

From: [TCROWEnquiries](#)
To: [Nathan Pannifer](#)
Subject: RE: Apparatus Enquiry for: 71 – 73 Caversham Road, Reading, RG1 8JA
Date: 19 January 2022 13:15:50
Attachments: [image001.png](#)
[LPENQ132374.pdf](#)

CAUTION: This email originated from outside of RPS.

Nathan,

Our ref: LPENQ0000132374

Please find attached our response to your enquiry.

Gavin

From: check-network /Telia Carrier France S.A.S. /Paris <check-network@teliacompany.com>
Sent: 12 January 2022 09:25
To: TCROWEnquiries <TCROWEnquiries@telent.com>
Subject: FW: Apparatus Enquiry for: 71 – 73 Caversham Road, Reading, RG1 8JA

From: Nathan Pannifer <Nathan.Pannifer@rpsgroup.com>
Sent: Tuesday, January 11, 2022 4:12 PM
To: check-network /Telia Carrier France S.A.S. /Paris <check-network@teliacompany.com>
Cc: RPS Hydrology Services <RPSHydrologyServices@rpsgroup.com>
Subject: Apparatus Enquiry for: 71 – 73 Caversham Road, Reading, RG1 8JA

Dear Sir/madam,

I am emailing you regarding an apparatus enquiry for a site we are hoping to develop.

Please find attached details of a site located at 71 – 73 Caversham Road, Reading, RG1 8JA

National Grid Reference: SU 71240 74049 X (E) 471240, Y (N) 174049.

The proposal is for the demolition of the existing corner building fronting Caversham Road/Northfield Road and the

erection of a new residential building with commercial at ground in the region of 7-8 storeys.

I have attached the site location plans to this email.

Please can you confirm whether you hold any plant/ apparatus within the site, if so please send plans of any plant

belonging to your company to this address, quoting our reference number HLEF82525.

Please include the entire area shown within the red boundary as presented in the attached drawing.

If your company has no plant present within this area please supply written confirmation, declaring that no plant is affected.

Thank you for your time, please do not hesitate to contact me with any questions.

Kind Regards,

Nathan Pannifer

Graduate Consultant - Hydrology
RPS | Group
260 Park Avenue
Almondsbury
Bristol
BS32 4SY, United Kingdom
T +44 1454 853 000
D +441454279590
E nathan.pannifer@rpsgroup.com



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RPS Group Plc, company number: 208 7786 (England). Registered office: 20 Western Avenue Milton Park Abingdon Oxfordshire OX14 4SH.

RPS Group Plc web link: <http://www.rpsgroup.com>

TCROWEnquiries |

Email: TCROWEnquiries@telent.com

Direct:

Mobile:

Web: www.telent.com



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regulated activities*

From: [UK OSP-Team](#)
To: [Nathan Pannifer](#)
Cc: [UK OSP-Team](#)
Subject: RE: [E] Apparatus Enquiry for: 71 每 73 Caversham Road, Reading, RG1 8JA
Date: 12 January 2022 17:28:25
Attachments: [image002.png](#)
[ATT00001.txt](#)
[ATT00002.htm](#)

CAUTION: This email originated from outside of RPS.

Dear Sir/Madam

Verizon is a licensed Statutory Undertaker.

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

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

Yours faithfully

Plant Protection Officer E.mail osp-team@uk.verizon.com

From: Nathan Pannifer [mailto:Nathan.Pannifer@rpsgroup.com]
Sent: 11 January 2022 15:11
To: UK OSP-Team <osp-team@intl.verizon.com>
Cc: RPS Hydrology Services <RPSHydrologyServices@rpsgroup.com>
Subject: [E] Apparatus Enquiry for: 71 每 73 Caversham Road, Reading, RG1 8JA

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affected.

Thank you for your time, please do not hesitate to contact me with any questions.

