immediate effect by notice) this Agreement.

A.13.5 - Once final details of the Proposed Connection(s) and Customer Installation have been confirmed to NGED and the Detailed Information provided pursuant to the Milestones clauses (Section B) these shall be deemed to be included in this Agreement and any change to these will constitute a variation to which clause 14 of the General Conditions for Connection Works shall apply.

A.13.6 - The Customer shall ensure that any voltage fluctuation or unbalance and harmonics caused by any of its electrical equipment or apparatus at or connected to the Customer's Installation does not exceed the levels laid down in National Engineering Recommendations P28, P29 and G5/5, as amended, and if appropriate, as modified by NGED.

- P28 covers 'Planning limits for voltage fluctuations caused by industrial, commercial and domestic equipment in the United Kingdom'.
- P29 covers 'Planning limits for voltage unbalance in the United Kingdom'
- G5/5 sets down the 'Limits for harmonics in the United Kingdom supply system'

A.13.7 - The short-term flicker severity, Pst, as defined in Engineering Recommendation P28, caused by the Customer's Installation shall be limited to 0.5 at the point of common coupling. The Customer's Installation shall be designed such that it is possible, if so required, to introduce sequential switching to ensure a minimum period between each operation that causes voltage change consistent with the above flicker limit; examples include switching of each transformer, switching of load etc. The magnitude of the voltage change caused by the operation of the Customer's Installation shall be limited to 3% for events no more frequent than once every 10 minutes; for infrequent events, no more frequent than once per three months, this value is increased to 6%; for very infrequent events, no more frequent than once per year, this value is increased to 10%.

A.13.8 - Where appropriate, NGED may define harmonic limitations that take account of the multiple connection applications to the same part of the Distribution System to give equitable treatment for all. This means that the Customer may be allocated a portion of the margin between background level and planning level as set out in G5/5, rather than allowing one connection to take the whole margin.

A.13.9 - NGED will not Energise the Customer's Installation or (as relevant) complete an amended Connection Agreement until NGED is satisfied the requirements of G5/5 and P28 are met and any required mitigation put in place. The Customer's choice of equipment may influence the need for mitigation significantly (e.g. harmonic emissions produced by equipment with a similar function can vary substantially with some makes/models being cleaner than others). If requested by the Customer, NGED will undertake Stage 2 power quality assessments under G5/5 and P28 following acceptance by the Customer of this Connection Offer.

A.13.10 - The Customer shall not connect any electrical equipment that may adversely affect the supply of electricity to others and/or cause disturbance outside of acceptable limits to the Distribution System without NGED's previous written consent, which will not be unreasonably delayed or withheld. Such equipment includes motors, welders, furnaces, high power appliances, convertors (e.g. rectifiers, switch mode power supplies, uninterruptible power supplies, battery chargers, high-frequency induction furnaces and variable speed drives), regulators (e.g. AC heating and lighting controls) and other equipment with non-linear voltage/current characteristics (e.g. arc welders and arc furnaces). Consent may be granted for equipment subject to specified operating restrictions required by NGED. NGED may base any consent upon estimating the disturbance caused by the proposed equipment (which cannot be precisely determined in advance) and taking a risk-based approach to the likelihood of complaint. Given this it may be that, after the installation of any electrical equipment is complete, the disturbance levels are determined to be unacceptable, and/or complaints are received that are attributable to the Customer's equipment. NGED may de-energise the Connection Point or curtail the Customer's import / export (including to zero). The Customer shall be liable for the costs of any remedial action required as a result of any electrical equipment which the Customer connects (including to the Customer's Installation and/or the Distribution System).

A.14. - System Protection

A.14.1 - It is a condition to Energisation, and the Customer's responsibility, to ensure that:

A.14.2 - there shall be no electrical interconnection between the proposed new electricity connection and any existing connection at the Premises.

A.14.3 - To ensure compliance with the Electricity, Safety, Quality & Continuity Regulations 2002 (as amended) the Customer shall ensure their equipment and installation is adequately protected, both mechanically and electrically. NGED may consider accepting tripping signals from the Customer. Each request will be considered on its merits. Where NGED agrees to accept tripping signals from the Customer, normally open volt free contacts for this purpose shall be provided by the Customer.

A.14.4 - NGED's Connection Point circuit breaker and its associated protection may be included in the Customer's protection scheme for the site. The inclusion of NGED's equipment and protection into the Customer's protection scheme is the responsibility of the Customer. This facility is provided entirely at the Customer's risk and (subject to clause 10.1 of the General Conditions for Connection Works) NGED shall not be liable for any costs, expenses, damages or any other losses arising out of or in connection with the facility. NGED shall provide the Customer with details of the protection settings employed at the Connection Point circuit breaker. It is the Customer's responsibility to ensure that these settings provide adequate protection of the Customer's plant and apparatus.

A.14.5 - Please note, all protection requirements shall be agreed with NGED prior to installation.

A.15. - Earthing

A.15.1 - NGED's HV earthing system is designed, installed and used so as to prevent danger. It may be subject to voltage rise and current flow

A.15.2 - The Customer may connect to NGED's HV earthing system subject to NGED's prior written consent, the Customer's Installation being designed, installed and used so as to prevent danger, and the Customer's acceptance that NGED have no liability arising from their connection to NGED's HV earthing system.

A.15.3 - NGED's HV system is designed to operate with HV system earths placed at NGED's source substations only. The Customer shall not connect the HV system to earth (for example by connecting HV transformer windings or HV generator windings, if applicable, to earth) without the prior written consent of NGED.

A.15.4 - The detailed requirements for the earthing and bonding at telecommunication stations are specified in the ENA Engineering Recommendation G12, as amended. The installation shall comply with these requirements in full.

A.15.5 - Where the site is declared 'Cold' (as defined in ENA Engineering Recommendation S36), confirmation is required that step and touch potential limits are not exceeded on or off site. Making the site 'Cold' does not necessarily make the installation and adjacent properties safe for step and touch potential.

A.15.6 - NGED has a duty of care to ensure it does not knowingly Energise a site that could be unsafe. We therefore require confirmation that the site is safe in this respect before we can approve the design. Touch and step potentials will need to be calculated and verified within the Customer's Installation and any adjacent properties.

