Craigenhigh House Plots

Desk Study

April 2023

FAIRHURST

CONTROL SHEET

CLIENT: Cairnton Estate Limited

PROJECT TITLE: Craigenhigh House Plots

REPORT TITLE: Desk Study

PROJECT REFERENCE: 153608

DOCUMENT NUMBER: 153608/01_issue 03

Original Issue	Issue 1 FINAL	Name	Signature	Date
	Prepared by	L Truscott	Held On File	25/04/2023
	Checked by	L. Yuille	Held On File	25/04/2023
	Approved by	L. Yuille	Held On File	25/04/2023

Update Record	Rev.	Date	Status	Description	Signature	
	2	16/05/2023	FINAL	Updated following comments from Client	Prepared By	L Truscott
					Checked	L. Yuille
					Approved	L Yuille
	3	17/11/2023	FINAL	Introduction and drawings updated.	Prepared By	C. Donaldson
					Checked	S. Thompson
					Approved	S. Thompson

Executive Summary

Fairhurst were commissioned by the Client (Cairnton Estate Limited) to undertake a desk study to determine any potential environmental or geotechnical constraints to the proposed residential development at Craigenhigh, Torphins. Available historical maps and other documented evidence were collated to assess the potential for contamination. Additionally, relevant sources of data were reviewed to assess any potential geotechnical constraints on the development. The desk study conclusions are summarised below.

Environmental Conclusions:

- On and off site potential sources of contamination have been identified which may present a risk of harm to site end users, buildings and services and the water environment.
- The detailed Radon map indicates that the site is within a radon affected area and as such basic radon protection measures will be required for all new dwellings on site.
- UXO maps concluded that the site has a 'low risk' rating.
- The site is not indicated to be at risk from river or surface water flooding.
- As the site is Brownfield, Scottish Water will require UKWIR testing along the alignment of all new water mains on site.

Geotechnical Considerations:

- Localised Topsoil is present along the central slope and in the area of the infilled pond, and will be unsuitable as founding stratum.
- Made Ground is anticipated across the site and is unsuitable as a founding stratum.
- Relic Foundations may be present on site.
- Shallow groundwater was noted during the site walkover, and as such dewatering of excavations is anticipated.
- Overdig is anticipated to be required.
- Shallow rockhead may be present.

Recommendations

- A ground investigation should be undertaken to determine the presence or absence of contamination and the potential risks.
- Geotechnical testing should also be carried out in order to define ground conditions.
- Should any material be required to be removed from site, it is important that appropriate waste management requirements are adhered to.

Contents

Drawings

Appendices

1.0 Introduction

Fairhurst were commissioned by Cairnton Estate Limited (the Client), to carry out a geo-environmental desk study for a proposed residential development at Craigenhigh, Torphins.

This desk study has been prepared with the primary objective of assessing whether the land on the site has become contaminated through current or historical uses and whether contamination (if any) poses a risk to receptors. The desk study was also commissioned with the intention of establishing any potential geotechnical constraints that might affect the proposed development.

The proposed development comprises two housing plots, which are being submitted for Planning Permission in Principle as separate applications. This document covers the site as a whole.

The site is located approximately 2 km North of Tornaveen, Torphins, at the location shown on **Drawing 153608/0001**.

1.1 Aims

The aims of the desk study were to undertake a Phase 1 investigation in accordance with British Standard 10175:2011+A2:2017 "Investigation of Potentially Contaminated Sites" (BSI, 2017). The following information is included:

- A review of pertinent published information including historical maps, geological and hydrogeological maps, in addition to relevant online and consultation resources (e.g. SEPA, Aberdeenshire Council).
- Identification, assessment and evaluation of potential contaminants including any sources, pathways and receptors as well as any other environmental factors applicable to the site;
- Assess and evaluation of the risk of significant harm occurring to one or more site receptors;
- Recommendations of further site investigation, where applicable, in order to facilitate and support the development of the site.

2.0 Sources of Information

2.1 Internet Sources

The following internet sources were consulted for further information concerning the site:

Aberdeenshire Council planning website	-	https://upa.aberdeenshire.gov.uk/online-applications/
British Geological Survey (BGS) online resources	-	www.bgs.ac.uk
BSI Standards Publication	-	BS 10175:2011+A2:2017
Scottish Environmental Protection Agency (SEPA)	-	www.sepa.org.uk
Historic Environment Scotland	-	http://portal.historicenvironment.scot/
Aberdeenshire Council Archaeology Service Historic Environment Record (HER)	-	https://online.aberdeenshire.gov.uk/smrpub/
UK Governmental Radon Map Of Britain	-	http:/www.ukradon.org/information/ukmaps
F!ND maps – detailed Radon Map	-	https://www.findmaps.co.uk/
Zetica UXO Risk Map	-	https://zeticauxo.com/downloads-and-resources/risk-maps/
Envirocheck (Landmark) Historical Maps	-	https://www.envirocheck.co.uk/

Information from these websites is incorporated into this desk study where relevant.

2.2 Previous Reports

No previous reports are available for the site.

2.3 British Geological Survey

Details of the British Geological Survey (BGS) maps referenced for the desk study are listed in Table 1.

Table 1: List of BGS Maps Consulted

Sheet	Scale	Date
76E (Inverurie) Solid and Drift	1:50,000	2002
76W (Alford) Solid	1:50,000	1993

2.4 Consultations

Table 2: List of Consultations undertaken

Organisation	Date Of Enquiry	Date Of Reply
Aberdeenshire Council	20/04/2023	11/05/2023

2.5 Site Walkover

A site walkover was conducted on the **12th April 2023** by a Fairhurst Engineer and is detailed further in this report. The full site walkover report along with photographs taken during the survey can be found in **Appendix 2**.

3.0 Site Description

The site is located approximately 2 km North of Tornaveen, Torphins, Aberdeenshire, and is centred at approximate National Grid Reference (NGR) NJ 62038 08122. The site location and site boundary are shown on the **Drawing No. 153608/0001**. The site area is 0.359 hectares in size and is bound on all sides by agricultural land. To the North West there is a residential property. Approximately 60 m to the east is the Beltie Burn. The site can be accessed directly from an unnamed access road to the west.

3.1 Topography

The site is generally level, at approximately 270-265 mAOD. The western half of the site sits approximately 1.5 m above the eastern, separated by a short slope. To the east outside the site, the land dips down towards Beltie Burn which sits between 260 and 255 mAOD.

3.2 Site Walkover Summary

3.2.1 Access

Access to the site is gained via an unnamed access track along the western boundary.

3.2.2 Boundaries & Surrounding Land Uses

A house and associated structures to are located just past the north-west boundary. Newly planted trees are located immediately to the north and east of the site. The land to the south of the site and to the north beyond the newly planted trees is arable farmland.

3.2.3 Site Surface & Vegetation

The site can be split into two sections based on the surface topography. The eastern half of the site is about 1.50 m lower than the western half of the site, with a short slope dividing the site in two. Both areas are generally flat, dipping southwards in a shallow fashion.

The surface of the site is primarily made of gravel surfaces, with scrub vegetation along boundaries and slopes. The western section is noted as resurfaced with grey gravels, whereas the eastern hasn't been resurfaced post demolition. The slope in the centre of the site has scrub vegetation on it, so it is anticipated that topsoil is present in this area. This is also true for the location of the infilled pond.

There are two remnants of farm structures present on site, both consisting of partially demolished stone walls representing the outline of the buildings. Within both buildings footprints concrete flooring remains.

3.2.4 Structures

On site there are the remnants of two farm structures, consisting of low lying stone walls representing the outline of the buildings. Within the footprints of both buildings the remains of concrete flooring is in place. The first structure is located in the centre of the site (trending east west) and is approximately 12 m x 6 m. The other building is located in the north east portion of the site (trending north south) and is approximately 15 m x 6 m.

3.2.5 Surface Water

Seepage is noted on northern edge flowing into the site, with further seepage noted flowing offsite from underneath the surface gravels onto the unnamed access road.

Towards the eastern boundary, a blue water pipe is present in a water filled depression in the ground.

3.2.6 Stockpiles and Waste

Two stockpiles were noted during the site walkover. The larger of the two is composed of brown gravels and sands, and it is located on the eastern boundary of the site. This material is likely associated with recent upgrades to an existing forestry track and the formation of a new forestry track . The smaller stockpile, located on the southern boundary, is comprised of grey heterogeneous gravels, the same as the site surface.

Remnants of a third stockpile is noted in the south east corner of the site, of the same grey gravels as the smaller of the two remaining stockpiles.

Some discarded materials are located in the centre of the site, adjacent to the central structure. These materials consist of some wooden pallets and concrete pillars.

4.0 Historical Development of the Site

The historical development of the site and its immediate surrounding area was established from the examination of existing historical and current Ordnance Survey maps. These are included in **Appendix 3**. The findings are summarised in **Table 5**.

Table 3: Historical Data From Historic Maps & Aerial Photography

Date	Notable Features	Potential Sources of Contamination
1867 (1:2,500) 1869 (1:10,560)	Onsite A central east west trending rectangular building noted, with north south trending structures noted in the southwest of the site. A pond is recorded in the north west corner. Offsite Access to Craigenhigh shown entering southwest corner of site and extending southwards. Woodland lies immediately adjacent to the northern boundary and approximately 75 m to the east on the eastern side of the Beltie Burn and 200 m to the northwest. Farmland recorded surrounding the site.	
1900 (1:2,500) 1901 (1:10,560)	Onsite North south trending structures no longer noted and east-west trending building has reduced in size. U shaped building developed in north east corner of site. Offsite Sheep fold recorded approximately 270 m NE of site adjacent to the Beltie Burn. Sand pits recorded approx. 700 m west and 1000 m southeast of the site. Gravel pit recorded approx. 800 m southeast of the site.	Made Ground associated with redevelopment of site.

Date	Notable Features	Potential Sources of Contamination
1959 (1:10,000)	Onsite No significant changes recorded. Offsite New building recorded to the northwest of the site in the location of the current residential property. Woodland to the northwest of the site is indicated to have been felled. Gravel pit recorded approx. 750 m to the south of the site.	
1969-1970 (1:2,500) 1972 (1:10,000)	Onsite Pond is no longer recorded and likely to have been infilled. Buildings in southwest of site have increased in size. Offsite Issues and a watercourse are recorded immediately west of the site around the approximate former boundary of the pond. Drain recorded immediately adjacent either side of the access track Additional structures recorded associated with the property to the northwest of the site. Sand pit and gravel pits no longer recorded. Sheepfold recorded approx. 900 m southeast of the site.	Infilled Pond

Date	Notable Features	Potential Sources of Contamination
1995 (1:2,500)	Onsite No significant changes recorded. Offsite No significant changes recorded.	
2000 (1:10,000)	Onsite Structure in NE of site has increased in size. A square structure is recorded in the south east portion of the site. Offsite From the southern site boundary, a narrow rectangular feature is recorded trending south west for approx. 30 m. Issues and a watercourse are no longer recorded.	
2006 (1:10,000)	Onsite No significant changes recorded. Offsite No significant changes recorded.	
2008 (Aerial Photography)	Onsite A narrow rectangular structure is located in the northwest of the site and extends beyond the western site boundary. A building in the west of the centre of the site is shown to be partially demolished.	Made Ground associated with partial demolition of on site buildings Midden / silage store

	Offsite The narrow rectangular feature immediately south of the site is indicated to be a possible midden or silage store.	
2018 (Aerial Photography)	Onsite The structure in the NW of the site has partially been demolished. There is damage to the roof of the structure in the NE of the site. Offsite The possible midden or silage store immediately south of the site appears to be used for the storage of farm equipment. A small excavated pit, partially infilled with water, is recorded approx. 75 m NE of the site.	Made Ground associated with partial demolition of on site buildings
2022 (1:10,000 map & Aerial Photography)	Onsite Farm structures have been demolished, with only the footprints of 2 buildings recorded in the centre and northeast of the site. Offsite The possible midden or silage store immediately south of the site has been infilled. The excavated pit to the NE has been infilled. Track recorded approx. 200 m northwest around the perimeter of the former woodland. Access track has been widened and re-surfaced with gravels. Drainage routes immediately adjacent to the track have been adjusted accordingly, accommodating the wider route.	Made Ground associated with partial demolition of on site buildings Infill of possible midden / silage store

5.0 Consultation Response

5.1 Contaminated Land Unit

- Aberdeenshire Council concluded the site of the proposed development is a former agricultural development. Aside from this, no other information is held by Aberdeenshire Council regarding potentially contaminative activities at the site or in the immediate surrounding area.
- Aberdeenshire Council does not have any records of underground or above ground fuel storage tanks on site.
- It is understood by Aberdeenshire Council that the private dwellings adjacent to the site are served by private water supplies.
- Aberdeenshire Council has no records of complaints or notices about nuisance in relation to current or precious site uses and its environs.

6.0 Archaeology & Historic Environment Scotland

A search was made for information on archaeological sites in the surrounding area using the Historic Environment Scotland online database which did not identify any sites within the site boundary. A search was also made of the Aberdeen City Sites and Monuments Records which identified several records for locations within the site boundary or immediately on it. These are detailed in Table 4below.

Table 4: Summary of historical / archaeological sites on or close to the site

Location	Site Reference Number	Description	Distance from site
On site	NJ60NW0093	Farmstead, still in use, depicted on historic OS maps. The 1st edition shows a long range, two rectangular buildings and an L-plan building with attached enclosure, and a pond to the north. By the time of the 2nd edition map the range and rectangular buildings had been removed and a new U-plan steading added. The house had been extended to a T-pln. there have since been further alterations and additions, and the pond has been infilled.	0 m
NW of Site	NJ60NW0098	A walkover survey by Cameron Archaeology in 2021 ahead of proposed woodland creation recorded a small number of features including small structures (NJ60NW0095), field boundaries (NJ60NW0096) and a clearance cairn (NJ60NW0097). Survey within HER site NJ60NW0009, features identified from aerial photographs, found no archaeological features. An additional walkover survey took place shortly afterwards to the northeast.	Approximately 200 m
NW of Site	Canmore ID: 80715 Site Number: NJ60NW 6	Enclosure (Period Unassigned), Field System (Period Unassigned) Field system and enclosure: a complex series of banks with a large sub-circular enclosure. Visible on BKS air photographs NJ 60 N 2724154-5, flown 22 June 1977 and held by Grampian Regional Council.	Approximately 200 m

7.0 Services Information

Service information was obtained as part of this desk study and is contained within **Appendix 4**.

7.1 Electricity

No electricity services are present on site. Approximately 70 m to the west 11 kV overhead cables are present running north-south and which links to the residential property to the northwest. Service cables are recorded within the boundaries of the residential property.

7.2 Gas

No gas services are recorded on site or in the immediate vicinity.

7.3 Water

No fresh or waste water services are recorded on site or in the immediate vicinity of the site. This indicates that the nearby residential property has a private water supply and is utilising a septic tank system.

7.4 BT

No telecom services are present on site. Cables linking with the residential property run along the edge of the access road to the west of the site.

8.0 Geology & Hydrogeology

8.1.1 Superficial Geology

The British Geological Survey (BGS) map indicates that the site is underlain by the Banchory Till Formation. The nearby Beltie Burn has alluvium recorded along its length.

8.1.2 Solid Geology

The BGS map indicates that the bedrock which underlies the site is the Craigievar Formation, which is primarily composed of interlayered psammite, semipelite and pelite, with semipelite dominant.

8.2 Hydrogeology

The available information indicates that a low productive aquifer underlies the site, with small amounts of groundwater in near surface weathered zones and fractures.

8.3 Mineral Extraction

No mine workings or quarrying are recorded on site or in the immediate vicinity.

9.0 Radon

The detailed Radon map obtained for the site indicates that the site is located within an area with 5-10% radon potential. As such basic radon protection measures will be required for all new dwellings on site.

A copy of the detailed radon map is included in **Appendix 5**.

10.0 Unexploded Ordnance

The online Zetica UXO Risk maps were consulted and indicate that the site is within a low risk UXO area.

11.0 Hydrology & Flooding

11.1 Hydrology

The Beltie Burn is located approximately 60 m to the east of the siteat an elevation around 10 m lower than the site. The burn flows southwards approximately 450 m where it is joined by the Newbigging Burn from the west. Both burns are fed by Corrennie Moor. Eventually the burns join the River Dee, about 12 km to the south.

Two land drains are recorded extending southwards along the access track to the southwest of the site. They are noted through satellite imagery as running along both the eastern and western edges of the track before, connecting with Newbigging Burn to the south.

Historical maps (1969-1995) indicate Issues and an associated water course to the north west of site around the approximate western boundary of the former pond.. These surface water features were not noted during the site walkover, and is not identified in satellite imagery or as part of the online SEPA flood maps. This indicates that these features have potential been infilled.

11.2 Flooding

The online SEPA flood maps indicate that the site is not at risk from river or surface water flooding.

12.0 Development Proposals

It is proposed to redevelop the site for residential use. The development proposals include two new houses, with associated infrastructure and landscaping. The development proposals are shown on **Drawing No 153608-0003.**

13.0 Preliminary Conceptual Model & Qualitative Risk Assessment

A preliminary site conceptual model has been formulated based on all of the data recovered as part of this desk study. The conceptual model presents the viable source, pathway, receptor contamination linkage for the site and is set out in the following sections. The principles of environmental risk assessment are presented in **Appendix 1**. The significance of the viable linkages elements has been evaluated by carrying out a qualitative risk assessment is by carrying out a risk assessment.

13.1 Source Characterisation

The following potential sources of contamination have been identified.

Table 5: Identified Potential Sources of Contamination

Source	Distance (m)	Compass Direction	Identified by:
Made Ground associated with site redevelopment and demolition of previous structures	On site	-	Historical Maps & aerial imagery
Infilled Pond	On site	-	Historical Maps
Infilled possible Midden / silage store	0 m	SW	Historical Maps & aerial imagery

No sources have been discounted therefore all identified potential sources are carried forward to the Qualitative Risk Assessment, and are detailed in **Table 6** below. Contaminants of concern associated with these sources are listed in **Table 7**.

Table 6: Sources carried forward to Qualitative Risk Assessment

Source	Observations
Made Ground associated with site redevelopment and demolition of previous structures	No visible contamination was noted on the ground surface during the recent site walkover.
Infilled Pond	Area of infill not obvious at the surface as nothing was noted during the site walkover. Infill material is unknown.
Infilled possible Midden / silage store	Aerial imagery indicated the presence of a possible midden or silage store. The latest aerial imagery and the site walkover indicate this area has been infilled. It is not known what materials were used to infill this area.

Table 7: Contaminants of Concern (CoC)

CONTAMINANTS OF CONCERN											
SOURCE	**Metals**	**TPH**	**PAH**	**Ammonia**	**Sulphate**	**pH**	**Ground Gas**	**SVOCs / VOCs**	**PCBs**	**Asbestos**	**Cyanide**
Made Ground	x	x	x		x	x	x			x	
Infilled pond	x	x	x		x	x	x			x	
Possible Midden / silage store	x	x	x		x	x	x			x	

13.2 Pathway Characterisation

The potential pathways by which receptors might be exposed to contaminants (sources) at the site can vary depending on the proposed or current land use (e.g. residential properties, public open space, retail). The key pathways are identified below.

13.2.1 Human Health

For humans, the three possible significant routes of exposure to contaminants in Scotland are considered to be:

- inhalation of ground gas or volatile chemicals;
- ingestion of dusts or soil either by hand-to-mouth activity or by eating plants grown in contaminated soils; and
- dermal (skin) contact with contaminated soils and waters and transfer of contaminants through the skin into the body.

13.2.2 Buildings, Properties & Services

Buildings and services can also be affected by contaminants in the following ways:

- build up of methane (ground gas) resulting in an explosion risk;
- by direct contact of building fabric with contaminated soils / aggressive soils;
- permeation of water supply pipes.

13.2.3 The Local Water Environment

For the Water Environment the following pathways may be present:

- leaching of contaminants from the soil into groundwater under the site;
- chemical spillages entering groundwater under the site;
- run-off from the site surface entering surface water courses near the site; and
- migration of contaminated groundwater into surface water bodies

13.3 Receptor Characterisation

The receptors are the elements in the pollutant linkage that can potentially be harmed by the contaminants. These are as follows:

- Humans: site workers and end users (residents);
- Buildings: building fabric and services; and
- The local water environment (groundwater and surface water).

13.4 Pollutant Linkages

The significance of potential pollutant linkages at the site is now qualitatively assessed by considering the magnitude of the hazard and the possibility of the linkages occurring based on the observations made, as shown in **Table 8**.

Table 8: Preliminary Qualitative Risk Assessment for Identified Sources of Contamination

Source	Potential contaminants	Potential Pathways	Potential Receptors	Assessment	Potential Severity	Potential Probability	Risk Class	Investigation required?
Made Ground	Metals, TPH, PAH, sulphate, pH, Asbestos	Ingestion, dermal contact, vapour inhalation	Human health	Made Ground is anticipated to be present on site as a result of the historical redevelopment of the site and recent demolition of farm buildings. Contamination may be present within the Made Ground and poses a potential risk of harm to future end users. There is a potential risk to site construction and maintenance workers which can be mitigated through the use of appropriate PPE.	High	Low	Moderate	Yes
		Direct contact with foundations and services	Building fabric and services	Foundations and services (including water pipes) may be affected by contamination if present.	High	Low	Moderate	Yes
		Leaching, migration	Groundwater	The main groundwater body is anticipated to be within the bedrock beneath the site. As the overlying superficial deposits comprise low permeable till there is a low risk of any potential contamination migrating into the main groundwater body.	High	Very Low	Low	No
			Surface Water	Perched groundwater within the till may be impacted by potential contamination on site and may be able to migrate eastwards towards the Beltie Burn.	High	Low	Moderate	Yes
	Ground Gas	Build-up of carbon dioxide within structures – inhalation risk	Human health	There is a potential ground gas risk if significant thicknesses of Made Ground are present on site containing materials that could generate methane and carbon dioxide.	High	Low	Moderate	Yes

Source	Potential contaminants	Potential Pathways	Potential Receptors	Assessment	Potential Severity	Potential Probability	Risk Class	Investigation required?
		Build-up of methane within structures – explosion risk	Buildings					
Infilled Pond	Metals, TPH, PAH, sulphate, pH, Asbestos	Ingestion, dermal contact, vapour inhalation	Human health	Contamination may be present within the materials used to infill the former pond in the northwest of the site. Any potential contamination presents a potential risk of harm to future end users. There is a potential risk to site construction and maintenance workers which can be mitigated through the use of appropriate PPE.	High	Low	Moderate	Yes
		Direct contact with foundations and services	Building fabric and services	Foundations and services (including water pipes) may be affected by contamination if present.	High	Low	Moderate	Yes
		Leaching, migration	Groundwater	The main groundwater body is anticipated to be within the bedrock beneath the site. As the overlying superficial deposits comprise low permeable till there is a low risk of any potential contamination migrating into the main groundwater body.	High	Very Low	Low	No (GW)
			Surface Water	Perched groundwater may be impacted by potential contamination within the area of the infilled pond. A pathway to nearby surface watercourses exists via a small watercourse recorded on the historical maps around the west of the former pond and which likely flows into the drain running parallel to the access road. This drain flows into the Newbigging Burn approx. 600 m south of the site.	High	Low	Moderate	Yes

Source	Potential contaminants	Potential Pathways	Potential Receptors	Assessment	Potential Severity	Potential Probability	Risk Class	Investigation required?
	Ground Gas	Build-up of carbon dioxide within structures – inhalation risk	Human health	As it is not known what materials have been used to infill the former pond there is a potential ground gas risk associated with it.	High	Low	Moderate	Yes
		Build-up of methane within structures – explosion risk	Buildings					
Infilled Possible Midden / Silage Store	Metals, TPH, PAH, sulphate, pH, Asbestos	Ingestion, dermal contact, vapour inhalation	Human health	There is potential for contamination associated with this former land use and the infill of the area to have migrated onto site. however, as the anticipated groundwater flow is to the south east any potential migration is likely to be very localised and confined to the area adjacent to the southwestern site boundary.	High	Low	Moderate	Yes, along SW site boundary only
		Direct contact with foundations and services	Building fabric and services	Foundations and services adjacent to the southwestern site boundary may be affected by contamination if present.	High	Low	Moderate	Yes, along SW site boundary only
		Leaching, migration	Groundwater	As groundwater flow is anticipated to be to the southeast, the perched groundwater beneath the site is not considered to be at risk.	High	Very Low	Low	No
	Ground Gas	Build-up of carbon dioxide within structures – inhalation risk	Human health	This area, immediately adjacent to the SW of the site, is indicated to have been infilled, however it is not known what materials have been used to infill the area there is a potential ground gas risk associated with it.	High	Low	Moderate	Yes
		Build-up of methane within structures – explosion risk	Buildings					

14.0 Geotechnical Considerations

Potential constraints are detailed below;

- Localised Topsoil is present along the central slope and infilled pond areas, and is unsuitable as founding stratum.
- Made Ground is anticipated across the site and is unsuitable as a founding stratum.
- Relic Foundations may be present on site.
- Shallow groundwater was noted during the site walkover, and as such dewatering of excavations is anticipated.
- From the geological maps cobbles and boulders are anticipated to be present within the superficial soils, and as such overdig is likely to be required.
- There is the potential for shallow rockhead.

15.0 Conclusions

Fairhurst were commissioned by the Client (Cairnton Estate Limited) to undertake a desk study to determine any potential environmental or geotechnical constraints to the proposed residential development at Craigenhigh, Torphins, Aberdeenshire. The desk study conclusions are summarised below.

Environmental Conclusions:

- On and off site potential sources of contamination have been identified which may present a risk of harm to site end users, buildings and services and the water environment.
- The detailed Radon map indicates that the site is within a radon affected area and as such basic radon protection measures will be required for all new dwellings on site.
- UXO maps concluded that the site has a 'low risk' rating.
- The site is not indicated to be at risk from river or surface water flooding on site.
- As the site is Brownfield, Scottish Water will require UKWIR testing along the alignment of all new water mains on site.

Geotechnical Considerations:

- Localised areas of Topsoil are present on site. Topsoil is unsuitable as founding stratum.
- Made Ground is anticipated across the site and is unsuitable as a founding stratum.
- Relic Foundations may be present on site.
- Shallow groundwater was noted during the site walkover, and as such dewatering of excavations is anticipated.
- Overdig is anticipated to be required.
- Shallow rockhead may be present.

