

16.07.2024

Paul Fretwell
@rchitects Scotland Ltd
50 Castle Street
Forfar
DD8 3AB

Dear Paul,

190889: Proposed Crematorium, Burnside of Duntrune - Planning Reference 20/00830/FUL

Transport Assessment Addendum Report

A Traffic Count and Speed Survey was undertaken in October 2019 by Transurveys Limited and was submitted in conjunction with the Transport Assessment undertaken by Cameron + Ross as part of the above noted planning application. Due to the time lapse since updated traffic counts were commissioned, the reconstituted DMRC of Angus Council requested that the count and survey be updated prior to the redetermination of the application.

Transurveys Limited therefore undertook fresh counts on Tuesday the 25th of June 2024 and speed survey between 24th and 30th of June 2024 at the same locations as previously agreed with Angus Council Roads team.

We have reviewed the updated information and considered whether the road improvements suggested in our previous Transport Assessment and the relevant conditions which were imposed by the Council when previously granting planning permission (see attached), are still appropriate. This addendum should form part of the application, along with the updated traffic counts and speed survey.

Summary of impact of updated count and speed survey

The new speed survey shows a slight reduction in the 85% tile 2-way speed at the two locations surveyed when comparing the 2024 to 2019 results.

Along the Site frontage, the average 2-way 85% tile speed has reduced from 41.1mph to 39.2mph.

The 120m visibility splay corresponding to a design speed of 40mph as proposed on the Cameron + Ross planning site access layout remains valid.

The Kellas Road 2-way average 85% tile speed has reduced from 48.5mph to 47.4mph.

Therefore, the visibility requirements and appropriate design speeds remain the same as before and as per the findings of the Transport Assessment previously submitted. The implementation of a speed reduction on Kellas Road to 40mph is currently being progressed by the Council which will reduce the visibility distance requirements for junctions onto Kellas Road from 50mph to 40mph (from 160m to 120m) to correspond to the new speed limit.

The new traffic counts (See Appendix) show that both the AM and PM peak hour traffic flows have increased in comparison with the 2019 counts. The Kellas Road 2-way peak hour flows are 28% higher AM and 11% higher PM. The volumes are still well within the design capacity of the road network.

The percentage traffic increase on Kellas Road resulting from the development estimated traffic was previously just 3.3% in both the AM and PM peak periods. As a result of the increased 2024 base traffic flows, the development traffic percentage increase reduces to 2.6% in the AM and PM Peak.

The Transport Assessment concluded that the development had a negligible impact and that there were no capacity issues to address on the surrounding road network. The new traffic counts have shown that the development impact will in fact be less than that considered during the

planning application and can be considered to be negligible.

The previous DMRC imposed conditions 5 – 10 relating to roads matters and these remain relevant and appropriate in light of the updated traffic count and speed survey.

Traffic Count Results

AM peak – There is an increase in traffic when comparing the 2024 count with the 2019 count. There is a 28% increase for the 2-way on Kellas Road. See Figure 1 and 2 (Appendix) which shows the 2024 AM count peak hour traffic flows and the 2019 AM traffic count peak hour flows.

Peak – Again there is an increase in traffic when comparing the 2024 count with the 2019 count. The increase on Kellas Road in the PM peak shows an 11% increase in 2-way traffic flows. See Figures 3 & 4 (Appendix) which shows the 2024 and 2019 PM peak hour count traffic flows.

Should you require anything further at this stage, or have any queries, please do not hesitate to contact us.