A.15.7 - Where the site is classified as 'hot' (as defined in ENA Engineering Recommendation S36), the Customer shall ensure that;

- there is adequate segregation between HV and LV earthing systems
- there is adequate segregation between NGED's HV switchgear and the Customer's transformer / LV system / PV panels.
- a NGED approved isolation transformer for the LV supply within the switch room / enclosure is provided by the developer.
- adequate isolation equipment in the signal cables between NGED's control panel and the Customer's Installation.

A.16. - Appointing a Supplier / Meter Operator

A.16.1 - Information and guidance around appointing supplier and meter operator equipment can be found on our website via the link below;
<https://connections.nationalgrid.co.uk/post-acceptance-guidance>

A.17. - Connection Agreement

A.17.1 - Prior to Energisation of the Customer's Installation or (as applicable) utilisation of capacity in respect of an augmented connection the Customer or, where relevant, an end user of the Proposed Connection, must enter into a new or (as appropriate) varied written Connection Agreement with NGED.

A.17.2 - The new or varied Connection Agreement entered into will govern the terms and conditions under which the Customer's Installation may be connected (and remain connected) to NGED's Distribution System. The Connection Agreement is based on an industry standard and the terms and conditions contained therein are largely non-negotiable. Any request to amend the Connection Agreement will require a referral for legal advice and the Customer shall be responsible for costs incurred by NGED regardless of whether or not these changes or amendments are agreed and incorporated in the Connection Agreement.

A.17.3 - The Connection Agreement stipulates the Maximum Import Capacity and where relevant the Maximum Export Capacity reserved for the Customers use. There are ongoing charges relating to reserving capacity on NGEDs network. Information relating to the ongoing Distribution Use of System (DUoS) Charges, can be found on our website.
<https://connections.nationalgrid.co.uk/post-acceptance-guidance>

A.18. - Pass-Through of NGESO requirements

A.18.1 - Without prejudice to clause 5 of the General Conditions for Connection Works, NGED may be required to request a Statement of Works from NGESO in accordance with section 6.5.5, or a Modification in accordance with section 6.9 of the Connection and Use of System Code (the "CUSC") in order to ascertain the effect of the proposed generation on the transmission system. On receipt of this request, NGESO will consider, in accordance with the CUSC, whether or not a formal modification application is required. Following NGESO's consideration, should the Customer seek to make a significant change to its Proposed Connection (as described in this Agreement), NGED may be required to request a further Statement of Works or Modification from NGESO. For

the purposes of this clause, an Electricity Storage Facility (as the same is defined in the Electricity Generation Licence: Standard Conditions) shall be treated as generation for the purposes of a Statement of Works or a Modification. NGESO will assess the impact of both the export and import requirements of an Electricity Storage Facility on the transmission system. The requirements of this clause apply to both the export and import requirements of the relevant Electricity Storage Facility and any fees, charges, secured amounts or any other costs or obligations shall be applicable in respect of the same

A.18.2 - The Connection Charge is exclusive of all fees and/or costs charged or incurred by NGESO in relation to any Statement of Works request and/or Modification application. The Customer shall be responsible for all fees and/or charges associated with a Statement of Works request and/or Modification application and any additional fees and/or costs as required by NGESO. NGED will confirm any fees and/or costs payable by the Customer in writing as soon as practicable after NGED receives confirmation of these from NGESO and will issue an invoice for the same to the Customer which the Customer shall pay within 28 days of the date of the invoice. All fees and/or costs associated with a Statement of Works request and/or Modification application are payable by the Customer in advance of NGED submitting the Statement of Works request and/or Modification application to NGESO.

A.18.3 - The Customer shall be responsible for the cost of any works required on the Distribution System as a result of the Customer's request for a connection or a related Statement of Works request and/or Modification application and accepts that:

A.18.3.1 - the outcome of a Statement of Works request and/or Modification application (including, without limitation, any requirement for NGESO to modify the transmission system) could severely delay the anticipated date for connection and Energisation of the Premises; and

A.18.3.2 - the order of generation schemes submitted under a Statement of Works request and/or Modification application will be based on the date of formation of the Connection Offer (that is, the date that NGED dates the Customer's signed Acceptance Form).

A.18.4 - NGESO may also require works to be undertaken on the transmission system as a condition of the Customer's connection being permitted. In the event of NGESO applying charges for these works, NGED will reflect these charges in its charges to the Customer.

A.18.5 - Should transmission system works be required, NGESO may apply a cancellation charge in the event that this Agreement is terminated or a reduction to the Maximum Export Capacity is agreed, which shall be payable by the Customer. NGESO may also calculate a secured amount in respect of this cancellation charge (being a percentage of the cancellation charge, which reduces at certain trigger points). NGED shall be entitled to require the Customer to provide security in respect of this cancellation charge. For the avoidance of doubt the Customer will not be required to provide security in excess of the secured amount calculated by NGESO

A.18.6 - NGED shall be entitled to terminate this Agreement if the Customer:

A.18.6.1 - fails to pay any sums falling due under this clause; or

A.18.6.2 - when requested to do so by NGED, fails to confirm that it will pay any sums for which it is responsible under this clause.

A.18.7 - Due to the cumulative impact of new connections on the distribution system NGESO has identified widespread issues on the transmission system that require mitigation. These issues are becoming evident through the Statement of Works and/or Modification responses NGED receives from NGESO. NGESO may require modifications to be made to the operating characteristics of the generator units on generator sites in some areas. This may include, without limitation, a requirement to operate at a different power factor to that proposed under the Alternative Connection Offer, to have the capability of operating within a power factor range and/or to reduce the export capability to zero at certain times. Accordingly, the Customer accepts that NGED may, at its sole option, require an amendment to this Agreement to reflect the modified operating characteristics required by NGESO and/or the revised Connection Charge. For the avoidance of doubt this may be after acceptance by the Customer of the Alternative Connection Offer. Clause 14 of the General Conditions for Connection Works does not apply to any such variation. If the Customer does not accept (in accordance with its terms) or disputes any variation to this Agreement required by NGED as notified to the Customer, then NGED shall have the option to terminate (with immediate effect by notice) the Agreement. Any modification to the operating characteristics of the Customer's generator units required by NGESO will also be reflected in the Connection Agreement governing the Premises.