16.0 Recommendations

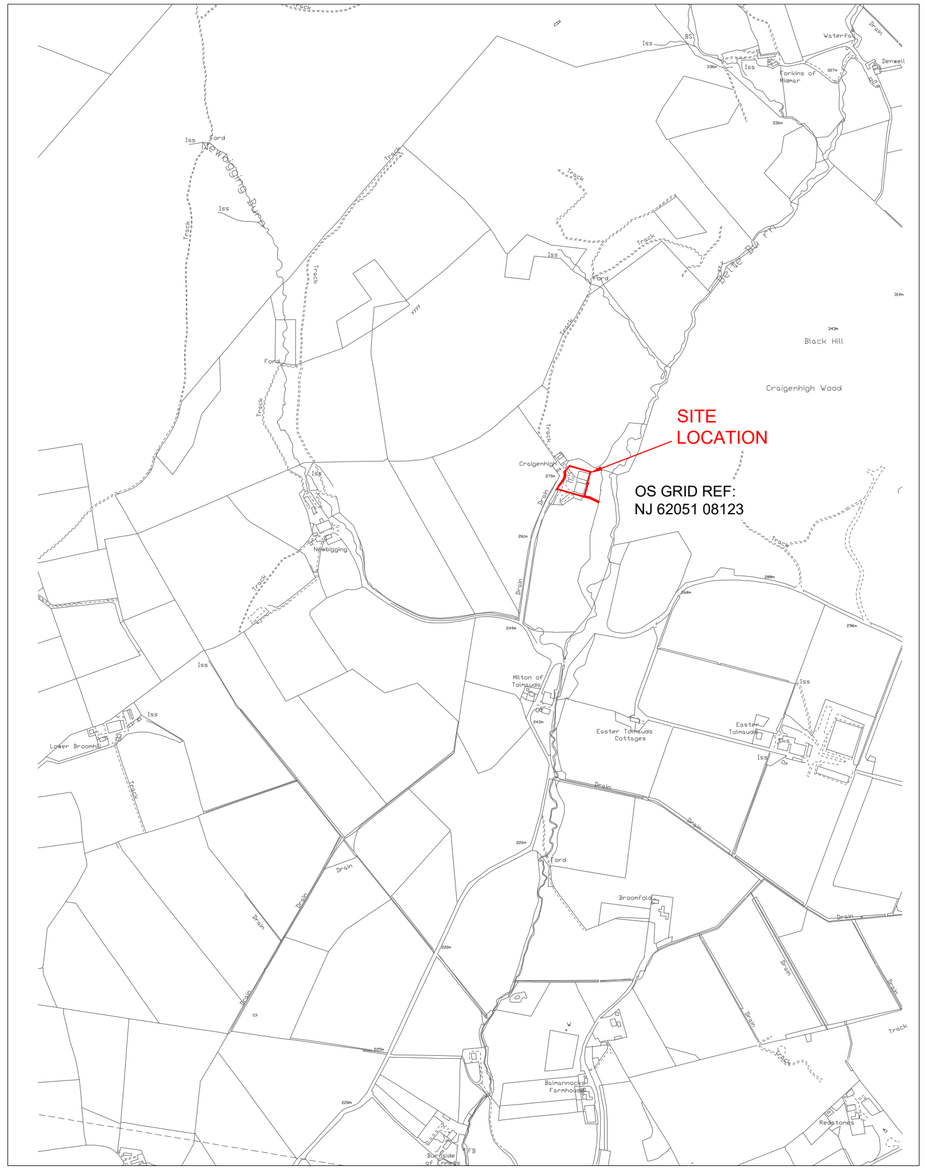
A ground investigation should be undertaken to determine the presence or absence of contamination and the potential risks. Geotechnical testing should also be carried out in order to define ground conditions.

Should any material be required to be removed from site, it is important that appropriate waste management requirements are adhered to.

Drawings

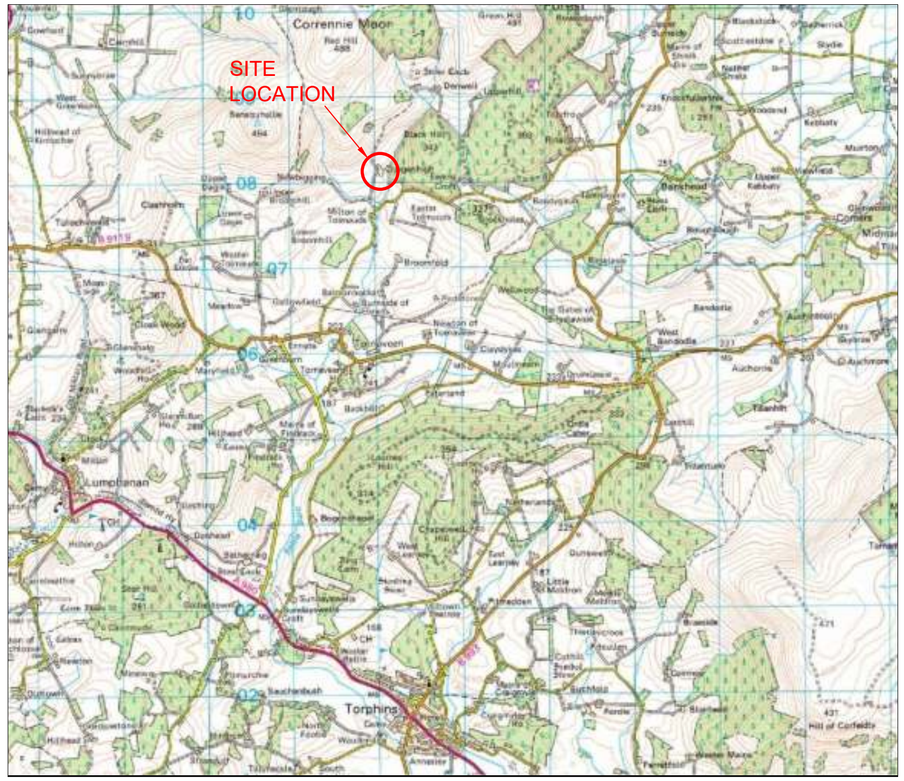
153608/0001	Location Plan
153608/0003	Proposed Site Plan

Do not scale from this drawing.



SITE LOCATION PLAN
SCALE 1:10,000

GRID REFERENCE: NJ 62051 08123



OS LOCATION PLAN
SCALE 1:50,000

Rev.	Date	Description	Drawn	Checked	Approved
B	17/11/23	REVISED FOR INCLUSION IN UPDATED DESK STUDY.	CD	CD	ST
A	26/04/23	DRAFT STATUS REMOVED.	CD	CD	RMCC

Notes:

PLEASE NOTE:
THE LAND OWNERSHIP LINE SHOWN ON THIS DRAWING IS FOR THE PURPOSES OF SHOWING THE EXTENT OF THE APPLICANT'S LAND, FOR PLANNING APPLICATION PURPOSES ONLY. THESE LINES ARE NOT TO BE TAKEN FOR PURPOSES OF DEFINING LEGAL BOUNDARIES OR ANY OTHER PURPOSE.

Client:
CAIRNTON ESTATE LIMITED

Project Title:
PROPOSED HOUSE PLOTS, LAND AT CRAIGENHIGH, ABERDEENSHIRE, AB31 4PN

Drawing Title:
LOCATION PLAN

FAIRHURST
88 Queens Road,
ABERDEEN, AB15 4YQ
Tel: 01224 321 222 Fax: 01224 323 201

Scale at A2:	Status:	
AS SHOWN	For Information	
Drawn:	Checked:	Approved:
CD	CD	RMcC
Date:	Date:	Date:
15/03/23	15/03/23	15/03/23

Drawing No.: 153608/0001
Revision: B

Do not scale from this drawing.

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION

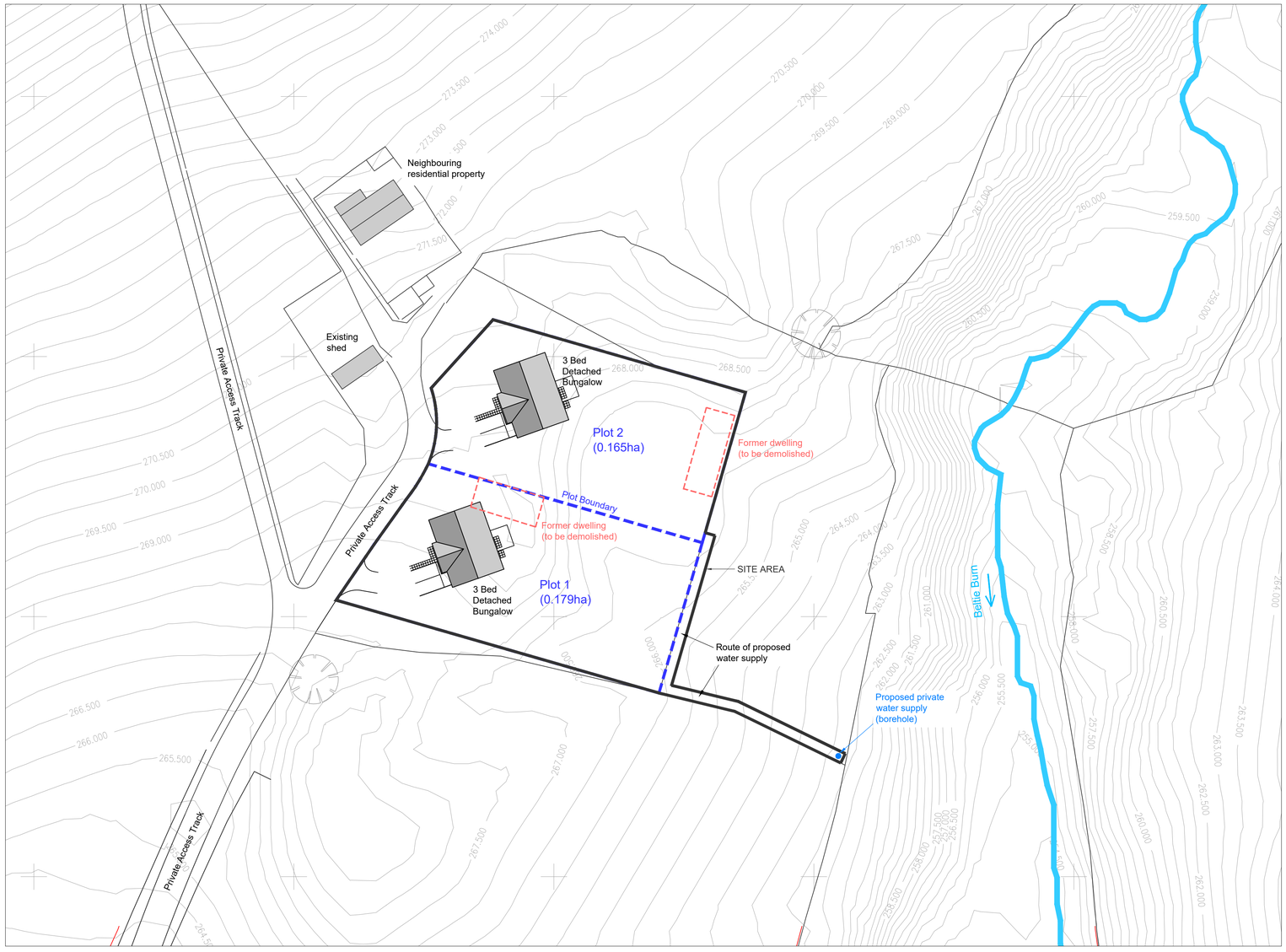
IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION.

POSSIBLE EXISTING LIVE SERVICES:–

- ALL BUILDING SERVICES TO BE ISOLATED PRIOR TO WORKS.
- REFERENCE MUST BE MADE TO THE RECORD DRAWINGS AND THE CONTRACTOR MUST SCAN FOR SERVICES PRIOR TO EXCAVATING.
- COMMUNICATE WITH THE SITE OPERATOR / OWNER FOR LOCATIONS OF ANY KNOWN EXISTING SERVICES NOT IDENTIFIED ON RECORD DRAWINGS.
- REFER TO RELEVANT HSE GUIDANCE.
- THIS DRAWING DOES NOT PROVIDE THE LOCATION OF EXISTING SERVICES.

FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE THE HEALTH AND SAFETY FILE

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.



0m 10m 20m 30m 40m 50m
SCALE 1:500 metres

PROPOSED SITE PLAN
SCALE 1:500

0m 10m 20m 30m 40m 50m
SCALE 1:500 metres

Rev.	Date	Description	Drawn	Checked	Approved
C	17/11/23	REVISED FOR INCLUSION IN UPDATED DESK STUDY.	CD	CD	ST
B	01/11/23	TEXT UPDATED.	CD	CD	ST
A	26/04/23	DRAFT STATUS REMOVED.	CD	CD	RMCC

Notes:

Client:
CAIRNTON ESTATE LIMITED

Project Title:
PROPOSED HOUSE PLOTS, LAND AT CRAIGENHIGH, ABERDEENSHIRE, AB31 4PN

Drawing Title:
PROPOSED SITE PLAN

FAIRHURST
88 Queens Road,
ABERDEEN, AB15 4YQ
Tel: 01224 321 222 Fax: 01224 323 201

Scale at A1:	Status:	
1:500	Planning	
Drawn: CD	Checked: CD	Approved: RMcC
Date: 16/03/23	Date: 16/03/23	Date: 16/03/23
Drawing No.: 153608/0003		Revision: C

Appendix 1

Principles of Environmental Risk Assessment

Principles of Environmental Risk Assessment

The Environmental Protection Act (1990), Part II A Contaminated Land (Section 57 of the Environment Act 1995), revised by Scottish Statutory Instrument No.658 (2005), and the Contaminated Land Regulations (1999) provide a basis on which to determine the risks and liabilities presented by a contaminated site. Contaminated Land is defined within Annex 3, Chapter A Part 1- Scope of Chapter and in all those Sections mentioned as:

"Any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land that:

(a) Significant harm is being caused or there is significant possibility of such harm being caused; or

(b) Significant pollution of the water environment is being caused or there is a significant possibility of such pollution being caused."

Section 57 of the Environment Act 1995 requires that any site identified as being "contaminated" by the Local Authority will be registered by them and remediation will be required to render the site fit for use.

The presence of contamination is not the sole factor for deciding whether a site is contaminated. Relevant parties should identify site-specific risks and provide objective, cost-effective methods to manage the contamination in a manner that satisfies the proposed end-use.

A risk-based approach, which takes both technical and non-technical aspects into consideration when making decisions on contamination resulting from past, present or future human activities, is advocated. The assessment of environmental risks generally relies on the identification of three principal elements forming a 'pollutant linkage':

SOURCE: the contaminant

PATHWAY: the route through which the contaminant can migrate, and

RECEPTOR: any human, animal, plant, water environment or property that may be adversely affected (harmed) by the contaminant

In the absence of any one of these elements, on any given site, there is no risk. Where all three elements are present, risk assessment is required to determine the significance of the harm that is being or may be caused. As outlined above, the terms of the Contaminated Land regime specify that remediation need only be implemented where a site is causing, or there is a significant possibility that it will cause, significant harm, or significant pollution to the water environment.

Development of contaminated land is usually addressed through the application of planning and development legislation and guidance (i.e. Planning Advice Note 33). The suitable for use approach is seen as the most appropriate to deal with contaminated land, taking account of environmental, social and economic objectives. The assessment is made in the context of the proposed land use (i.e. residential, retail, open-space and tourist developments).

Appendix 2

Site Walkover Record

WALKOVER SURVEY RECORD SHEET

Project: Craigenhigh		Job No: 153608
Engineer: Langdon Truscott	Date: 12.04.2023	Weather: Overcast, cold
Contact:		
Photographs taken? Yes	Plan attached? Yes	

Observations	Constructive comments must be made against each prompt	Further action required?

1. Site Details

Access	e.g. Roads/paths/Restricted access for plant?/unauthorised Unnamed access road along western boundary, constructed of rolled gravel.	
Boundaries & adjacent land uses	e.g. Fences/hedges/walls? Residential/industrial/undeveloped? House and associated structures to north west. New trees planted immediately to north and east. Arable land use to south and to the north beyond the newly planted trees.	
Surface condition and safe walking	e.g. Tarmac/concrete/grass etc.; broken/smooth? Gravel surfaces, with scrub vegetation along boundaries and slopes.	

Additional Information & Sketches

2. Topography

Surface topography	e.g. Elevation/slopes/mounds on site & adjacent? Generally flat, with northern boundary dipping southwards in a shallow fashion. Divided over two levels, with a short slope dividing them. The lower level is to the east, away from the access track.	
Surface slopes and steep faces, details of land reshaping	e.g. Man-made/natural/height/angle? Across the centre of the site, trending north-south, a slope is present dipping to the east. The slope is approx. 1.50 m high, with an approximate 1:2 gradient	
Evidence of subsidence	e.g. damage to buildings/surface depressions None noted	
Evidence of landslip, slides or failures.	e.g. Abrupt changes in slope profile/tilting trees, posts or walls None noted	

Evidence of cuttings or toe slope excavations	e.g. Locations/gradient None noted	
Evidence of imported soil, tipped material or rubbish	e.g. Does it have an odour? /is it hot? Pallets and concrete posts noted	
Retaining walls	e.g. Height/construction/condition? None noted	

Additional Information & Sketches

3. Geology

Surface Soils	e.g. Compressible ground/made ground/desiccated clays/pits Appears to be placed gravel on upper platform. Lower platform consisting of gravels and softer muds, but could be due to rainfall overnight.	
Rock Outcrops	e.g. Stream beds/service excavations/cuttings/surface exposures/cliff or slope faces/quarries/pits None noted	

4. Surface Water

Surface water features present	e.g. Culverts/streams/ponds/springs/issues/drainage ditches/marshes None noted on site. Beltie Burn is located approx. 70 m east of site	
Water logged ground	e.g. Extent/reason for water logging Northern edge seeping water, with runoff towards the centre of the site.	
Signs of flooding	e.g. River gauges/flood debris/flood protection? A blue pipe is present in a water filled depression in the ground, located approximately in the centre of the site.	
Are there any water loving plants?	e.g. Reeds/marsh grasses Algae in pool around blue pipe.	
Signs of contamination	e.g. discoloration of water. n/a	

5. Groundwater

Groundwater conditions	e.g. Any springs/sinks/issues No springs or issues noted on site	
Evidence of shallow water table	e.g. Marshy/boggy ground	

	Seepage on northern edge, and offsite from the placed gravel onto the unnamed access road.	

Additional Information & Sketches

6. Vegetation

Areas and type of vegetation	Grass and low level scrub vegetation	
Evidence of distress	e.g. Dead/dying None noted	
Tree / Hedgerow species and height	Newly planted trees immediately to north and east of site (species unknown). Single tree to NE of site, approx. 10 m from NE corner of site.	
Evidence of former trees	e.g. Tree stumps None noted	

7. Historic & Current Development

Known history of site	e.g. from historic plans/desk study information/anecdotal evidence? Site previously occupied by several farm buildings. Demolition of previous structures known to have taken place recently – steel frame buildings completely demolished, granite buildings demolished to between approx. 0.5 m and 1.0 m above ground level. Infilled pond noted in the north west corner of the site.	
Previous structures	e.g. Size/construction/brick/timber/asbestos/use? See below.	
Existing buildings/ structures	e.g. Size/construction/brick/timber/asbestos/use? Two remnants of farm structures are present on site. Both consisting of low lying stone walls representing the outline of the buildings. Within both buildings footprints, concrete flooring remains. The most westerly (trending approx. east west) is ~12x6m. The other, to the north east, is trending north south and ~15x6m.	
Old foundations	e.g. Size/construction?	

	No evidence of old foundations noted in areas of completely demolished previous structures	
Building dilapidation and distress	e.g. General condition/cracking? n/a	
Neighbouring structures under distress	e.g. General condition/cracking? n/a	
Underground services, manholes, drains, tanks or pits	e.g. Type/size/depth? None noted	

8. Additional Info

Visible surface Contamination	e.g. Fly tipping/oil etc. None noted	
Unusual odours, fumes or dust	e.g. Type/source? None noted	
Spillages/ Accidents	e.g. Type/source? No evidence of spillages or accidents noted on site	
Waste Products	e.g. Type/processes? Some discarded materials located in the centre of the site, adjacent to the central structure. Materials consist of wooden pallets and concrete pillars. 2 stockpiles are noted on site. The largest of the two is composed of brown excavated gravels and sands, and it is located on the eastern boundary of the site. It is thought to be related to the recent forestry track works. The smaller stockpile, located on the southern boundary, is comprised of grey heterogeneous gravels, of the same make as the site surface. Remnants of a third stockpile is noted in the south east corner of the site, and also comprising grey heterogeneous gravels.	
Delivery and Storage	e.g. Materials/uses/storage? n/a	
Materials and processes currently carried out on site	e.g. Raw materials/products? n/a	
Plant or machinery on site	e.g. Type/size/use? None	
Water supply	e.g. Location? Blue plastic pipe located in the middle of the site – possible on site water supply?	

Confined space or restricted working area	e.g. Height/width? None	
Overhead cables	e.g. Telephone/electricity-33KV/275KV/height? Overhead electricity cables located west of the site, approximately 50 m from the western site boundary.	

9. Anecdotal Information

Local Knowledge	e.g. mining/landfilling/street & place names n/a	
Interviews with residents/staff	n/a	
Further observations	n/a	

10. Photos

1. Southern site boundary looking east

2. Western site boundary looking north

3. Western structure (aerial images indicate it had been abandoned and partially demolished by 2008)

4. Western structure wall detail with discarded materials

5. Northern boundary, approximate location of infilled pond.

6. Northern Boundary, water seepage

7. Eastern former structure

8. Eastern former Structure

9. Eastern Boundary, looking south

10. Blue pipe and ponding water (possible water supply?)

11. Southern Boundary and gravel stockpile, looking west

12. Looking NE from centre of southern boundary

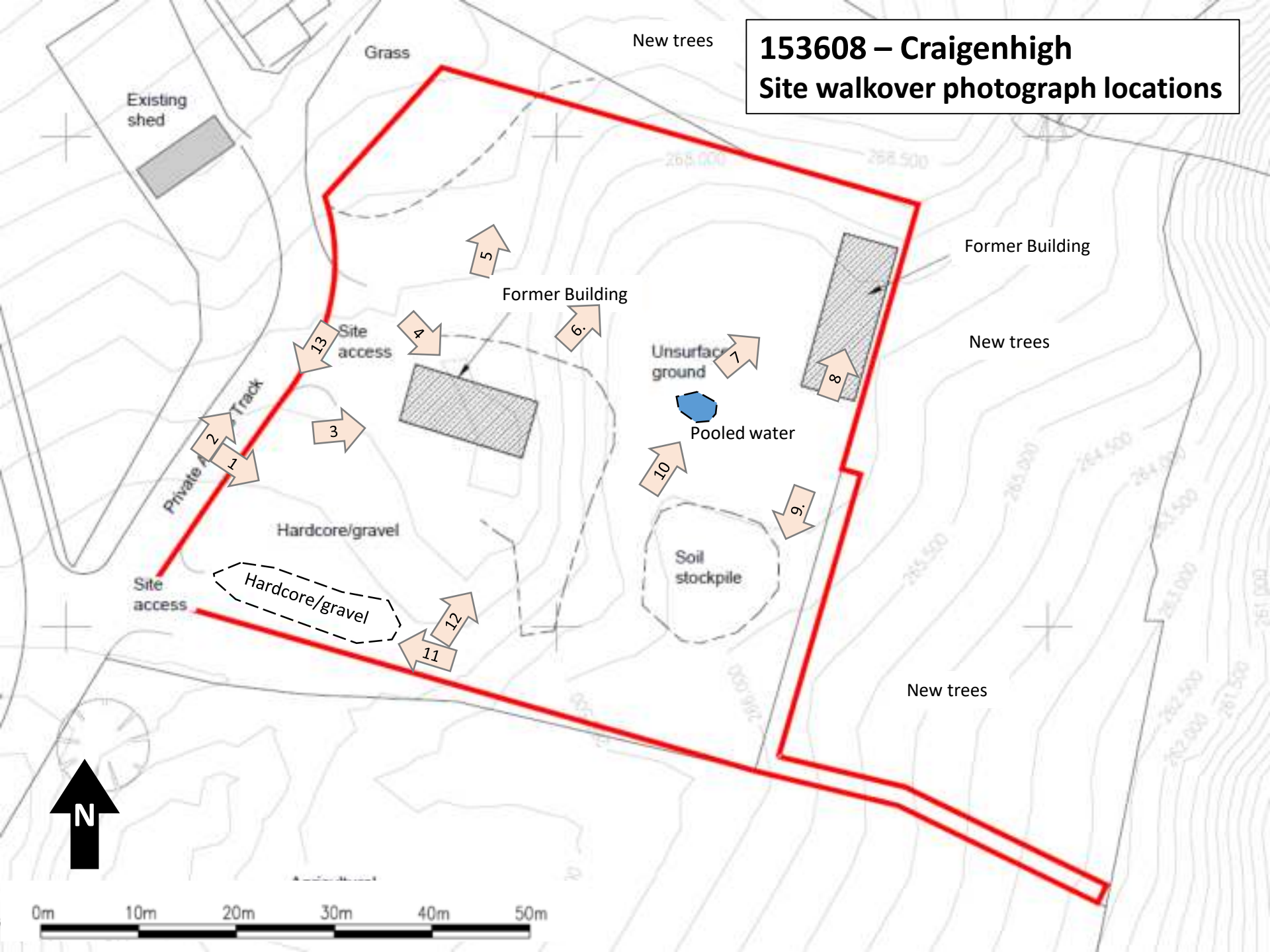
13. Western Boundary

Originator: Langdon Truscott

Date: 12/04/2023

Checked & Approved: L. Yuille

Date: 19/04/2023

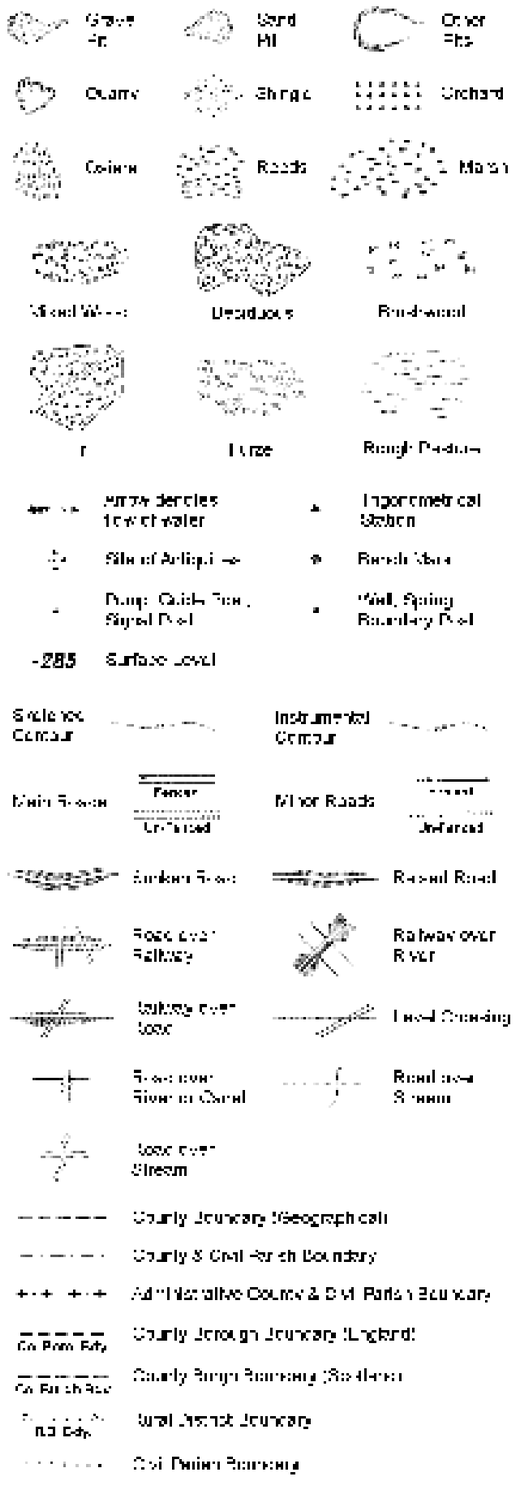

153608 – Craigenhigh
Site walkover photograph locations
New trees
Grass
Existing shed
Former Building
Former Building
New trees
Site access
Unsurfaced ground
Pooled water
Hardcore/gravel
Soil stockpile
Site access
Hardcore/gravel
New trees
1
2
3
4
5
6
7
8
9
10
11
12
13
N
0m
10m
20m
30m
40m
50m

