



Renaissance Manchester – Residential Development

Utility Statement

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Approvals

This document requires the following approvals.

Signed approval forms are filed in the Management section of the project files.

Name	Signature	Title	Date of Issue	Version
Craig Woods		Director	20.08.21	P1
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Distribution

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1.0 Introduction

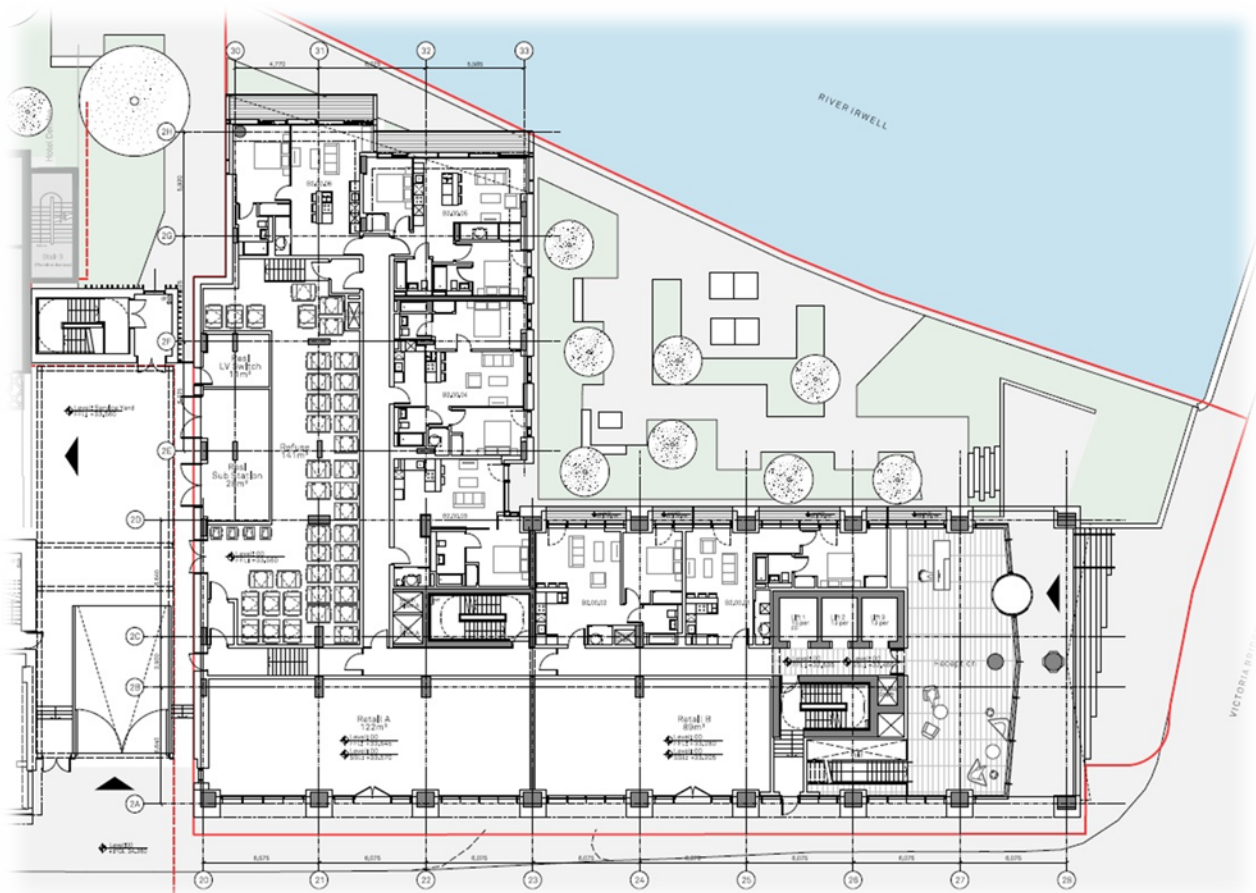
The existing Premier House office block and multi storey below ground car park shall be partly demolished to make way for the construction of the high rise residential development. The project masterplan comprises of the redevelopment of the existing hotel, partial demolition, and refurbishment of Premier House, and the construction of a new landmark residential development on the northernmost plot of the masterplan site. The hotel refurbishment is already consented and the proposed Premier house redevelopment is being pursued as part of a separate planning application.

The northern area of Premier House as existing, including the existing ramp and canopy to Deansgate, is proposed for demolition by the Applicants. Approval has already been obtained from MCC for these works. The partial demolition of Premier House will clear the northernmost development plot at the complex to make way for the new residential development.

The proposed residential development the subject of this planning application shall comprise a new, high quality residential building at ground + 26 storeys with new retail units at ground floor level. The development will provide 300 residential units supported by high quality amenity space, including new riverside public realm with a new leisure/ food and beverage offer, as well as communal and private roof terraces for new residents.

The new connection applications for the residential development are ongoing. It is anticipated that the incoming utilities to serve the residential development shall emanate from Deansgate and route into the building via the -1 level of car park.

The proposed incoming utility services for the site is indicated below:





2.0 UTILITY STATEMENT

King Associates have been commissioned on behalf of the Client to review the existing utilities in and around the proposed development to assist other parties who are reviewing the site wide utility infrastructure and diversions.