A.18.8 - Due to the cumulative impact of new connections on the distribution system NGESO has identified widespread issues on the transmission system that require mitigation. These issues are becoming evident through the Statement of Works and/or Modification responses NGED receives from NGESO. NGESO may require modifications to be made to the operating characteristics of the generator units on generator sites in some areas. This may include, without limitation, a requirement to operate at a different power factor to that proposed under the Connection Offer, to have the capability of operating within a power factor range and/or to reduce the export capability to zero at certain times. Accordingly, the Customer accepts that NGED may, at its sole option, require an amendment to this Agreement to reflect the modified operating characteristics required by NGESO and/or the revised Connection Charge. For the avoidance of doubt this may be after acceptance by the Customer of the Connection Offer. Clause 14 of the General Conditions for Connection Works does not apply to any such variation. If the Customer does not accept (in accordance with its terms) or disputes any variation to this Agreement required by NGED as notified to the Customer, then NGED shall have the option to terminate (with immediate effect by notice) the Agreement. Any modification to the operating characteristics of the Customer's generator units required by NGESO will also be reflected in the Connection Agreement governing the Premises.

A.18.9 - NGED shall not be liable to the Customer for any modification to the operating characteristics of the generator units required by NGESO (including any reduction of export capacity arising out of or in connection with such modification), any delay in the anticipated date for connection or Energisation of the Premises, any amendment to this Agreement or revision of the Connection Charge pursuant to this clause, or any related costs, damages, expenses or losses (including, without limitation, third party losses, loss of profit or economic loss).

A.18.10 - NGESO may also require works to be undertaken on the transmission system as a condition of the Customer's connection being permitted. In the event of NGESO applying charges for these works, NGED will reflect these charges in its charges to the Customer.

A.18.11 - Should transmission system works be required, NGESO may apply a cancellation charge in the event that this Agreement is terminated or a reduction to the Maximum Export Capacity is agreed, which shall be payable by the Customer. NGESO may also calculate a secured amount in respect of this cancellation charge (being a percentage of the cancellation charge). NGED shall be entitled to require the Customer to provide security in respect of this cancellation charge (or part thereof).

A.18.12 - In addition to its right to terminate for non-payment by the Customer under clause 12 of the General Conditions for Connection Works, NGED shall be entitled to terminate this Agreement if the Customer, when requested to do so by NGED, fails to provide any security requested by NGED or fails to confirm that it will provide such security or pay any sums for which it is responsible under clause 5.4(l) of the General Conditions for Connection Works

A.18.13 - NGED shall not be liable to the Customer for any impact on the transmission system and/or NGESO requirements arising as a result of or in connection with this Agreement and the Proposed Connection(s) including any modification to the operating characteristics required by NGESO (including any reduction of capacity arising out of or in connection with such modification), any delay in the anticipated date for connection or Energisation of the Premises, any amendment to this Agreement or revision of the Connection Charge and/or any other conditions of connection required by NGESO, or any related costs, damages, expenses or losses (including, without limitation, third party losses, loss of profit or economic loss).



Milestones

B.1. - A detailed programme of Connection Works has not yet been finalised. The programme will be discussed and agreed following acceptance of the Connection Offer and depending on the level of Contestable Connection Works to be undertaken by the Customer. By way of a non-binding indication, a scheme of this nature typically has a timescale of approximately 6 week(s) from the date of the Acceptance Form to commencement of the Connection Works.

B.2. - Notwithstanding that a detailed programme of Connection Works is still to be agreed, this Connection Offer is made on the condition that the following milestones are met by the respective milestone dates.

B.3. - This Connection Offer is made on the condition that the following milestones are met by the respective milestone dates.

B.4. - Milestone 3 (M3): where not already provided, the Customer submits, in a form reasonably acceptable to NGED:

4.1 - a confirmation of land rights [from the land owner, a solicitor or a land agent who is a member of RICS] confirming that:

(a) - the Customer has a freehold or leasehold interest in the [Premises][Development Area] which permits the development of the Customer's Installation, the Connection(s) in respect of the Proposed Connection(s) and the provision of the Proposed Connection(s) with the characteristics as set out within this Connection Offer; or

(b) - the Customer has entered into (on an exclusive basis) an agreement to lease the [Premises][Development Area], and such lease permits the development of the Customer's Installation, the Connection(s) in respect of the Proposed Connection(s) and the provision of the Proposed Connection(s) with the characteristics as set out within this Connection Offer; or

(c) - the Customer has in place an exclusive option to purchase or to lease the [Premises][Development Area], and any purchase option or lease permits the development of the Customer's Installation, the Connection(s) in respect of the Proposed Connection(s) and the provision of the Proposed Connection(s) with the characteristics as set out within this Connection Offer; or

(d) - the Customer has in place an exclusive agreement with a third party who has an interest in the [Premises][Development Area] as set out in (i) to (iii) above, to develop the Customer's Installation [and the Connection(s) in respect of the Proposed Connection(s),] and provide (or arrange for the provision of) the Proposed Connection(s) with the characteristics as set out within this Connection Offer); or

4.2 - a confirmation from [the land owner, a solicitor or land agent who is a member of RICS that] a third party with an interest in the [Premises][Development Area] as set out in (a)(i) to (iv) above [that that third party] has exclusively appointed the Customer to [develop the Customer's Installation and] enter into this Connection Offer for the provision of the Proposed Connection(s) with the characteristics as set out within this Connection Offer,

B.5. - within two (2) months from the date of the Acceptance Form or, where a modification application is required to be submitted to NGESO (as set out in Part A), the date that the outcome of this is confirmed to the Customer and, where transmission system works are required in order to accommodate the Customer's Proposed Connection(s), such works have been completed (the "TSO Interface Resolution Date") or, subsequently, where the Customer no longer holds an interest in the Premises, or where an agreement to lease or develop, option to purchase or lease, or appointment is no longer in place or exercisable, within two (2) months from the date on which any such interest is no longer held or agreement, option or appointment is no longer in place or exercisable;

B.6. - Milestone 1 (M1 - For IDNO's ONLY): either;

6.1 - a valid planning application for the Customer's Installation, Connections in respect of the Proposed Connection(s) and any Connection Works shall have been submitted to the local planning authority within two (2) months from the date of the Acceptance Form [or, where relevant, the TSO Interface Resolution Date]; or