Kind Regards

Nathan Pannifer

Graduate Consultant - Hydrology
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T +44 1454 853 000
D +441454279590
E nathan.pannifer@rpsgroup.com



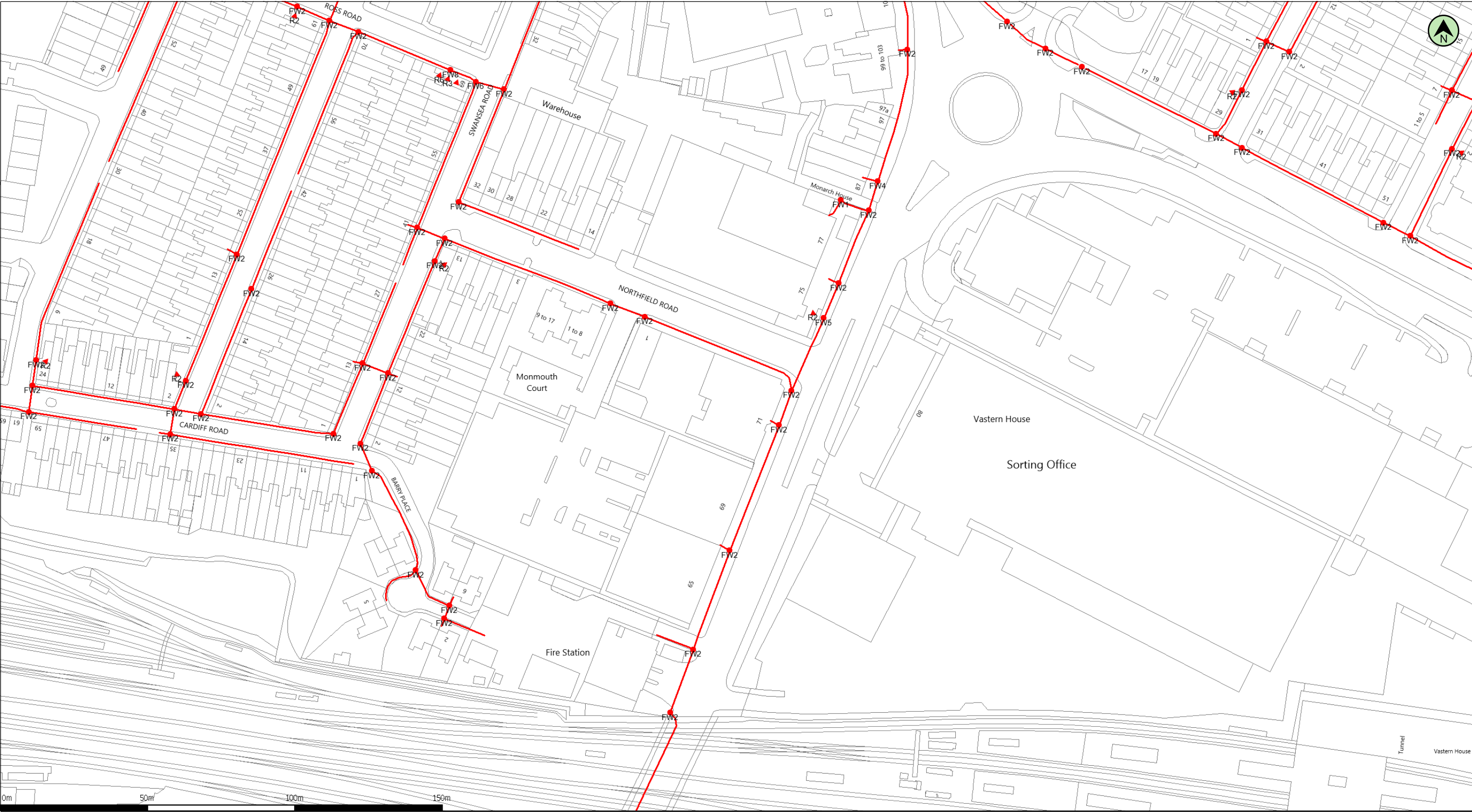
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RPS Group Plc web link: <http://www.rpsgroup.com>



(c) Crown copyright and database rights 2022 Ordnance Survey 100019209 Date: 16/02/22 Scale: 1:1250 Map Centre: 471242,174040 Data updated: 25/01/22 Our Ref: 783246 - 1 Telecoms Plan A3

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 2022 Ordnance Survey 100019209.

