BWB

A CAF GROUP COMPANY

PROPERTY

PJ Livesey Holdings Ltd

Chorlton Precinct Redevelopment

Utilities Statement

www.bwbconsulting.com

PROPERTY

PJ Livesey Holdings Ltd
Chorlton Precinct Redevelopment
Utilities Statement

Birmingham
Livery Place, 35 Livery Street, Colmore Business District, Birmingham, B3 2PB
T: 0121 233 3322

Leeds
Whitehall Waterfront, 2 Riverside Way, Leeds
LS1 4EH
T: 0113 233 8000

London
11 Borough High Street
London, SE1 9SE
T: 0207 407 3879

Manchester
4th Floor Carvers Warehouse, 77 Dale Street
Manchester, M1 2HG
T: 0161 233 4260

Nottingham
Waterfront House, Station Street, Nottingham NG2 3DQ
T: 0115 924 1100

March 2025

DOCUMENT ISSUE RECORD

Document Number:	CPM-BWB-ZZ-XX-RP-U-0001-DD
BWB Reference:	233048

Revision	Date of Issue	Status	Author:	Checked:	Approved:
P01	November 2024	S2	Tom Furlong	Peter Leonard	Peter Leonard
			[redacted]		
P02	December 2024	S2	Tom Furlong	Peter Leonard	Peter Leonard
			[redacted]		
P03	March 2025	S2	Tom Furlong	Peter Leonard	Peter Leonard
			[redacted]		

Notice

This document has been prepared for the sole use of the Client in accordance with the terms of the appointment under which it was produced. BWB Consulting Limited accepts no responsibility for any use of or reliance on the contents of this document by any third party. No part of this document shall be copied or reproduced in any form without the prior written permission of BWB

EXECUTIVE SUMMARY

This Utilities Statement was instructed by PJ Livesey Holdings Ltd ('the Client') to inform a full planning application for a residential-led mixed-use redevelopment (the 'Proposed Development' of Chorlton Precinct, Manchester ('the Site'). The Site is currently vacant and hoarded off.

A separate Prior Notice for Demolition application (LPA ref. 141706/DEM/2024) was approved by Manchester City Council, as the Local Planning Authority, in January 2025, confirming that the proposed demolition of the existing shopping precinct and Graeme House office building can be undertaken under permitted development rights. The approved demolition works are intended to commence in Q2 2025 for a period of circa 20 weeks.

It is understood that the electricity District Network Operator (DNO) (Electricity Northwest Ltd (ENWL)) has an existing substation on site which will need to be diverted as it is within the proposed building footprint. A diversion application with Electricity Northwest Limited (ENWL) will be required before any proposed work can begin on site, so that the existing substation can be demolished, ahead of the Proposed Development. ENWL will then feed the existing domestic properties from the new diverted substation, so that they do not lose power.

The existing gas DNO, Cadent Gas, have existing infrastructure on site and will need to be isolated, disconnected and removed from Site before demolition works begin.

United Utilities, who are the existing water DNO, have existing infrastructure within the Site boundary, and connected to existing buildings within the Site boundary, which will need to be isolated, disconnected and removed, or in some cases re-provided.

Regarding telecoms, BT have existing underground cables, joint boxes, poles and overhead lines which will need to be isolated, disconnected and removed from site before work on the Site is to be undertaken. Virgin Media also has joint boxes and ducts which feed existing buildings on site; and will need to be isolated, disconnected and pulled back to the main duct which is located within Wilbraham Road.

CONTENTS

EXECUTIVE SUMMARY III
1. INTRODUCTION AND SCOPE 1
2. OBJECTTIVES AND SUMMARY 3
Objectives 3
Summary 3
3. EXISTING UTILITY SERVICES 5
Electricity 5
Electricity North West Limited (ENWL) 5
Gas 5
Cadent Gas 5
Clean Water/Drainage 6
United Utilities 6
Telecoms 6
British Telecom (BT) 6
Virgin Media 7
EU Networks Fibre Ltd. 7
City Fibre 8
Vodafone 8
Verizon Business 8
Mobile Broadband Network Limited (MBNL) 8
Multi-Utility Companies 8
Bring Energy 8
Gas Transportation Company (GTC) 9
Sota (Instalcom) 9
Arelion UK Ltd 9
Remaining Utility Companies 9
Colt 9
Lumen Technologies 9
Sky UK Limited 10
Utility Assets Ltd 10
4. PROJECTED CONNECTIONS 11
Electricity, Gas and Water 12
Electricity - Loads 12
Water - Loads 12

Gas - Loads 13
5. UTILITY ASSUMPTIONS 14
6. DISCONNECTIONS/DIVERSIONS 16
7. CONCLUSION 18

FIGURES

Figure 1.1: Site Location Plan
Figure 1.2: Proposed Site Plan

Figure 6.1: Proposed Site Plan

TABLES

Table 2.1: Contacted Utility Companies
Table 2.2: Utility Companies Not Within The Site Area
Table 4.1: Projected Total Loads
Table 6.1: Estimated Utility Connection Costs
Table 7.1: Estimated Utility Diversion Costs

APPENDICES

APPENDIX 1: UTILITY SEARCH LOG
APPENDIX 2: LINESEARCH BEFORE U DIG REPORT
APPENDIX 3: ELECTRICITY NORTHWEST LTD
APPENDIX 4: CADENT GAS
APPENDIX 5: BRITISH TELECOMMUNICATIONS
APPENDIX 6: UNITED UTILITIES

1. INTRODUCTION AND SCOPE

1.1 This Utilities Statement was instructed by PJ Livesey Holdings Ltd ('the Client') to inform a full planning application for a residential-led mixed-use redevelopment (the 'Proposed Development' of Chorlton Precinct, Manchester ('the Site'). The Site is currently vacant and hoarded off.

1.2 A separate Prior Notice for Demolition application (LPA ref. 141706/DEM/2024) was approved by Manchester City Council, as the Local Planning Authority, in January 2025, confirming that the proposed demolition of the existing shopping precinct and Graeme House office building can be undertaken under permitted development rights. The approved demolition works are intended to commence in Q2 2025 for a period of circa 20 weeks.

1.3 The Proposed Site Plan and red line boundary is shown in **Figure 1.1**.

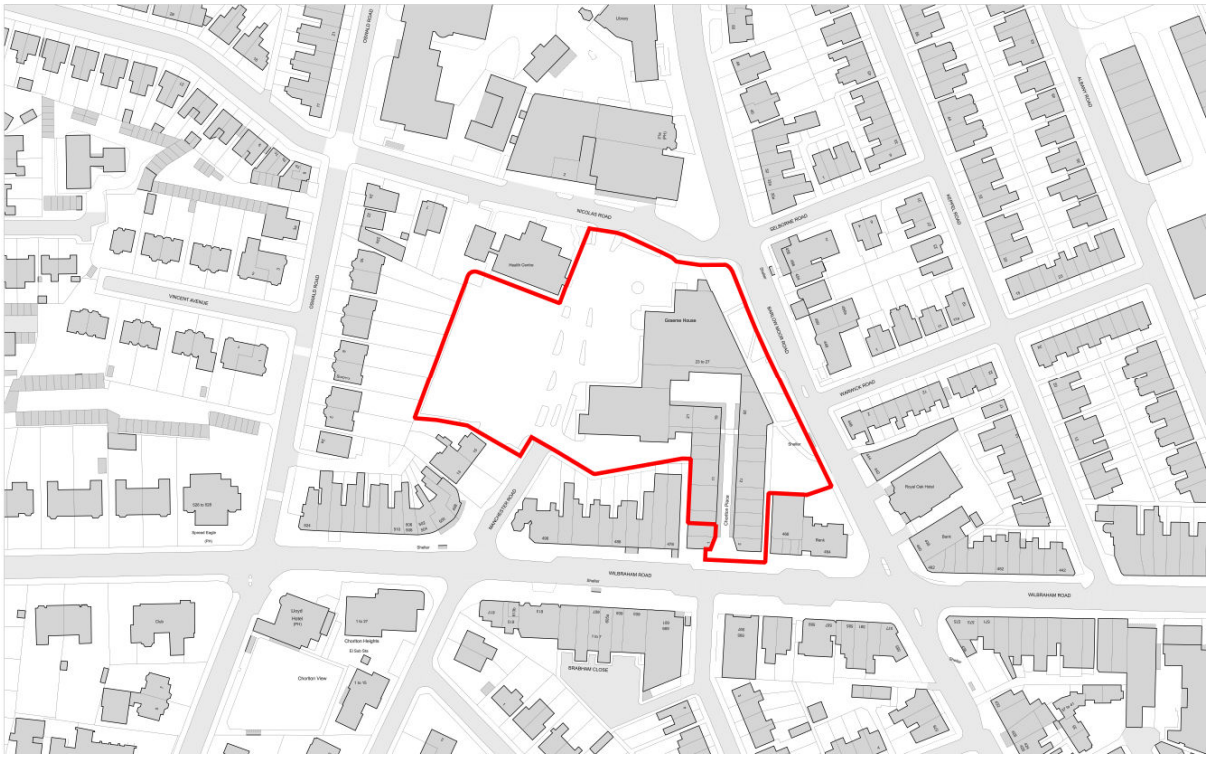


Figure 1.1: Site Location Plan

1.4 The purpose of this report is to provide an overview and outline of the following:

- Existing utility services that are located within and around the proximity of the Proposed Development;
- Diversions, if any, that are likely to be required to accommodate the Proposed Development works; and
- The anticipated extent of utility works necessary to service the Proposed Development together with indicative budget costs.