6.2 - where an Environmental Impact Assessment (EIA) is required:

(a) - the EIA assessment work has been initiated within two (2) months from the date of the Acceptance Form [or, where relevant, the TSO Interface Resolution Date]; and

(b) - a valid planning application for the Customer's Installation, Connections in respect of the Proposed Connection(s) and any Connection Works has been submitted to the local planning authority within fourteen (14) months from the date of the Acceptance Form [or, where relevant, the TSO Interface Resolution Date];

B.7. - Milestone 2 (M2): planning consent for the Customer's Installation, Connections in respect of the Proposed Connection(s) and any Connection Works shall have been granted and (where not provided as part of the Customer's application) the Detailed Information for the Connections in respect of the Proposed Connection(s) provided, within [12/24] months from the date of the Acceptance Form or 2 months from the TSO Interface Resolution Date;

B.8. - Milestone 1 (M1): either;

8.1 - a valid planning application for the Customer's Installation and any Connection Works shall have been submitted to the local planning authority within two (2) months from the date of the Acceptance Form [or, where relevant, the TSO Interface Resolution Date]; or

8.2 - where an Environmental Impact Assessment (EIA) is required:

(a) - the EIA assessment work has been initiated within two (2) months from the date of the Acceptance Form [or, where relevant, the TSO Interface Resolution Date]; and

(b) - a valid planning application for the Customer's Installation and the Connection Works has been submitted to the local planning authority within fourteen (14) months from the date of the Acceptance Form [or, where relevant, the TSO Interface Resolution Date];

B.9. - Milestone 2 (M2): planning consent for the Customer's Installation and any Connection Works shall have been granted and (where not provided as part of the Customer's application) the Detailed Information for the Proposed Connection(s) provided, within [[12/24] months from the date of the Acceptance Form][2 months from the TSO Interface Resolution Date];

B.10. - Milestone 6 (M6): a detailed programme of works is agreed within six (6) months from the date planning permission is granted or date of acceptance which demonstrates how the Customer will achieve the anticipated Energisation date;

B.11. - Milestone 5 (M5): where the Customer is a Connection Provider or has engaged a Connection Provider, they or their Connection Provider has submitted the Contestable Connection Works design or, where accredited, have self-approved their own design, by [the date set out in the programme of works from the date of the acceptance form] in accordance with the NGED Framework Network Access and Adoption Agreement;

B.12. - Milestone 8 (M8): construction of the [Customer's Installation, Connections in respect of the Proposed Connection(s)] and the Connection Works [is commenced within is undertaken in line with the programme of works is commenced within is undertaken in line with the programme of works for the [Customer's Installation]], Connections in respect of the Proposed Connection(s)] [and the] Connection Works or from the date of the Acceptance Form, whichever is the later; and

B.13. - Milestone 9 (M9): as relevant, construction of the Customer's Installation, Connections in respect of the Proposed Connection(s) and the Connection Works is undertaken in line with the programme of works and completed, and (where relevant) the Connection Point(s) Energised and/or a new/varied Connection Agreement entered into within 12 from the date of commencement of the construction works.

B.14. - Upon request the Customer shall provide evidence to NGED's satisfaction confirming the progress against each of the milestones and (where relevant) the programme of works. If:

14.1 - one or more milestone has not been achieved by the relevant date and the delay / cumulative delay (as relevant) has exceeded the relevant tolerance threshold as calculated in accordance with the below;

Project status for milestones M1, M2, M3 & M6 (Any delays against milestones are added to give a cumulative delay*)

Voltage (being the highest voltage being constructed or reinforced in order to provide the Proposed Connection(s))	On Track	Within Tolerance	Outside Tolerance
LV & HV	All milestones to date achieved without delay	Up to 65 Business Days cumulative delay	More than 65 Business Days cumulative delay
EHV & 132kV	All milestones to date achieved without delay	Up to 130 Business Days cumulative delay	More than 130 Business Days cumulative delay

Project status for milestones M5, M7 & M8

Voltage (being the highest voltage being constructed or reinforced in order to provide the Proposed Connection(s))	On Track	Within Tolerance	Outside Tolerance
LV & HV	All milestones to date achieved without delay	Up to 65 Business Days delay	More than 65 Business Days delay
EHV & 132kV	All milestones to date achieved without delay	Up to 130 Business Days delay	More than 130 Business Days delay

14.1.1 - * Cumulative Delay is calculated on the following basis:

- (a)** - delays against milestones are added up and compared to the relevant tolerance period;
- (b)** - delays (measured in Business Days) accumulate until the relevant milestone is achieved;
- (c)** - any delay against an earlier milestone continues to contribute to cumulative delays, even after the milestone has been achieved;
- (d)** - if more the one milestone is delayed at the same time (i.e. concurrent delay), only 1 delay adds to the cumulative delay;
- (e)** - Cumulative Delay is not used for milestones M5, M7 or M8 - each of these are measured separately, and cumulative delays accrued in achieving earlier milestones are not carried over to these later milestones.

14.2 - construction of the Connection Works[, the Connection(s) in respect of the Proposed Connection(s)] and/or Customer's Installation is abandoned at any time, which shall mean that no such works have been undertaken for a [continuous] period of twelve (12) months (save for in the event that such abandonment is a direct result of an act or omission of NGED (other than where such act or omission is due to a Condition Precedent not having been, or continuing to be, satisfied or any other reason outside of NGED's reasonable control or any act, default or omission by the Customer, its employees, agents or sub-contractors or the Customer's breach of the Agreement or any statutory duty) in which case such timescales shall be extended by such period of time as may be reasonable in the circumstances to take account of the act or omission of NGED),

B.15. - then, subject to the clause below, NGED shall be entitled, at its absolute discretion, to deem the Agreement eligible for termination or to require a variation to the Agreement or for this Connection Offer to be reissued (incorporating any allowable changes requested by the Customer) for any outstanding Connection Works. NGED will take account of what, if any, progress is being made toward achieving the relevant milestone when considering whether to deem the Agreement eligible for termination, vary the Agreement, or require for this Connection Offer to be reissued.