Yours sincerely,
for Cameron + Ross



BRUCE CLARK
ASSOCIATE DIRECTOR

c.c. Elaine Farquharson-Black (Bodies Solicitors)
c.c. George Sismey-Durrant (Brodies Solicitors)
c.c. Guthrie Batchelor

Appendix - Traffic Count Data

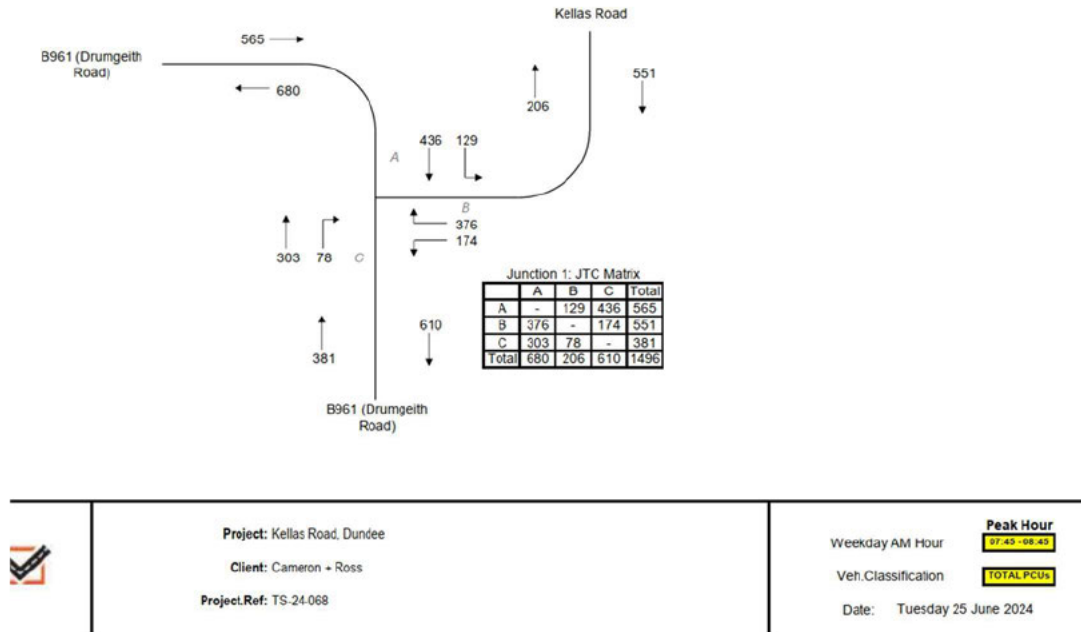


Figure 1 – 2024 AM Traffic Count Flows

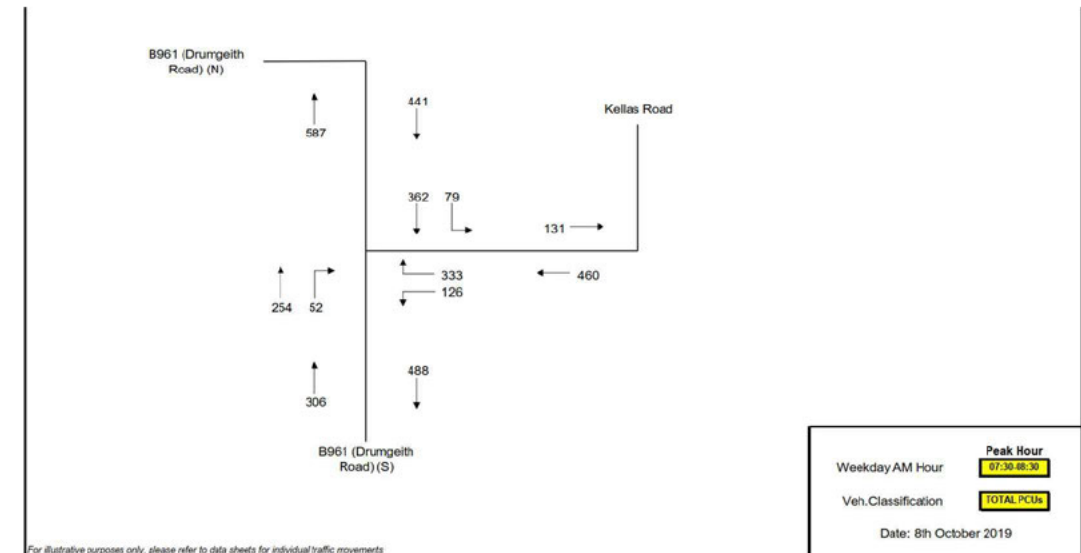


Figure 2 – 2019 AM Traffic Count Flows

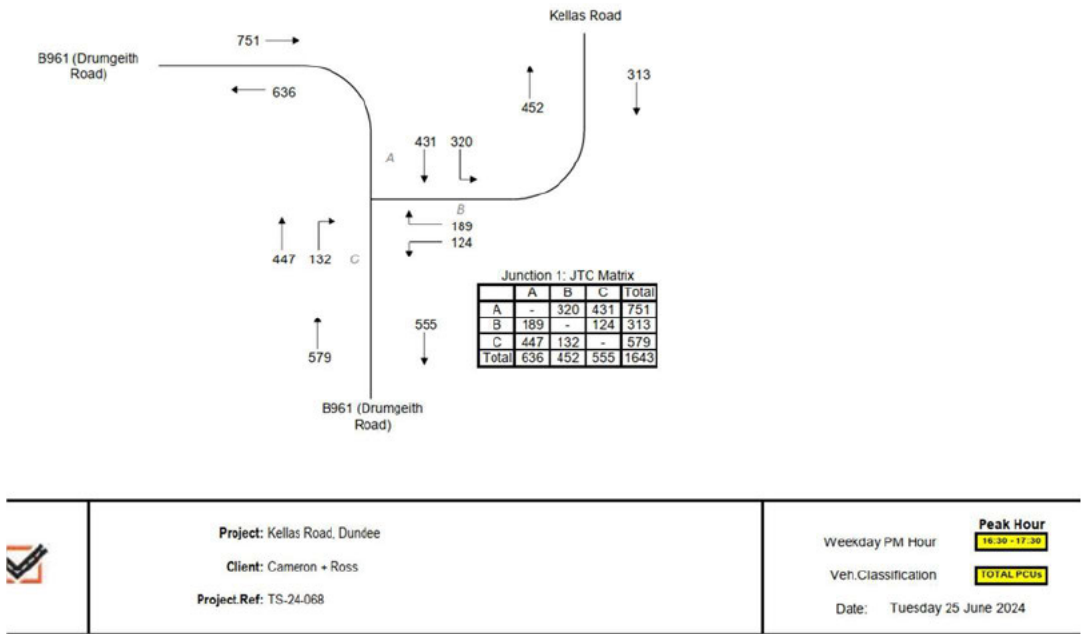


Figure 3 – 2024 PM Peak Traffic Count

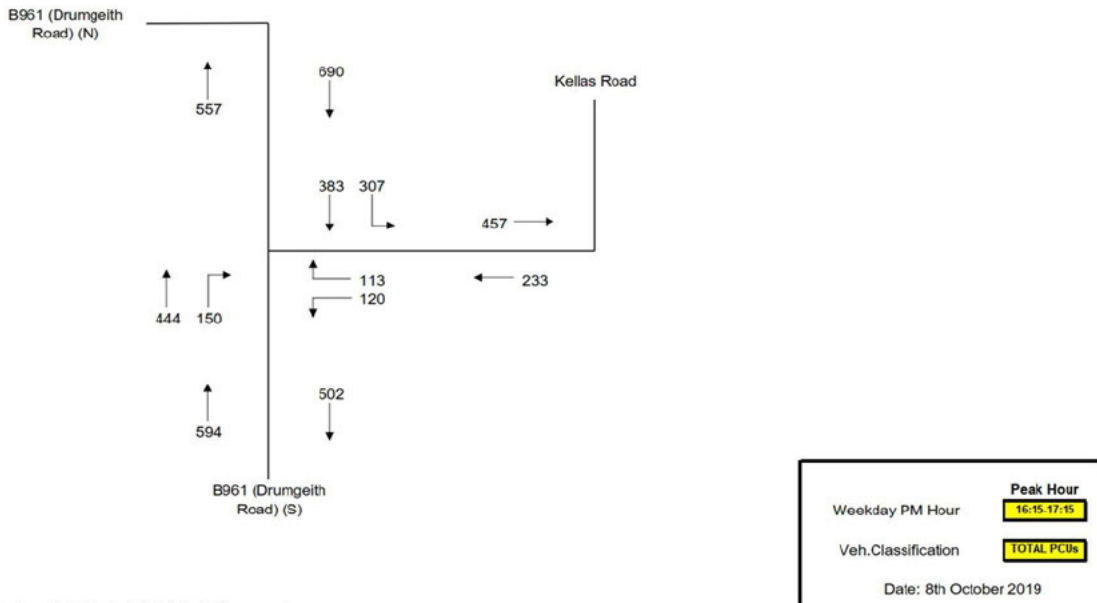


Figure 4 – 2019 PM Peak Traffic Count

Development Management Review Committee

8 November 2022, 31 January, 14 March and 13 June 2023



Review Decision Notice

Site Address: Land North East Of Duntrune House, Duntrune

Application for Review: by Duntrune Ltd against refusal of planning permission

Planning Application: 20/00830/FULL - Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East Of Duntrune House, Duntrune

Application Drawings: Context Plan – 1:2500 (Drawing No: 1266 / PD / 03 Rev B); Site Plan -1:1250 (Drawing No: 1266 / PD / 02 Rev C); Building & External Works Plan – 1:200 (Drawing No: 1266 / PD / 01 Rev C); Elevations & Section – 1:100 (Drawing No: 1266 / PD / 05); Drainage Layout – 1:500 (Drawing No: A/190889 - 920); Site Access Road Layout Plan – 1:500 (Drawing No: : A/190889 - 910); Road Access – 1:200 (Drawing No: 1266 / SK / 06 Rev C); Site Section – 1:500 & 1:200 (Drawing No: 1266 / PD / 04 Rev B); Survey Plan – 1:500 (Drawing No: 1266 / SD / 01); Roads Visibility Splays – 1:500 (Drawing No: A/190889 - 906);