Appendix 3

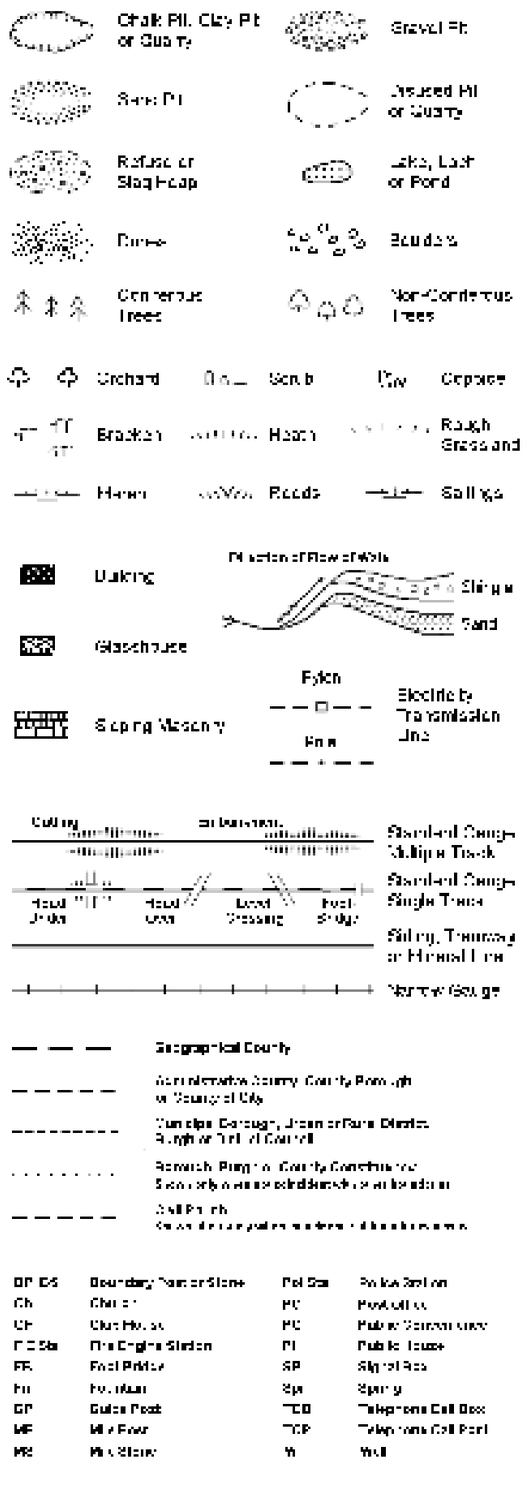
Historical Maps

Historical Mapping Legends

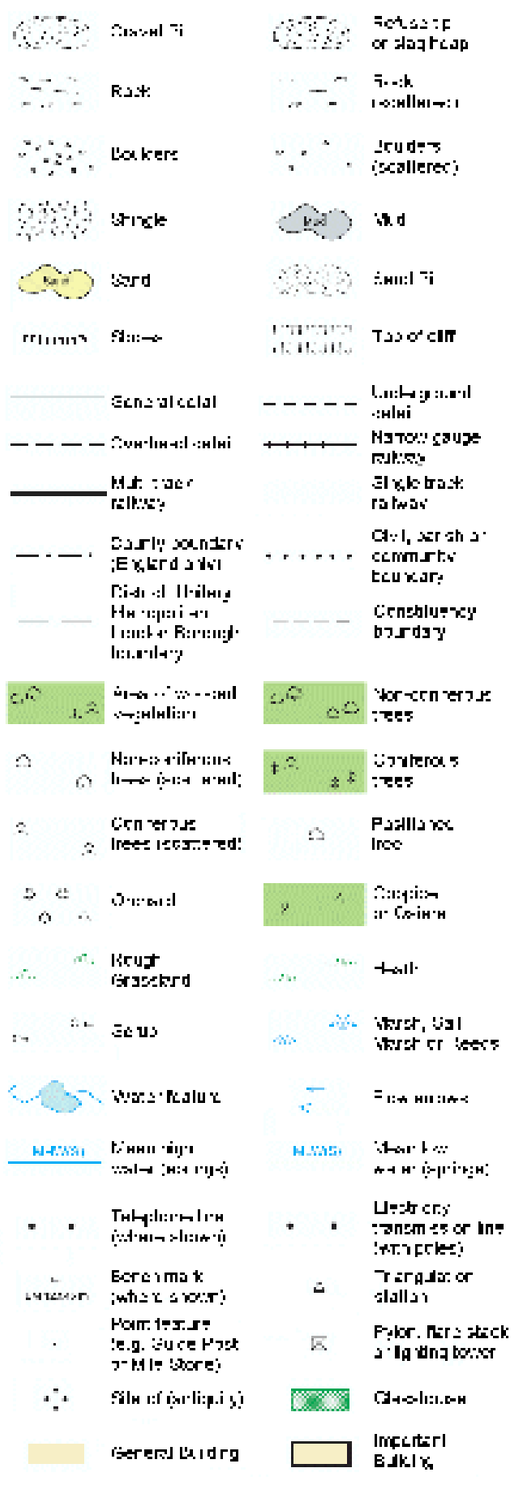
Ordnance Survey County Series 1:10,560



Ordnance Survey Plan 1:10,000



1:10,000 Raster Mapping

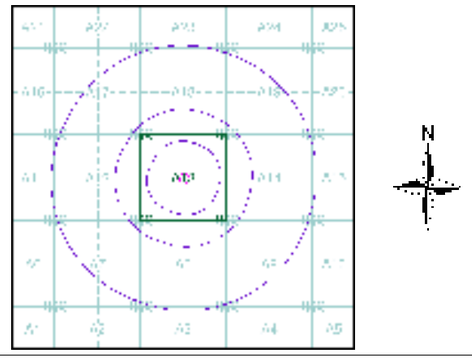


FAIRHURST

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Aberdeenshire	1:10,560	1869	2
Aberdeenshire	1:10,560	1901	3
Ordnance Survey Plan	1:10,000	1959	4
Ordnance Survey Plan	1:10,000	1972	5
10K Raster Mapping	1:10,000	2000	6
10K Raster Mapping	1:10,000	2006	7
VectorMap Local	1:10,000	2022	8

Historical Map - Slice A



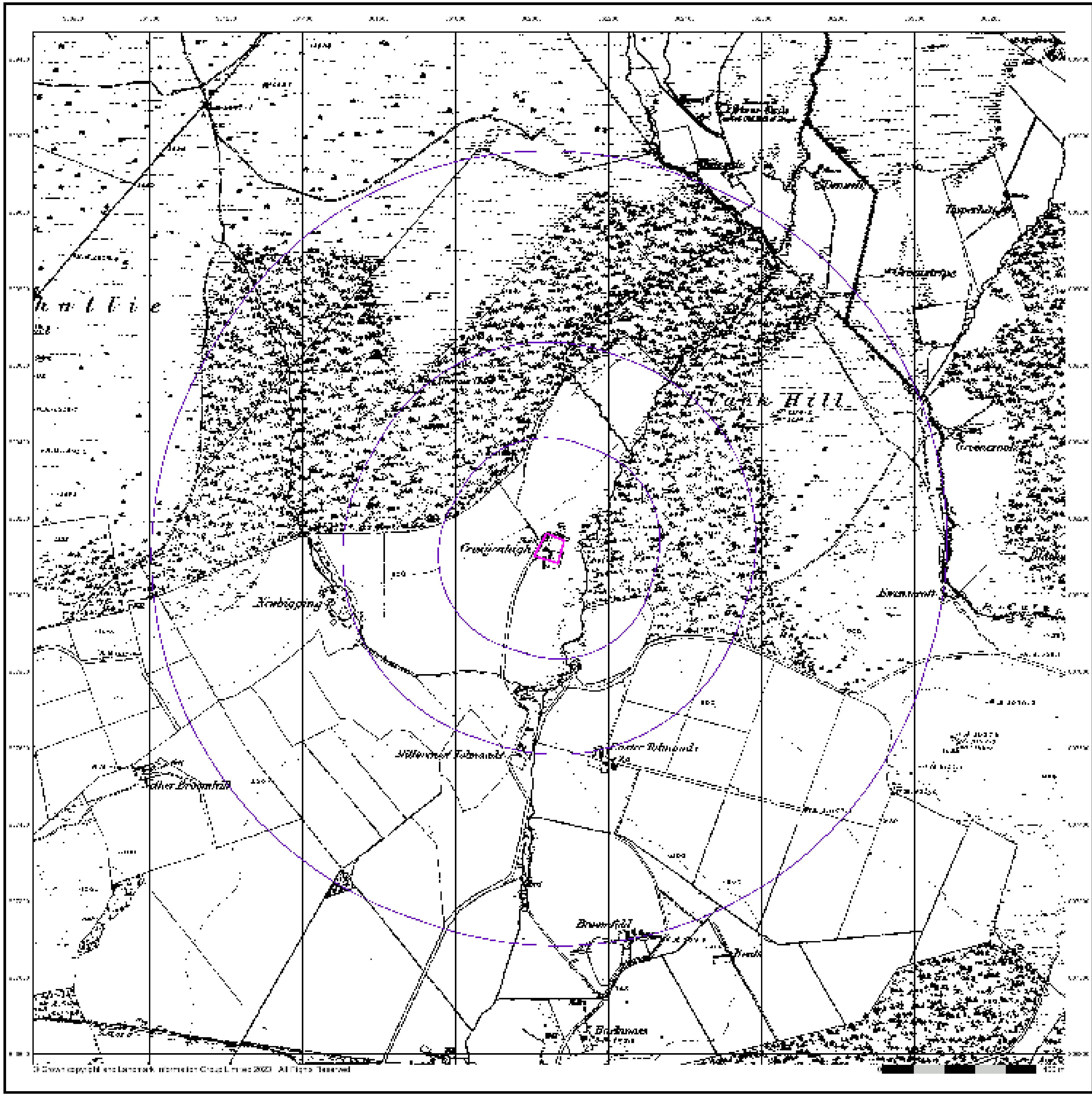
Order Details

Order Number: 310179692_1_1
Customer Ref: 153608
National Grid Reference: 362050, 808120
Slice: A
Site Area (Ha): 0.37
Search Buffer (m): 1000

Site Details

Site at 362040, 808120

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



FAIRHURST

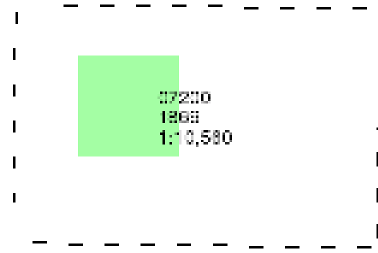
Aberdeenshire

Published 1869

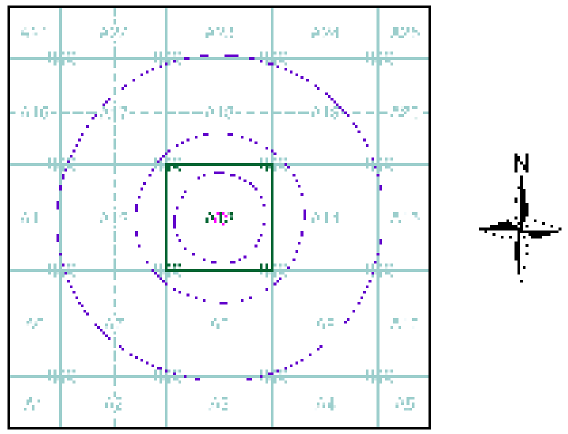
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A

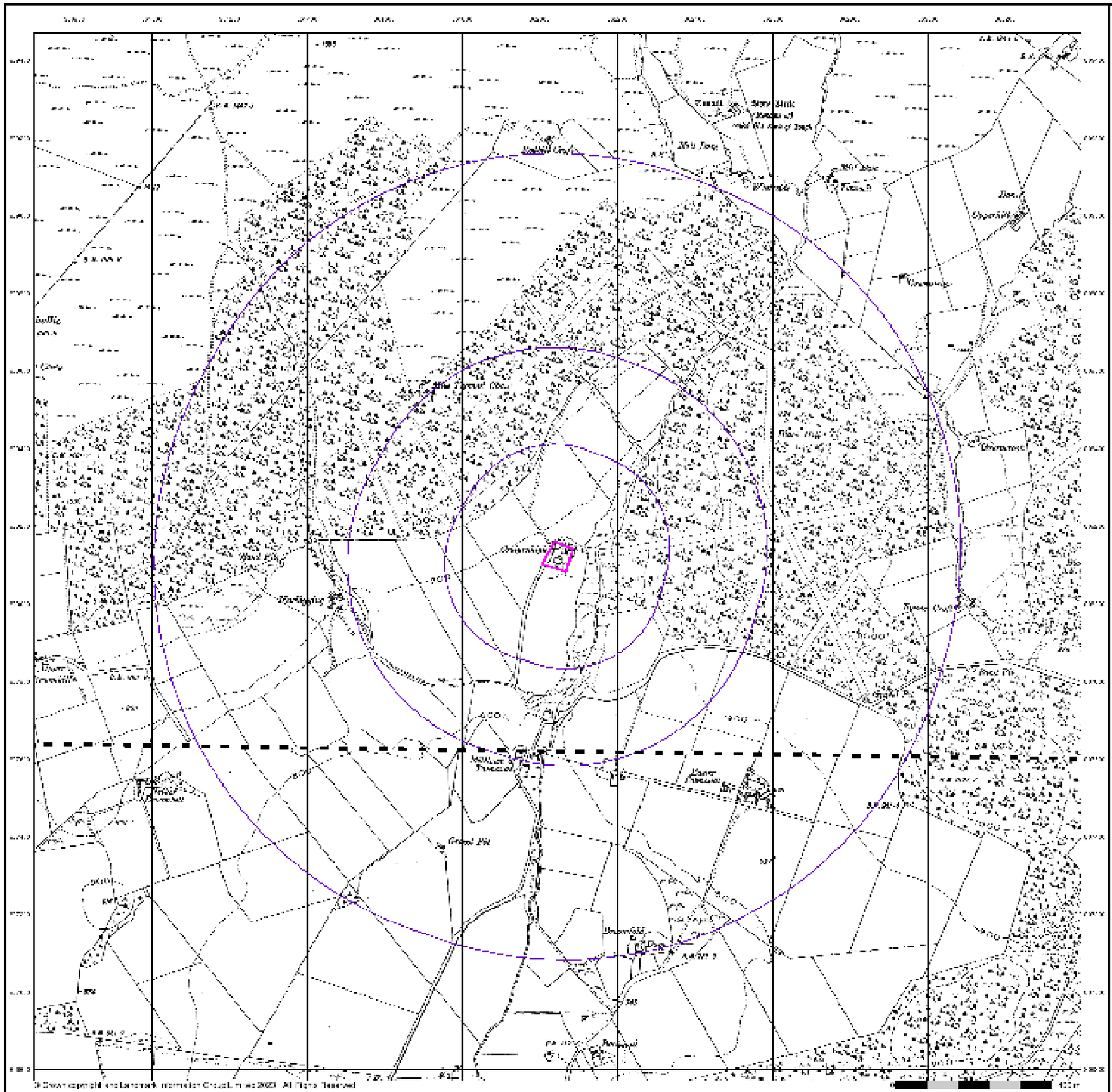


Order Details

Order Number: 310179692_1_1
Customer Ref: 153608
National Grid Reference: 362050, 808120
Slice: A
Site Area (Ha): 0.37
Search Buffer (m): 1000

Site Details

Site at 362040, 808120



FAIRHURST

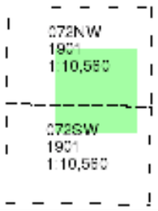
Aberdeenshire

Published 1901

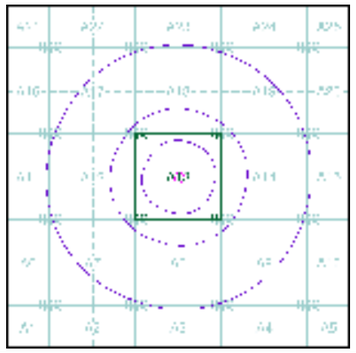
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

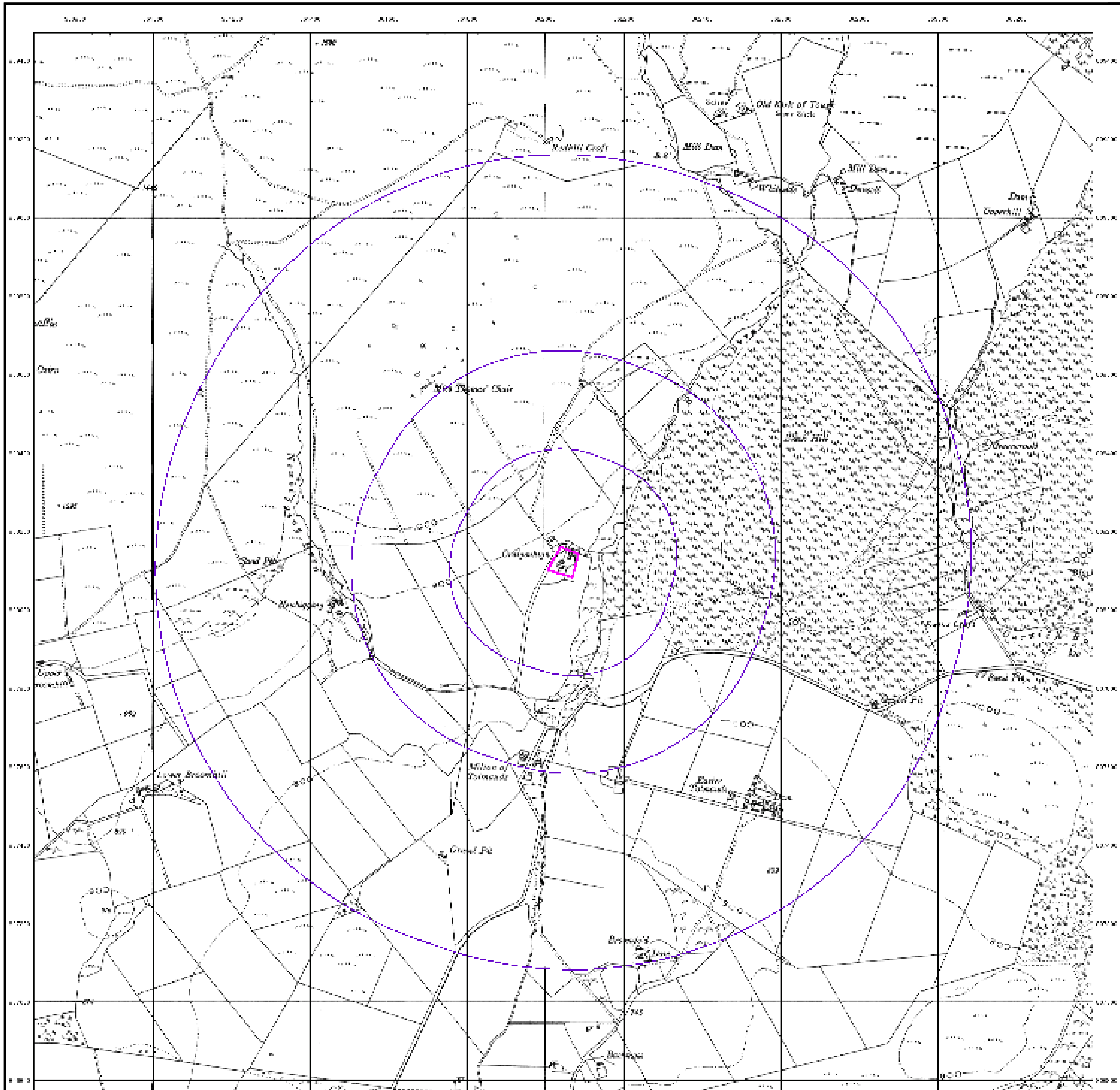
Order Number:	310179692_1_1
Customer Ref:	153608
National Grid Reference:	362050, 808120
Slice:	A
Site Area (Ha):	0.37
Search Buffer (m):	1000

Site Details

Site at 362040, 808120

Landmark INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



FAIRHURST

Ordnance Survey Plan

Published 1959

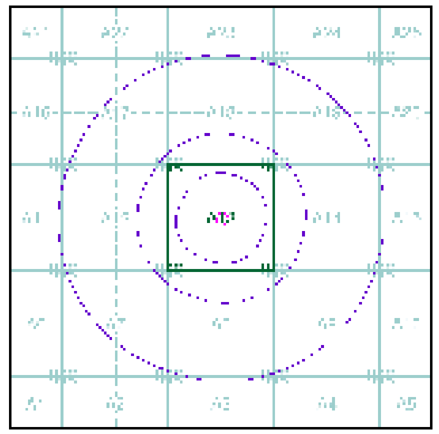
Source map scale - 1:10,000

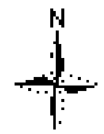
The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

NJ60NW
1959
1:10,560

Historical Map - Slice A



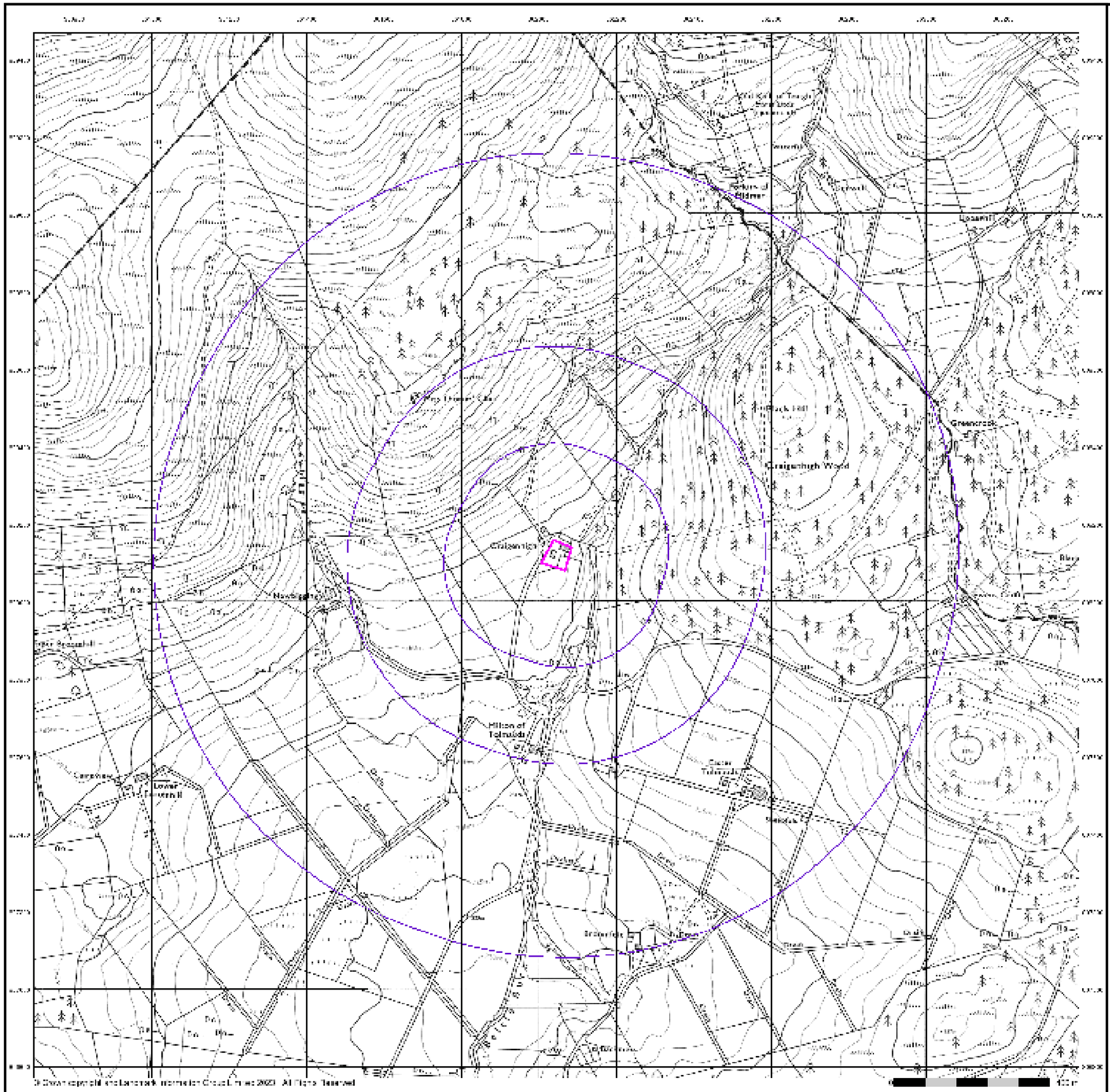


Order Details

Order Number: 310179692_1_1
Customer Ref: 153608
National Grid Reference: 362050, 808120
Slice: A
Site Area (Ha): 0.37
Search Buffer (m): 1000

Site Details

Site at 362040, 808120



FAIRHURST

Ordnance Survey Plan

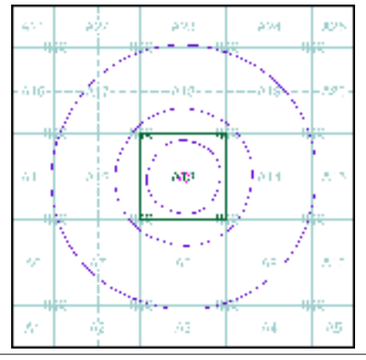
Published 1972

Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

Historical Map - Slice A



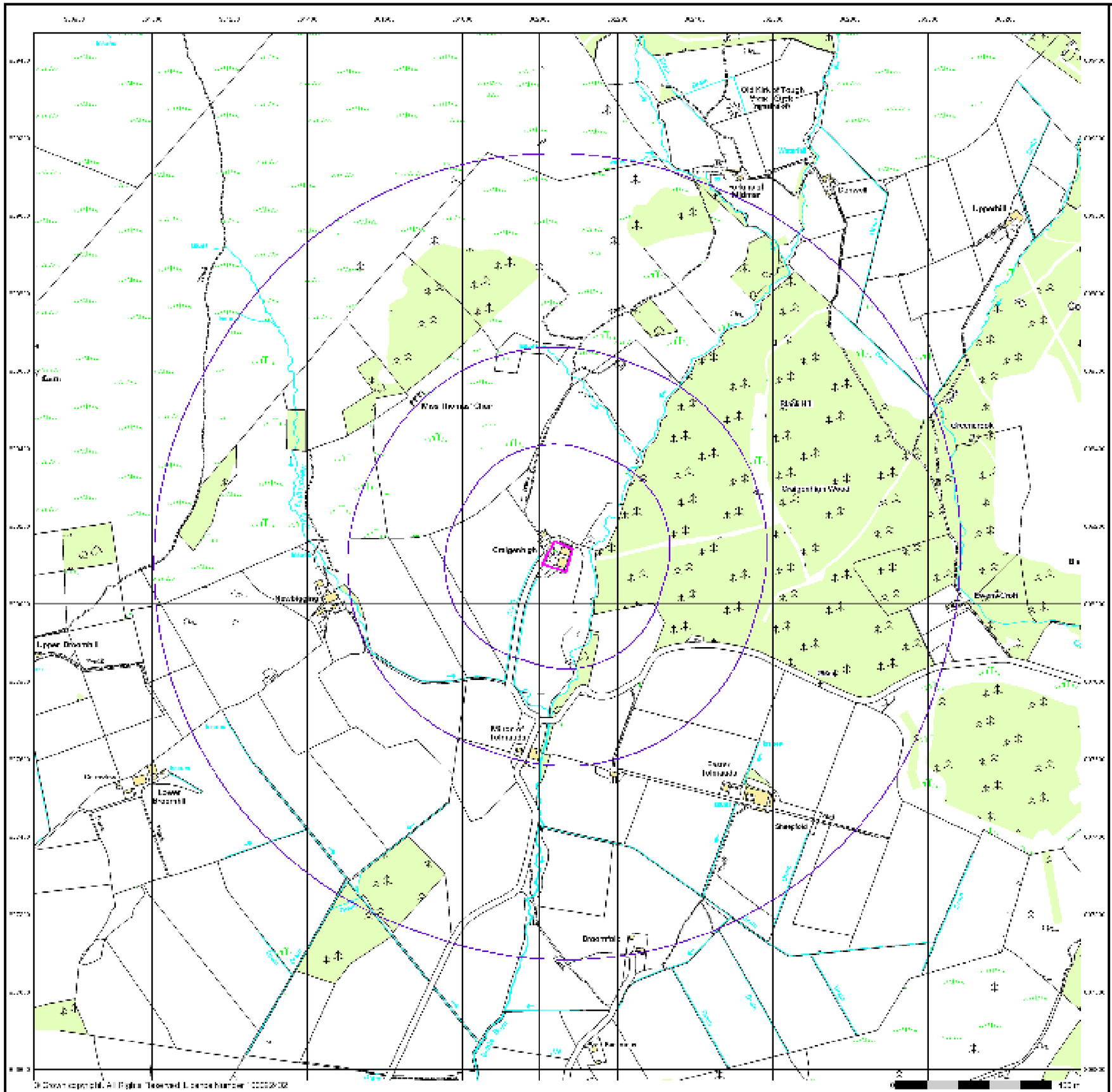
Order Details

Order Number:	310179692_1_1
Customer Ref:	153608
National Grid Reference:	362050, 808120
Slice:	A
Site Area (Ha):	0.37
Search Buffer (m):	1000