Duct, Trench



Chamber / Pole



Cabinet



nathan.pannifer@rpsgroup.com

71 – 73 Caversham Rd



From: [Harshita K S](#)
To: [Nathan Pannifer](#)
Subject: RE: Apparatus Enquiry for: 71 – 73 Caversham Road, Reading, RG1 8JA
Date: 17 February 2022 09:16:03
Attachments: [image002.png](#)
[image003.png](#)

CAUTION: This email originated from outside of RPS.

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

Many thanks.

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

Diversification works may be necessary if the existing line of the highway/railway or its levels are altered, where apparatus is affected. Where apparatus is affected and requires diversion, you must submit draft details of the proposed scheme with a request for a 'C3 Budget Estimate' to c3requests@vodafone.com. 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: Nathan Pannifer <Nathan.Pannifer@rpsgroup.com>
Sent: 11 January 2022 20:38
To: National Plant Enquiries <OSM.enquiries@atkinsglobal.com>
Cc: RPS Hydrology Services <RPSHydrologyServices@rpsgroup.com>
Subject: Apparatus Enquiry for: 71 – 73 Caversham Road, Reading, RG1 8JA

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Please can you confirm whether you hold any plant/ apparatus within the site, if so please send plans of any plant belonging to your company to this address, quoting our reference number HLEF82525. Please include the entire area shown within the red boundary as presented in the attached drawing.

If your company has no plant present within this area please supply written confirmation, declaring that no plant is affected.

Thank you for your time, please do not hesitate to contact me with any questions.

Kind Regards,

Vodafone
osm.enquiries@atkinsglobal.com

Nathan Pannifer

Graduate Consultant - Hydrology
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RPS Group Plc web link: <http://www.rpsgroup.com>

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Mr Nathan Pannifer
RPS Group
260 Park Ave, Aztec West, Almondsbury
Bristol Bristol
BS32 4SY

Zayo Plant Protection Centre
c/o JSM Group Ltd
Plant Protection Department
Sterling House
Mutton Lane
Potters Bar
Herts, EN6 3AR

Date: 10/01/2022

Your Reference: HLEF 82598 - Caversham Road

Our Reference: 24347112

Dear Mr Nathan Pannifer,

ZAYO GROUP LTD UK AFFECTED C2 PRELIMINARY PLANT ENQUIRY

We acknowledge with thanks your request dated 10/01/2022 04:03:13 PM for information on the location of our assets.

We confirm we have reviewed your proposed plan and have enclosed maps of the area in which Zayo Group UK Ltd have apparatus.

Please note these maps indicate approximate location only and their accuracy cannot be guaranteed. To determine the exact location a trial hole must be dug using extreme caution and hand dig methods only. Please refer to the attached document "Guide to Excavation within the vicinity of Zayo Apparatus".

Please forward all C3 and C4 Diversionary Estimate requests for diversionary works under the New Roads and Street Works Act 1991 "Measures necessary where apparatus is affected by Major Works (Diversionary Works), A Code of Practice", to zayodiversions@jsmgroup.com.

Please do not hesitate to contact us for further assistance.

Yours faithfully,

Zayo Group UK Ltd c/o JSM Group Ltd
JSM Plant Protection Department
T: 01992 655 919
zayoplantenquiries@jsmgroup.com

GUIDE TO CONTRACTORS UNDERTAKING EXCAVATIONS IN THE VICINITY OF ZAYO PLANT

1. Prior to commencing any work or moving heavy plant or equipment over any portion of the site, the Contractor shall confirm details of the location of the Zayo apparatus by contacting and requesting utility drawings from LinesearchbeforeUdig

All Enquirers should register free of charge for the Zayo plant enquiry service at LinesearchbeforeUdig <http://www.linesearchbeforeudig.co.uk/>

Or follow the direct link to register at <http://onecall.linesearchbeforeudig.co.uk/RegisterNewUser> and start your search there.

If you have any queries or wish to speak to a member of the JSM Plant Protection Team please call 01992 655 919.