Date of Decision Notice: 29 June 2023

Decision : The Development Management Review Committee (“the DMRC”) upheld the review application and granted planning permission for the proposal subject to conditions.

Preliminaries

1. This notice constitutes the formal Decision Notice of the Development Management Review Committee as required by the Town & Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013.
2. The above application for review was considered by the DMRC at its meeting on 14 March 2023. The DMRC was attended by Councillor Bill Duff (Chair), Councillor Gavin Nicol, Councillor Kenny Braes and Councillor Doran. Councillor Fairweather and Councillor Durno were not present and submitted their apologies. Councillor Chris Beattie substituted for Councillor Durno.

3. The DMRC was shown the application plans, drawings and site photographs by the Planning Advisor.
4. At the planning application stage there were 866 representations, 775 raised an objection, 89 offered support and 2 provided a neutral comment. The Community Council also objected to the proposal.
5. The main points of the objections were as follows:
 - Proposal is contrary to Scottish Planning Policy and development plan policies;
 - Lack of accessibility by a range of transport modes (poor public transport links; lack of footpath and cycle connections);
 - The proposal would better serve Dundee than Angus;
 - Lack of need, demand and viability for a crematorium in this location;
 - Impacts on residential amenity;
 - Impacts on air quality/ pollution;
 - Impacts on landscape and urbanisation of the countryside;
 - Inappropriate building design;
 - Impacts on trees, wildlife, protected species and biodiversity;
 - Loss of greenfield land/ farmland and impact on farming uses in surrounding area;
 - Issues associated with the surrounding road network, substandard visibility at road junctions, narrow and twisty rural roads, frequent accidents, impacts on safety of existing traffic, pedestrians, cyclists and horse riders;
 - Insufficient parking provision;
 - Impacts on Murroes Primary School and its pupils;
 - Would change council/ school catchment boundaries;
 - Flooding and drainage issues;
 - Issues caused by power supply failure;
 - Impact on aviation;
 - Deficiencies/ inaccuracies in supporting information;
 - Impacts on house prices.
6. The Community Council objected to the proposal due to conflicts with the Angus Local Development Plan; the lack of suitable access to public transport; the unsuitability of roads surrounding the site which are narrow, with acute bends and poor junction visibility; that the additional traffic associated with the development would increase the risk of further accidents.
7. The main points of those supporting the proposal were as follows:
 - Economic benefits including employment during construction and operation of the development and increase in use of nearby hospitality businesses;
 - Would reduce journey times/ short travel times from major population;
 - There is a demand/waiting lists at existing crematoria and a new facility is needed;