Site Details

Site at 362040, 808120

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



FAIRHURST

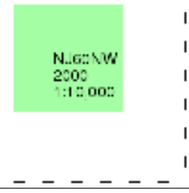
10k Raster Mapping

Published 2000

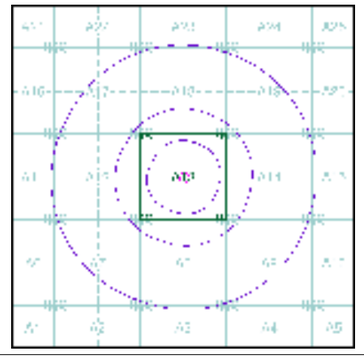
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey`s 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

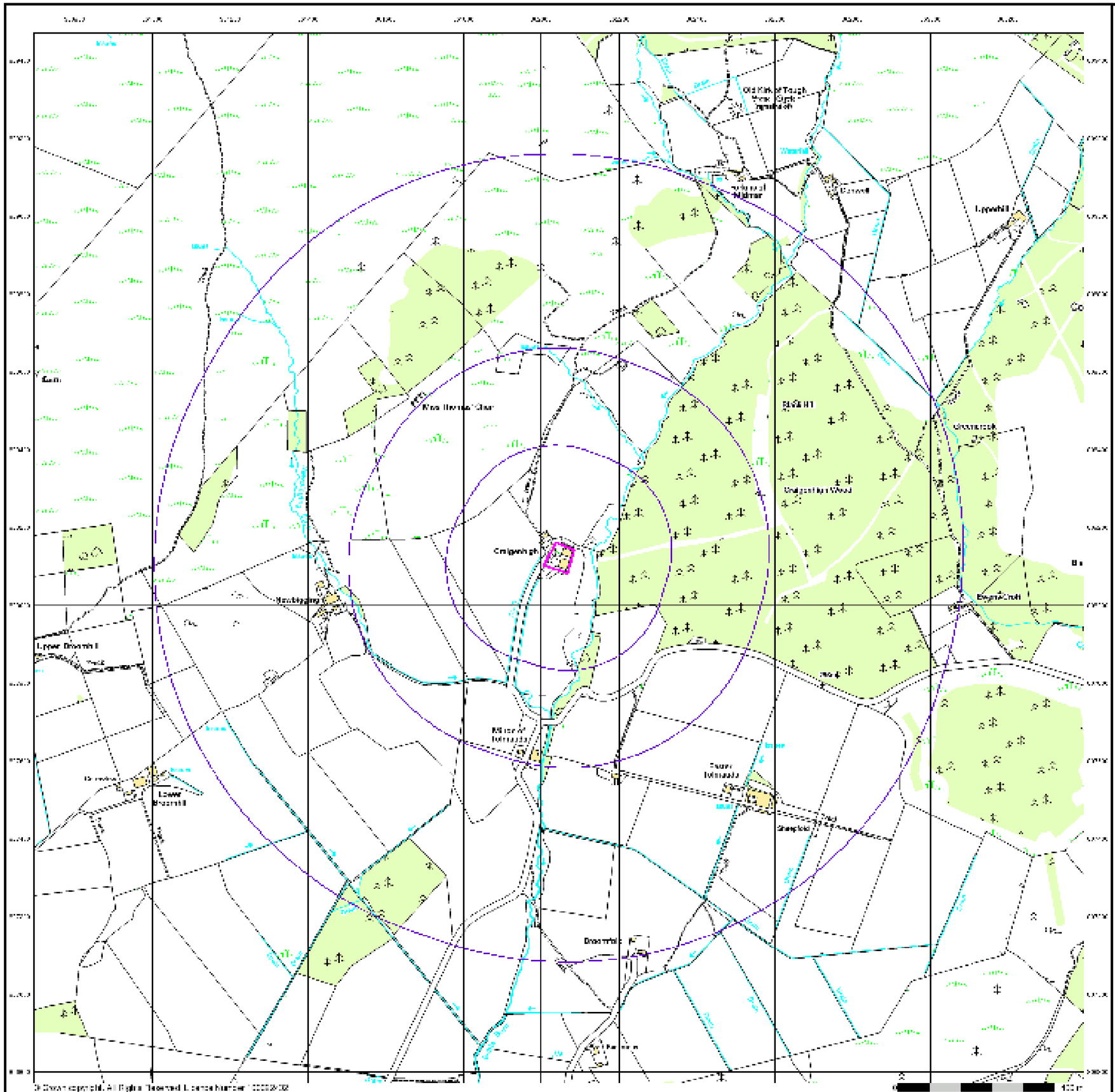
Order Number:	310179692_1_1
Customer Ref:	153608
National Grid Reference:	362050, 808120
Slice:	A
Site Area (Ha):	0.37
Search Buffer (m):	1000

Site Details

Site at 362040, 808120

Landmark INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



FAIRHURST

10k Raster Mapping

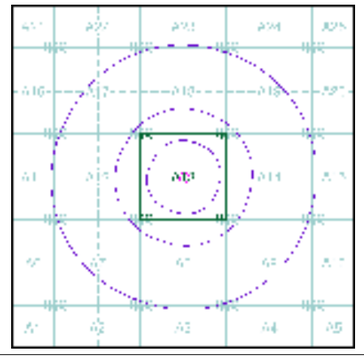
Published 2006

Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey`s 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

Historical Map - Slice A



Order Details

Order Number:	310179692_1_1
Customer Ref:	153608
National Grid Reference:	362050, 808120
Slice:	A
Site Area (Ha):	0.37
Search Buffer (m):	1000

Site Details

Site at 362040, 808120

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

FAIRHURST

VectorMap Local

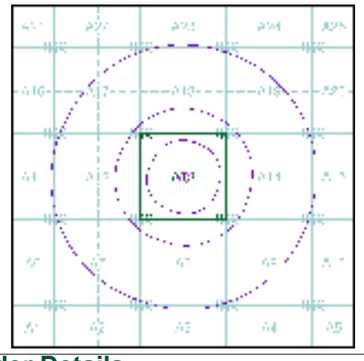
Published 2022

Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities),1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)

Historical Map - Slice A



Order Details

Order Number:	310179692_1_1
Customer Ref:	153608
National Grid Reference:	362050, 808120
Slice:	A
Site Area (Ha):	0.37
Search Buffer (m):	1000

Site Details

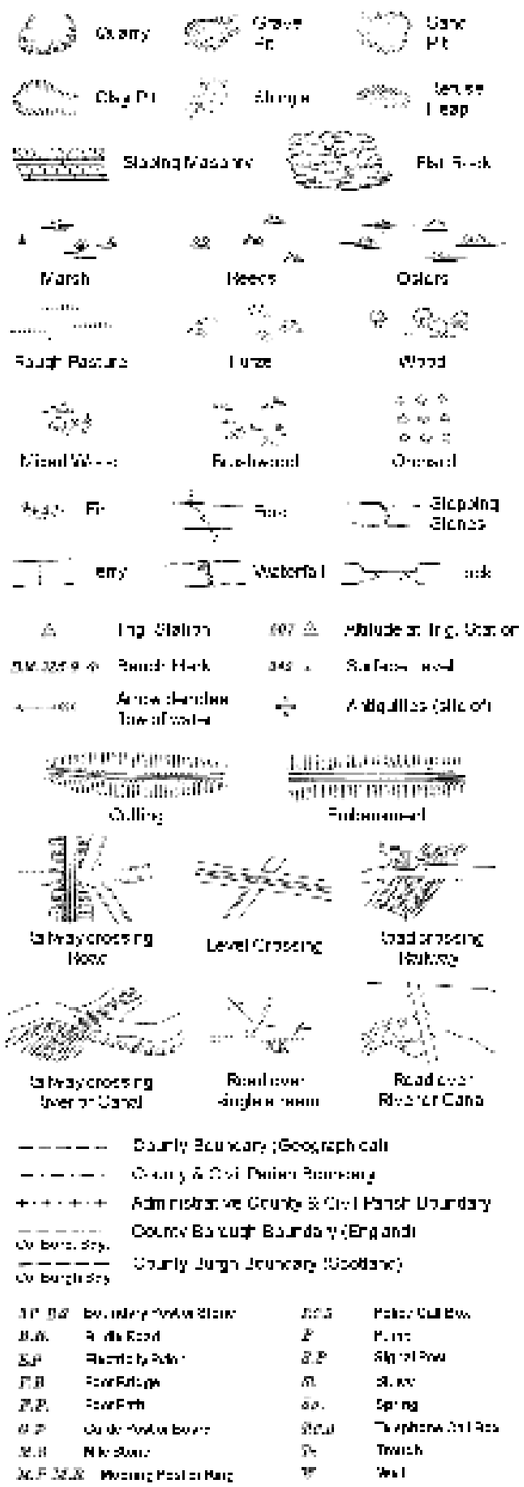
Site at 362040, 808120

Landmark INFORMATION GROUP

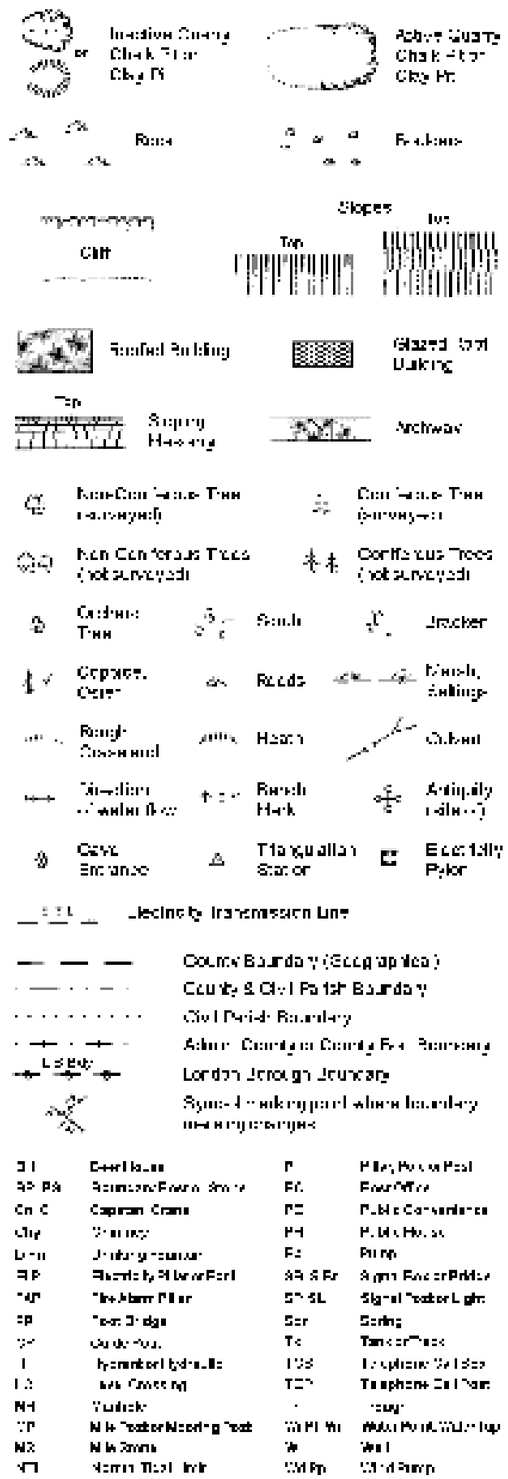
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

Historical Mapping Legends

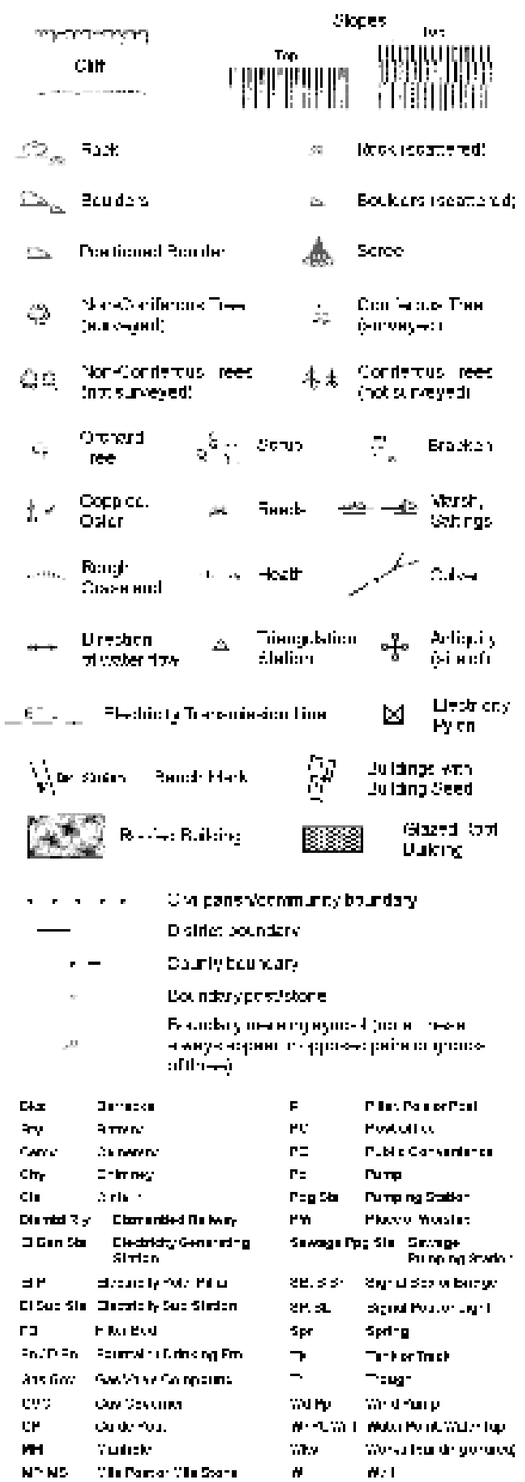
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



Large-Scale National Grid Data 1:2,500 and 1:1,250

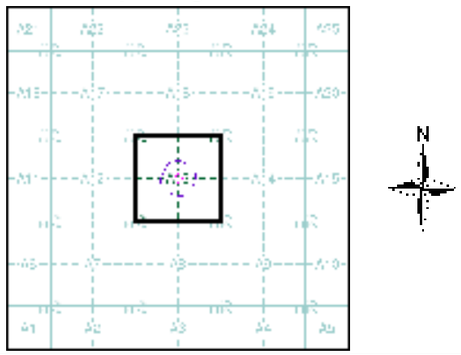


FAIRHURST

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Aberdeenshire	1:2,500	1867	2
Aberdeenshire	1:2,500	1899	3
Aberdeenshire	1:2,500	1899	4
Aberdeenshire	1:2,500	1900	5
Ordnance Survey Plan	1:2,500	1969 - 1970	6
Large-Scale National Grid Data	1:2,500	1995	7
Historical Aerial Photography	1:2,500	2008	8

Historical Map - Segment A13



Order Details

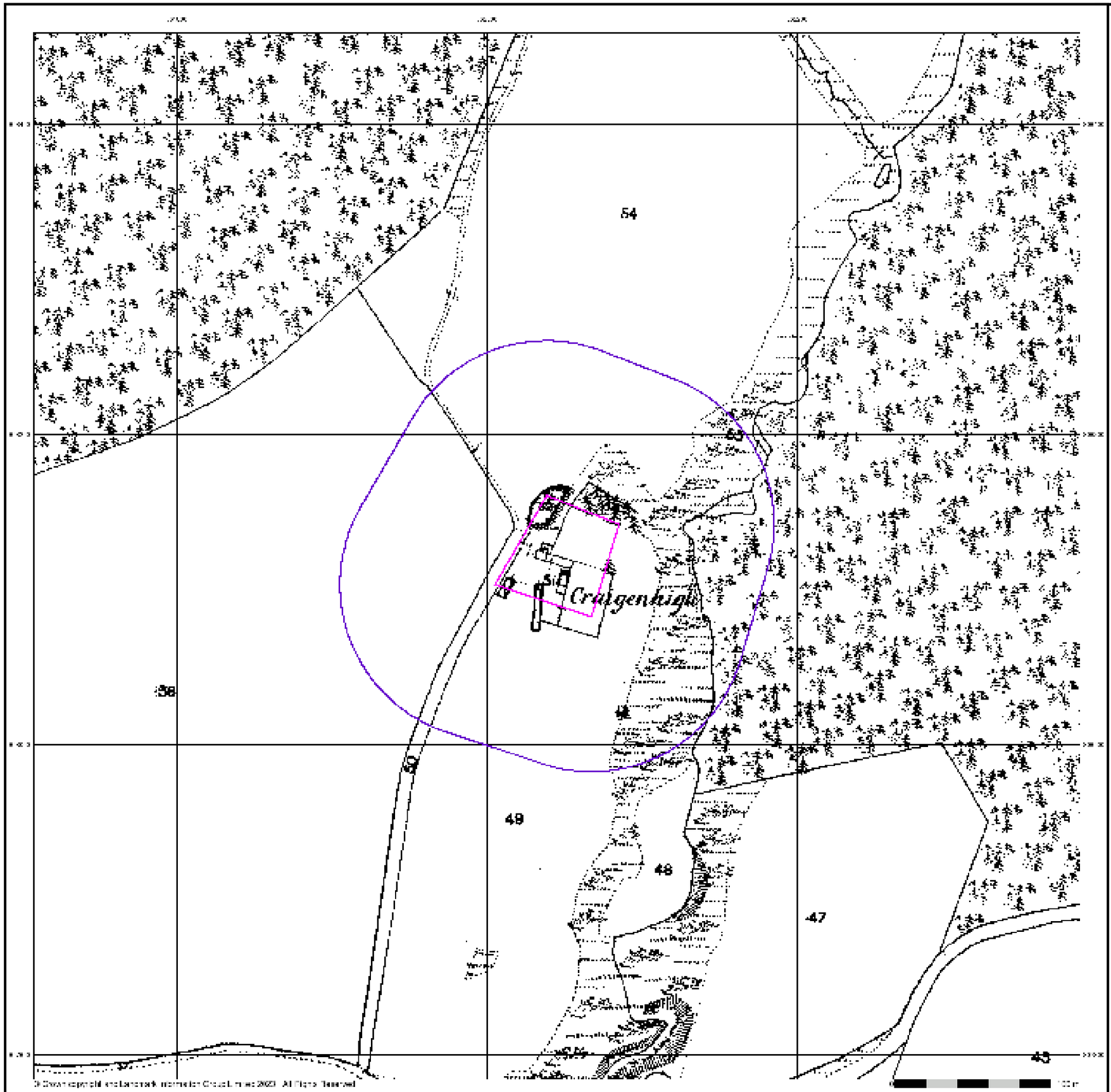
Order Number: 310179692_1_1
Customer Ref: 153608
National Grid Reference: 362050, 808120
Slice: A
Site Area (Ha): 0.37
Search Buffer (m): 100

Site Details

Site at 362040, 808120

Landmark INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



FAIRHURST

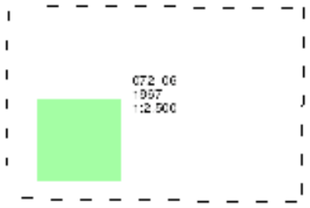
Aberdeenshire

Published 1867

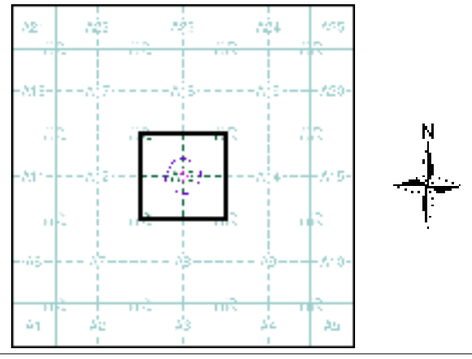
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

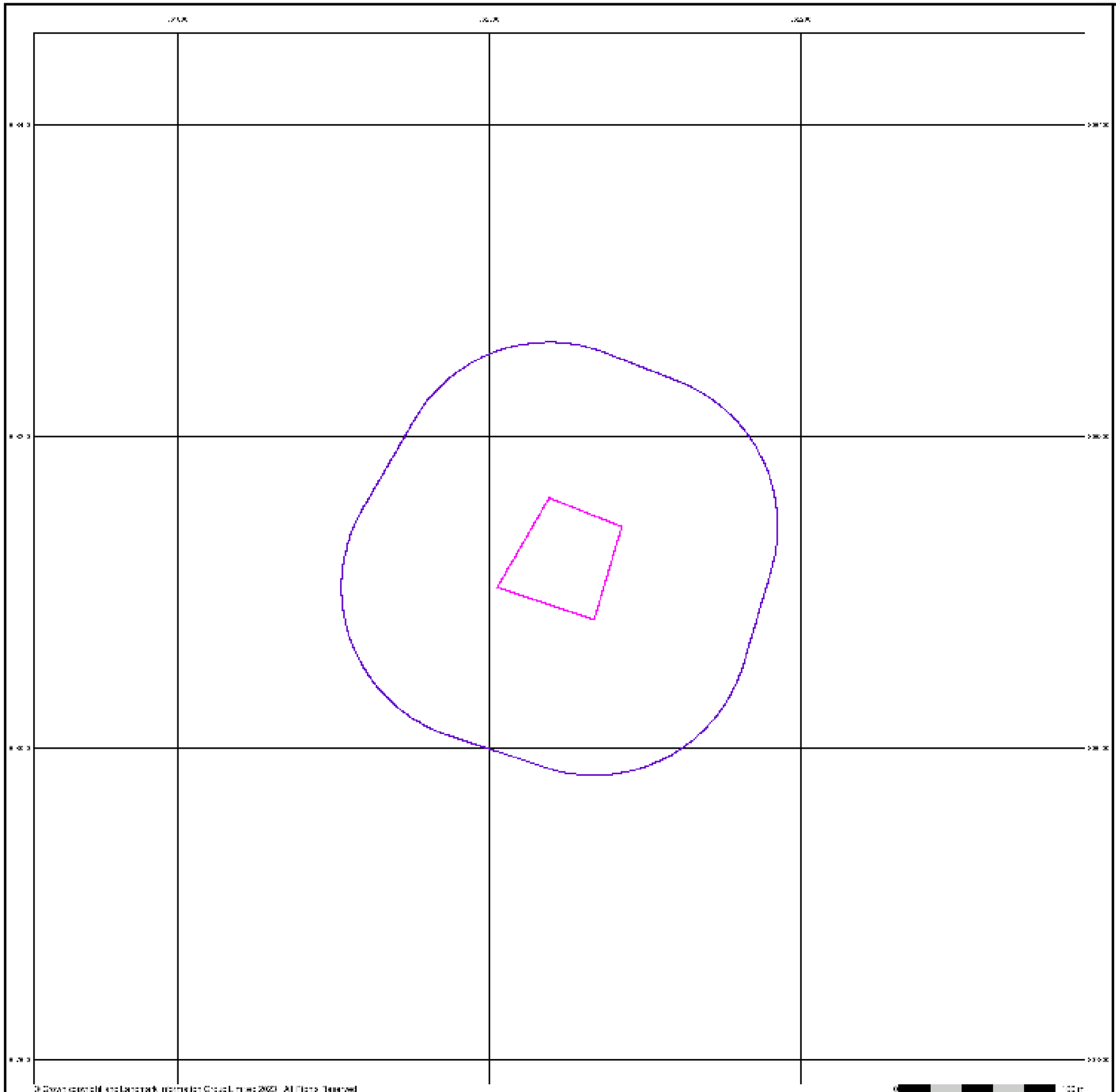
Order Number:	310179692_1_1
Customer Ref:	153608
National Grid Reference:	362050, 808120
Slice:	A
Site Area (Ha):	0.37
Search Buffer (m):	100

Site Details

Site at 362040, 808120

Landmark INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



FAIRHURST

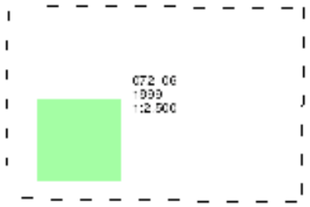
Aberdeenshire

Published 1899

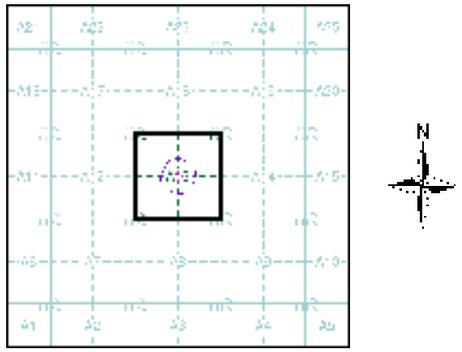
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

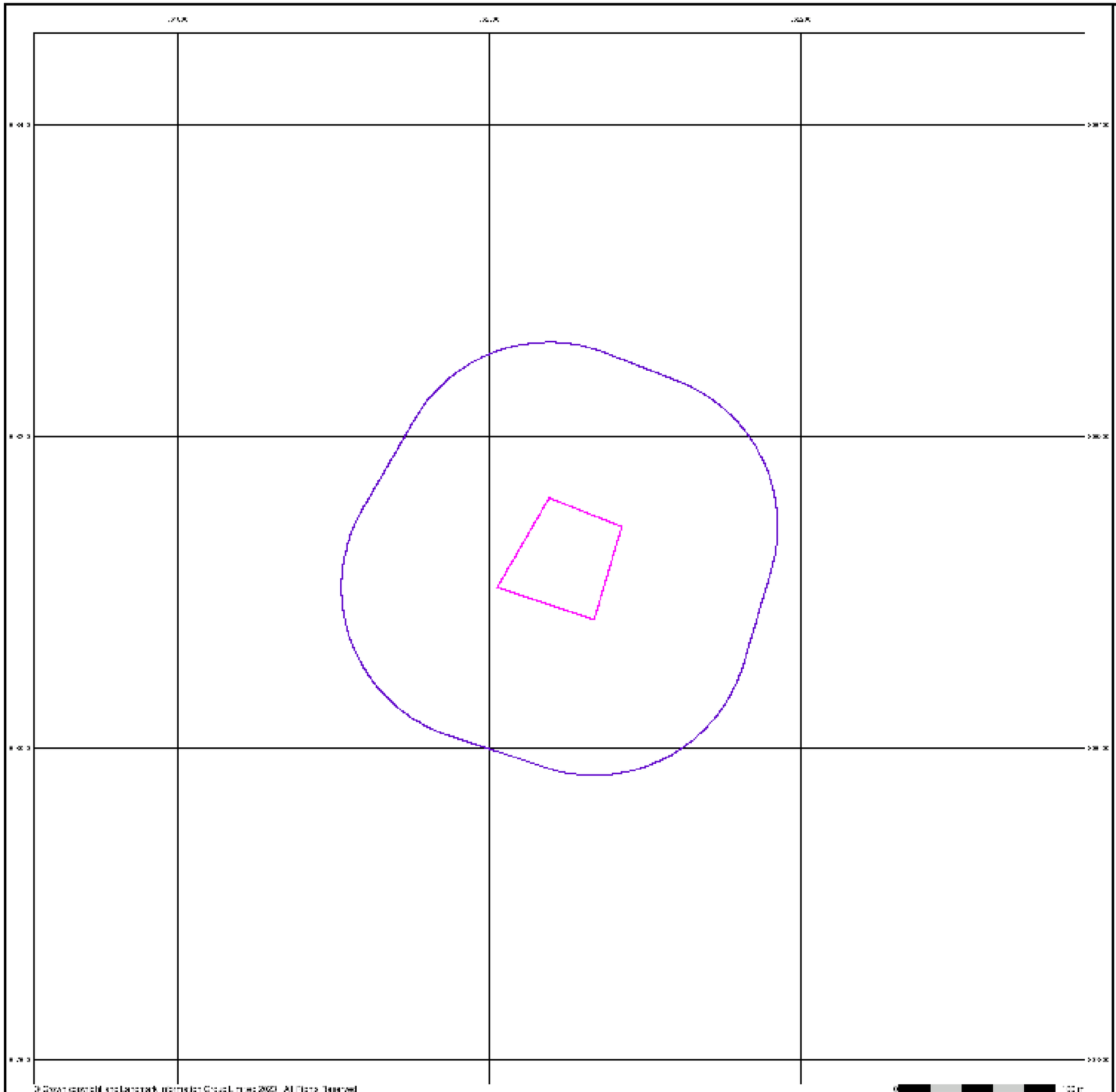


Order Details

Order Number:	310179692_1_1
Customer Ref:	153608
National Grid Reference:	362050, 808120
Slice:	A
Site Area (Ha):	0.37
Search Buffer (m):	100