1.5 **Figure 1.2** presents a snapshot of the Proposed Site Plan.



Figure 1.2: Proposed Site Plan

2. OBJECTTIVES AND SUMMARY

Objectives

2.1 The objectives of the Utilities Statement are to:

- Review documentary records of existing utility supplies on receipt;
- Highlight any constraints because of the location of existing utilities;
- Ascertain the viability of the Proposed Development in terms of utility provisions; and
- Advise on any necessary diversion/disconnection works.

Summary

2.2 This report is based on a desktop utilities search (a type D survey, as set out in the British Standards Institute PAS 128:2022 – Specification for underground utility detection, verification and location).

2.3 It is recommended that a more enhanced survey such as a Type B survey to PAS 128:2012 is also carried out prior to construction. This will more accurately determine the location of existing utility services but also identify services which maybe present within and around the Site boundary but have not been identified in our desktop study such as private water and gas mains.

2.4 **Table 2.1** provides a list of the utility companies that were contacted to determine the status of their apparatus within the Site, and within the immediate vicinity of the Site. The full summary of the response and plans received can be found in **Appendix 1**.

Table 2.1: Contacted Utility Companies

Contacted Utility Providers		
Arelion UK Ltd	Electricity North West Ltd (ENWL)	Sota
Bring Energy	EU Networks Fibre UK Ltd.	United Utilities
BT	GTC	Utility Assets Ltd
Cadent Gas	Lumen Technologies	Verizon
City Fibre	Mobile Broadband Network Ltd	Virgin Media
Colt	Sky UK Ltd	Vodafone

2.5 **Table 2.2** provides a summary of the utility companies that have already confirmed that they DO NOT have apparatus within the vicinity of the Site.

Table 2.2: Utility Companies Not Within The Site Area

List of not affected LSBUD members (LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area.)		
AllPoints Fibre	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
Cambridge Water	Cambridgeshire County Council Climate Change and Energy Services	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 Live Pipelines)	Drax Power Limited
EDF Energy Renewables Ltd	EET Fuels	EirGrid
Eleclink Limited	Energy Assets Networks	ENI & Himor c/o Penspen Ltd
EnQuest NNS Limited	EP Langage Limited	ESB CCGT Power station (Carrington Gas Pipeline)
ESP Utilities Group	Esso Petroleum Company Limited	EXA Infrastructure
Exolum Pipeline System	Fulcrum Electricity Assets Limited	Fulcrum Pipelines Limited
G.Network Communication Ltd c/o JSM Group Ltd	Gamma	Gas Networks Ireland (UK)
Gateshead Energy Company	Gigaclear Ltd	Greenlink Interconnector 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)
Kensa Utilities	Last Mile	Mainline Pipelines Limited
Manchester Jetline Limited	Manx Cable Company	Marchwood Power Ltd (Gas Pipeline)
Melbourn Solar Limited	MUA Group Limited	National Gas Transmission
National Grid Electricity Distribution	National Grid Electricity Transmission	National Grid Ventures
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 and Southern Electricity Networks
Scottish Power Generation	Seabank Power Ltd	SES Water
SGN	Shell	Shell NOP
South Staffs Water	SP Energy Networks	Spring Fibre Limited

2.6 It is anticipated that significant upgrades to the existing utility network infrastructure are anticipated to accommodate the proposed electricity and water demands.

2.7 Quotes obtained from the utility providers do not guarantee that any existing spare capacity will be reserved for when proposed connection applications are made.

2.8 It is anticipated that all the existing utility network equipment will have associated legal rights, wayleaves and easements. It is recommended that details of all existing legal agreements are obtained and reviewed in relation to the existing equipment within the proposed Site boundary.

3. EXISTING UTILITY SERVICES

3.1 The records of the existing utility services within the proximity of the Site were requested from the relevant utility companies and are detailed below. Please refer to the utility search log (Appendix 1) which details the status of all existing utility services. For further details on each utility service, please refer to the appropriate appendices.

Electricity

Electricity North West Limited (ENWL)

3.2 Electricity North West is a British electricity distribution network operator, responsible for the administration and maintenance of the network, that distributes electricity to the North West of England, excluding Merseyside and parts of Cheshire.

3.3 Record information provided by ENWL does show existing infrastructure within the Site boundary. Towards the northeast of the Site there is an existing substation which supplies the existing Government Office on-site; and also the Low Voltage (LV) network cables from the substation supply the existing residential development to the north and east of the Site.

3.4 In addition, ENWL have shown LV Cables feeding Chorlton Place (the current Shopping Centre building), just south of the Government Building, which will need to be isolated, disconnected, and removed from Site, before works commence.

3.5 Furthermore, there are LV cables which come from a substation to the south of the Site and feed the existing residential properties to the southwest, on Manchester Road and Wilbraham Road. As the cables are not within the Site boundary they do not currently appear to be affected.

Gas

Cadent Gas

3.6 Cadent Gas owns, operates and maintains the largest gas distribution network in the UK, transporting gas to homes and businesses across West Midlands, Northwest England, East of England and North London.

3.7 Record information provided by Cadent Gas shows existing gas infrastructure toward the northeast of the Site, close to the existing substation previously mentioned. The existing gas main is a 180mm PE Open Cut main which supplies the former Graeme House office building on site. This main is to be isolated, disconnected, and removed from Site, before works commence.

3.8 Toward the south of the Site, there is a 10" CI Open Cut gas main which feeds the existing properties as well as the vacant units 1-11 at Chorlton Place. The connections made to units 1-11 will need to be isolated disconnected and removed.

3.9 In addition, there is a 4" CI Open Cut gas main which feeds the existing vacant units 2-12 at Chorlton Place. The gas main and any connections from the gas main which feed the units will need to be isolated, disconnected, and removed.

Clean Water / Drainage

United Utilities

3.10 United Utilities Group plc (UU) manages the regulated water and wastewater network in North West England, which includes Cumbria, Cheshire, Greater Manchester, Lancashire and Merseyside.

3.11 Record information provided by United Utilities shows a 1400 BR combined public sewer which crosses directly through the centre of the Site along the current Manchester Road alignment. The Site plan has recognised this and the proposed layout of the development of the Site takes the public sewer into consideration and maintains future access. Any building footprints appear to be clear of the sewer which the drainage engineer has confirmed they are aware of and have been working with the architect around the constraints it brings to the building position and landscaping / tree installations.

3.12 There are also foul and combined sewers connecting to the existing commercial premises fronting on to Wilbraham Road. These will need to be diverted and re-provided to ensure existing drainage connections are maintained.

3.13 With respect to clean water, there is a clean water supply which encroaches the Site boundary to the north, close to the substation previously mentioned. This will need to be disconnected and capped at the Site boundary before works commence on-site.

3.14 There is a 3" Cast Iron service connection which feeds one of the existing buildings on site, this will need to be isolated, disconnected and removed from the Site to allow for works to commence.

3.15 Furthermore, there is a 5" Cast Iron service water connection which encroaches the Site boundary, which will need to be isolated, disconnected, and removed before works commence on-site.

3.16 There is an existing fire hydrant on Manchester Road toward the south of the Site. This doesn't encroach the Site boundary however is very close, so will provide some coverage for the Proposed Development.

Telecoms

British Telecom (BT)

3.17 British Telecom (BT) is a multinational telecoms provider. It is a major supplier of telecoms services to commercial and residential properties throughout the United Kingdom.

3.18 Record information provided by BT does show existing infrastructure within the Site boundary and within close proximity of the Site as well.

3.19 There is an existing BT Openreach public telephone exchange control panel (PCP) close to the existing substation toward the north of the Site. This could offer as a proposed point of connection for the Proposed Development.

3.20 There is also a BT duct with a chamber which connects to the existing Government Building on Site. This will need to be isolated, disconnected and removed from Site before works commence.

3.21 Also, there is a chamber and a duct which appear to feed the existing Government Building on Site. This will need to be isolated, disconnected and removed from Site before any works commence.

3.22 There is a joint box within the carpark, which connects to a duct which is connected to existing joint box and poles to feed the residential properties to the south of the Site as well as some of the existing units behind the former Graeme House. This existing infrastructure will need diverting and re-provided.

3.23 Finally, there is an existing BT duct which runs within Wilbraham Road, which also connects to some of the existing units on Site, behind the Government Building. These will also need to be isolated, disconnected and removed from Site before any works commence.

Virgin Media

3.24 Virgin Media (VM) Limited is a British company which provides telephone, television, and internet services in the United Kingdom.

3.25 Record information provided by Virgin Media shows an existing duct which is located to the north of the existing Government building, the duct just encroaches onto the Site boundary and may need to be pulled back outside of the Site boundary.

3.26 There is also an existing duct within Wilbraham Road to the south of the Site, which has a joint box and 2No. ducts which feeds the existing units behind Grame House. These ducts and chambers will need to be isolated, disconnected and stripped back to Wilbraham Road, before any works on-Site commence.