The accuracy of information on the plans cannot be guaranteed and no liability can be accepted for errors or omissions.

2. Where the utility drawings show that the works or the movement of plant or equipment may endanger the Zayo Apparatus the Contractor must mark out the location of the Zayo Apparatus and ensure the apparatus is adequately protected from damage.
3. The contractor should note that damage to Zayo's Fibre-optic network is extremely disruptive and costly to reinstate. The Contractor shall make every effort to avoid the disturbance of Zayo's apparatus for the completion of the work.
4. When excavating, moving or backfilling around Zayo's apparatus The Contractor should note that the normal depth of cover for Zayo ducts are as follows:
 - Carriageway 600mm
 - Footway 350mm
 - Verge 350mm
5. With regard to excavation in the vicinity of Zayo's apparatus the Contractor should be aware of the possibility of reduced cover and the possibility of encountering Zayo apparatus at depths of cover less than that given above.
6. All excavation adjacent to Zayo apparatus is to be carried out by hand until the exact extent and/or location of the Zayo apparatus is known. Use spades and shovels in preference to other tools.

7. Do NOT use Mechanical borers and/or excavators within 0.5m of Zayo Apparatus.
8. To prevent any movement of Zayo apparatus during excavations, complete shuttering shall be used if:
 - The excavation is deeper than the depth of cover of the adjacent Zayo apparatus.
 - The excavation is within 1.0m of Zayo apparatus in stable ground.
 - The excavation is within 5.0m of Zayo apparatus in unstable ground.
9. If for the completion of the works the Contractor intends using any of the following:
 - Pile driving equipment within 10.0m of Company Apparatus.
 - Explosives within 20.0m of Company Apparatus.

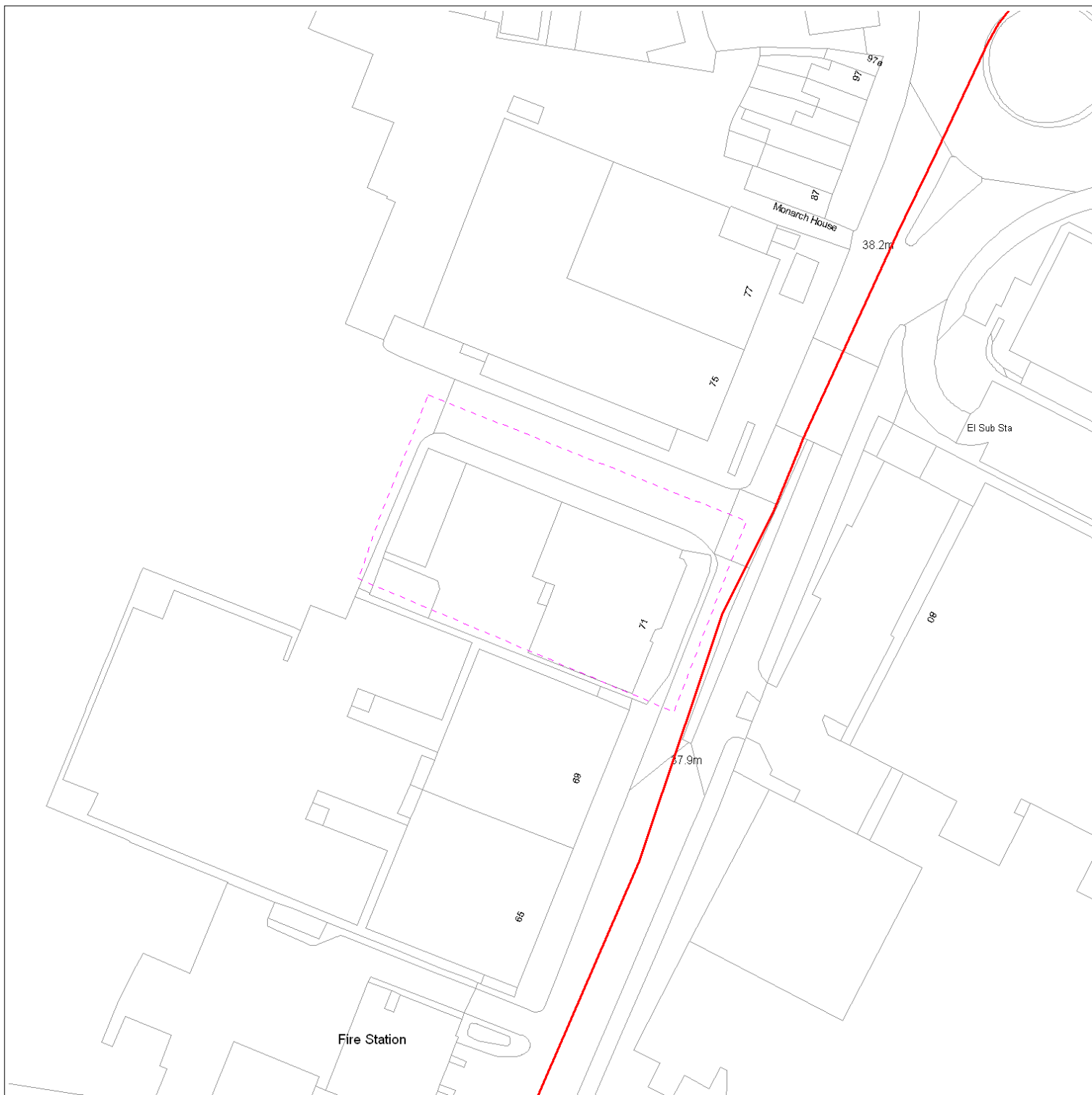
Then the Contractor shall advise the Zayo Plant Protection Centre giving a minimum 10 working days written notice.