B.16. - Where a milestone date is missed as a direct result of an event outside of the Customer's control, then the period of delay caused by such event shall not count towards any delay or cumulative delay above, provided that the Customer notifies NGED of the event at the earliest possible opportunity, and provides reasonable evidence of the delay. Events outside of the Customer's control include: an Event of Force Majeure, any rejection of a planning application by a planning authority where a formal appeal process exists (provided that the Customer lodges an appeal to the rejection within the required timescale), any challenge against the grant of planning by a third party, any obligations or conditions placed on the development by a relevant authority, and/or any delay caused by an act or omission of NGED (other than where such act or omission is due to a Condition Precedent not having been, or continuing to be, satisfied or any other reason outside of NGED's reasonable control or any act, default or omission by the Customer, its employees, agents or sub-contractors or the Customer's breach of the Agreement or any statutory duty).

B.17. - Where NGED deems the Agreement eligible for termination in accordance with this Part B, NGED shall notify the Customer of the same and, unless the Customer notifies NGED within fourteen (14) days of the date of NGED's notification that it wants to appeal such decision pursuant to the following escalation process, NGED may terminate the Agreement with immediate effect by notice. The appeals escalation process is as follows:

17.1 - an internal review of NGED's decision to deem the Agreement eligible for termination within NGED;

17.2 - following any such internal review, if NGED's decision remains the same, escalation to a business manager within NGED;

17.3 - following such internal escalation, if NGED's decision remains the same, the Agreement dispute resolution procedure; and

17.4 - if the parties fail to reach agreement under the Agreement dispute resolution procedure, within 28 days of notification of the dispute, by appeal to Ofgem.

B.18. - Where NGED requires a variation to the Agreement:

B.19. - this may include a variation to the remaining milestones, milestone dates and/or the Connection Charge, and/or a change to the Customer's position in the connections queue, which may result in reinforcement works or additional reinforcement works being required, which may cause additional costs and/or delays in respect of the Proposed Connection(s); and

B.20. - NGED shall give notice of such required variation to the Customer and the Agreement shall be deemed to be varied accordingly as from the date of deemed service of such notice. For the avoidance of doubt, clause 14 of the General Conditions for Connection Works does not apply to variations made pursuant to this clause. If the Customer does not accept (in accordance with its terms) or disputes any variation to the Agreement required by NGED as notified to the Customer, then NGED shall have the option to terminate (with immediate effect by notice) the Agreement.


B.21. - Notwithstanding any date for completion of the Connection Works, and without prejudice to NGED's rights under clause above, NGED reserves the right to require this Connection Offer to be reissued for any outstanding Connection Works at any time at least twelve (12) months from the date of commencement of the Connection Works where the Customer has progressed the Connection Works in line with the programme of works and notwithstanding that any milestones have been achieved by the relevant milestone date, provided that NGED may not require this Connection Offer to be reissued pursuant to this clause 6.5 more than once every twelve (12) months.

B.22. - Where NGED requires this Connection Offer to be reissued pursuant to clauses above, NGED shall give notice of such requirement to the Customer and, provided that the Customer re-applies within [twenty-eight (28) days] of the date of such notification, NGED shall issue a renewed offer for any outstanding Connection Works on the basis of the Customer's original application date and incorporating any allowable changes requested by the Customer, which may be on different terms and/or for a different charge as set out in this Agreement, including to take account of any new milestones and milestone dates. If the Customer does not re-apply within the required time periods, then NGED shall have the option to terminate (with immediate effect by notice) this Agreement.

B.23. - The date of completion of NGED's Connection Works, Energisation (where relevant) and/or completing a new / varied Connection Agreement is dependent upon the Conditions Precedent set out in the General Conditions for Connection Works being, and (where relevant) continuing to be, satisfied (including no Connection Works Dispute arising or any such Connection Works Dispute being fully resolved and/or settled), Distribution System access, operational constraints, manpower availability, delivery times for cables, switchgear, transformers and other equipment and no Event of Force Majeure and/or a Distribution System emergency arising. Whilst NGED will use commercially reasonable endeavours to meet the Customer's requested timescales, NGED is not able to guarantee any particular date and shall not be liable to the Customer or any Third Party for any delay in the anticipated date for completion, Energisation (where relevant) and/or completing a new / varied Connection Agreement or for any related costs, damages, expenses or losses resulting from any delay caused by any of the above mentioned matters



Payment terms

	Cost excluding VAT	VAT Rate	Cost including VAT
	£2,466.01	20%	£2,959.21

C.1. - Payment of the Connection Charge

C.1.1 - Payment of the Connection Charge (which may be further adjusted as set out in this Connection Offer, including clause 6 of the General Conditions for Connection Works) is required on acceptance of this Connection Offer.

C.1.1.1 - Without prejudice to any other provision in this Connection Offer, NGED shall be under no obligation to commence its Connection Works or associated preliminary works including, but not limited to, land rights, legal consents, tenders and surveys; until the Initial Payment (if any) or (where relevant) the payment set out above has been received.



Definitions

D.1. - All capitalised words and expressions used in these Specific Conditions for Works shall, unless otherwise defined in these Specific Conditions for Works or the context otherwise provides, have the same meaning as set out in the Offer Letter and the General Conditions for Diversion Works.

D.2. - Unless the context otherwise requires, the following words shall have the following meanings:

"Customer" means **Hilson Moran**

"Detailed Information" means the extent to which Contestable Connection Works are required from NGED and a detailed site layout plan in relation to end connections setting out individual premises and (where required) kVA requirements per premises, road layout and substation location information.

"Maximum Export Capacity" means the maximum export capacity set out in Part A - Specific conditions for connection.

"Maximum Import Capacity" means the maximum import capacity set out in clause Part A - Specific conditions for connection.



Acceptance

Please complete Part B and sign Part C of this form and return to:

Duffryn Bach Terrace, Church Village, Pontypridd, CF38 1BN
FAO Jason Whitehead

Or via email to;
jwhitehead@nationalgrid.co.uk

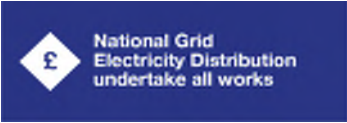
The Agreement (including the General Conditions for Works and the methodologies as set out at <https://connections.nationalgrid.co.uk/post-acceptance-guidance>) between the Customer and NGED shall be formed when NGED dates Part C of this Acceptance Form.