EU Networks Fibre Ltd.

3.27 EU Networks is a Western European provider of bandwidth infrastructure services. They focus on delivering scalable, fibre-based products and solutions to a customer base that is at the centre of technology transformation.

3.28 Record information provided by EU Networks shows no existing infrastructure within the Site boundary, however they have shown an existing duct and chamber location toward the north-west of the Site. Albeit no works will be required to be undertaken as

the existing infrastructure is far away enough from the Proposed Development to be unaffected.

City Fibre

3.29 City Fibre are a provider of wholesale full fibre network infrastructure. They provide a portfolio of active and dark fibre services to their customers which include service integrators, enterprise and consumer service providers, local authorities, and mobile operators.

3.30 Record information provided by City Fibre shows no existing infrastructure within the Site boundary.

Vodafone

3.31 Vodafone Group plc is a British multinational telecommunications conglomerate with headquarters in London and Newbury, Berkshire.

3.32 Record information provided by Vodafone shows no existing telecoms infrastructure within the Site boundary, or the vicinity of the Site.

Verizon Business

3.33 Verizon is a multinational telecommunications conglomerate and a corporate component of the Dow Jones Industrial Average.

3.34 Verizon have confirmed that they do not own any apparatus on the Site, or within proximity of the Site.

Mobile Broadband Network Limited (MBNL)

3.35 Mobile Broadband Network Limited (MBNL) is owned equally by EE and Three. They manage, maintain, and enhance the telecommunications network in the UK.

3.36 MBNL have confirmed that they have existing infrastructure in between Little Green Lane and Links Way. This may need to be diverted due to the proposed access road which will be located where the existing infrastructure is.

Multi-Utility Companies

Bring Energy

3.37 Bring Energy's purpose is to define, create and strengthen sustainable city-scale heating and cooling networks.

3.38 Bring Energy record information confirms that they do not have any apparatus on the Site, or within proximity of the Site.

Gas Transportation Company (GTC)

3.39 Gas Transportation Company is an independent utility infrastructure and networks provider. They act as an alternative gas and electricity connection provider to the regional Distribution Network Operator's (DNO). They own various private utility network infrastructures throughout the United Kingdom.

3.40 GTC record information confirms that they do not have any apparatus on the Site, or within proximity of the Site.

Sota (Instalcom)

3.41 Sota (Instalcom) are a multi-utility contractor who undertake excavation and underground services for the provision of fibre optic cables, electric power cables and water mains. They own various private utility network infrastructures throughout the United Kingdom.

3.42 Sota (Instalcom) record information confirms that they do not have any apparatus on site, or within proximity of the Site.

Arelion UK Ltd

3.43 Arelion is a telecommunications service provider based in Solna, Sweden. It was formerly known as Telia Carrier and TeliaSonera International Carrier (TSIC)

3.44 Record information provided by Arelion confirms that they do not have any apparatus on site, or within the proximity of the Site.

Remaining Utility Companies

Colt

3.45 Colt Technology Services Group Limited is a multinational telecommunications company headquartered in London, United Kingdom.

3.46 Colt have confirmed that they do not own any apparatus on the Site, or within proximity of the Site.

Lumen Technologies

3.47 Lumen is an enterprise technology platform that enables companies to capitalize on emerging applications and power the 4th Industrial Revolution.

3.48 Lumen Technologies have confirmed that there is an existing rail cable to the north of the Site. However, we do not believe this will have an effect on the proposals on site.

Sky UK Limited

3.49 Sky UK is a British telecommunications company which serves the United Kingdom owned by Comcast. Sky provides television and broadband Internet services, fixed line and mobile telephone services to consumers and businesses in the United Kingdom.

3.50 Sky have confirmed that their apparatus will not be affected by the proposed works.

Utility Assets Ltd

3.51 Utility Assets Ltd provide an alternative option for commercial and retail developers in choosing a network operator for sites.

3.52 Utility Assets Ltd have confirmed that they do not own any apparatus on the Site, or within proximity of the Site.

4. PROJECTED CONNECTIONS

4.1 The Proposed Development comprises demolition of the existing shopping precinct and Graeme House and the construction of a residential-led mixed-use development providing 262 new homes, ground floor commercial units with areas of public realm and landscaping.

4.2 The projected future electric loads have been provided by the appointed M&E consultants; the loads include:

- Block A – 73 Apartments with 3.5kW per apartment which provides Block A with 255.5kW
- Block B has 59 apartments, with 3.5kW per apartment which provides Block B with 206.5kW
- Block C has 36 apartments, with 3.5kW per apartment which provides Block C with 126kW
- Block D has 48 apartments, with 3.5kW per apartment which provides Block D with 168kW
- Block E has 36 apartments, with 3.5kW per apartment which provides Block E with 126kW.
- Block F has 12 apartments, with 3.5kW per apartment which provides Block F with 42kW.
- Retail Unit 1 has a floor area of 122.7m2, which calculates the total connected load as 70kW
- Retail Unit 2 has a floor area of 299.7m, which calculates the total connected load as 120kW.
- Retail Unit 3 has a floor area of 384m, which calculates the total connected load as 120kW.
- Retail Unit 4 has a floor area of 126.6m, which calculates the total connected load as 70kW
- Retail Unit 5 has a floor area of 86.6m, which calculates the total connected load as 70kW
- Retail Unit 6 has a floor area of 85.8m, which calculates the total connected load as 70kW
- Within the West Car Park, Futurserv have allowed for 68No. Electrical Vehicle Chargers (EVCs) at 7kW per charger, which provides a figure of 476kW; with a

diversity of 0.5 applied, this calculates as 238kW required for the West Car Park's EVCs;

- For the East Car Park on Ground Floor, Futurserv have allowed for 71No. EVCs at 7kW per charger, which provides a figure of 497kW; with a diversity of 0.2 applied, this calculates as 99.4kW required for the East Ca Park located on Ground Floor;

- For the East Car Park located in the Basement, Futurserv have allowed for 110No. EVCs at 7kW per charger, which provides a figure of 770kW; with a diversity of 0.2 applied, this calculates as 154kW required for the East Car Park located in the Basement;

- For the external services and public realm, 5kW total connected load has been allowed for;

- Overall, substation 1, which incorporates the West Car Park as well as Block D and E and Retail Unit 1, will provide a total diversified load of 607kVA and;

- Substation 2, which incorporates both East Car Parks, Block A/B/C/F, and Retail Units 2-6, will provide a total diversified load of 1333kVA. Thus, a total diversified load to site will equate to 1940.40kVA.

4.3 A careful assessment of electricity and water loads have been undertaken, and reasonable assumptions have been made based on design guides and experiences from similar mixed-use projects carried out in the past.

Electricity, Gas and Water

Electricity - Loads

4.4 It is anticipated that the existing infrastructure within the area can be utilised to connect to the Proposed Development.

4.5 The anticipated diversified loads, based on the information available is as follows:

Total diversified (maximum connected load): 1940.40 Kilovolt-amps (kVA)

Water - Loads

4.6 It is anticipated that the existing infrastructure within the area can be utilised to connect to the Proposed Development.

4.7 The water provision for Proposed Development has been based on the anticipated demand units and associated flow rates provided by CIBSE and simultaneous demand calculation as per BS 6700. Anticipated diversified loads, based on this information is 24.3 litres per second (l/s). This does not account for restricted water flow fittings.

4.8 The potable water supply to the building is also anticipated to supply the residential sprinkler protection system via a shared tank and booster arrangement, allowable under BS9251-2021. The infill rate to this shared tank is typically based on the greater of the two demands and based on the storage tank size provided. For the basis of this initial assessment, the sprinkler infill rate of 5.5 litres/sec based on a Category 4 sprinkler protection system, as the building is in excess of 18m (tank size to be confirmed by others).

4.9 Due to the proposals of the building containing carpark space within the basement, it is anticipated that a separate BS12845 sprinkler protection system will be required, inclusive of all recent Technical Bulletin updates (high hazard protection). A sprinkler infill water supply rate of 22.0 litres/sec is anticipated to be required, based on a wet-pipe system.

4.10 The above assumptions shall be clarified by the projects Fire Engineer and Building Services consultant, to ensure the assumptions are in line with the buildings fire strategy and design. It is understood that LPC Technical Bulletin 202: Sprinkler protection to buildings featuring residential occupancies – insurance requirements, may warrant increased protection to the residential aspects of the scheme.

Total diversified (connection load): 22l/s

4.11 The water provision for this scheme has been based on the anticipated demand units and associated flow rates provided by CIBSE and simultaneous demand calculation as per BS 6700. Anticipated diversified loads, based on this information, is 22 litres per second (l/s).

4.12 The projected total loads for both electricity and water is shown in **Table 4.1**.

Table 4.1: Projected Total Loads

SUMMARY OF PROJECTED LOADS	
Utility	**Loads**
Electricity (kVA)	1940.40
Water (l/s)	22

Gas - Loads

4.13 Futurserv have confirmed that the Development will not utilise natural gas as an energy source. Due to the decarbonisation agenda and the national guidance to move away from fossil fuels, the expectation is that electric only heating and hot water systems will be used avoiding the requirement for a gas supply to the properties; no gas will be used on the site.