Site Details

Site at 362040, 808120



FAIRHURST

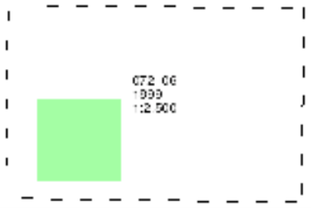
Aberdeenshire

Published 1899

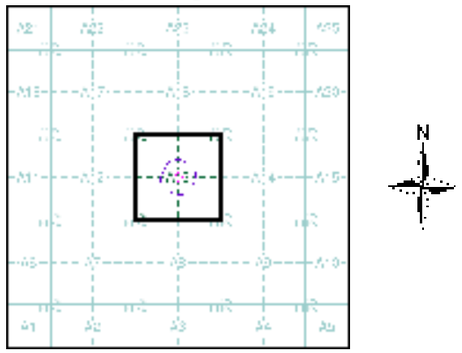
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

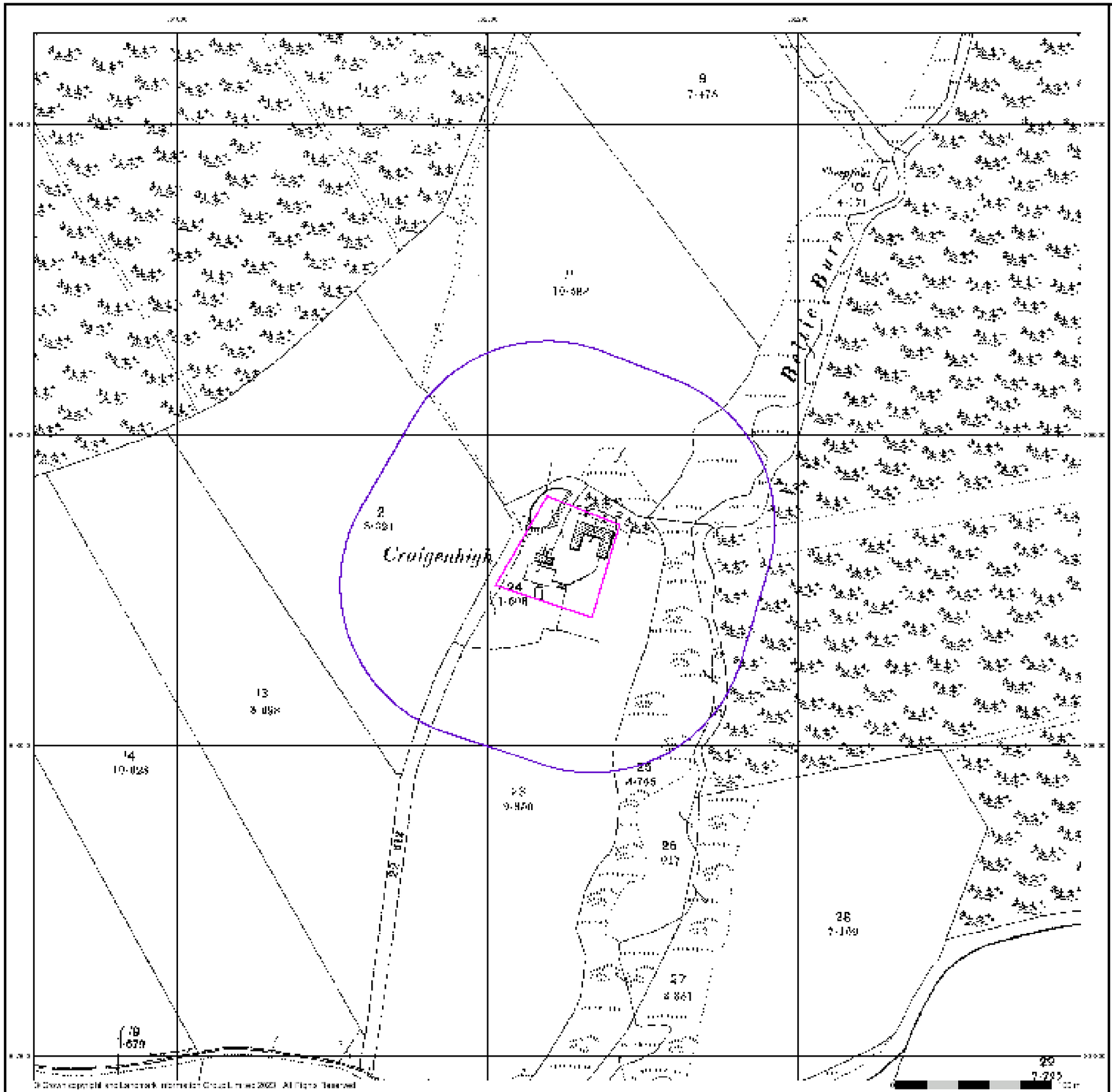


Order Details

Order Number:	310179692_1_1
Customer Ref:	153608
National Grid Reference:	362050, 808120
Slice:	A
Site Area (Ha):	0.37
Search Buffer (m):	100

Site Details

Site at 362040, 808120



FAIRHURST

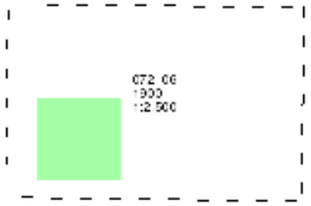
Aberdeenshire

Published 1900

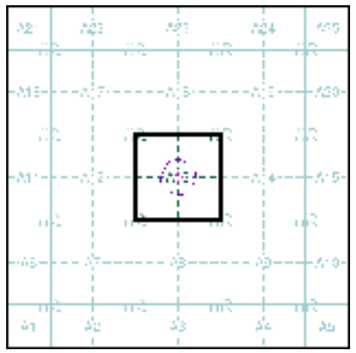
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

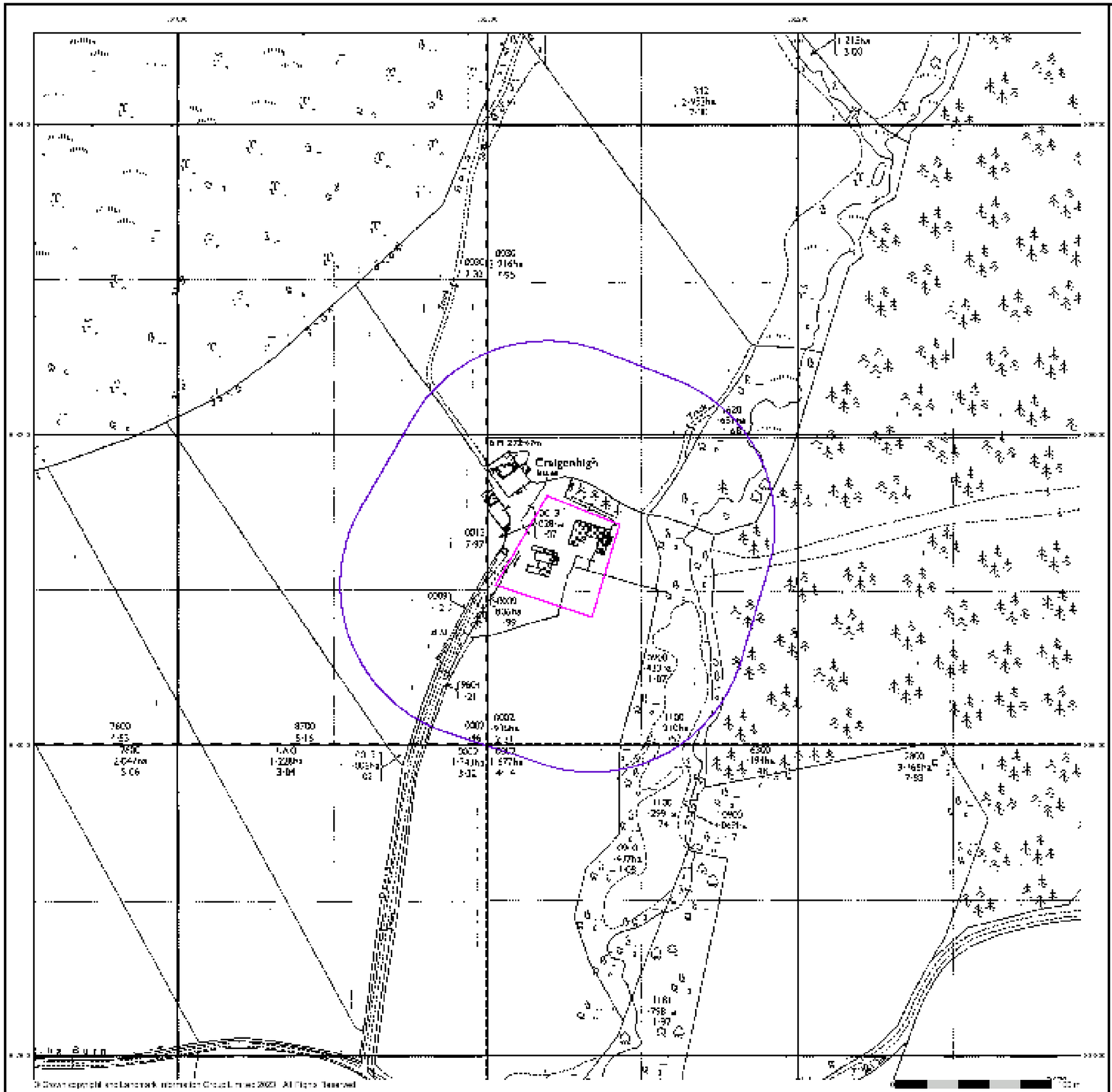
Order Number:	310179692_1_1
Customer Ref:	153608
National Grid Reference:	362050, 808120
Slice:	A
Site Area (Ha):	0.37
Search Buffer (m):	100

Site Details

Site at 362040, 808120

Landmark INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



FAIRHURST

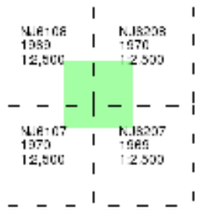
Ordnance Survey Plan

Published 1969 - 1970

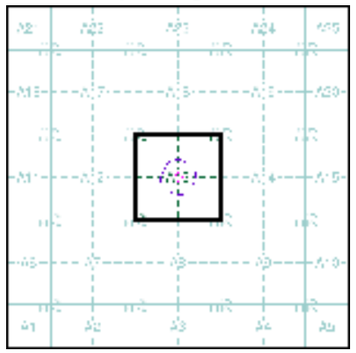
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

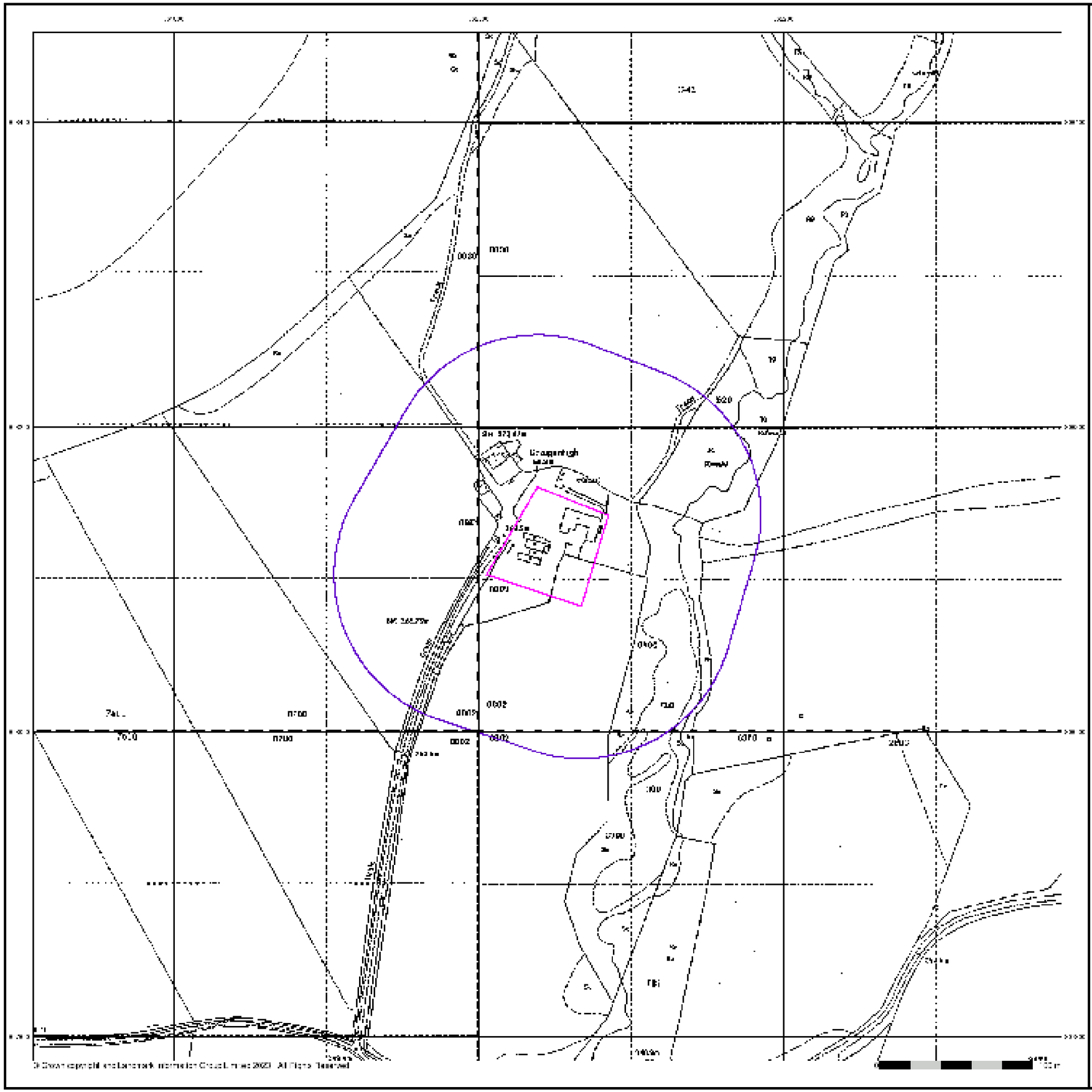
Order Number:	310179692_1_1
Customer Ref:	153608
National Grid Reference:	362050, 808120
Slice:	A
Site Area (Ha):	0.37
Search Buffer (m):	100

Site Details

Site at 362040, 808120

Landmark INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



FAIRHURST

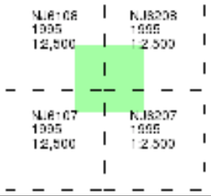
Large-Scale National Grid Data

Published 1995

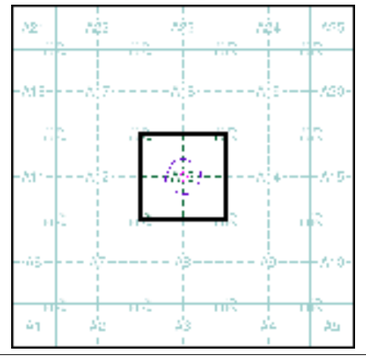
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13

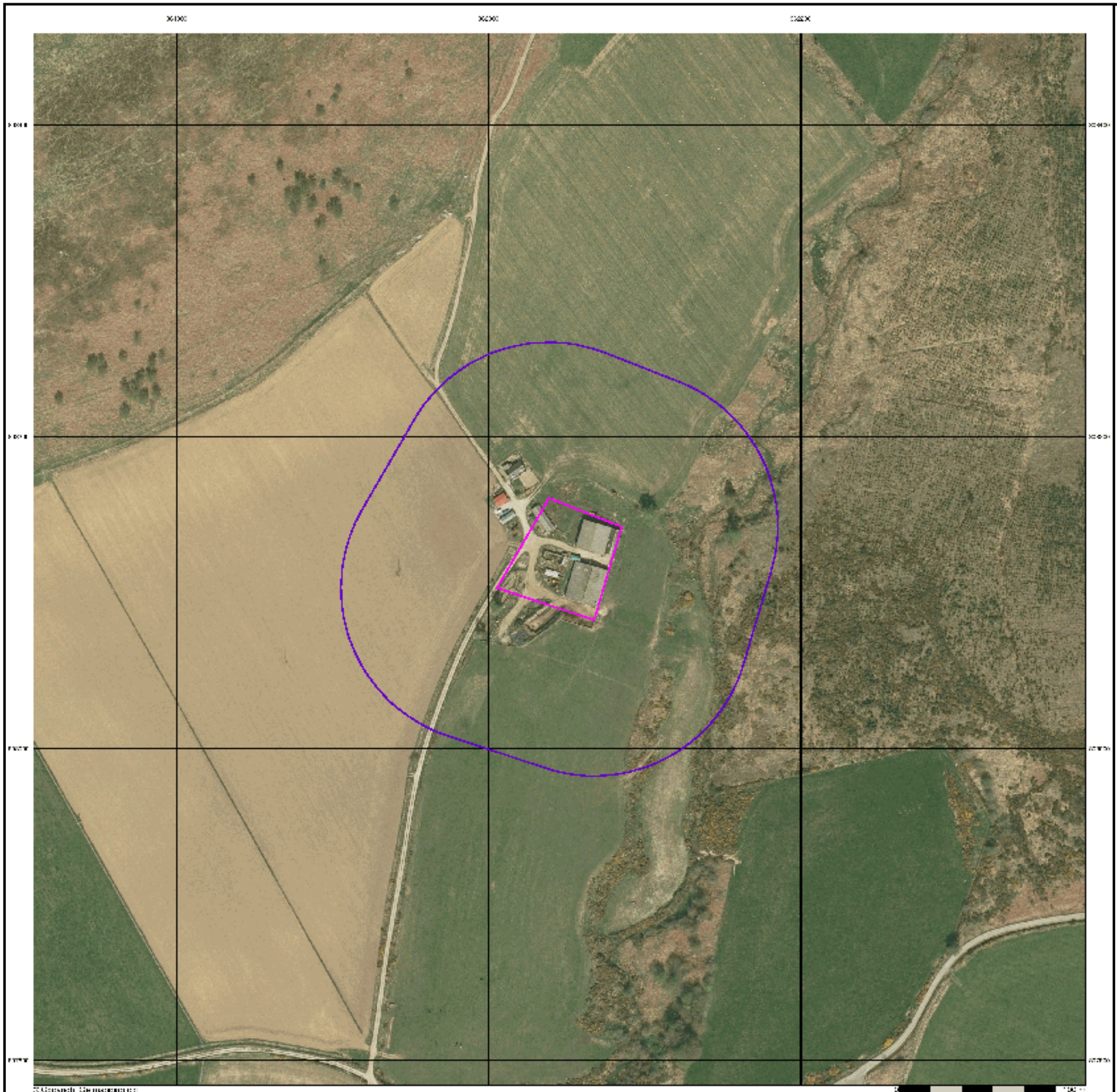


Order Details

Order Number:	310179692_1_1
Customer Ref:	153608
National Grid Reference:	362050, 808120
Slice:	A
Site Area (Ha):	0.37
Search Buffer (m):	100

Site Details

Site at 362040, 808120



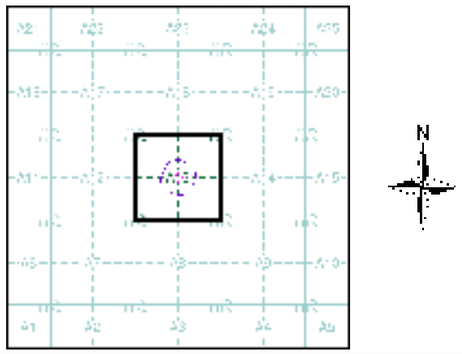
FAIRHURST

Historical Aerial Photography

Published 2008

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13



Order Details

Order Number:	310179692_1_1
Customer Ref:	153608
National Grid Reference:	362050, 808120
Slice:	A
Site Area (Ha):	0.37
Search Buffer (m):	100

Site Details

Site at 362040, 808120

Appendix 4

Service Information

Warning! Damaging a large diameter trunk main (12"/300mm and above) can result in loss of life and major water supply and water quality problems. If you're planning any extension work in the vicinity of any large diameter mains shown on our maps, you must contact Scottish Water to arrange a site visit 08000 778 778 WELL IN ADVANCE OF THE WORKS

Plotted By: stuart.scott-kiddie@fairhurst.co.uk

N

The representation of physical assets and the boundaries of areas in which Scottish Water and others have an interest does not necessarily imply their true positions. For further details contact the appropriate District office.

Date: 05/04/2023

Water

0 3.25 6.5 13 Meters

SCALE: 1:661

Scottish Water
Thirsted to serve Scotland

The Bridge
6 Buchanan Gate
Stepps
Glasgow
G33 6FB

Tel No: 08000 778 778

Warning! Damaging a large diameter trunk main (12"/300mm and above) can result in loss of life and major water supply and water quality problems. If you're planning any extension work in the vicinity of any large diameter mains shown on our maps, you must contact Scottish Water to arrange a site visit 08000 778 778 WELL IN ADVANCE OF THE WORKS

Plotted By: stuart.scott-kiddie@fairhurst.co.uk

N

The representation of physical assets and the boundaries of areas in which Scottish Water and others have an interest does not necessarily imply their true positions. For further details contact the appropriate District office.

Date: 05/04/2023

Waste

0 3.25 6.5 13 Meters

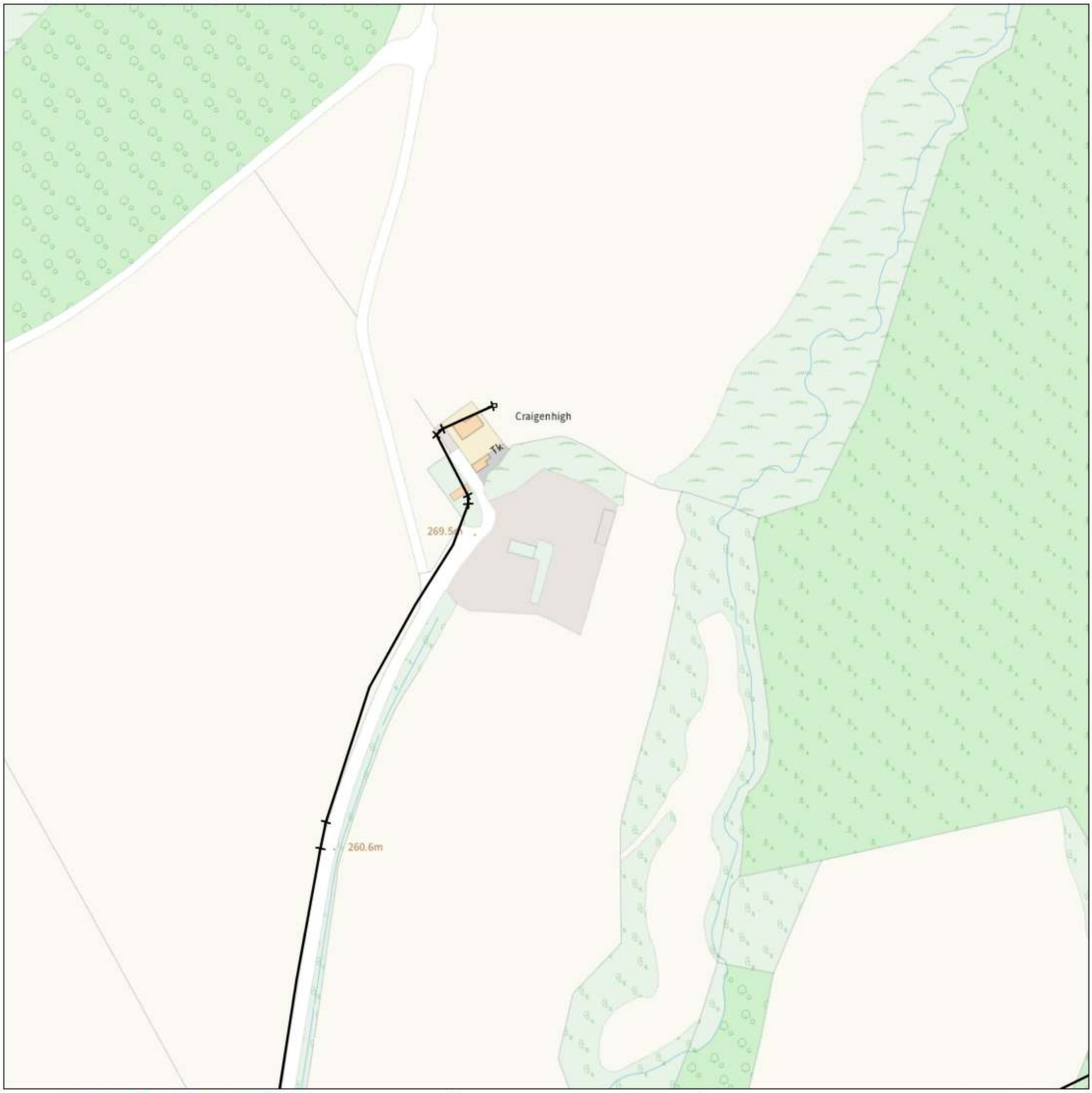
SCALE: 1:661

Scottish Water
Thrissel to serve Scotland

The Bridge
6 Buchanan Gate
Stepps
Glasgow
G33 6FB

Tel No: 08000 778 778

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and 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 being made near to BT apparatus which may exist at various depths and may deviate from the marked route.

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 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

KEY TO BT SYMBOLS

	Planned	*Live*
PCP		
Pole		
Box		
Manhole		
Cabinet		

Change Of State	+	Hatchings	
Split Coupling		Built	
Duct Tee		Planned	
Building		Inferred	
Kiosk	K	Duct	

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 : KBW03249E
Map Reference : (centre) NJ6205108123
Easting/Northing : (centre) 362051,808123
Issued : 03/04/2023 15:24:37

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

Enquiry Confirmation

LSBUD Ref: 29052978

Date of enquiry: 03/04/2023
Time of enquiry: 15:22

Enquirer

Name	Mr Stuart Scott-Kiddie	Phone	01224 740402
Company	Fairhurst	Mobile	07923 090604
Address	Britannia House, Endeavour Drive Westhill Aberdeenshire AB32 6NU		
Email	stuart.scott-kiddie@fairhurst.co.uk		

Enquiry Details

Scheme/Reference	145608		
Enquiry type	Planned Works	Work category	Development Projects
Start date	04/04/2023	Work type	Housing
End date	04/04/2023	Site size	10867 metres square
Searched location	XY= 362051, 808123	Work type buffer*	25 metres
Confirmed location	362069 808132		
Site Contact Name	Stuart Scott-Kiddie	Site Phone No	07527 133281
Description of Works			

* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.

Site Map

V3.3.6

Enquiry Confirmation

LSBUD Ref: 29052978

Date of enquiry: 03/04/2023
Time of enquiry: 15:22

Asset Owners

Terms and Conditions. Please note that this enquiry is subject always to our standard terms and conditions available at www.linesearchbeforeudig.co.uk ("Terms of Use") and the disclaimer at the end of this document. Please note that in the event of any conflict or ambiguity between the terms of this Enquiry Confirmation and the Terms of Use, the Terms of Use shall take precedence.

Notes. Please ensure your contact details are correct and up to date on the system in case the LSBUD Members need to contact you.

Validity and search criteria. The results of this enquiry are based on the confirmed information you entered and are valid only as at the date of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LinesearchbeforeUdig accepts no responsibility for any errors or omissions in the Enquiry Details or any consequences thereof. LSBUD Members update their asset information on a regular basis so you are advised to consider this when undertaking any works. It is your responsibility to choose the period of time after which you need to resubmit any enquiry but the maximum time (after which your enquiry will no longer be dealt with by the LSBUD Helpdesk and LSBUD Members) is 28 days. If any details of the enquiry change, particularly including, but not limited to, the location of the work, then a further enquiry must be made.