- The site is well located for both Angus and Dundee;
 - Provides greater choice for funerals;
 - Would reduce costs/help tackle funeral poverty;
 - Pleasant setting for a crematorium;
 - There would be little environmental/ visual impact;
 - The development would result in improvements to the local road network;
 - Potential for other community activities within the building;
 - Validity of representations submitted in objection and weight that should be attached.
8. The two letters providing a neutral comment, neither in support or objecting to the proposal raised issues similar to those objecting and supporting the proposal.
9. The DMRC considered the papers submitted by the applicant and the planning authority including the responses submitted for the Written Procedure Notice and concluded they had sufficient information to come to a decision (14 March 2023).

Proposal

10. The application (Ref: 20/00830/FULL) sought planning permission for the Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures.
11. The proposed site is a 1.99ha area of agricultural field located north of the C4 public road and around 300m east of Duntrune House and is bound by a wooded area (Duntrune Hill) at the west, a woodland strip and 2 houses at the east, the public road at the south and the balance of the agricultural field at the north with woodland beyond. The site is located around 1km north east of the Dundee City Council boundary.
12. The proposed crematorium would be located towards the west boundary of the site and would be a 544sqm single storey, pitched roof building orientated on an east to west axis. The building would be around 8m high and would provide seating for 120 people. The canopy-covered entrance elevation would face east towards the car parking and site entrance. The building would be finished with grey and timber clad walls, slate pitched roof, single-ply membrane flat roof sections and grey coloured aluminium frame glazing. Internally the building would provide a double-height central atrium for the entrance hall and main hall. Ancillary rooms such as offices and toilets would be provided and the crematorium plant would be located towards the rear of the building at its west side. A flue serving the crematorium would terminate around 9m from ground level towards the west end of the roof.
13. Access to the proposed site would be from a new junction formed with the C4 public road at the south and would lead to car parking with 124 spaces and turning space formed to the east of the building. The site would be

enclosed from the balance of the agricultural field at the north by a post and wire fence. A new drystone wall with entrance posts and gate would be formed at the south boundary of the site and new tree planting is proposed across the site, particularly concentrated towards the south east boundary corner.

14. Water supply would be via the public water main with private foul drainage. Sustainable drainage would be used for surface water disposal.

Consideration

15. The determining issues in this review were:-

- (1) whether the proposal would accord with the provisions of the Development Plan (National Planning Framework 4 and the Angus Local Development Plan 2016);
- (2) whether there were any other material considerations that should be taken into account.

16. At the 8 November 2022 meeting, the DMRC considered that further procedure by means an unaccompanied site visit was required. This site visit was held on 30 January 2023 and was attended by Councillor Bill Duff (Chair), Councillor Gavin Nicol, Councillor Chris Beattie, Councillor Kenny Braes, Councillor David Fairweather and Councillor Heather Doran; representatives from roads and legal services, the planning advisor and the committee clerk.

17. At the 31 January 2023 meeting, the DMRC considered that further procedure was required by way of a written statement by the Development Management section of the Planning Service on the application against National Planning Framework 4. Specific reference was made in relation to Policies 1, 13 and 29 of National Planning Framework 4. A response to the further written procedure by Development Management was received on 15 February 2023 and was shared with the applicant, who provided further comments on 21 February 2023.

18. At the 14 March 2023 meeting and following a presentation by the planning advisor which provided an overview of the site, the DMRC confirmed that they had all the information they required and proceeded to determine the case. The DMRC considered the papers submitted by the applicant and the planning authority including the Written Procedure Notice responses. The DMRC were of the view the appeal should be upheld as it was considered that crematoriums required an appropriate and sensitive setting and that it was unlikely that this type of development would be near a town centre or edge of centre location. Whilst noting the Policies of National Planning Framework 4, the DMRC indicated that Angus was a rural area and that it would be difficult for any location within Angus to be served well by public transport. Further, many of the road junctions were not all of a modern standard however it was considered that with suitable signage and

mitigation they would be of a satisfactory standard having agreed that funeral traffic would mostly be outwith any rush hour traffic and would therefore not increase the volume of traffic in the area significantly. The DMRC also indicated that there were no significant amenity, design or landscape issues that could not be mitigated by planning conditions, and the additional planting would enhance biodiversity within the site.