5. UTILITY ASSUMPTIONS

5.1 In preparing the load assessments, the following assumptions were made:

- The electrical loads are reasonably balanced across the 3-phase supply;
- All Virgin Media infrastructure is to be isolated, disconnected and removed from Site before any works on site commence;
- All existing BT Infrastructure within the Site boundary is to be isolated, disconnected and removed up to the Site boundary;
- The United Utilities combined sewer, with a 6m easement from the centre line, running directly through the centre of the Site will need to be diverted and re-provided;
- The United Utilities existing waste infrastructure to the existing domestic properties to the south of the site, some of the existing units in between the commercial units facing Wilbraham Road, and the former Graeme House will need to be diverted and re-provided;
- The United Utilities 5" and 3" water main supplying the existing commercial units 1-11 and 2-12, will need to be isolated, disconnected and pulled back to the site boundary.
- The existing LV and substation on site will need to be diverted and re-provided;
- All Cadent Gas existing infrastructure, within the site boundary, will need to be isolated, disconnected and capped at the Site boundary. The main which feeds the existing commercial units facing onto Wilbraham Road can remain in situ as the area is out of scope, however if any connections come off of this main and feed the existing units which are being demolish, which includes units 1-11 / 2-12, will need to be isolated, disconnected and removed;
- The total Development works have been thoroughly reviewed to allow maximum diversities to be applied at this stage, wherever possible;
- The new residential properties will be provided with electric heating and hot water and, therefore, there will be no requirement for gas;
- EVC is currently included to ensure compliance with Building Regulations Part S;
- The potable water supply to the building is also anticipated to supply the residential sprinkler protection system via a shared tank and booster arrangement, allowable under BS9251-2021. The infill rate to this shared tank is typically based on the greater of the two demands and based on the storage tank size provided. For the basis of this initial assessment, the sprinkler infill rate of 5.5 litres/sec based on a Category 4 sprinkler protection system, as the building is in excess of 18m (tank size to be confirmed by others).
- Due to the proposals of the building containing carpark space within the basement, it is anticipated that a separate BS12845 sprinkler protection system will be required, inclusive of all recent Technical Bulletin updates (high hazard protection). A sprinkler infill water supply rate of 22.0 litres/sec is anticipated to be required, based on a wet-pipe system.
- The above assumptions shall be clarified by the projects Fire Engineer and Building Services consultant, to ensure the assumptions are in line with the buildings fire strategy and design. It is understood that LPC Technical Bulletin 202: Sprinkler

protection to buildings featuring residential occupancies – insurance requirements, may warrant increased protection to the residential aspects of the scheme.

6. DISCONNECTIONS / DIVERSIONS

6.1 The existing substation on site will need to be diverted elsewhere within the Site boundary, the diverted substation will need to be constructed and operational before the existing substation can be removed, to coordinate with the proposed development layout. Please see below the proposed plan (**Figure 6.1**) which shows the new substation positions, located to the south-west of the Site boundary:

6.2 **Figure 6.1 Proposed Site Plan.**



6.3 The existing 180mm PE Open Cut gas main, near the existing substation toward the north of the Site, which supplies the existing Government Building on site will need to be isolated, disconnected and removed from the Site.

6.4 Adjacent the existing units labelled 1-11, there are more existing units labelled 2-12. There is a 4" Cast Iron Open Cut gas main which will need to be isolated, disconnected and removed before any works commence on-Site.

6.5 The United Utilities 3" and 5" Cast Iron service connections will need to be isolated, disconnected and removed from Site before any works are undertaken.

6.6 There is a BT chamber and duct which appear to feed the existing Government Building, which will need to be isolated, disconnected and removed from Site.

6.7 There are also BT joint boxes within the carpark which are connected to other joint boxes and poles which will need to be diverted and re-provided as they feed the existing residential properties outside of the Site boundary.

6.8 There is also another existing BT duct which feeds the existing units on site which will need to be isolated, disconnected, and removed.

6.9 Regarding Virgin Media, record information shows an existing duct which is located to the north of the existing Government building. The duct encroaches onto the Site boundary and will need to be pulled back to the Site boundary to avoid any clashes on-site. Furthermore, there is an existing duct within Wilbraham Road to the south of the Site, which has a joint box and 2No. ducts which deeds the existing units behind the Government Building. This will need to be isolated, disconnected and removed from Site.

7. CONCLUSION

7.1 We understand that there is a requirement for 2No. substations on-site to provide electricity due to the size of the Proposed Development.

7.2 It is known that there is an existing substation located on-site which will need to be diverted, however ENWL will need to build a new substation as a replacement of the existing substation, so that the existing domestic properties which are connected to the existing substation don't lose their connectivity.

7.3 Regarding the new water connection, it is anticipated the existing infrastructure in the area can be utilised to connect to the Proposed Development.

7.4 Toward the north of the Site, there is a clean water supply which encroaches the Site boundary, this will need to be disconnected and removed from Site before works commence.

7.5 Also, there is a 3" and a 5" water service connection which will need to be isolated disconnected and removed before works can commence on-site.

7.6 It is now known what works are required before demolition and new construction works can begin on site, making way for the diversion and disconnection applications to ensure that the Site is clear and ready for works to commence on-site.

7.7 Based on the findings of this report, which has been undertaken as part of the due diligence works, the scheme is acceptable for planning approval. Appropriate mitigation during the demolition phase is secured via the now approved Prior Notice for Demolition application which requires notification with the relevant statutory providers in accordance with the relevant Building Act provisions. Impacts during the construction phase can be secured through the preparation of a Construction Environment Management Plan (CEMP) to the same effect.

APPENDICES

APPENDIX 1: UTILITY SEARCH LOG

Utility Asset Search Status

Project Name: Charlton Precinct Redevelopment
Project Number: 233048
Post Code: M21 9LT
Easting and Northing: 381567, 394089

Notes

1. The statuses of existing services have been compiled from record drawings. The accuracy and number of services cannot be guaranteed. All existing services must be indentified on site prior to commencement of works.
2. Please refer to the National Joint Utilities Group (NJUG) Guidelines for minimum seperation distances and depths.

Utility Company	Description	Utillities in the vicininty of the Site	Utilities found within the Site Boundary
Arelion UK Ltd	Arelion is a telecommunications service provider based in Solna, Sweden. It was formerly known as Telia Carrier and TeliaSonera International Carrier (TSIC)	N	N
Bring Energy	Our purpose is to define, create and strengthen sustainable city-scale heating and cooling networks.	N	N
BT	British Telecom (BT) is a multinational telecoms provider. It is a major supplier of telecoms services to commercial and residential properties throughout the United Kingdom.	Y	Y
Cadent Gas	Cadent Gas owns, operates and maintains the largest gas distribution network in the UK, transporting gas to homes and businesses across West Midlands, North West England, East of England and North London.	Y	Y
CityFibre	CityFibre are a leading provider of wholesale full fibre network infrastructure. With major fibre infrastructure projects across towns and cities throughout the UK, they provide a portfolio of active and dark fibre services to customers including service integrators, enterprise and consumer service providers, local authorities and mobile operators.	N	N
Colt	Colt Technology Services Group Limited is a multinational telecommunications company headquartered in London, United Kingdom.	N	N
Electricity North West Limited (ENWL)	Electricity North West is a British electricity distribution network operator, responsible for the administration and maintenance of the network, that distributes electricity to the North West of England, excluding Merseyside and parts of Cheshire.	Y	Y
EUNetworks Fiber UK Limited	euNetworks is a Western European provider of bandwidth infrastructure services. We focus on delivering scalable, fibre based products and solutions to a customer base that is at the centre of technology transformation.	Y	N
GTC	Gas Transportation Company is an independent utility infrastructure and networks provider. They act as an alternative gas and electricity connection provider to the regional DNO's. They own various private utility network infrastructures throughout the United Kingdom.	N	N
Lumen Technologies	Lumen Technologies (formerly CenturyLink) is an American multinational technology company that provides communications, network services, security, cloud solutions, voice, and managed services.	N	N
Mobile Broadband Network Limited	MBNL is owned equally by EE and Three (3). They manage, maintain and enhance the telecommunications network in the UK.	N	N
Sky UK Limited	Sky UK is a British telecommunications company which serves the United Kingdom owned by Comcast. Sky provides television and broadband Internet services, fixed line and mobile telephone services to consumers and businesses in the United Kingdom.	N	N
Sota	Instalcom are a multi-utility contractor who undertakes excavation and underground services for the provision of fibre optic cables, electric power cables and water mains. They own various private utility network infrastructures throughout the United Kingdom.	N	N
United Utilities (Clean)	United Utilities Group plc (UU) manages the regulated water and waste water network in North West England, which includes Cumbria, Cheshire, Greater Manchester, Lancashire and Merseyside.	Y	Y
United Utilities (Waste)	United Utilities Group plc (UU) manages the regulated water and waste water network in North West England, which includes Cumbria, Cheshire, Greater Manchester, Lancashire and Merseyside.	Y	Y
Utility assets Ltd	Utility Assets provide an alternative option for commercial and retail developers in choosing a network operator for sites.	N	N
Verizon Business	Verizon is a multinational telecommunications conglomerate and a corporate component of the Dow Jones Industrial Average.	N	N
Virgin Media	Virgin Media Limited is a British company which provides telephone, television and internet services in the United Kingdom.	Y	Y
Vodafone	Vodafone Group plc is a British multinational telecommunications conglomerate with headquarters in London and Newbury, Berkshire.	N	N