Part A: Connection Details

NGED Ref: 5018484
Premises: Cardiff International Sports Village, Olympian Drive, Cardiff, CF11 0JP
Customer: Hilson Moran
Company Number (if appropriate):
Customer Address: 4 Shackleton House, Battle Bridge Lane, London, SE1 2HP

Part B: to be completed by the Customer

I/We the Customer, accept the terms of the Connection Offer dated 26/04/2024 (including the General Conditions for Connection) and wish to proceed on the basis indicated below;

	Price Pre VAT	VAT	Price Inc. VAT	Tick
	£2,466.01	£493.20	£2,959.21	
Cheque				Please make cheques payable to National Grid and quote the NGED reference on the back
Debit/Credit Card				Please call our 24/7 secure automated phoneline on 0330 0080 449 . You can pay by Visa, Mastercard or Maestro credit/debit card. Alternatively you can pay online using our Quickpay feature via the following link https://nationalgrid.mysecurepay.co.uk
BACS/CHAPS				Sort Code: 40-14-13 Account Number: 22410923 Please include the NGED Reference so we know which job is being paid

Part C: to be completed by the Customer and countersigned by NGED

I/We the Customer accept the terms of the Works Offer dated 26/04/2024 (including the General Conditions for Connection Works).

I/We the Customer, accept responsibility for any reasonable costs that NGED may incur as a result of any termination in accordance with clause 13.3 of the General Conditions for Connection Works.

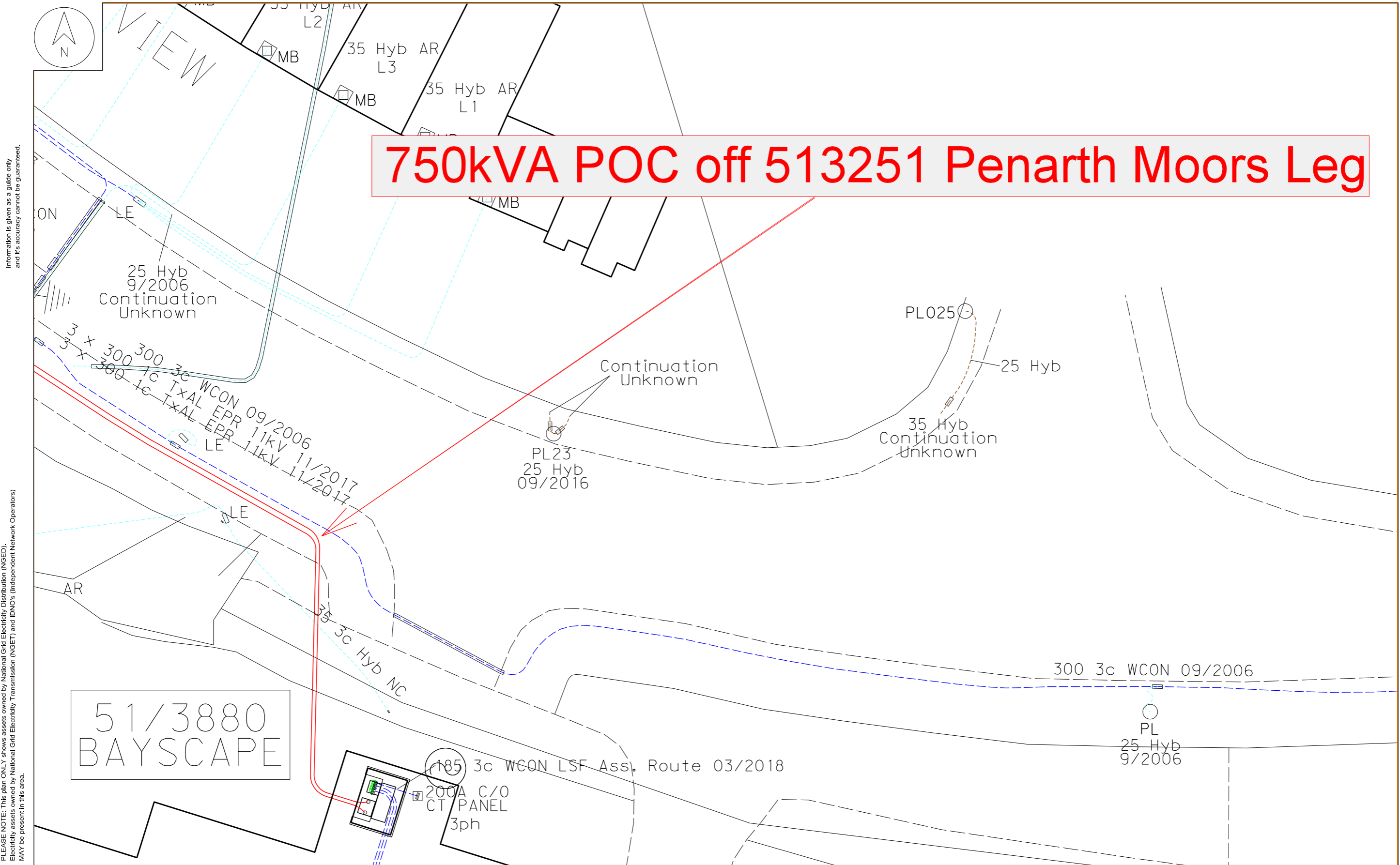
Signed..... **Full Name**.....
For and on behalf of the customer (NOTE THAT THIS MUST BE SIGNED BY AN AUTHORISED PERSON)

Designation.....