Asset Owners & Responses. Please note the enquiry results include the following:

1. "LSBUD Members" who are asset owners who have registered their assets on the LSBUD service.
2. "Non LSBUD Members" are asset owners who have not registered their assets on the LSBUD service but LSBUD is aware of their existence. Please note that there could be other asset owners within your search area.

Below are three lists of asset owners:

1. LSBUD Members who have assets registered within your search area. ("Affected")
   a. These LSBUD Members will either:
      i. Ask for further information ("Email Additional Info" noted in status). The additional information includes: Site contact name and number, Location plan, Detailed plan (minimum scale 1:2500), Cross sectional drawings (if available), Work Specification.

      ii. Respond directly to you ("Await Response"). In this response they may either send plans directly to you or ask for further information before being able to do so, particularly if any payments or authorisations are required.

2. LSBUD Members who do not have assets registered within your search area. ("Not Affected")

3. Non LSBUD Members who may have assets within your search area. Please note that this list is not exhaustive and all details are provided as a guide only. It is your responsibility to identify and consult with all asset owners before proceeding.

Enquiry Confirmation

LSBUD Ref: 29052978

Date of enquiry: 03/04/2023
Time of enquiry: 15:22

LSBUD Members who have assets registered on the LSBUD service within the vicinity of your search area.

List of affected LSBUD members			
Asset Owner	**Phone/Email**	**Emergency Only**	**Status**
Scottish and Southern Electricity Networks	08000483516	08000727282	Await response
SGN	08009121722	0800111999	Await response

LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area. Please be aware that LSBUD Members make regular changes to their assets and this list may vary for new enquiries in the same area.

List of not affected LSBUD members		
Angus Energy	AWE Pipeline	B & D Energy Limited
Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)	Box Broadband
BP Exploration Operating Company Limited	BPA	Cadent Gas
Cambridgeshire County Council Climate Change and Energy Services	Carrington Gas Pipeline	CATS Pipeline c/o Wood Group PSN
Cemex	Centrica Storage Ltd	CNG Services Ltd
Concept Solutions People Ltd	ConocoPhillips (UK) Teesside Operator Ltd	D.S.Smith
Diamond Transmission Corporation	DIO (MOD Abandoned Pipelines)	DIO (MOD Live Pipelines)
E.ON UK CHP Limited	EDF Energy Renewables Ltd	EirGrid
Eleclink Limited	Electricity North West Limited	Energy Assets Networks
ENI & Himor c/o Penspen Ltd	EnQuest NNS Limited	EP Langage Limited
ESP Utilities Group	ESSAR	Esso Petroleum Company Limited
euNetworks Fiber UK Ltd	EXA Infrastructure	Exolum Pipeline System
Fulcrum Electricity Assets Limited	Fulcrum Pipelines Limited	Gamma
Gas Networks Ireland (UK)	Gateshead Energy Company	Gigaclear Ltd
Harbour Energy	Heathrow Airport LTD	Humbly Grove Energy
IGas Energy	INEOS FPS Pipelines	INEOS Manufacturing (Scotland and TSEP)
INOVYN ChlorVinyls Limited	INOVYN Enterprises Limited	Intergen (Coryton Energy or Spalding Energy)
Jurassic Fibre Ltd	Last Mile	Mainline Pipelines Limited
Manchester Jetline Limited	Manx Cable Company	Marchwood Power Ltd (Gas Pipeline)
Melbourn Solar Limited	Moray East Offshore Windfarm	MUA Group Limited
National Gas Transmission	National Grid Electricity Distribution	National Grid Electricity Transmission
Neos Networks	Northern Gas Networks Limited	Northumbrian Water Group
NPower CHP Pipelines	NTT Global Data Centers EMEA UK Ltd	NYnet Ltd
Ogi	Oikos Storage Limited	Ørsted
Palm Paper Ltd	Perenco UK Limited (Purbeck Southampton Pipeline)	Petroineos
Phillips 66	Portsmouth Water	Premier Transmission Ltd (SNIP)
Redundant Pipelines - LPDA	RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)	RWEnpower (Little Barford and South Haven)
SABIC UK Petrochemicals	SAS Utility Services Ltd	Scottish Power Generation

Seabank Power Ltd	SES Water	Shell
Shell NOP	SP Energy Networks	Squire Energy Networks
SSE Generation Ltd	SSE Transmission	SSE Utility Solutions Limited
Storengy	Tata Communications (c/o JSM Construction Ltd)	Total Colnbrook Pipelines
Total Finaline Pipelines	Transmission Capital	UK Power Networks
Uniper UK Ltd	University of Cambridge Granta Backbone Network	Vattenfall
Veolia ES SELCHP Limited	Veolia ES Sheffield Ltd	Voneus Limited
VPI Power Limited	Wales and West Utilities	West of Duddon Sands Transmission Ltd
Westminster City Council	Zayo Group UK Ltd c/o JSM Group Ltd	

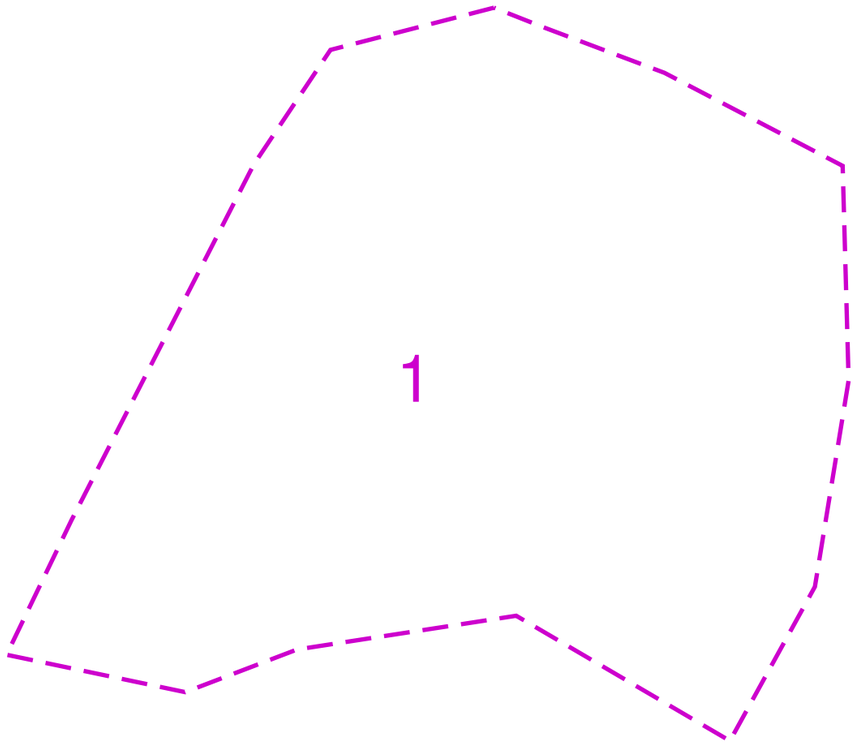
Enquiry Confirmation

LSBUD Ref: 29052978

Date of enquiry: 03/04/2023
Time of enquiry: 15:22

The following Non-LSBUD Members may have assets in your search area. It is YOUR RESPONSIBILITY to contact them before proceeding. Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners within your search area.

Non-LSBUD members (Asset owners not registered on LSBUD)			
Asset Owner	**Preferred contact method**	**Phone**	**Status**
Aberdeenshire Council	roads@aberdeenshire.gov.uk		Not Notified
BT	https://www.swns.bt.com/pls/mbe/welcome.home	08000232023	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
Equans	nrswa.uk@equans.com	0800 130 3600	Not Notified
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
Lumen Technologies	plantenquiries@instalcom.co.uk	02087314613	Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquiries@turntown.com	01212 621 100	Not Notified
Scottish Water	https://www.scottishwater.co.uk/help-and-resources/contact-us	08000778778	Not Notified
Utility assets Ltd	assetrecords@utilityassets.co.uk		Not Notified
Verizon Business	osp-team@uk.verizonbusiness.com	01293611736	Not Notified
Virgin Media	http://www.digdat.co.uk	08708883116	Not Notified
Vodafone	osm.enquiries@atkinsglobal.com	01454662881	Not Notified



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

N
W
E
S

SGN
Your gas. Our network.

Contact Us
SGN Safety Admin Team:
0800 912 1722
Email:
plantlocation@sgn.co.uk

Date Requested: 03/04/2023
Job Reference: 29052978
Site Location: 362069 808132
Requested by: Mr Stuart Scott-Kiddie

Your Scheme/Reference: 145608

Scale: 1:1000 (When plotted at A3)

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999

Low Pressure Mains
Medium Pressure Mains
Intermediate Pressure Mains
High Pressure Mains
LAs
GTs
SSSIs

Some Examples Of Plant Items
Valve
Syphon
Depth of Cover
Diameter Change
Material Change

Digsite:
Line:
Area:

Linesearch beforeUdig

Our Ref: 29052978 Your Ref: 145608

Monday, 03 April 2023

Stuart Scott-Kiddie
Britannia House, Endeavour Drive
Westhill
Aberdeenshire
AB32 6NU

Dear Stuart Scott-Kiddie

Thank you for your enquiry dated Monday, 03 April 2023

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. **On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.**

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us.

Yours sincerely,
The Safety Admin Team
For more information, visit our Dig Safely pages on sgn.co.uk
Tel: 0800 912 1722

SGN

Your gas. Our network.

Dig safely

Measures to avoid injury and damage to gas pipes

The following protective and precautionary measures MUST be taken when working in the vicinity of gas mains and services.

It is the responsibility of the property owner or company carrying out the work to make sure they've complied with the relevant legislation and Health and Safety Executive (HSE) guidance, eg HS(G)47. In practice, this means that whoever is carrying out the work MUST obtain gas mains location information and/or maps showing the indicative position of the gas network before any work takes place.

To avoid injury to yourself, your employees, colleagues and the general public you MUST suitably mark the position of the pipes on site.

HS(G)47 outlines best practice that should be followed to ensure you work safely:

1. Plan the work, obtain maps.
2. Detecting, identifying and marking underground services.
3. Safe excavation and safe digging practices.

In addition to the requirements under the Health and Safety At Work etc. Act 1974 to prevent injuries to employees and others (not employed), it is an offence under regulation 15 of the Pipelines Safety Regulations 1996 to cause damage to a pipeline (which includes gas mains and services as well as higher pressure pipelines) so as to give rise to a danger to persons.

You MUST make sure that current full colour copies of our maps are issued to all relevant personnel on site and they're aware of the presence and location of our gas mains and services prior to any excavation.

In a gas emergency

If you cause a gas leak or suspect a main or service pipe or equipment is leaking, you MUST take the following emergency actions immediately:

- **Ask people to move away from the area of the gas escape.**
- **Call 0800 111 999 immediately.**

1. **Don't** attempt to repair the escape or stop the leakage.
2. As gas may enter buildings, ask people in the surrounding premises to **leave** until it's safe for them to return.
3. **Stop** anyone going near the immediate vicinity of the gas escape.
4. **Prohibit** smoking and extinguish all naked flames.
5. **Don't** use mobile phones or other ignition sources.
6. **Assist** our representatives and other emergency services such as the police, ambulance, and fire service as requested.

Additional reference material

- SGN guidance for Safe Working in the Vicinity of Pipelines & Associated Installations operating >7barg. Applicable for HP only.
- HS(G)47 **Avoiding Danger from Underground Services** available from **hse.gov.uk**
- NJUG **Utilities Guidance on Positioning and Colour Coding of Apparatus** available from **njug.org.uk**

Making an enquiry for gas mains or services maps

Please visit our **Dig safely** pages on **sgn.co.uk** for plant protection information and links to our online mapping system and other associated information and guidance.

Our simple and easy to use online mapping system is available 24/7, 365 days a year.

You'll need to register/log in and provide a few details about your site location and the work you'll be carrying out. We'll respond immediately by email.

What you're likely to be sent

You'll be sent an email with a map. This will be an extract from our gas mains record, showing your site and any of our gas pipes as well as relevant safety information.

We always send out safety information, however we may forward your enquiry on to a local plant protection officer or a pipelines engineer to make direct contact with you depending on the work location.

Example of a gas map

Note: Service pipes are not shown on our maps

When working near our gas mains and services

Safe system of work

To satisfy ourselves that work in the vicinity of our gas mains is being carried out safely, we may ask for a copy of your risk assessment and/or method statement paperwork.

Where work falls under the Construction (Design and Management) Regulations 2015 reference to our gas mains and services MUST be made within your site Health and Safety file.

Financial

Every reasonable precaution MUST be taken to avoid personal injury or damage to our gas network at all times.

If we incur any costs to repair direct or consequential damage or divert any gas main or service, you'll be recharged in full.

HSE

Any damage to our gas mains or services will be subject to legislative reporting responsibilities to the Health and Safety Executive under Reporting of Injuries, Diseases & Dangerous Occurrences Regulations 2013, Gas Safety Management Regulations 1996, and the Pipelines Safety Regulations 1996.

Minimum safe working distances

Depending on the activity being undertaken and the gas mains or services you are working within the vicinity of, there are different safe distances that MUST be adhered to. SGN plant protection officers or pipeline engineers will inform you of these if required.

Surface boxes and manholes

Do not bury or move our surface boxes. Free access MUST be maintained during and after your work. No manhole cover or other structure can be built over, around or under a gas main, and no work is to be carried out that results in a reduction or increase in cover or protection without prior written agreement.

Deep excavations

Adequate protection, approved by us, MUST be applied for any deep excavations in the vicinity of our gas mains and services that may affect its security and integrity. Ground movement around gas mains MUST be prevented. We MUST be contacted if a sewer trench or any other water authority is to be constructed at greater than 1.5 metres depth near a buried gas main or service pipe. You MUST give us detailed drawings showing the line and width of the proposed sewer or other trench, together with the soil group classification of the area concerned.

Crossing our mains or services

The placing of heavy construction plant, equipment, materials or the passage of heavy vehicles over our gas mains is prohibited unless specifically agreed protective measures (ie the construction of reinforced crossing points) have been carried out. This is particularly important where reductions in side support or ground cover are planned. You MUST NOT carry out any work in servitudes/easements without our prior written consent.

Exposed plant

Where excavations in the vicinity of our gas mains affect its support, the plant MUST be adequately supported and protected in consultation with us and to our satisfaction. It MUST be protected from impact, restraints and thrust blocks, and supports MUST NOT be removed without our agreement.

Hot work

One of our representatives should be present when welding or other hot work involving naked flames is being carried out near our gas mains, as there's potential for heat damage to plastic pipeline/coatings.

Backfilling

Concrete backfill should not be placed closer than 300mm to our mains. No concrete or hard material should be placed under or adjacent to any of our gas mains. Shuttering MUST be constructed to maintain the stated clearances and prevent fresh concrete encasing our mains or services. Material used for backfill around our gas mains MUST conform to the following:

- If sand, it MUST be well-graded in accordance with BS EN 12620:2002.
- It MUST NOT contain any sharp particles (stones, bricks, lumps or corrosive materials).
- Foamed concrete MUST NOT be used.
- It MUST be laid to a minimum depth of 250mm above the crown of the gas main.

Note: Power ramming MUST NOT take place until a 300mm hand rammed layer has been completed over the crown of the main.

Access

Free access to our sites, mains and services, including temporary structures and spoil heaps MUST be available at all times.

Mechanical excavation

Mechanical excavators (including breaker attachments) MUST NOT be used within the following distances from the confirmed location of our gas mains and services shown on our gas maps without prior agreement:

Type of mains and services	Gas map identification	Hand excavation required inside	Pipe pressure indication shown on map
Low Pressure (LP)	0 – 75mbar	0.5 metres	
Medium Pressure (MP)	75mbar to 2 bar	0.5 metres	
Intermediate Pressure (IP)	2 – 7 bar	3.0 metres	
High Pressure (HP)	Above 7 bar	You must seek approval from us prior to any work	

Major accident hazard pipelines

High pressure pipeline

No work is to take place near an HP pipeline until it is agreed with us. After agreement and before any work does take place, the location of our pipeline MUST be marked up and its position confirmed by digging trial holes with our personnel in attendance.

Pipeline markers

High pressure

We will be involved in any work taking place near high pressure pipelines. We will provide you with additional information that you MUST familiarise yourself with before carrying out any work.

The default method of excavating near high pressure gas pipelines MUST always be by hand.

Wind turbines

The UK Onshore Pipelines Operations Association (UKOPA) has identified the appropriate exclusion zone (distance from the base of the wind turbine mast to the edge of the pipeline) as 1.5 times the turbine height. Contact MUST be made with us during the planning stages of a wind turbine or wind farm.

Tree planting

If trees or shrubs are to be planted in the vicinity of our gas mains and services, the selection of tree or shrub type and how it's planted MUST be considered carefully. This is to avoid root damage to buried mains or services, and to ensure our subsequent excavations for main repair and maintenance won't damage the trees or shrubs.

Written approval from us MUST be obtained before any tree planting is carried out on a servitude/easement. Any approval we grant to plant trees

The following trees and those of similar size (deciduous or evergreen) MUST NOT be planted within 6m of the centre line of the main: ash, beech, birch, most conifers, elm, maple, lime, horse chestnut, oak, and sycamore. Apple and pear trees are also included in this category.

Dwarf apple stocks may be planted up to 3m of the centre line of the main.

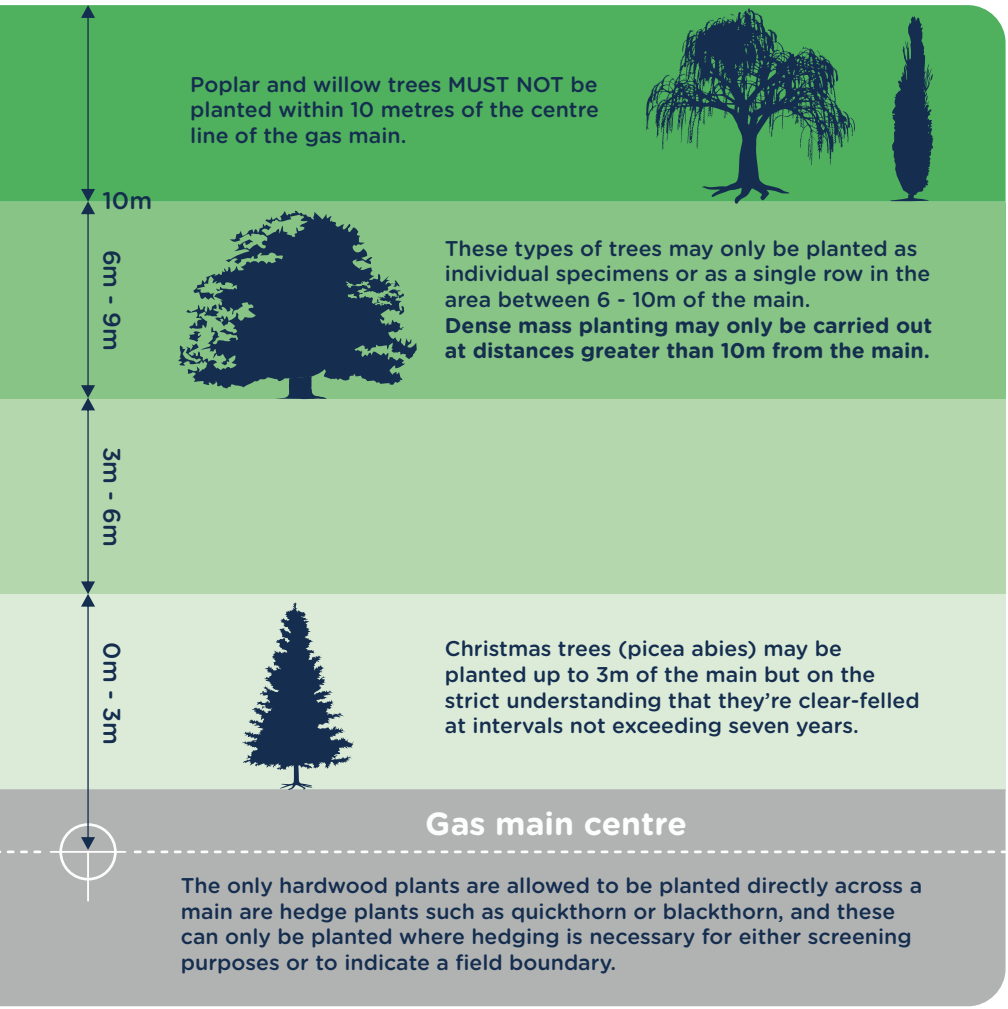
In cases where screening is required, the following are shallow rooting and may be planted close to the gas mains and services: blackthorn, broom, cotoneaster, elder, hazel, laurel, quickthorn, privet, snowberry and most ornamental shrubs.

Gas main centre

Raspberries, gooseberries and blackcurrants may be planted on the gas main, but a four metre strip, centred on the main, MUST be left clear at all times.

on a servitude/easement will be subject to us retaining the right to remove any tree, which in our opinion may become a danger to our mains in the future.

The written consent to plant trees will state what area may be planted and also the type of tree. The diagram details the specific species and the distances they MUST be planted from gas mains or services. You MUST contact us for further information.



Note: For further guidance, please refer to NJUG 10.

If you're unsure and need further help, please contact us and we'll arrange for a plant protection officer to get in touch with you.

Gas services/work in gardens

If you're going to be carrying out work around your home, or a third party is carrying out work on your behalf, we may send you a site map of our gas mains and services but your own gas service won't be marked.

The simplest way to understand the location of your gas service is to know where it enters your house.

< Your gas service pipe usually takes the shortest route to the gas main, as shown on the sample network map/drawing.

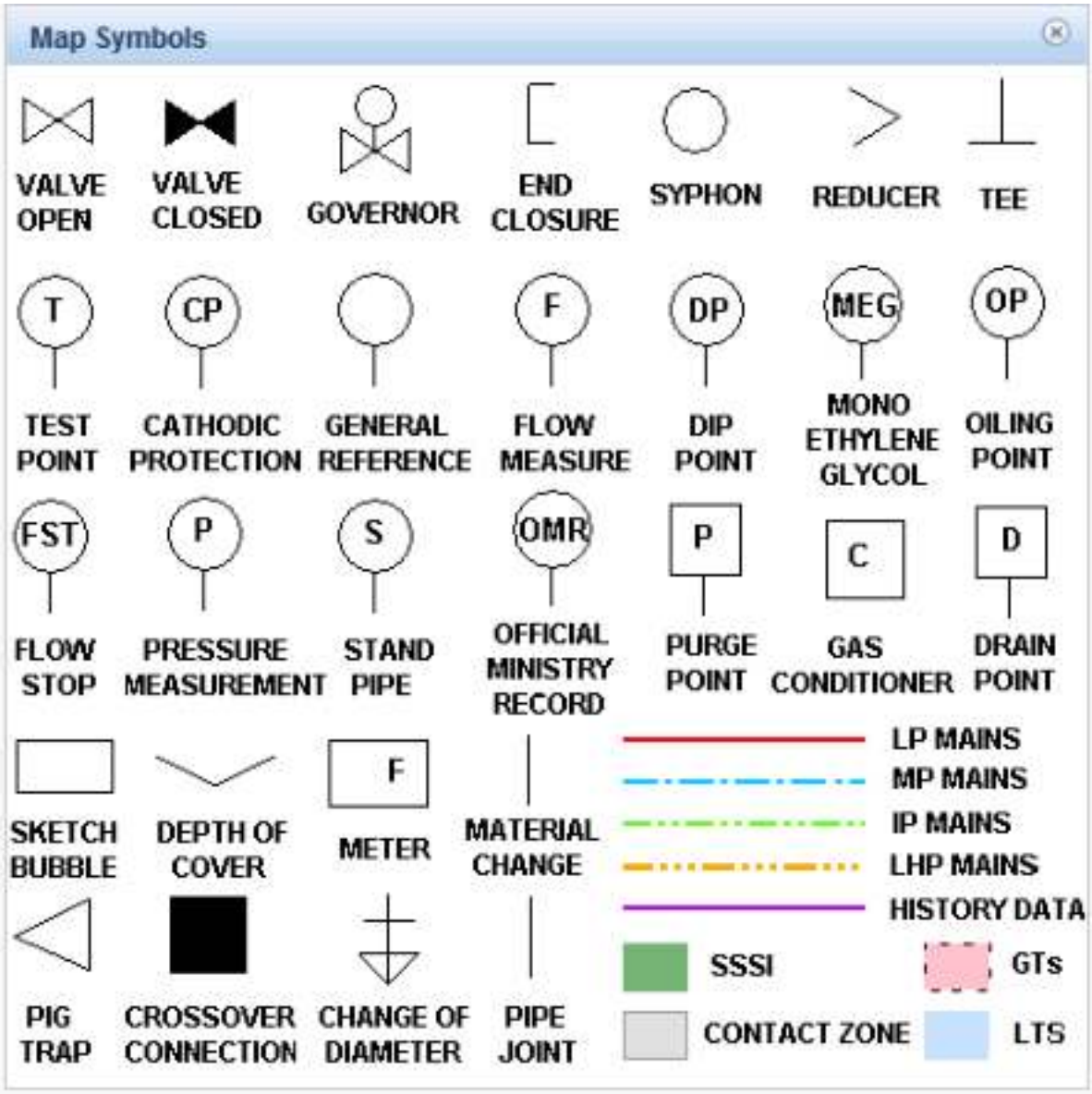
We provide a free plant location enquiry service and we're always happy to help.

www Visit our **Dig safely** pages on **sgn.co.uk**

0800 912 1722 *

*All calls are recorded and may be monitored

SGN064N (03/17)


Map Symbols
VALVE OPEN
VALVE CLOSED
GOVERNOR
END CLOSURE
SYPHON
REDUCER
TEE
T
TEST POINT
CP
CATHODIC PROTECTION
GENERAL REFERENCE
F
FLOW MEASURE
DP
DIP POINT
MEG
MONO ETHYLENE GLYCOL
OP
OILING POINT
FST
FLOW STOP
P
PRESSURE MEASUREMENT
S
STAND PIPE
OMR
OFFICIAL MINISTRY RECORD
P
PURGE POINT
C
GAS CONDITIONER
D
DRAIN POINT
SKETCH BUBBLE
DEPTH OF COVER
F
METER
MATERIAL CHANGE
LP MAINS
MP MAINS
IP MAINS
LHP MAINS
HISTORY DATA
PIG TRAP
CROSSOVER CONNECTION
CHANGE OF DIAMETER
PIPE JOINT
SSSI
GTs
CONTACT ZONE
LTS

Safety Advice - Valves

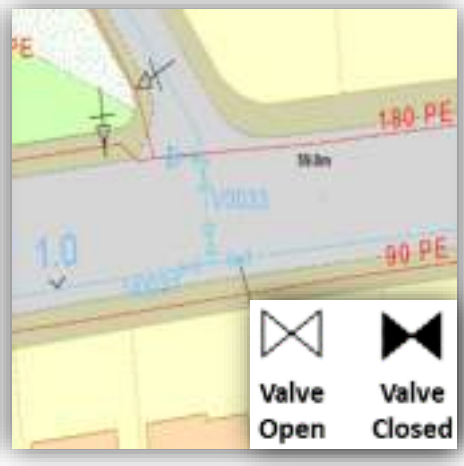
Guidance when undertaking work near gas valves in our network areas

SGN manages the network that distributes gas to 5.8 million homes and businesses across Scotland and the south of England.

Due to a manufacturing issue, we are currently replacing or upgrading certain valve types that are at risk of bolt failure. In extreme cases, this can lead to gas escapes. This is a safety hazard and we have produced this guide to ensure you undertake adequate safety precautions when working near gas valves.

Identifying gas valves

The images below are an illustration of typical gas valves. Please note, valves come in various colours, shapes and sizes, and you may come across a valve that looks different to those found in the images.



What should you do?

When planning to work in our network areas, please observe the following points:

1. You must contact us before starting any work activity within **3.0m** of a gas valve identified on our maps.
2. If an unexpected gas valve is exposed you must immediately stop excavation works and report this to us.
3. To protect yourself against the risks associated with exposing a valve, we advise that you contact us when in doubt.