KEY
ASSETS PRESENT
AWAITING RESPONSE
NO ASSETS PRESENT

Costs
ENWL £25 + Vat
Vodafone £53.20 + Vat
United Utilities £65.00 + Vat
Virgin Media £45.90+ Vat

APPENDIX 2: LINESEARCH BEFORE U DIG REPORT

Enquiry Confirmation

LSBUD Ref: 34998482

Date of enquiry: 09/10/2024
Time of enquiry: 12:28

Enquirer

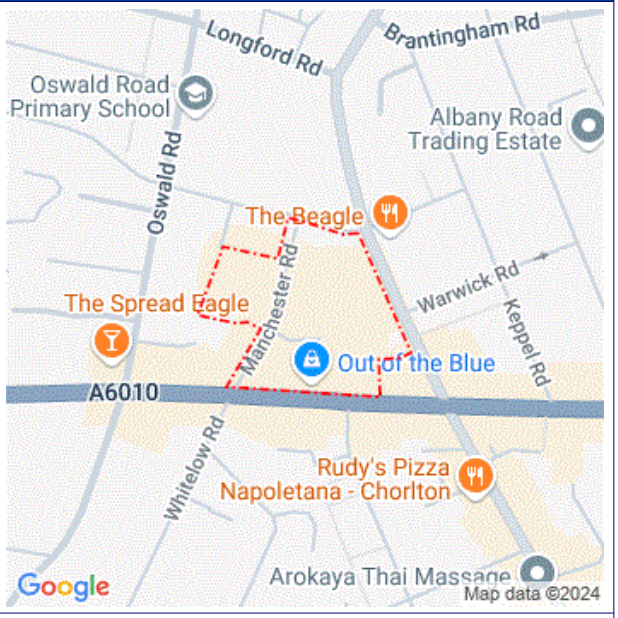
Name	Mr Tom Furlong	Phone	07500601088
Company	BWB Consulting	Mobile	07500601088
Address	B W B Consulting Ltd Whitehall Waterfront Leeds WYK LS1 4EH		
Email	TOM.FURLONG@BWBCONSULTING.COM		

Enquiry Details

Enquiry type	Planned Works
Work category	Development Projects
Work type	Commercial/industrial
Work type buffer*	75 metres
Start date	10/10/2024
End date	05/09/2025
Scheme/Reference	233048 - Chorlton Precinct
Search location	XY= 381567, 394089
Confirmed location	381528 394073
Site size	0 metres square
Site Contact Name	Thomas Furlong
Site Phone No.	07500601088
Description of Works	We are planning on demolishing the existing site and building a new residential property here.

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

Site Map



Please note that the above map only displays the location of the proposed work site and will not display any of the Members' pipes and cables. It is imperative that this area accurately reflects the proposed work site.

Affected LSBUD members

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

Do not proceed until all Members listed below have confirmed that your works can continue.

Asset Owner	Phone/Email	Emergency Only	Status
Cadent Gas	0800688588	0800111999	Await response
Electricity North West Limited	08001954141	08001954141	Await response
EUNetworks Fiber UK Limited	02031788003	02031788003	Await response

Status explanation

Await Response means that the asset owner will contact you. This is typically by sending the plan response but they may ask for further information before being able to do so, particularly if any payments or authorisations are required.

Email Additional Info means that the asset owner needs further information about your works to assess your enquiry before providing a response. Please provide any details you have available including plans, method statements etc. if available.

Enquiry Confirmation
LSBUD Ref: 34998482

Date of enquiry: 09/10/2024
Time of enquiry: 12:28

Important notices

It is very important that you correctly understand what the service does and the procedures in order for you to work safely. Please refer to the LSBUD Support Page (www.lsbud.co.uk/linesearchbeforeudig-support) for further guidance.
This information includes how to provide additional information to the LSBUD Members who request it to provide a response to your enquiry.
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 and time of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LinesearchbeforeUdig (LSBUD) 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.
Terms and Conditions. Please note that this enquiry is subject always to our standard terms and conditions available at www.lsbud.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.

List of not affected LSBUD members
(LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area.)

AllPoints Fibre	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
Cambridge Water	Cambridgeshire County Council Climate Change and Energy Services	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 Live Pipelines)	Drax Power Limited
EDF Energy Renewables Ltd	EET Fuels	EirGrid
Eleclink Limited	Energy Assets Networks	ENI & Himor c/o Penspen Ltd
EnQuest NNS Limited	EP Langage Limited	ESB CCGT Power station (Carrington Gas Pipeline)
ESP Utilities Group	Esso Petroleum Company Limited	EXA Infrastructure
Exolum Pipeline System	Fulcrum Electricity Assets Limited	Fulcrum Pipelines Limited
G.Network Communication Ltd c/o JSM Group Ltd	Gamma	Gas Networks Ireland (UK)
Gateshead Energy Company	Gigaclear Ltd	Greenlink Interconnector 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)
Kensa Utilities	Last Mile	Mainline Pipelines Limited
Manchester Jetline Limited	Manx Cable Company	Marchwood Power Ltd (Gas Pipeline)
Melbourn Solar Limited	MUA Group Limited	National Gas Transmission
National Grid Electricity Distribution	National Grid Electricity Transmission	National Grid Ventures
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 and Southern Electricity Networks
Scottish Power Generation	Seabank Power Ltd	SES Water
SGN	Shell	Shell NOP
South Staffs Water	SP Energy Networks	Spring Fibre Limited

Enquiry Confirmation
LSBUD Ref: 34998482

Date of enquiry: 09/10/2024
Time of enquiry: 12:28

Squire Energy Networks	SSE Generation Ltd	SSE Transmission
SSE Utility Solutions Limited	Storengy	Tata Communications (c/o JSM Construction Ltd)
TfL – London Underground HV Cables (Road Side Cables)	toob Limited	Total Colnbrook Pipelines
Total Finaline Pipelines	Transmission Capital	Trojan Energy Limited
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
Welsh Power	West of Duddon Sands Transmission Ltd	West Sussex OpenNetwork (Cooperative National Infrastructure)
Westminster City Council	Winnington CHP Ltd	Zayo Group UK Ltd c/o JSM Group Ltd

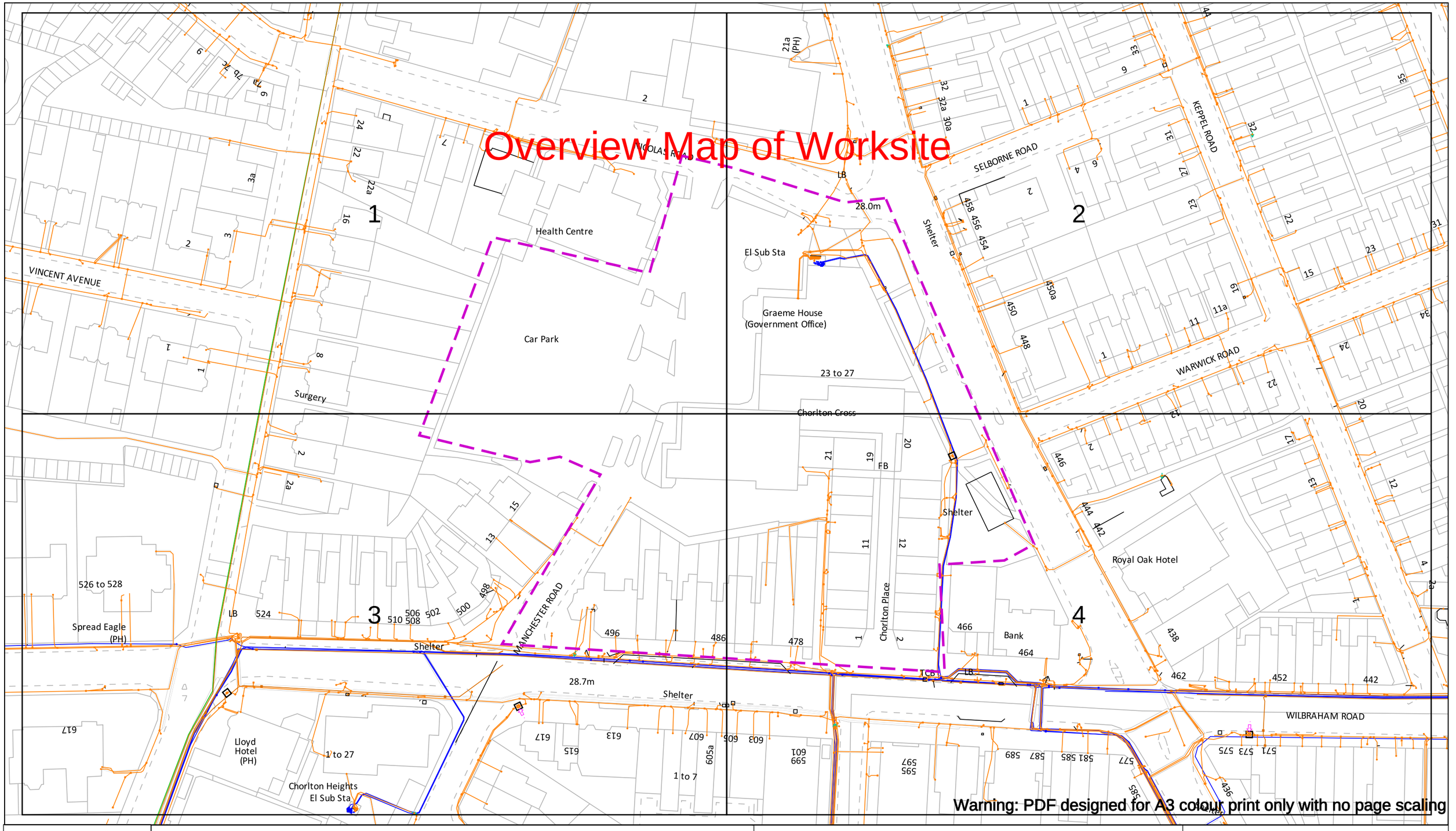
Non-LSBUD members (Asset owners not registered on LSBUD)
(The following Non-LSBUD Members may have assets in your search area. It is YOUR RESPONSIBILITY to contact them before proceeding.
Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners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