To be completed by National Grid:

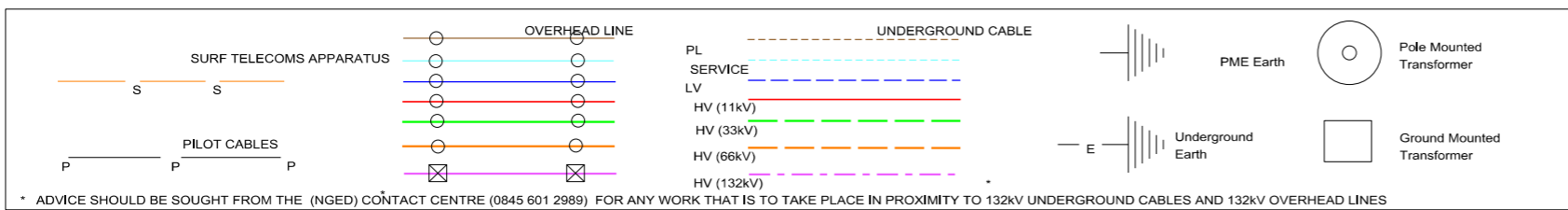
Signed..... **Dated**.....
For and on behalf of National Grid National Grid Electricity Distribution (South Wales) plc Registered in England and Wales No. 2366985 plc
Registered Office: Avonbank, Feeder Road, Bristol BS2 0TB

750kVA POC off 513251 Penarth Moors Leg



Information is given as a guide only and its accuracy cannot be guaranteed.

PLEASE NOTE: This plan ONLY shows assets owned by National Grid Electricity Distribution (NGED). Electricity assets owned by National Grid Electricity Transmission (NGET) and IDNO's (Independent Network Operators) MAY be present in this area.



TITLE:
 DRAWN BY:
 DATE: 07/02/2024 @ A3
 SCALE 1:200
 PLOT CENTRE: 317792.963,172828.564



* ADVICE SHOULD BE SOUGHT FROM THE (NGED) CONTACT CENTRE (0845 601 2989) FOR ANY WORK THAT IS TO TAKE PLACE IN PROXIMITY TO 132kV UNDERGROUND CABLES AND 132kV OVERHEAD LINES

Appendix C – SSEN Response

HILSON MORAN
Jovana Ivanova
CARDIFF INTERNATIONAL SPORTS VILLAGE
OLYMPIAN DRIVE
CARDIFF
CF11 0JS

Southern Electric Power
Distribution Plc Connections South,
Walton Park,
Walton Road,
Cosham,
PO6 1UJ

Phone 01738 355127

Email Jake.keetch@see.com

Date: 14-05-24

Your site reference:

FBP177

Your Reference:

N/A

Dear Jovana Ivanova,


RE: Feasibility Study for CARDIFF INTERNATIONAL SPORTS VILLAGE.

Further to your recent enquiry, I have investigated the feasibility of providing load of 750kVA to the above location, as outlined in the attached POC plan.

The required load can be provided at the following POC on the existing HV Network:

POC TO BE LOCATED ON THE SECTION OF 240XLPE UG CABLE ON CARI E6L5 IMMEDIATELY OUTSIDE THE CUSTOMER'S SITE, BETWEEN GLOBAL REACH S/S AND CARDIFF POINTE S/S.

The total estimated cost, exclusive of VAT, of the Non-Contestable works to provide these POC's is:

 **£12900.00**

This estimate of costs is based on a desktop study and local knowledge only. It does not allow for unknown engineering difficulties with cable routes and assumes that consents needed to complete the work will be obtained. All excavation and reinstatement costs have assumed to be carried out by the customer.

The costs estimated for include:

- 1 x HV Shutdown
- 2 x HV Straight joints
- OOA Weighting – HV Jointing Team (x1)
- OOA Weighting – SAP attendance (x1)
- Design Approval Fee's – HV 251kVA to 1MVA

This information is provided purely for your guidance and does not constitute an offer of terms. Before making any financial commitments based on the indicative costs above, please request a formal quotation which I will be pleased to provide.

I trust the above meets with your approval; however should you have any queries or require any further information please do not hesitate to contact me.

This is not capable of acceptance and does not secure any network capacity.

You should be aware that this estimate reflects the current situation and cannot be guaranteed into the future. Before making any financial commitments based on the indicative price above, please contact me to request a firm quotation.

The above information has been supplied under the following assumptions;

1. Permission to cross 3rd parties land will be allowed for the cable route.
2. These prices quoted are taken to be indicative only and not considered legally binding.

The above costs and comments are not legally binding and are for guidance only & do not constitute an offer of terms by Scottish & Southern Electricity Networks plc.

This Quote is based on the developer to do all on site excavation and reinstatement

Important notice: Traffic Management Act - Street Works Permit schemes

Local Authorities in England and Wales are likely to introduce a new Permit Scheme for street works that will include charges for providing the permits. It is not clear at this time which Local Authorities will introduce this scheme, when the scheme will be introduced, which streets will be affected or what the level of charges will be. These charges are not within Southern Electric Power Distribution plc's control, and cannot be absorbed by us.

This quotation excludes any charges that may be levied by the Local Authority in respect of these charges. It is important to note that any such charges which are relevant to this project will be subsequently passed on to you through a separate invoice. In addition to the actual charges from the Local Authority, we will charge £25.00 + VAT to cover our administrative charges. Acceptance of this quotation means that you also accept these additional charges.

You may wish to seek clarification on how these charges may affect you from the relevant Local Authority.

Yours sincerely

Jake Keetch

Connections Designer

This quotation serves as a counter-notice under clause 16A(5) of the Electricity Act 1989. Should you have any concerns relating to this quotation please contact me using the details on the first page of this letter and I will try to resolve any issues directly with you. If you still then have concerns, the Act allows for any unresolved disputes relating to the provision of this quotation to be determined by the Gas and Electricity Markets Authority.

Map Centre: 318037, 172886 Grid Ref: ST18037288
 Scale: 1:500 Page Size: A3 Plot Date: 07/05/2024
 Designer Name: A. Chandler Job Number: FBP177

Network Type: HV
 UNCONTROLLED COPY
 Subject to revision
 Master held by SSEN Asset Data Team - Asset.Data@sse.com

Legend

- Segments [Electric]**
 - Cable Segment HV Route - 11.00 kV, Existing
 - Cable Segment Sub Route
 - Joint Installation HV Location - Straight, Existing
 - Fiber Optic Existing Route - Fibre Optic
 - Fiber Optic Abandoned Route
 - Fiber Optic Joint Existing Location - Straight
- Distribution Structures [Electric]**
 - Duct Route
- Substation Site [Electric]**
 - Substation Existing Extent
 - Substation Existing Location - Pillar Distribution
- Annotations [Electric]**
 - Cable Annotation HV Leader Line 1:500 - Legacy
- Common [Electric]**
 - ▲ Schematic Connector MV Pin1 - Blue Triangle
 - Schematic Connector MV Pin1 - Blue Square