19. The DMRC were also of the view that there was a number of other material considerations in that there were no policies within the Angus Local Development Plan that specifically considered applications for this type of essential development, the very high cost of cremation within Angus and the surrounding areas, the approval of similar developments within rural locations, economic benefits and that there were no technical objections from statutory consultees.
20. The Review was accordingly upheld and the application approved, subject to the appropriate conditions being submitted to a future meeting of the DMRC for further consideration.
21. At the 13 June 2023 meeting the planning advisor provided an overview of the proposed planning conditions. Thereafter, the DMRC agreed to approve conditions 1-5, 8 and 11-15 as set out in Report 185/23.

Decision

22. The DMRC determined to uphold the notice of review and grant planning permission for the **Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures** subject to conditions.

Conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of its grant.

Reason:

In order to clarify the duration of this permission in accordance with the requirements of the Town and Country Planning (Scotland) Act 1997 (as amended) and to ensure that it will lapse if not implemented within that period.

2. That, prior to the commencement of development, full details shall be provided of the proposed external lighting. Thereafter, the exterior of the building and its grounds shall be lit only in accordance with the approved details.

Reason:

In the interests of amenity

3. That, prior to the commencement of development, full details shall be provided to demonstrate how access to the remaining agricultural ground to the north shall be provided and maintained.

Reason:

In order avoid development that could adversely affect reasonable access to neighbouring agricultural ground.

4. That notwithstanding the details on the approved plans, no works in connection with the development hereby approved shall commence unless a scheme of hard and soft landscaping works has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:

- a) Existing landscape features and vegetation to be retained (or removed) and relevant protection measures for such;
- b) Existing and proposed finished ground levels and finished floor levels relative to a fixed datum;
- c) The location of new trees, shrubs, hedges, and grassed areas;
- d) A schedule of planting to comprise species, plant sizes and proposed numbers and density;
- e) The location, design and materials of all hard landscaping works including walls, fences, gates, and street furniture including lighting;
- f) A programme for the implementation, completion, and subsequent management of the proposed landscaping. For the avoidance of doubt, the approved landscaping shall be completed prior to the opening of the building for cremations and the development shall be maintained in accordance with the approved details thereafter.
- g) All soft and hard landscaping proposals shall be carried out in accordance with the approved planting scheme and management programme. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the planning authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted. Once provided, all hard landscaping works shall thereafter be permanently retained.

Reason:

To ensure the implementation and management of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area.

5. That, prior to the commencement of development, visibility splays shall be provided at the junction of the proposed site access with the C4 Monifieth – Kingennie – Duntrune road giving a minimum sight distance of 120 metres in each direction at a point 4.5 metres from the nearside channel line of the C4 Monifieth – Kingennie – Duntrune road.

Reason:

To enable drivers of vehicles leaving the junction to have a clear view over a length of road sufficient to allow safe exit.

6. No development in association with this permission shall take place unless a Speed Limit Order has been approved for promotion that provides for a reduction in the national speed limit to 40mph on the B978 Kellas Road (Broughty Ferry to Wellbank to Draffin road) between the existing restricted speed limits at Poplar Drive, Ballumbie and Kellas.

Reason:

To support the reduction in visibility requirements.

7. That, within the above visibility splay/s nothing shall be erected, or planting permitted to grow to a height in excess of 1050 millimetres above the adjacent road channel level.

Reason:

To enable drivers of vehicles leaving the junctions to have a clear view over a length of road sufficient to allow safe exit.