Asset Owner	Preferred contact method	Phone	Status
Arelion UK Ltd	check-network@arelion.com		Not Notified
Bring Energy	nrswa@bringenergy.com	0800 130 3600	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
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
Lumen Technologies	plantenquiries@ocugroup.com	02087314613	Not Notified
Manchester City Council	https://www.manchester.gov.uk		Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquiries@turntown.com	01212 621 100	Not Notified
Sky UK Limited	nrswa@sky.uk	02070323234	Not Notified
Sota	sota.plantenquiries@ocugroup.com		Not Notified
United Utilities	WastewaterDeveloperServices@uuplc.co.uk	08707510101	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

Disclaimer
Please refer to LSBUD's Terms of Use for full terms of use available at www.lsbud.co.uk
The results of this Enquiry are personal to the Enquirer and shall not be shared with or relied upon by any other party. The asset information on which the Enquiry results are based has been provided by LSBUD Members, therefore LSBUD will provide no guarantee that such information is accurate or reliable nor does it monitor such asset information for accuracy and reliability going forward. There may also be asset owners which do not participate in the enquiry service operated by LSBUD, including but not exclusively those set out above. Therefore, LSBUD cannot make any representation or give any guarantee or warranty as to the completeness of the information contained in the enquiry results or accept any responsibility for the accuracy of the mapping images used. LSBUD and its employees, agents and consultants accept no liability (save that nothing in this Enquiry Confirmation excludes or limits our liability for death or personal injury arising from our negligence, or our fraud or fraudulent misrepresentation, or any other liability that cannot be excluded or limited by English law) arising in respect thereof or in any other way for errors or omissions including responsibility to any person by reason of negligence.

APPENDIX 3: ELECTRICITY NORTHWEST LTD

Overview Map of Worksite



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

In an emergency call 105,
24 hours a day

Date Requested: 10/10/2024
Job Reference: 34998482
Site Location: 381528 394073
Requested by:
Mr Tom Furlong
Your Scheme/Reference:
233048 - Chorlton Precinct

Scale: 1:1025 (When plotted at A3)

IMPORTANT INFO

Unless otherwise indicated the depth of Electricity North West Limited cables are in accordance with NJUG (450mm for Low Voltage & 600mm for 11kV cables) 33kV and 132kV cables are laid at depths as marked. The depth and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indications on this drawing or from any regulatory loss of income or incentive, or expense, which may be suffered by Electricity North West Limited and which is caused or contributed to by any loss of supply as a result of any damage caused to Electricity North West Limited's equipment. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited.

Reference should be made to HSE Guidance, HS(G)47 "Avoiding Danger from Underground Services" and GS6 "Avoiding Danger from Overhead Power Lines". Electricity North West Limited, Borron Street, Portwood, Stockport, Cheshire, SK1 2JD Registered in England and Wales. Registered No 02366949

Operating Voltage	Colour Code	Line Colour
132kV	Black	
33kV	Green	
22kV-25kV	Yellow	
11kV	Red	
6kV-6.6kV	Blue	
1kV-6kV	Violet	
LV	Orange	
Unknown Voltage	Brown	

Dig Sites

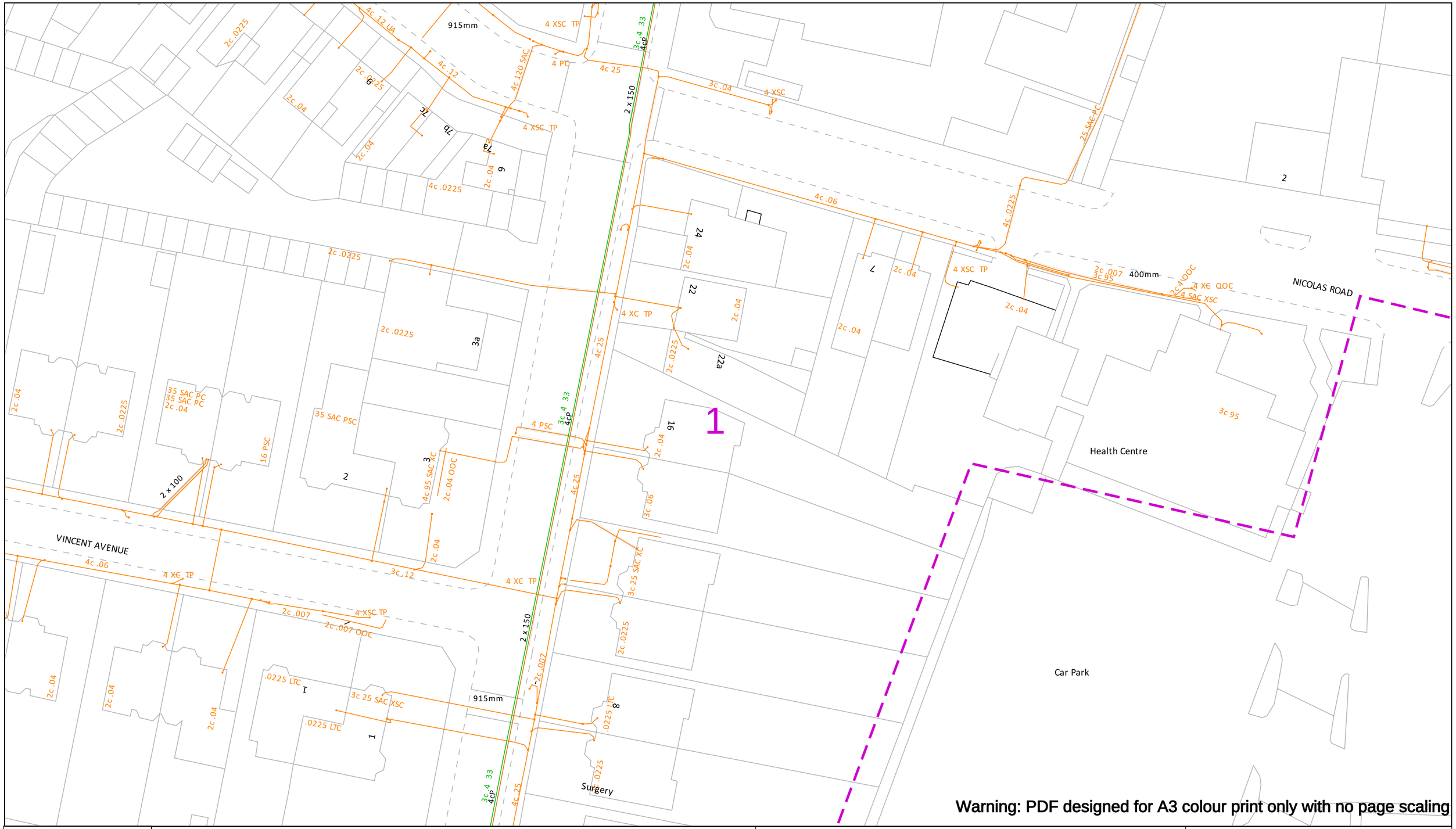
Area:

Line:

electricity north west
Bringing energy to your door

Electricity North West
Borron Street
Portwood, Stockport
Cheshire, SK1 2 JD
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk

Reproduced from or based upon Ordnance Survey's map with the permission of His Majesty's Stationary Office. Crown Copyright Reserved. LICENCE No. 100017892. Unauthorised reproduction may lead to Prosecution or Civil Proceedings.



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

In an emergency call 105, 24 hours a day

Date Requested: 10/10/2024
Job Reference: 34998482
Site Location: 381528 394073
Requested by:
Mr Tom Furlong
Your Scheme/Reference:
233048 - Chorlton Precinct

Scale: 1:500 (When plotted at A3)

IMPORTANT INFO

Unless otherwise indicated the depth of Electricity North West Limited cables are in accordance with NJUG (450mm for Low Voltage & 600mm for 11kV cables) 33kV and 132kV cables are laid at depths as marked. The depth and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indications on this drawing or from any regulatory loss of income or incentive, or expense, which may be suffered by Electricity North West Limited and which is caused or contributed to by any loss of supply as a result of any damage caused to Electricity North West Limited's equipment. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited.