Contact details

If you require further information or need assistance please contact us:

Safety Admin Team: **0800 912 1722**
plantlocation@sgn.co.uk

Valve enquiries will be forwarded to a local engineer who will provide further safety information.

Our Ref: 29052978 Your Ref: 145608

Monday, 03 April 2023

Stuart Scott-Kiddie
Britannia House, Endeavour Drive
Westhill
Aberdeenshire
AB32 6NU

Dear Stuart Scott-Kiddie

SSEN Distribution - Asset Network Plans

We have sent you the plans of our network records within the area requested. You will shortly receive responses each of the following; any High Voltage Mains cables and Low Voltage Mains cables.

Attached to this email is the 'Guide to Interpreting' which includes the legends for the plans on pages 7-9.

If a Service Cable is not shown on our maps sent, and you require the Cable to be Traced, please contact the General Enquiries Department on 0800 048 3516 (option 3) or via email, ge@ssen.co.uk

If you need further information on our network in this area or a quotation for any required works, please contact the Connections & Engineering Department on 0800 048 3516 or via email, connections@sse.com

Kind Regards,

Asset Data Team
01256 337 294
Asset.data@sse.com

Scottish & Southern Electricity Networks

POWER CUT? CALL 105

North of Scotland 0800 300 999

Central Southern England 0800 072 7282

GUIDE TO INTERPRETING MAINS RECORDS PLAN

Inveralmond House, 200 Dunkeld Road, Perth PH1 3AQ ssen.co.uk

Scottish & Southern Electricity Networks

POWER CUT? CALL 105

North of Scotland 0800 300 999

Central Southern England 0800 072 7282

INTRODUCTION

The Health & Safety Executive have produced a document entitled 'Avoiding danger from underground services'. Copies are available from HMSO's accredited agents and good booksellers, Ref HS(G)47, ISBN 0118854925.

WHEN WORKING IN THE VICINITY OF ELECTRICITY CABLES AND OVERHEAD LINES PLEASE FOLOW THE DO'S & DON'T'S LISTED BELOW.

DO'S

Do Make sure that you have plans of the cables in the area before any excavation work starts. Remember that some cables such as service cables may not be shown on the plans. Cables owned by other companies are not shown, e.g. local authorities, Department of the Environment, National Grid Co. etc.

Do Make sure that you understand the plans that have been supplied to you. For detailed explanation of the symbols used by Scottish & Southern Electricity Networks Distribution (SSEN Distribution) refer to this guide & the key shown on the plan

Do Use a cable avoidance tool (CAT) to determine the position of the existing cables in the work area. The positions should be clearly marked, and further tests made as work proceeds. **If in doubt, get advice from your supervisor.**

Do Hand dig trial holes over the indicated route of the cable, excavate alongside.

Do Ask for a cable to be made dead if it is buried in concrete. Please not that this is likely to be a costly process.

Do Watch for signs of cables as work progresses, such as marker tapes or cable covers which may be exposed.

Do Backfill carefully using stone free soil around cables, replacing marker tapes and covers.

Scottish & Southern Electricity Networks

POWER CUT? CALL 105

North of Scotland 0800 300 999

Central Southern England 0800 072 7282

Do Ensure that there is maximum clearance above all cable & joints.

Do Notify SSEN Distribution immediately should accidental damage to cables occur however large or small. Arrange to keep people well clear of the cable that has been damaged. Do not backfill an area where cable damage has occurred.

DON'T'S

Don't Operate a bulldozer, scraper, dragline or excavator unless you are satisfied that there are no buried cables or overhead lines in the working area.

Don't Use picks, forks or pointed instruments in soft clay or soil where cables are present, exercise extreme caution where such instruments are used to free lumps of stone or to break up firmly compacted ground.

Don't Use exposed cables as a convenient step or handhold.

Don't Handle or attempt to alter the position of any cable.

REMEMBER THAT A DAMAGED CABLE MAY CAUSE EXTENSIVE LOSS OF SUPPLIES, MAKE EXPENSIVE REPAIRS NECESSARY AND CAUSE SERIOUS OR EVEN FATAL INJURY.

IF IN DOUBT ASK SSEN DISTRIBUTION

Scottish & Southern Electricity Networks

POWER CUT? CALL 105

North of Scotland 0800 300 999

Central Southern England 0800 072 7282

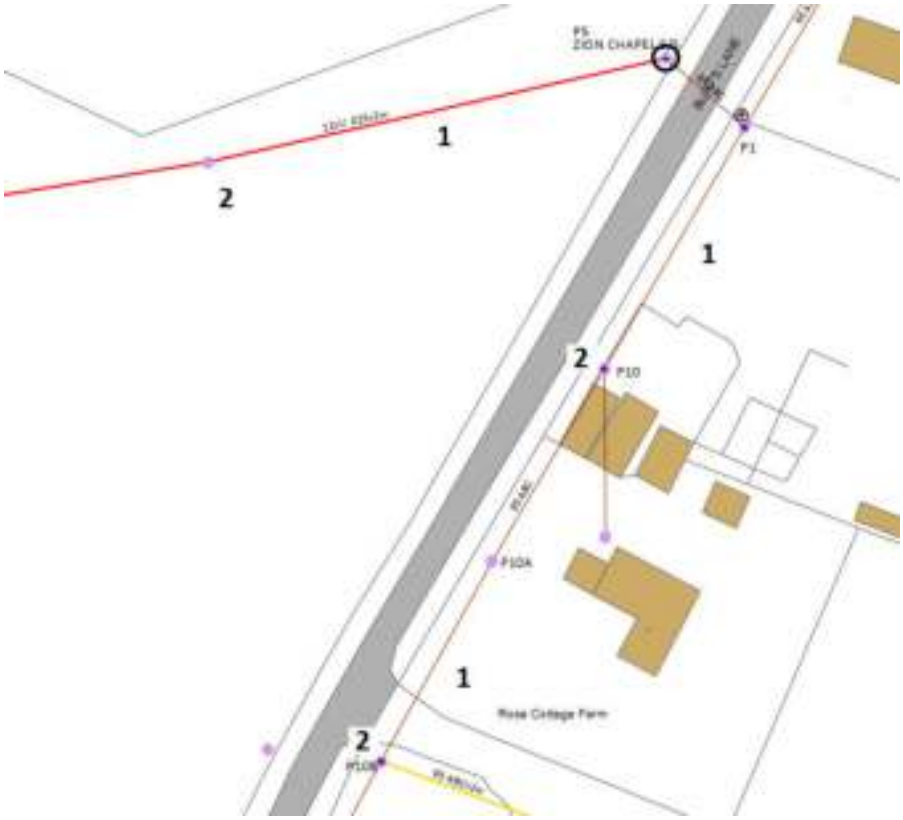
UNDERSTANDING THE INFORMATION ON THE PLANS.

AVERAGE DEPTH OF CABLES: Footpaths 0.6 metres
Road Crossings 0.75metres

NB These depths are only approximate, depths may vary. It should also be noted that surface levels can change subsequent to the cables being laid.

Mains records symbols definitions and examples:

A. Overhead lines & Poles – These are depicted as follows:

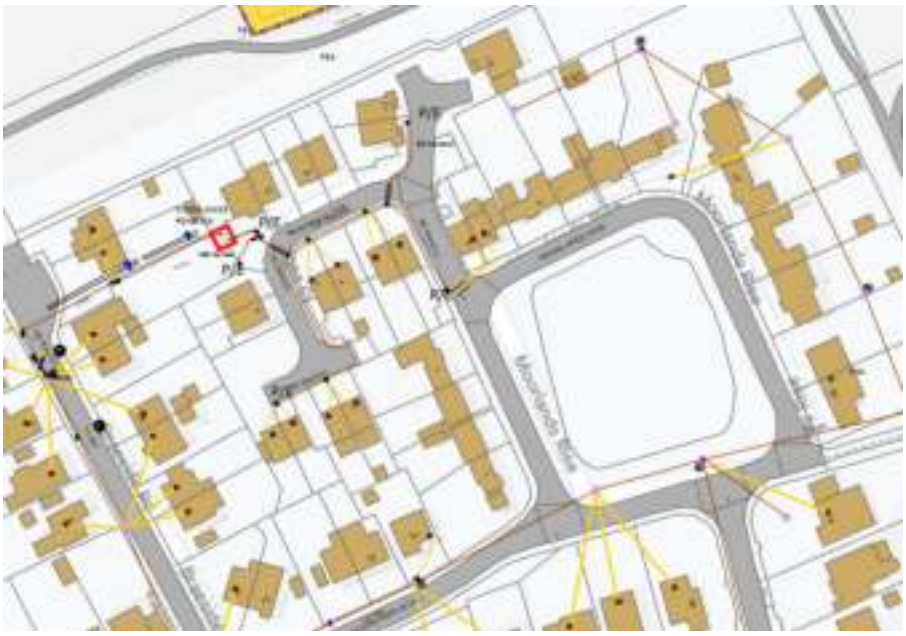


1. Overhead Line – These can be either High Voltage or Low Voltage, colour denotes voltage.

2. Poles.

3. Pole Mounted Transformer.

B. Typical example of Low Voltage cable records:



1. Sub Station

2. Low Voltage Underground cable.

3. Link Boxes: This is a box with a manhole cover marked as belonging to SSEN Distribution containing links. Either two or four cables will lead away from a link box.

4. Straight Joint: This is where two separate cables are joined together.

5. Breech Joint: This is where another cable is attached to the main.

6. Pot End: This is the end of the cable. In certain circumstances service cables to properties can be taken from the pot end. These services may not be shown on the plans.

7. Road crossing duct where a cable is routed under a path or road.

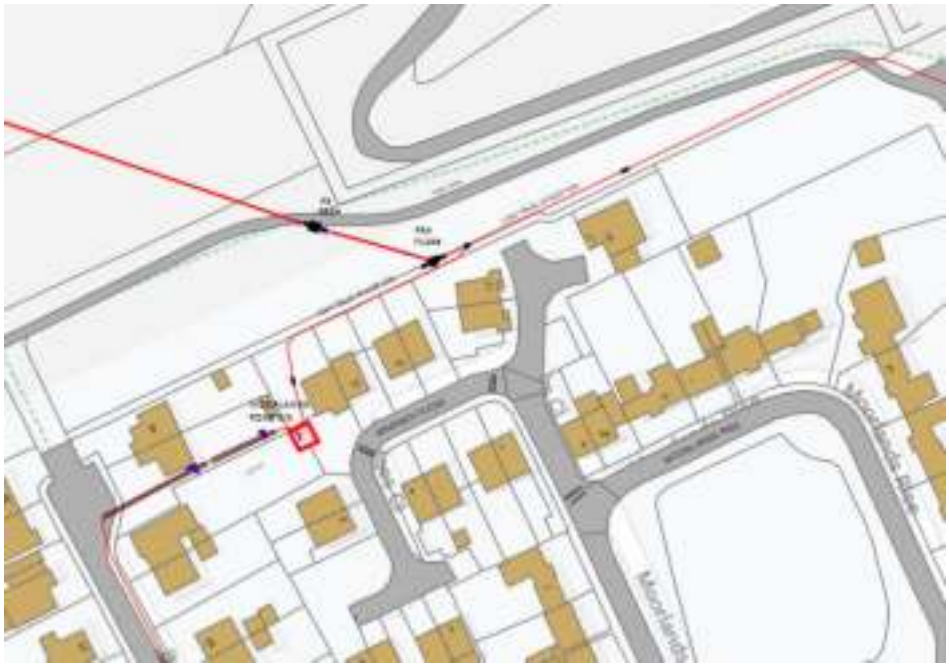
8. Cable terminations/Pole Box: Where underground cables are connected to overhead lines

9. Overhead line.

10. Street Lamps.

11. Services to properties: The service cable to an individual property are not always shown on the mains records that SSEN Distribution supply.
    In some cases, a service can be looped from an adjacent property.

C) Typical example of High Voltage cable record.



1. Sub Station

2. High Voltage Underground cable – Colour denotes voltage.

3. Straight Joint: This is where two separate cables are joined together.

4. Breech Joint: This is where another cable is attached to the main.

5. Cable terminations/Pole Box: Where underground cables are connected to overhead lines

6. Overhead Switch.

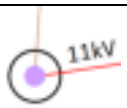
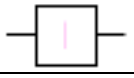
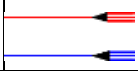
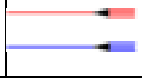
Scottish & Southern Electricity Networks

POWER CUT? CALL 105

North of Scotland 0800 300 999

Central Southern England 0800 072 7282

SSEN DISTRIBUTION ELECTRIC SYMBOLS

Service cable		Single Poles	
LV Mains		H Poles	
LV Mains and Services (Split Phase)		3 Poles	
2-3.3kV		Tower	
6.6kV		Pole Mounted Transformer	
11kV		Circuit Breaker	
22kV		Switch Disconnector/ OH Air Break	
33kV		Pole Box	
66kV		Straight Joint	
132kV		Mains Breech Joint (Tee)	
Fibre Optic		Service Breech Joint	
Pilot Cable		Trifurcating Joint	
Assumed Route		Pot End	
Out of Service		Capped End	
Ducting		Sealing End	

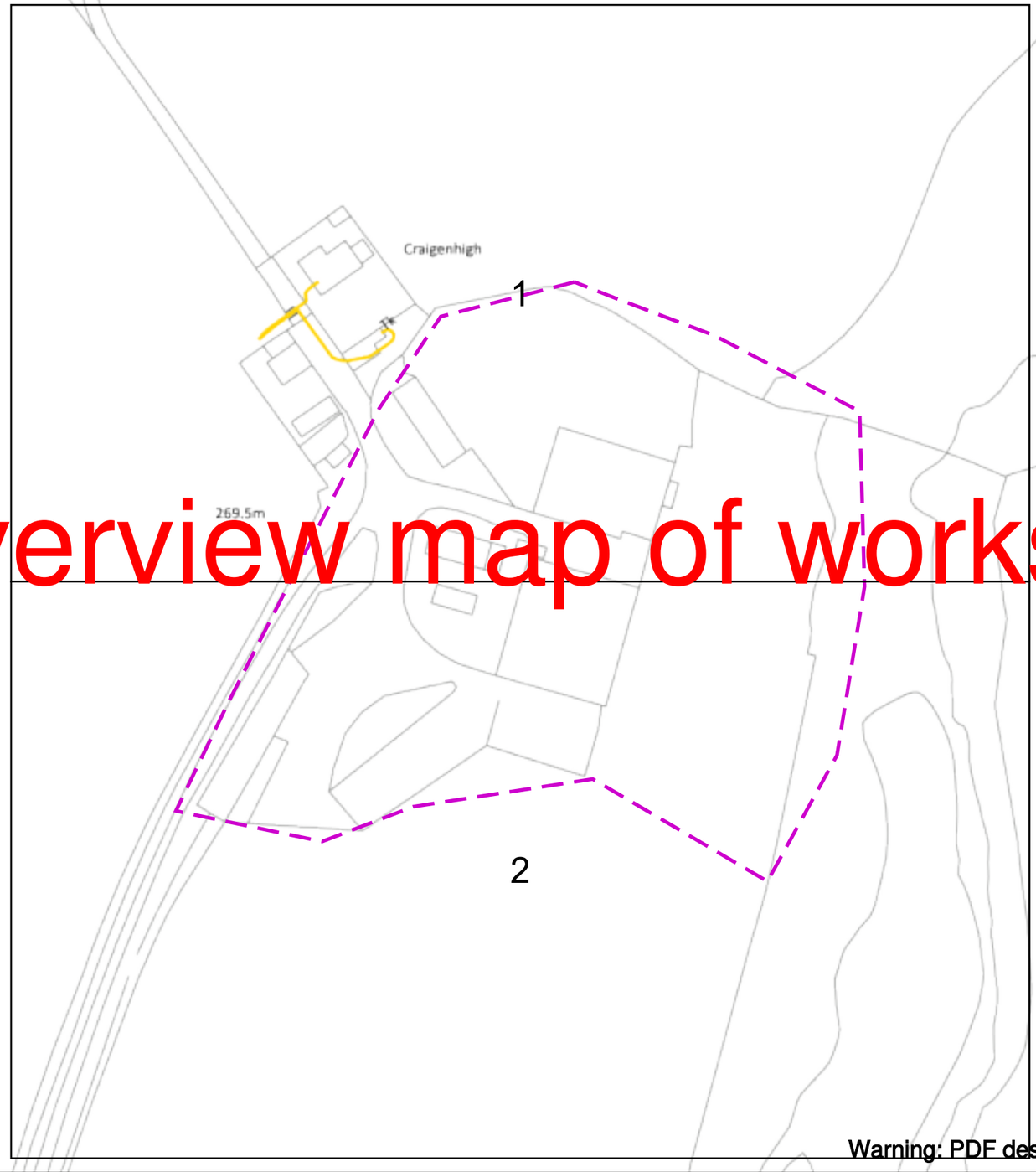
Scottish & Southern Electricity Networks

POWER CUT? CALL 105

North of Scotland 0800 300 999

Central Southern England 0800 072 7282

Service Connector Joint		Surge Diverters	
Overhead Connector		Pillar	
Wall Box Joint		Substation	
Flying Stay	FS	Non Electrical Item	
Stay		Street Furniture	
PME Earth		LV Link Box	
Neutral Earth		LV Supply Point	
Pit		ASLs	
Other Network		Embedded Network	



Overview map of worksite

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

Dig Sites Area: Line:

Date Requested: 03/04/2023
Job Reference: 29052978
Site Location: 362069 808132
Requested by:
Mr Stuart Scott-Kiddie
Your Scheme/Reference:
145608

Scale: 1:1025 (When plotted at A3)

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

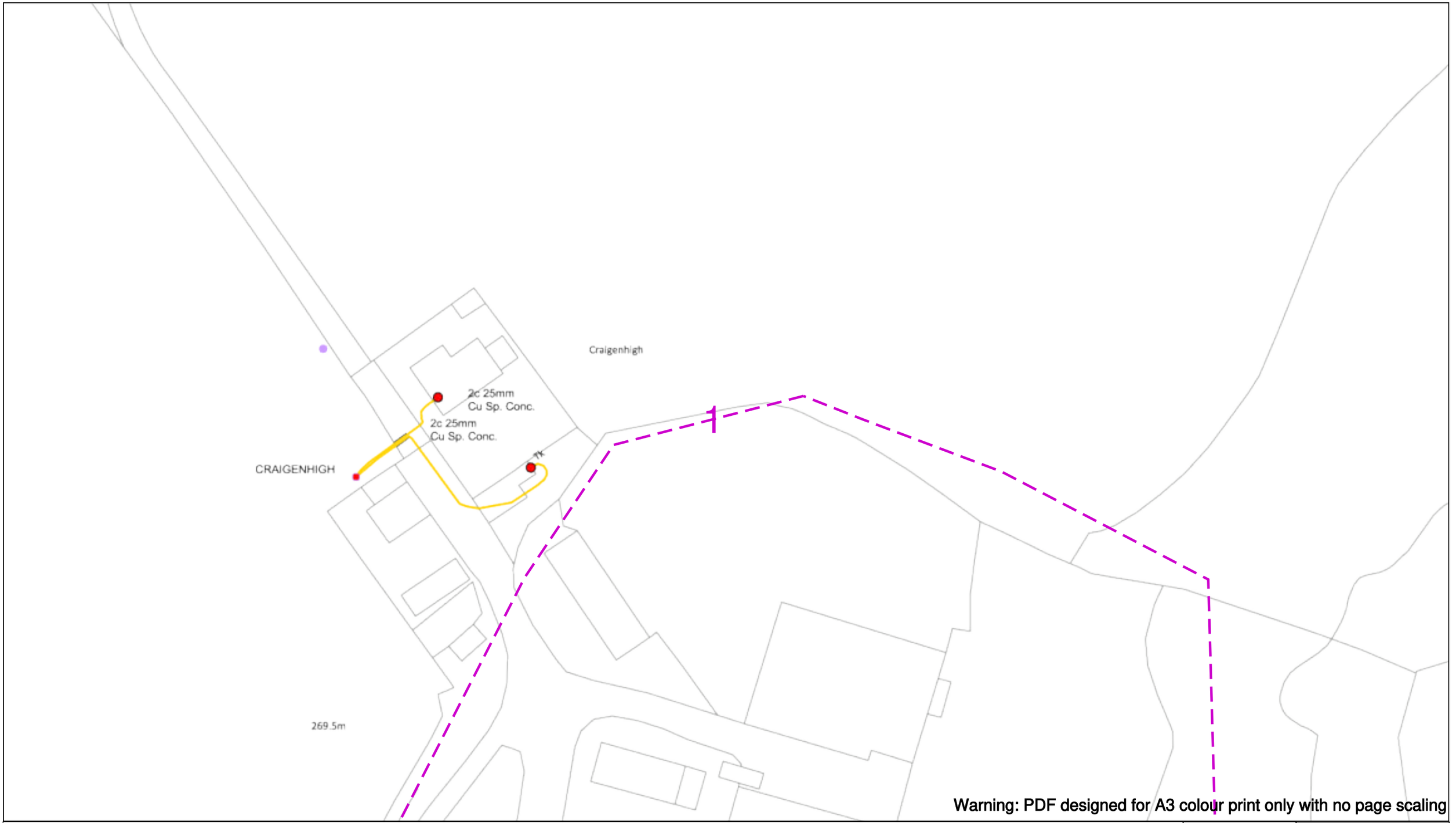
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID

	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

Scottish Hydro Electric Power Distribution plc
Registered Office: Inveralmond House
200 Dunkeld Road Perth PH1 3AQ
Registered in Scotland No. SC213460

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



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

0 50m Dig Sites Area: Line:

Date Requested: 03/04/2023
Job Reference: 29052978
Site Location: 362069 808132
Requested by:
Mr Stuart Scott-Kiddie
Your Scheme/Reference: 145608

Scale: 1:500 (When plotted at A3)

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

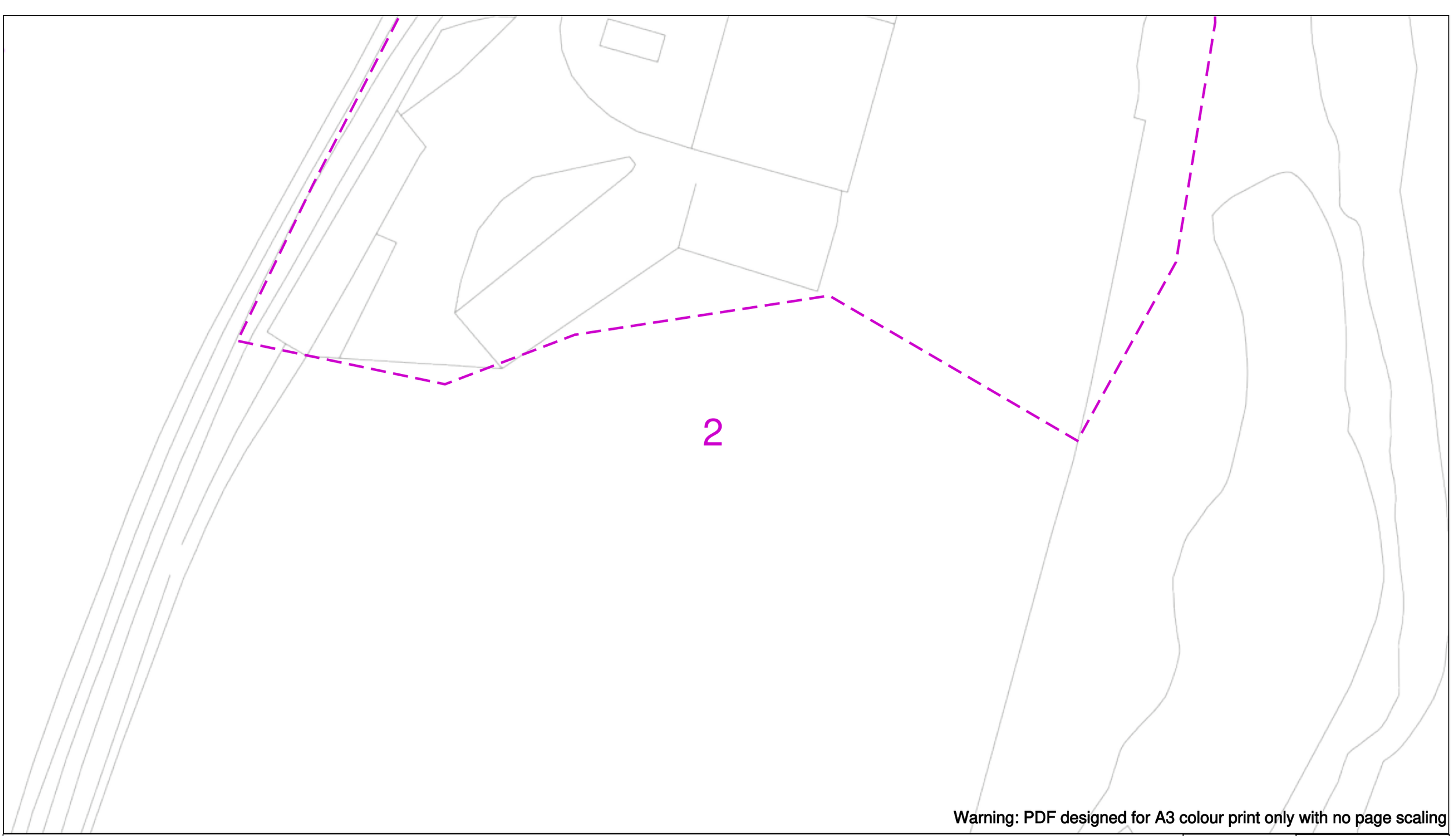
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID

	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

Scottish Hydro Electric Power Distribution plc
Registered Office: Inveralmond House
200 Dunkeld Road Perth PH1 3AQ
Registered in Scotland No. SC213460

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



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

0 50m

Dig Sites Area: Line:

Date Requested: 03/04/2023
Job Reference: 29052978
Site Location: 362069 808132
Requested by:
Mr Stuart Scott-Kiddie
Your Scheme/Reference: 145608

Scale: 1:500 (When plotted at A3)

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

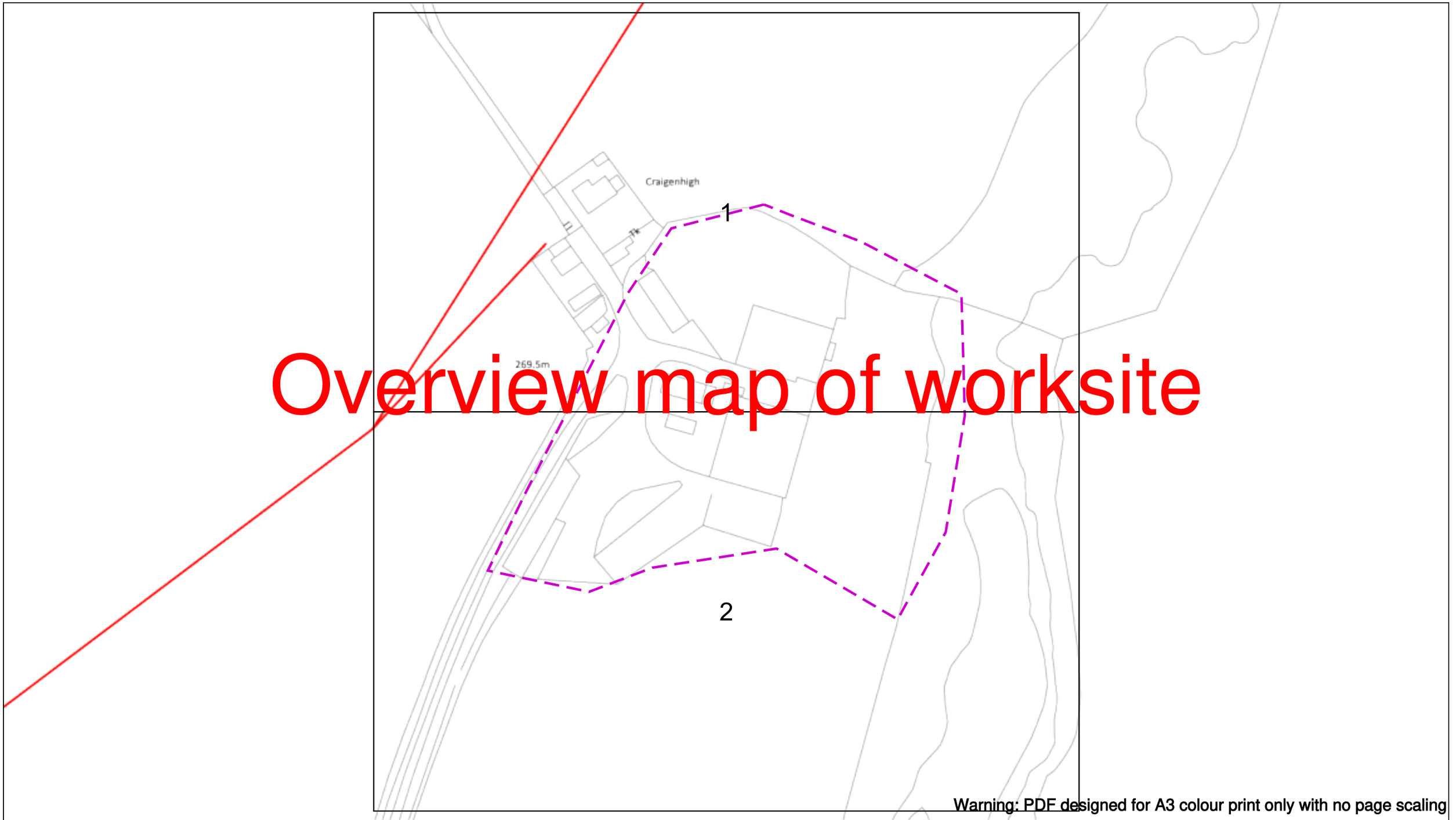
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID

	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

Scottish Hydro Electric Power Distribution plc
Registered Office: Inveralmond House
200 Dunkeld Road Perth PH1 3AQ
Registered in Scotland No. SC213460

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



Overview map of worksite

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

Dig Sites Area: Line:

Date Requested: 03/04/2023
Job Reference: 29052978
Site Location: 362069 808132
Requested by:
Mr Stuart Scott-Kiddie
Your Scheme/Reference:
145608

Scale: 1:1025 (When plotted at A3)

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

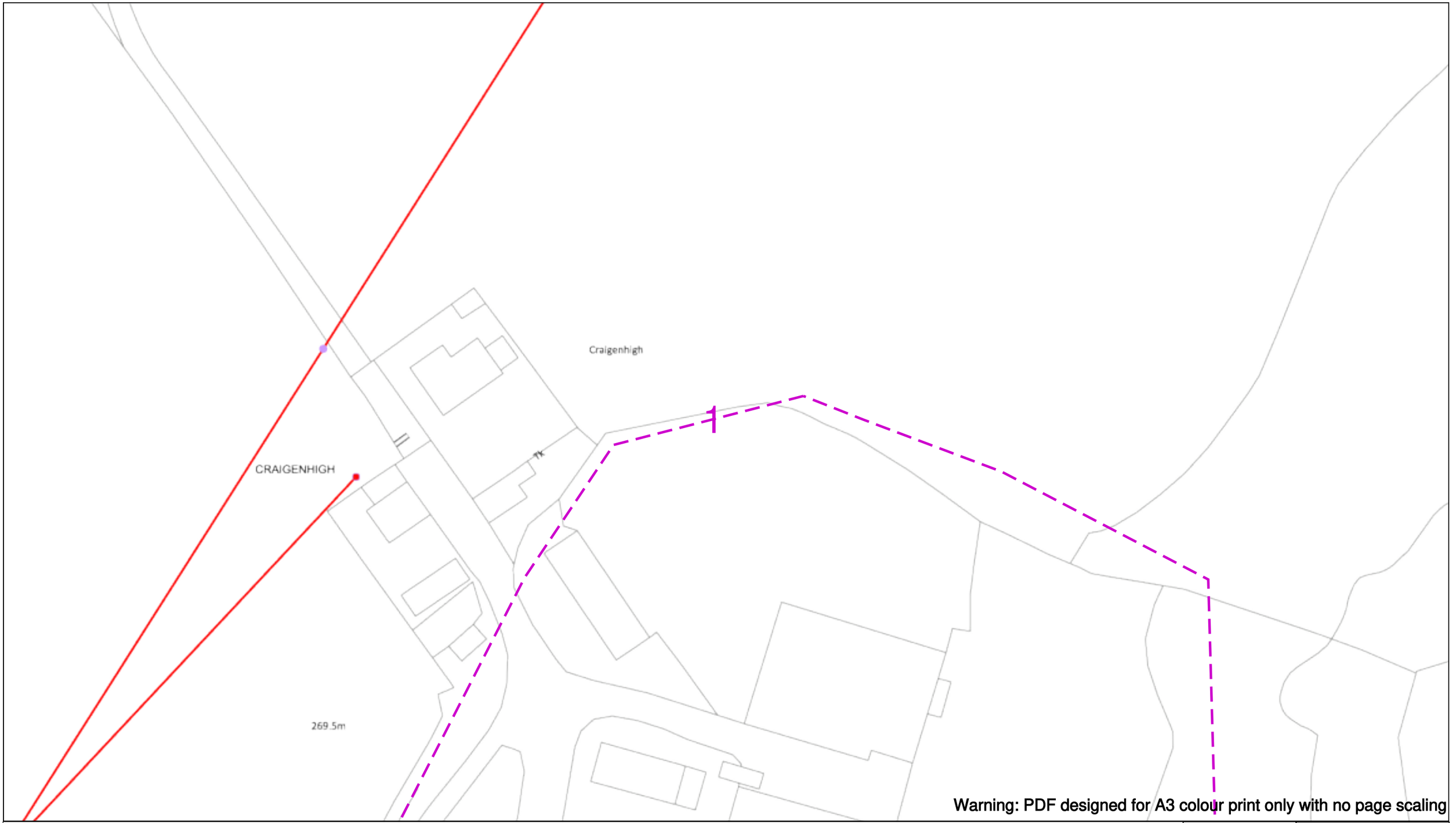
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID

	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

Scottish Hydro Electric Power Distribution plc
Registered Office: Inveralmond House
200 Dunkeld Road Perth PH1 3AQ
Registered in Scotland No. SC213460

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



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

0 50m Dig Sites Area: Line:

Date Requested: 03/04/2023
Job Reference: 29052978
Site Location: 362069 808132
Requested by:
Mr Stuart Scott-Kiddie
Your Scheme/Reference: 145608

Scale: 1:500 (When plotted at A3)

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

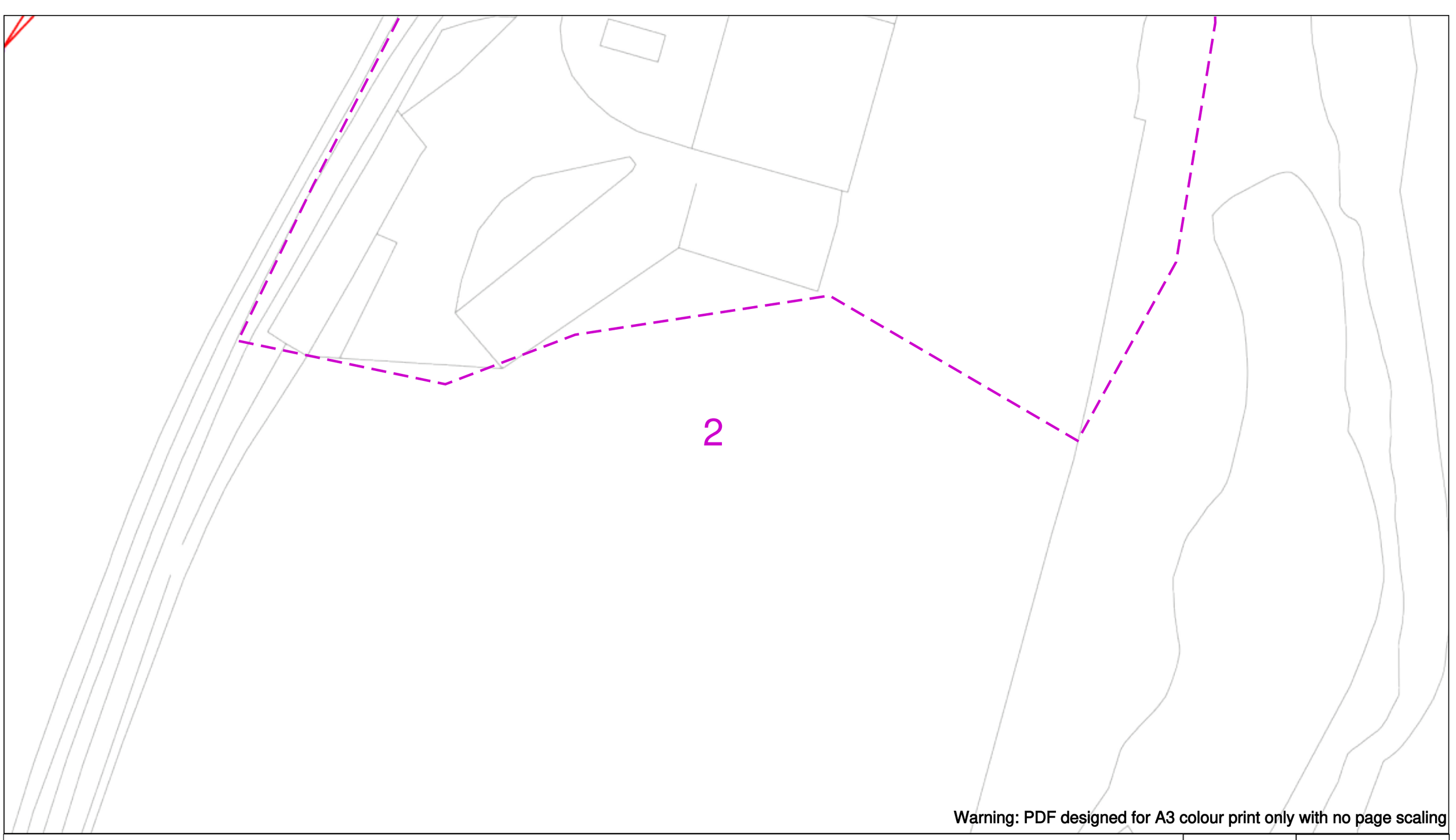
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID

	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

Scottish Hydro Electric Power Distribution plc
Registered Office: Inveralmond House
200 Dunkeld Road Perth PH1 3AQ
Registered in Scotland No. SC213460

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



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

0 50m

Dig Sites Area: Line:

Date Requested: 03/04/2023
Job Reference: 29052978
Site Location: 362069 808132
Requested by:
Mr Stuart Scott-Kiddie
Your Scheme/Reference: 145608

Scale: 1:500 (When plotted at A3)

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

Scottish Hydro Electric Power Distribution plc
Registered Office: Inveralmond House
200 Dunkeld Road Perth PH1 3AQ
Registered in Scotland No. SC213460

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

Watch it!

Safety advice brought to you by
Scottish and Southern Electricity Networks Distribution (SSEN Distribution)

These notes are intended to help all those who have to work in the vicinity of electrical apparatus. Employers have a legal obligation to ensure that their operatives are fully instructed in the correct procedures.

The Electricity at Work Regulations 1989 impose health and safety requirements upon employers, employees and self-employed persons with respect to electricity at work. The regulations impose restrictions on persons being engaged in work activities on or near live conductors.

Regulation 14 requires that: "No person shall be engaged in any work activity on or near any live conductor (other than one suitably covered with insulating material so as to prevent danger) that danger
may arise unless:

- it is **unreasonable** in all circumstances for it to be dead; and
- it is **reasonable** in all circumstances for him to be at work on or near it while it is live; and
- suitable precautions (including where necessary the provision of suitable protective equipment) are taken to prevent injury."

The purpose of the regulations is to require precautions to be taken against the risk of death or personal
injury from electricity in work activities.

Publications

The Health and Safety Executive have produced a document entitled 'Avoiding Danger from Underground
Services', and the Appendix 1 deals specifically with electric cables. Copies are available from the HSE's
Accredited Agents and good booksellers, Ref. HS (G) 47.

Copies of Health and Safety Guidance note GS 6 relating to safe working in proximity to overhead lines, are available from the Health and Safety Executive's website - www.hse.gov.uk.

Note

In situations of emergency or danger, or where the advice contained in these notes cannot be followed, you must consult SSEN Distribution immediately. Tel. 0800 0727282 for southern England or 0800 300999 for Scotland.

Additional copies of these "Watch it!" leaflets can be obtained from our Asset Data Team office upon request. Tel. 01256 337294, or asset.data@sse.com.

You must read and accept the following safety notes as part of the contract to receive our network plans. You will have the option to print these and issue them to site staff.

Watch it! - Working in the vicinity of underground cables

Our plans show the positions and normal depths for the buried cables and pipes at the time when they were installed. However, alterations to road alignments surface levels and buildings may have occurred subsequently without our knowledge. If you discover plant or cables that are not marked or incorrectly marked, then you are required to contact us as soon as possible to give us the opportunity to amend our plans.

These plans show the equipment owned by SSEN Distribution. There may be other privately owned plant in the area, which is outside of our control. You should always check with the Local Authority, National Grid Company, Department of the Environment, other Electricity Companies and other utilities before proceeding.

It is not intended that the issue of these plans will absolve either party from their obligation under any of the acts that control digging in the public highways.

Supplies To Properties, etc.

The location of cables supplying individual properties, street lighting, traffic signs, telephone kiosks etc. are not always shown on the plans. You should assume that each property, streetlight etc. will have its own supply cable.

Major Circuits

Where our plans indicate the presence of cables with a voltage exceeding 11,000 volts, you are advised to contact our local depot (telephone number is on the plans), before commencing any excavations within the vicinity of these cables. These major circuits form an extremely important link in SSEN Distributions' networks, damaging or modifying these circuits is a major and costly undertaking. Any development should therefore be designed to allow these circuits to remain undisturbed and accessible in their present location.

For your own and your workmates' safety, please follow the **do's** and **don'ts** listed below:

- ✓ **do** make sure you have plans of the underground cables in the area **before** any excavation work starts. Remember that some cables may not be shown on plans. If carrying out emergency work, excavate as though there are buried live cables in the vicinity.
- ✓ **do** use a cable locator to determine the position of existing cables in the work area. The positions should be marked and tests made as work proceeds. **If in doubt, get advice from your supervisor.**
- ✓ **do** ask for a cable to be made dead if it is buried in concrete.

- ✓ **do** backfill carefully, using stone-free soil around the cables, replacing marker-tapes and / or covers.
- ✓ **do** notify us immediately if you accidentally damage our cables. Arrange to keep people well clear of a cable that has been damaged until we have confirmed it has been made safe.
- ✓ **do** make sure before starting to demolish a building that all cables have been disconnected. We welcome prior notice of the intention to demolish buildings. This enables us to ensure that the site has been made safe electrically.
- ✓ **don't** operate a bulldozer, scraper, dragline or excavator; unless you are satisfied that there are no buried cables in the working area.
- ✓ **don't** use picks, pins, forks or pointed instruments in soft clay or soil when cables are present. Exercise extreme caution where such instruments are used to free lumps of stone, or break up firmly compacted ground. **Never** throw a fork or sharp instrument into the ground.
- ✓ **don't** dig trial holes over the indicated route of the cable. Excavate alongside instead.
- ✓ **don't** use exposed cables as a convenient step or handhold.
- ✓ **don't** handle or attempt to alter the position of any cable.

Remember that a damaged cable may cause extensive loss of supplies, make expensive repairs necessary and cause serious or even fatal injury.

If effective measures are not adopted to protect our equipment, we will take steps to recover the cost of any damage caused. Persons causing damage resulting in loss of supply to customers can be held legally responsible for any claims made by those customers. Promptness in reporting an incident will minimise costs.

In most cases it is not practicable to make cables dead without interrupting supplies to our customers. But given adequate notice, we will wherever possible, give advice regarding special precautions which may be necessary on any site where particular problems are likely to be encountered. The right is reserved to make a charge for this service.

Electricity cables can exist anywhere - under paths or roads, in gardens or driveways, on new housing or industrial development sites or even farmland.

Watch it! - Working in the vicinity of overhead lines

For your own and your workmates' safety, please follow the **do's** and **don'ts** listed below

- ✓ **do** carefully note the position of all overhead lines before commencing work.
- ✓ **do** co-operate with us during planning and sitework stages.
- ✓ **do** follow the advice given in HSE Guidance Note GS 6 when siting barriers, goal posts, bunting etc.
- ✓ **do** keep overhead lines in view when moving scaffolding or machinery and take special care when felling or lopping trees.
- ✓ **do** remember that the raising or slewing of a crane or excavator jib may cause danger when operating near an overhead line.
- ✓ **do** avoid any machinery that is in contact with an overhead line until we confirm that conditions are safe.
- ✓ **do** warn others to keep well clear.
- ✓ **don't** drive a high vehicle below an overhead line when an alternative route is available.
- ✓ **don't** raise the bed of a tipper lorry beneath an overhead line or drive under the line with the body of the vehicle raised.
- ✓ **don't** steady any suspended load until you are satisfied that there is no danger from overhead lines.
- ✓ **don't** handle or use scaffold platforms, poles, pipes or ladders unless they are at a safe distance from overhead lines.
- ✓ **don't** transport long objects beneath overhead lines, unless they are carried in a horizontal position.
- ✓ **don't** approach or touch any broken or fallen overhead lines.

Always remember that:

- Electricity can jump gaps.
- Contact or near contact with a crane jib, scaffold or ladder can cause a discharge of electricity with a risk of fatal or severe shock and burns to any person in the vicinity.

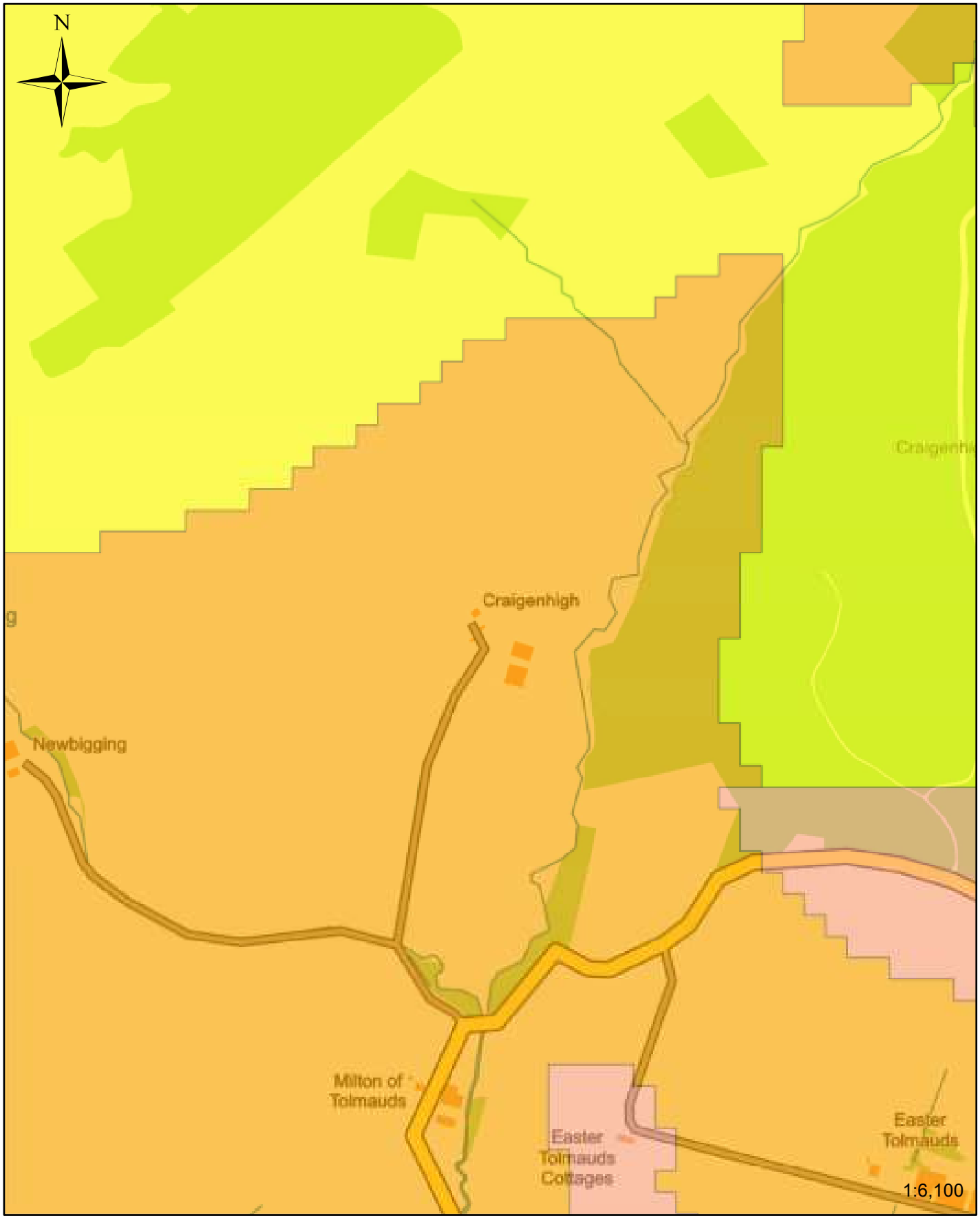
If effective measures are not adopted to protect our equipment, we will take steps to recover the cost of any damage caused. Persons causing damage resulting in loss of supply to customers can be held legally responsible for any claims made by those customers. Promptness in reporting an incident will minimise costs.

In most cases it is not practicable to make overhead lines dead without interrupting supplies to customers. However, provided adequate notice is given, then we will, whenever possible, give advice regarding special precautions which may be necessary on site where specific problems may be encountered. The right is reserved to make a charge for this service.

Scottish and Southern Electricity Networks is a trading name of: Scottish and Southern Energy Power Distribution Limited Registered in Scotland No. SC213459; Scottish Hydro Electric Transmission plc Registered in Scotland No. SC213461; Scottish Hydro Electric Power Distribution plc Registered in Scotland No. SC213460 (all having their Registered Offices at Inveralmond House 200 Dunkeld Road Perth PH1 3AQ); and Southern Electric Power Distribution plc Registered in England & Wales No. 04094290 having its Registered Office at No.1 Forbury Place 43 Forbury Road Reading RG1 3JH which are members of the SSE Group www.ssen.co.uk

Appendix 5

Radon Map



Radon potential map
Craigenhigh

Legend

- Not radon affected
- 1-3% radon affected
- 3-5% radon affected
- 5-10% radon affected
- 10-30% radon affected
- Over 30% radon affected

Appendix 6

Consultation Response

Langdon Truscott

From: Adam Ritchie <adam.ritchie@aberdeenshire.gov.uk>
Sent: 11 May 2023 08:46
To: Langdon Truscott
Subject: RE: 153608 - Craigenhigh Desk Study

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Langdon,

Apologies for the delay, please see below:

1. Details of any former uses of the site or the immediate surrounding land which may have resulted in contamination of the site. We are particularly interested in former industrial uses, landfilling, materials extraction and animal burial grounds. However, any other relevant information would be most appreciated.

   The site comprises former/current agricultural buildings and associated land, no further/specific information held.

2. Details of any records of complaints, notices etc. about nuisance relating to the current or previous site uses and its environs.

   No records identified

3. Details of private water abstractions in the vicinity of the site.

   All properties/premises in the vicinity of the site are served by private water supplies

4. Details of any records of radon levels and any associated problems in the vicinity of the site.

   No records held

5. Any information you may have regarding underground or aboveground fuel storage tanks on the above site.

   No records held

Best regards,

Adam

Adam Ritchie
Scientific Officer
Aberdeenshire Council

From: Langdon Truscott <langdon.truscott@fairhurst.co.uk>
Sent: 20 April 2023 14:47
To: Adam Ritchie <adam.ritchie@aberdeenshire.gov.uk>
Subject: 153608 - Craigenhigh Desk Study

Good Afternoon Adam,

153608: Proposed Residential Development, Craigenhigh

I hope you are well. We are currently carrying out an environmental desk study at the above referenced site (approx. located NJ 62046 08123).

In order to assist our desk study, we would be grateful if you could provide us with the following information for the site, and within 250m of the site where applicable:

1. Details of any former uses of the site or the immediate surrounding land which may have resulted in contamination of the site. We are particularly interested in former industrial uses, landfilling, materials extraction and animal burial grounds. However, any other relevant information would be most appreciated.
2. Details of any records of complaints, notices etc. about nuisance relating to the current or previous site uses and its environs.
3. Details of private water abstractions in the vicinity of the site.
4. Details of any records of radon levels and any associated problems in the vicinity of the site.
5. Any information you may have regarding underground or aboveground fuel storage tanks on the above site such as:
    a. Number and capacity of tanks (existing and historical).
    b. Location of tanks.
    c. Details and locations of product lines.
    d. Details of tanks (double or single skinned).
    e. Nature of any products stored (past and future).
    f. Details of any leak detection/protection systems.
    g. Details of any surface water petrol interceptors, outfalls and discharge consents.
    h. Age of tanks, and date tanks were last tested and results of test.
    i. Any known or suspected leakage or spillage.
    j. Details of decommissioning any tanks.
    k. Details of any prosecutions.

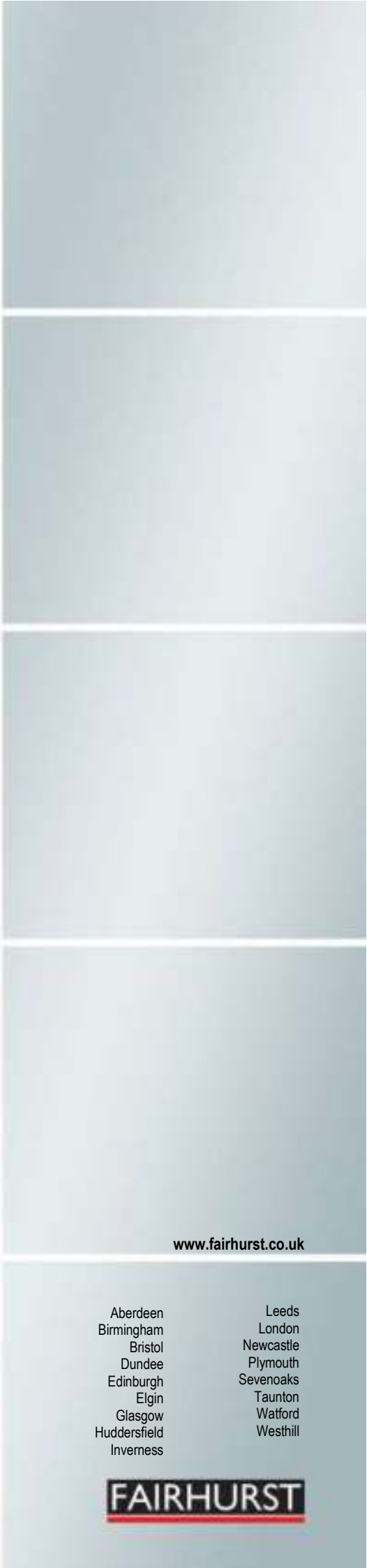
If you have any queries or require any additional information, please do not hesitate to contact us using the details below.

Best,
Langdon

Langdon Truscott MGeol
Graduate Engineering Geologist

FAIRHURST
engineering solutions, delivering results

Britannia House
Endeavour Drive
Westhill, AB32 6UF
Tel: 01224 506985
Website: www.fairhurst.co.uk



www.fairhurst.co.uk

Aberdeen
Birmingham
Bristol
Dundee
Edinburgh
Elgin
Glasgow
Huddersfield
Inverness
Leeds
London
Newcastle
Plymouth
Sevenoaks
Taunton
Watford
Westhill

FAIRHURST

CIVIL ENGINEERING • STRUCTURAL ENGINEERING • TRANSPORTATION • ROADS & BRIDGES
PORTS & HARBOURS • GEOTECHNICAL & ENVIRONMENTAL ENGINEERING • PLANNING &
DEVELOPMENT • WATER SERVICES • HEALTH & SAFETY / CDM SERVICES