8. That, prior to the commencement of development, further details of the proposed scheme of improvements to the public roads, shown on drawing numbers A/190889/901 Revision 1; 902 Revision 1, 903 Revision 1, 904, 905 & 906 shall be submitted for the consideration of the planning authority. The scheme of improvement shall include full construction details, material specifications and road sign designs. The development shall not commence until the planning authority has agreed the scheme of improvements in writing. The scheme of improvements to the public roads shall thereafter be completed prior to the commencement of any other work associated with this planning permission.

Reason:

To provide a safe and suitable standard of access, to maintain the free flow of traffic on the roads leading to the site and to prevent extraordinary damage being caused to the nearby public roads.

9. That, details of the proposed scheme for the provision of directional road signs at the junctions of the C4 Monifieth to Kingennie to Duntrune road and U315 West of Westhall (C4 – B978) with the B978 Broughty Ferry to Wellbank to Draffin road shall be submitted for the consideration of the planning authority. The scheme for directional road signs shall include full construction details, material specifications and road sign designs. The development shall not commence until the planning authority has agreed the scheme in writing. The scheme shall thereafter be completed prior to the opening of the building for cremations.

Reason:

To direct traffic to the site via an approved route.

10. That, the proposed gully on the site access nearest to the public road, shown on drawing no. 920 Revision 1, shall not connect to Soakaway 2 but shall outfall to Soakaway 1 or another suitably formed soakaway beyond the proposed extents of the public road.

Reason:

To prevent the flow of surface water from within the site being carried onto or into the public road drainage system.

11. Noise from any fixed plant associated with this development shall not give rise to a noise level assessed within any dwelling or noise sensitive building with windows partially open for ventilation, in excess of that equivalent to Noise Rating Curve 30 between 0700 and 2200 and noise Rating Curve 20 at all other times.

Reason:

In the interests of residential amenity.

Informative: Improvements to the public roads must be formed and constructed in accordance with the standards of Angus Council. An application form can be downloaded from the Angus Council website for the purpose.

Reason:

To maintain the integrity and condition of the public road.

23. In determining a planning application, under regulation 22 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013, the Council is required to make a statement as to the effect of section 58(2) or 59(4) of the Town and Country Planning (Scotland) Act 1997 (as amended by section 20 of the Planning etc. (Scotland) Act 2006). Where the planning authority have made a direction under section 58(2) or section 59(5), give details of that direction.

24. This planning permission will lapse 3 years from the date of this decision, unless there is a specific condition relating to the duration of planning permission or development has commenced by that date.

Scottish Ministers Directions

25. In determining a planning application, the Council is required to provide details of any direction made by Scottish Ministers under Regulation 30 (Directions requiring consultation), 31 (Directions requiring information) Regulation 32 (Restrictions on the grant of planning permission) and Regulation 33 (Directions requiring consideration of a condition) of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013. Scottish Ministers have not given any directions in this case.

Section 75 Obligations


26. In determining a planning application, the Council is required to provide a summary of the terms of any planning obligation entered into under section 75 of the Town and Country Planning (Scotland) Act 1997 in relation to the grant of planning permission for the proposed development. A Section 75 obligation is not required in this case.

Informatives:

It should be understood that this permission does not carry with it any necessary consent or approval to the proposed development under other statutory enactments e.g. the Building (Scotland) Act 2003 and the Building (Scotland) Regulations 2004 as amended.

WARNING: ANY ALTERATIONS MADE TO THE APPROVED PLANS OR STATED CONDITIONS WITHOUT THE PRIOR CONSENT OF THE LOCAL PLANNING AUTHORITY COULD LEAD TO ENFORCEMENT ACTION BEING TAKEN TO REMEDY OR REINSTATE THE UNAUTHORISED ALTERATIONS.

29 June 2023

Signed 

Alison Watson

Service Leader - Legal and Procurement

Angus Council

Angus House

Forfar

DD8 1AN

NOTICE TO ACCOMPANY REFUSAL ETC

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)

Notification to be sent to applicant on determination by the planning authority of an application following a review conducted under section 43A(8)

Notice Under Regulation 22

Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013

1. If the applicant is aggrieved by the decision of the planning authority –
 - (a) to refuse permission for the proposed development;
 - (b) to refuse approval, consent or agreement required by a condition imposed on a grant of planning permission; or
 - (c) to grant permission or approval, consent or agreement subject to conditions,the applicant may question the validity of that decision by making an application to the Court of Session. An application to the Court of Session must be made within 6 weeks of the date of the decision.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part V of the Town and Country Planning (Scotland) Act 1997 (As Amended).