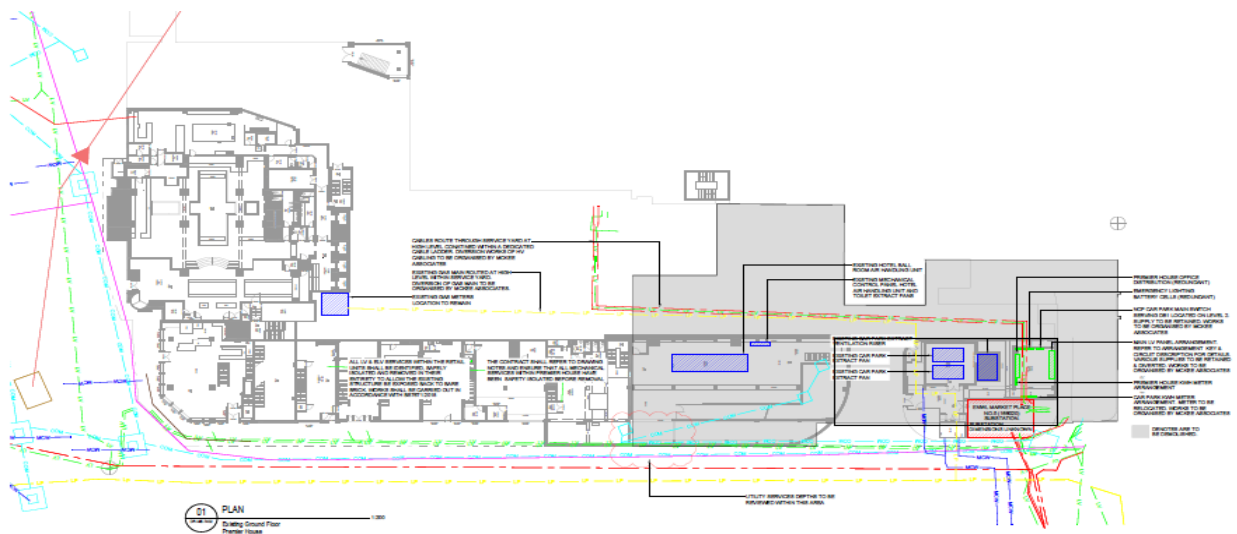
The purpose of this statement is to summarise the utilities work required following the partial demolition of Premier House (applied for under a separate planning application) which will enable the construction of the proposed new residential development.

As part of the demolition works, a number of below ground services will need to be disconnected and diverted for the construction of the new residential building, namely gas, water, electricity, and telecommunications which serve Premier House, below ground car park and hotel. In addition to this, a series of new utility connections will be required as outlined within this report.

2.1 Utility Records Search

A detailed utility records search has been undertaken to determine what utility assets exist on or near to the development site.

The search results are indicated within Appendix 1 of this report. The following indicates the combined site wide existing utility services serving the site:





3.0 UTILITIES STRATEGY

The following sections describe the existing utility information located within the masterplan site boundary that impacts the site wide development, and also describes the proposed utilities strategy for the new residential development only.

3.1.1 Electricity

Existing records indicate that the current site is served from 2no existing HV substation's ref. MARKET PLACE 05 which is located within the demolition zone of Premier House and substation ref: MARKET PLACE 06 which is located within the service yard to the rear of Premier House which forms part of the hotel.

Substation MARKET PLACE 06 is served via the HV ring main unit located within substation MARKET PLACE 05. 2no 300mm 3C 6.6kV cables route at high level from substation MARKET PLACE 05 location through the service yard to substation MARKET PLACE 06.

The records also indicate that substation MARKET PLACE 05 serves other offsite low voltage services.

As part of the site wide infrastructure works substation MARKET PLACE 05 shall be decommissioned and services emanating from this substation shall be diverted to allow the partial demolition of Premier House. Substation MARKET PLACE 06 shall be provided with a new HV point of connection. It is anticipated that the new point of connection will be on Deansgate, and cables shall route via the below ground car park to reserve the substation.

A load assessment has been produced and an application has been made with ENWL and an independent network operator (IDNO) for the following connections:

- Residential Development
- Retail Unit A
- Retail Unit B

3.1.2 Telecommunications & TV System

Existing records indicate that the existing telecoms services route through the below ground car park within the planned demolition zone and rise up through the Premier House building to serve the hotel.

The proposed incoming telecoms connections to the residential development and the retail units shall be via individual fibre telecoms connections to the retail units and a fibre infrastructure to provide individual fibre to the property connections. There is also the option for the TV / satellite system to form part of the fibre infrastructure which will provide TV and satellite via the same fibre network to each apartment.

3.1.3 Gas

2No new gas main distribution systems shall be required derived from the local network on site to serve the 2No. retail units within the residential building. The location of individual gas meters to serve the retail units is currently ongoing with Cadent and the final strategy will need to be determined following an in-depth assessment of their existing infrastructure and capacity therein.



A load assessment has been produced and an application has been made with Cadent for the following connections:

- Retail Unit A - 300kw
- Retail Unit B - 300kw

3.1.4 Water

It is anticipated that the new water main supply shall be provided to serve the residential building, Retail A, B and it is understood that this water connection will be extended from the existing mains located on Deansgate. The final strategy will need to be determined by United Utilities following an in-depth assessment of their existing infrastructure and capacity therein.

As part of the design strategy for the residential building will be designed to reduce mains/potable water consumption and will include water efficient devices and equipment.

A load assessment has been produced and an application has been made with United Utilities for the following connections:

- Residential max flow rate based on BS EN 806 - 9l/s / Inlet flow into the tank - 3.5L/S
- Retail Unit A- 0.8l/s
- Retail Unit B- 0.8l/s

3.1.5 Foul Drainage

New foul drainage connections will be provided from the Residential building and each retail unit. Existing drainage points throughout the site shall be utilised where possible.



4.0 Appendices

Appendix 1: Multi Utility Asset Plan & Report