10. All Zayo manhole, joint box and /or other access points and chambers within the site shall be kept clear and unobstructed at all times to allow access by Zayo and /or their Contractor to carryout maintenance on the network. The Contractor should particularly note that footway type jointing chambers are not specified for carriageway loadings and will need to be adequately protected and/or demolished and rebuilt by Zayo where such chambers are likely to be placed at risk, either temporarily or permanently, from the movement of plant and/or equipment on the site.
11. The covers to Zayo chambers and/or apparatus shall only be lifted by means of appropriate manhole keys under the direct supervision of a Zayo Representative. No employee of the Contractor or of any sub-contractor employed by the Contractor shall enter any Zayo chamber and/or apparatus unless under the supervision of a Zayo Representative.
12. In the event of any damage whatsoever to Zayo apparatus, the Contractor shall immediately report the incidence to Zayo by contacting Zayo as follows:

Telephone: 0800 169 1646 (Zayo 24Hr Network Operations Centre)

Damage to Communications Plant is Expensive – Please Take Care

Please note these basic safety details are explained in detail in the HSE booklet HS(G)47 – Avoiding Danger from Underground Services.



Date Requested: 10/01/2022

Requested by: Nathan Pannifer

Company: RPS Group

Job Reference: 24347112

Your Scheme/Reference: HLEF 82598 - Caversham Road

 ZAYO DUCT
 or  ZAYO CHAMBER
 Dig Sites: Line  Area 
 Scale on A4 paper: 1:1000

The information on this document is proprietary and shall not be used, copied, reproduced or disclosed in whole or in part without written consent of Zayo Group UK Ltd. Approximate location only is shown. To determine exact location a trial hole must be dug with a Zayo Group UK Ltd Supervisor present. Zayo Group UK Ltd and JSM Construction Ltd accept no liability for errors or omissions.



Protecting Lives, Cables & Pipes

Warning: PDF designed for colour print only with no page scaling. This Information is given as a guide only and its accuracy cannot be guaranteed



In Emergency Only and if Zayo Plant or Cables damaged call: 0800 169 1646

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zayo
GROUP

4th Floor Harmsworth House
13-15 Bouverie Street
London EC4Y 8DP



JSM Group Ltd
Sterling House
Mutton Lane, Potters Bar
Hertfordshire, EN6 3AR
T: 01992 788 019

zayoplantenquiries@jsmgroup.com