VOLTAGES (V)

LV (Low Voltage) and Services	up to 1,000V
HV (High Voltage)	over 1,000V to 11,000V
EHV (Extra High Voltage)	22,000V to 132,000V
Transmission	275,000V and 400,000V

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID

	Services	LV	HV	EHV
FOOTPATH/UNMADE	0.45m	0.45m	0.6m	0.8m
ROAD CROSSING	0.6m	0.6m	0.75m	0.9m
AGRICULTURAL	1m	1m	1m	1.1m

WARNING

There may have been subsequent alterations to the surface levels. Trial holes must be taken to determine positions and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive - Avoiding Danger from Buried Cables - should be consulted before commencing excavation work.
 WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTE GS6 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

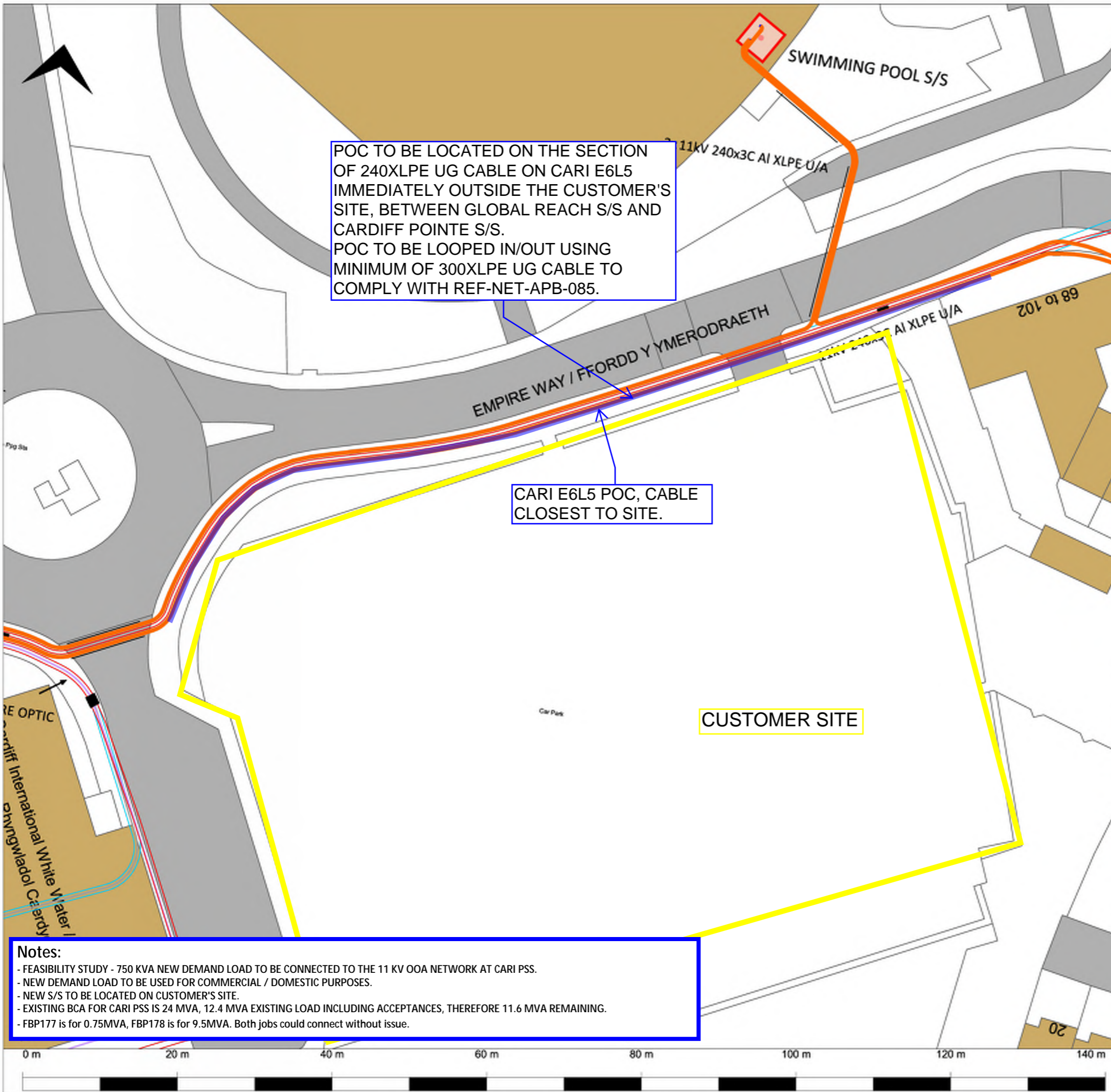
If you are unsure & need to seek advice before commencing excavations please contact;

General Enquiries 0800 048 3516

Southern Electric Power Distribution plc
 Registered Office: No.1 Fortbury Place
 43 Fortbury Road Reading RG1 3JH
 Registered in England & Wales No.04094290

Subject to revision - Master held by SSEN Distribution Asset Data Team
 Asset.Data@sse.com 01256 337 294

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POC TO BE LOCATED ON THE SECTION OF 240XLPE UG CABLE ON CARI E6L5 IMMEDIATELY OUTSIDE THE CUSTOMER'S SITE, BETWEEN GLOBAL REACH S/S AND CARDIFF POINTE S/S. POC TO BE LOOPED IN/OUT USING MINIMUM OF 300XLPE UG CABLE TO COMPLY WITH REF-NET-APB-085.

CARI E6L5 POC, CABLE CLOSEST TO SITE.

Notes:

- FEASIBILITY STUDY - 750 KVA NEW DEMAND LOAD TO BE CONNECTED TO THE 11 KV OOA NETWORK AT CARI PSS.
- NEW DEMAND LOAD TO BE USED FOR COMMERCIAL / DOMESTIC PURPOSES.
- NEW S/S TO BE LOCATED ON CUSTOMER'S SITE.
- EXISTING BCA FOR CARI PSS IS 24 MVA, 12.4 MVA EXISTING LOAD INCLUDING ACCEPTANCES, THEREFORE 11.6 MVA REMAINING.
- FBP177 is for 0.75MVA, FBP178 is for 9.5MVA. Both jobs could connect without issue.



People. Places. Planet.