NOTICES

Notification of initiation of development (NID)

Once planning permission has been granted and the applicant has decided the date they will commence that development they must inform the Planning Authority of that date. The notice must be submitted before development commences – failure to do so would be a breach of planning control. The relevant form is included with this guidance note.

Notification of completion of development (NCD)

Once a development for which planning permission has been given has been completed the applicant must, as soon as practicable, submit a notice of completion to the planning authority. Where development is carried out in phases there is a requirement for a notice to be submitted at the conclusion of each phase. The relevant form is included with this guidance note.

Display of Notice while development is carried out

For national, major or 'bad neighbour' developments (such as public houses, hot food shops or scrap yards), the developer must, for the duration of the development, display a sign or signs containing prescribed information.

The notice must be in the prescribed form and:-

- displayed in a prominent place at or in the vicinity of the site of the development;
- readily visible to the public; and
- printed on durable material.

A display notice is included with this guidance note.

Should you have any queries in relation to any of the above, please contact:

Angus Council
Planning Service
Angus House
Orchardbank Business Park
Forfar
DD8 1AN

Telephone 03452 777 778
E-mail: planning@angus.gov.uk
Website: www.angus.gov.uk

NOTIFICATION OF INITIATION OF DEVELOPMENT -

This notice must be fully completed by the person intending to carry out the development as approved in application reference **20/00830/FULL** for the **Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East Of Duntrune House, Duntrune** for **Duntrune Ltd** dated **29 June 2023** and thereafter submitted to the Service Manager, Angus Council, Planning Service, Angus House, Orchardbank Business Park, Forfar, DD8 1AN

Full Name:
Address:
Do you own the land subject to the above permission?
If not, please provide the full name and address of the land owner:
Is there a person appointed to oversee the development? If so, please provide their full name and contact details:
Date you intend to commence the above development:

NOTIFICATION OF COMPLETION OF DEVELOPMENT (NCD)

This notice must be fully completed by the person intending to carry out the development as approved in application reference **20/00830/FULL** for the **Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East Of Duntrune House, Duntrune** for **Duntrune Ltd** dated **29 June 2023** and thereafter submitted to the Service Manager, Angus Council, Planning Service, Angus House, Orchardbank Business Park, Forfar, DD8 1AN

Full Name:

Address:

Date of completion of the above development:

**THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND)
REGULATIONS 2013**

**SCHEDULE 7
NOTICE TO BE DISPLAYED WHILE DEVELOPMENT IN PROGRESS**

Development at **Land North East Of Duntrune House, Duntrune**

Notice is hereby given that planning permission has been granted subject to conditions to **Duntrune Ltd** on **29 June 2023**.

Application reference **20/00830/FULL**

The development comprises the **Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East Of Duntrune House, Duntrune**

Further Information regarding the planning permission including the conditions, if any, on which it has been granted can be obtained at all reasonable hours at:

Angus Council
Planning Service
Angus House
Orchardbank Business Park
Forfar
DD8 1AN

Enquiries should be directed to the Service Leader at the above address or to planning@angus.gov.uk

SGN Overbuild Advisory Note

There are a number of risks created by built over gas mains and services; these are:

- *Pipework loading – pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.*
- *Gas entry into buildings – pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.*
- *Occupier safety – lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.*

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. *Check your proposals against the information held at <https://www.linesearchbeforeudig.co.uk/> to assess any risk associated with your development **and***
2. *Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:*

Phone 0800 912 1722 / Email plantlocation@sgn.co.uk

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

- *Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work <https://www.sgn.co.uk/damage-prevention>*
- *Further information can also be found here <https://www.sgn.co.uk/help-and-advice/diggingsafely>*