Reference should be made to HSE Guidance, HS(G)47 "Avoiding Danger from Underground Services" and GS6 "Avoiding Danger from Overhead Power Lines". Electricity North West Limited, Borron Street, Portwood, Stockport, Cheshire, SK1 2JD Registered in England and Wales. Registered No 02366949

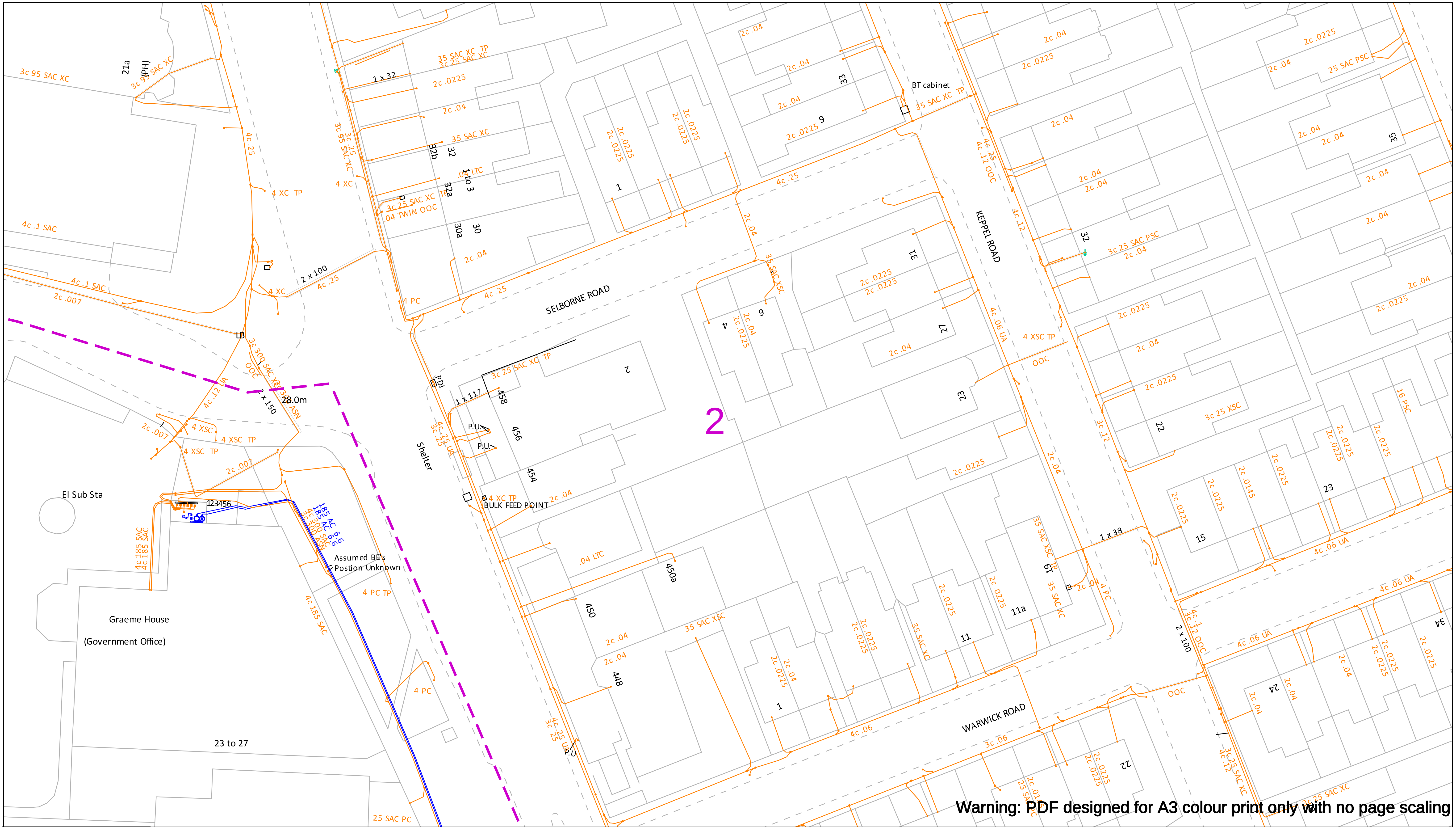
Operating Voltage	Colour Code	Line Colour
132kV	Black	
33kV	Green	
22kV-25kV	Yellow	
11kV	Red	
6kV-6.6kV	Blue	
1kV-6kV	Violet	
LV	Orange	
Unknown Voltage	Brown	

Dig Sites
Area:
Line:

electricity north west
Bringing energy to your door

Electricity North West
Borron Street
Portwood, Stockport
Cheshire, SK1 2 JD
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk

Reproduced from or based upon Ordnance Survey's map with the permission of His Majesty's Stationary Office. Crown Copyright Reserved. LICENCE No. 100017892. Unauthorised reproduction may lead to Prosecution or Civil Proceedings.



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

In an emergency call 105,
24 hours a day

Date Requested: 10/10/2024
Job Reference: 34998482
Site Location: 381528 394073
Requested by:
Mr Tom Furlong
Your Scheme/Reference:
233048 - Chorlton Precinct

Scale: 1:500 (When plotted at A3)

IMPORTANT INFO

Unless otherwise indicated the depth of Electricity North West Limited cables are in accordance with NJUG (450mm for Low Voltage & 600mm for 11kV cables) 33kV and 132kV cables are laid at depths as marked. The depth and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indications on this drawing or from any regulatory loss of income or incentive, or expense, which may be suffered by Electricity North West Limited and which is caused or contributed to by any loss of supply as a result of any damage caused to Electricity North West Limited's equipment. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited.

Reference should be made to HSE Guidance, HS(G)47 "Avoiding Danger from Underground Services" and GS6 "Avoiding Danger from Overhead Power Lines". Electricity North West Limited, Borron Street, Portwood, Stockport, Cheshire, SK1 2JD Registered in England and Wales. Registered No 02366949

Operating Voltage	Colour Code	Line Colour
132kV	Black	
33kV	Green	
22kV-25kV	Yellow	
11kV	Red	
6kV-6.6kV	Blue	
1kV-6kV	Violet	
LV	Orange	
Unknown Voltage	Brown	

Dig Sites

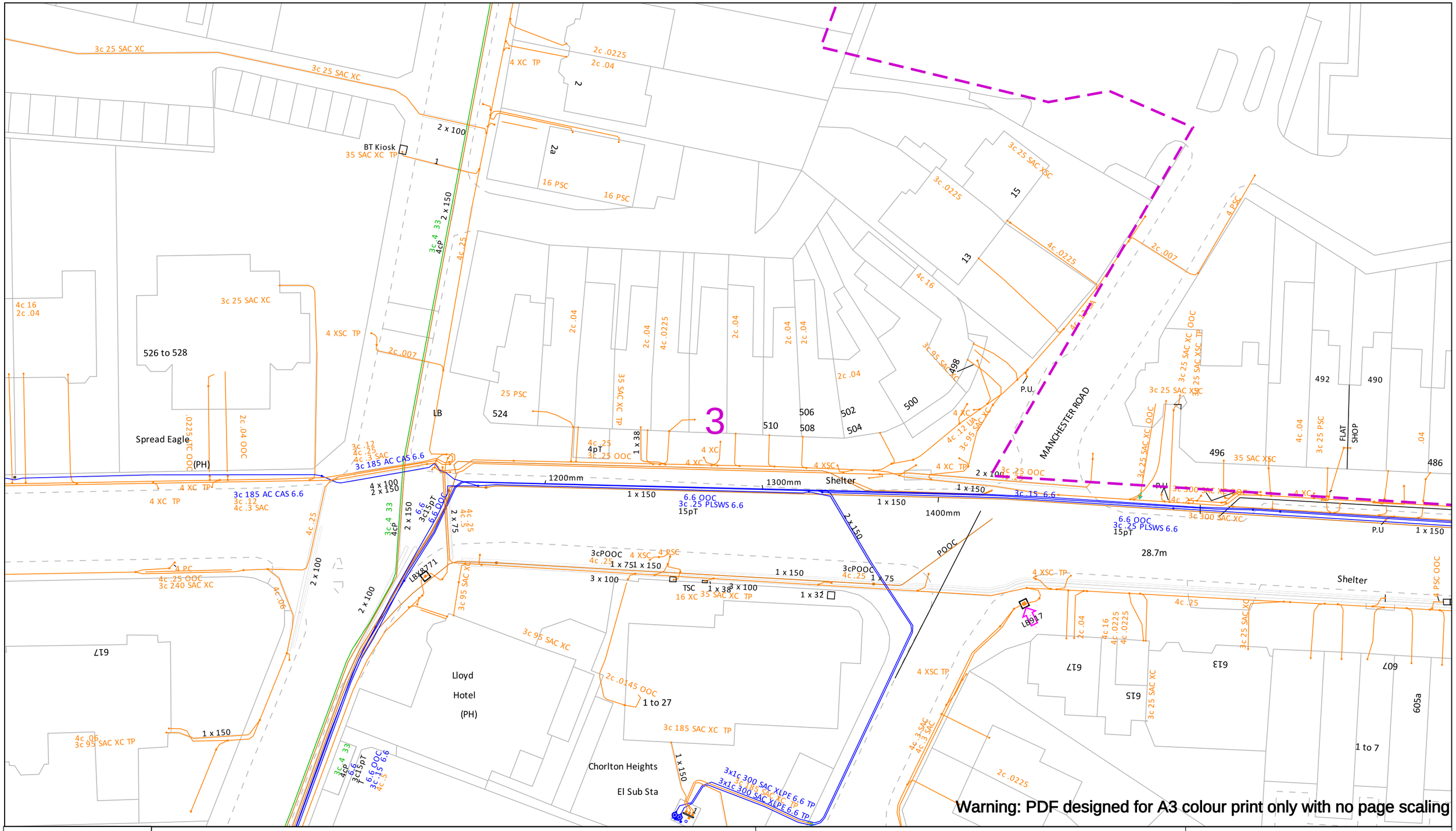
Area:

Line:

Bringing energy to your door

Electricity North West
Borron Street
Portwood, Stockport
Cheshire, SK1 2 JD
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk

Reproduced from or based upon Ordnance Survey's map with the permission of His Majesty's Stationary Office. Crown Copyright Reserved. LICENCE No. 100017892. Unauthorised reproduction may lead to Prosecution or Civil Proceedings.



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

In an emergency call 105, 24 hours a day

Date Requested: 10/10/2024
Job Reference: 34998482
Site Location: 381528 394073
Requested by:
Mr Tom Furlong
Your Scheme/Reference:
233048 - Chorlton Precinct

Scale: 1:500 (When plotted at A3)

IMPORTANT INFO

Unless otherwise indicated the depth of Electricity North West Limited cables are in accordance with NJUG (450mm for Low Voltage & 600mm for 11kV cables) 33kV and 132kV cables are laid at depths as marked. The depth and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indications on this drawing or from any regulatory loss of income or incentive, or expense, which may be suffered by Electricity North West Limited and which is caused or contributed to by any loss of supply as a result of any damage caused to Electricity North West Limited's equipment. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited.

Reference should be made to HSE Guidance, HS(G)47 "Avoiding Danger from Underground Services" and GS6 "Avoiding Danger from Overhead Power Lines". Electricity North West Limited, Borron Street, Portwood, Stockport, Cheshire, SK1 2JD Registered in England and Wales. Registered No 02366949

Operating Voltage	Colour Code	Line Colour
132kV	Black	
33kV	Green	
22kV-25kV	Yellow	
11kV	Red	
6kV-6.6kV	Blue	
1kV-6kV	Violet	
LV	Orange	
Unknown Voltage	Brown	

Dig Sites

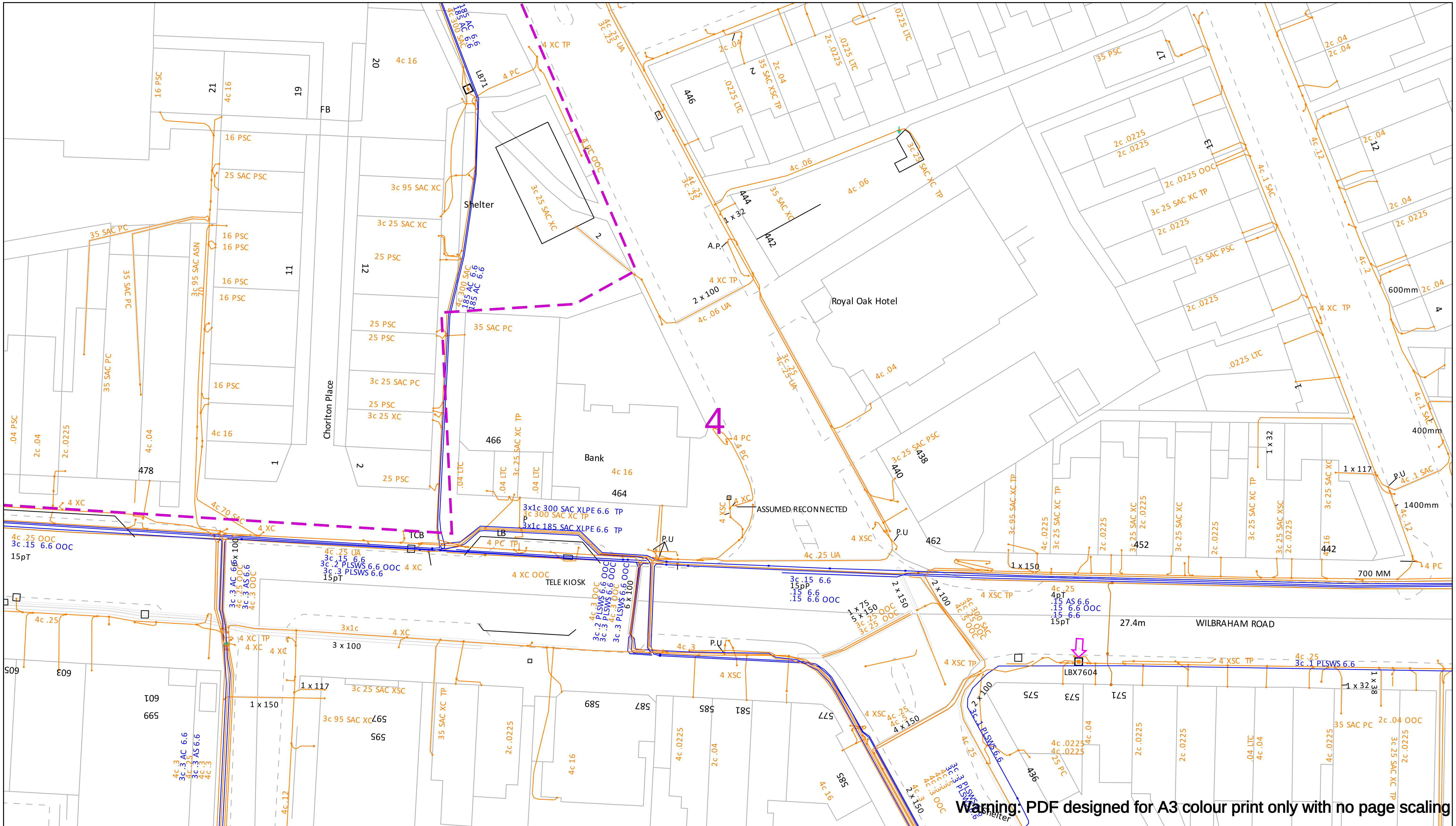
Area:

Line:

electricity north west
Bringing energy to your door

Electricity North West
Borron Street
Portwood, Stockport
Cheshire, SK1 2 JD
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk

Reproduced from or based upon Ordnance Survey's map with the permission of His Majesty's Stationary Office. Crown Copyright Reserved. LICENCE No. 100017892. Unauthorised reproduction may lead to Prosecution or Civil Proceedings.



In an emergency call 105, 24 hours a day

Date Requested: 10/10/2024
Job Reference: 34998482
Site Location: 381528 394073
Requested by:
Mr Tom Furlong
Your Scheme/Reference:
233048 - Chorlton Precinct

Scale: 1:500 (When plotted at A3)

IMPORTANT INFO

Unless otherwise indicated the depth of Electricity North West Limited cables are in accordance with NJUG (450mm for Low Voltage & 600mm for 11kV cables) 33kV and 132kV cables are laid at depths as marked. The depth and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indications on this drawing or from any regulatory loss of income or incentive, or expense, which may be suffered by Electricity North West Limited and which is caused or contributed to by any loss of supply as a result of any damage caused to Electricity North West Limited's equipment. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited.

Reference should be made to HSE Guidance, HS(G)47 "Avoiding Danger from Underground Services" and GS6 "Avoiding Danger from Overhead Power Lines". Electricity North West Limited, Borron Street, Portwood, Stockport, Cheshire, SK1 2JD Registered in England and Wales. Registered No 02366949

Operating Voltage	Colour Code	Line Colour
132kV	Black	
33kV	Green	
22kV-25kV	Yellow	
11kV	Red	
6kV-6.6kV	Blue	
1kV-6kV	Violet	
LV	Orange	
Unknown Voltage	Brown	

Dig Sites

Area:

Line:

Electricity North West
Borron Street
Portwood, Stockport
Cheshire, SK1 2 JD
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk

Reproduced from or based upon Ordnance Survey's map with the permission of His Majesty's Stationary Office. Crown Copyright Reserved. LICENCE No. 100017892. Unauthorised reproduction may lead to Prosecution or Civil Proceedings.

electricity north west
Bringing energy to your door

Conditions and information regarding electricity mains

These general conditions and precautions apply to the electricity distribution system of Electricity North West Limited.

Please ensure that a copy of these conditions is passed to your representative and contractor on site.

1. There may be other Electricity North West Limited apparatus in the vicinity, which is not indicated on the cable records. Other apparatus may also be present which a third party owns other than Electricity North West Limited.

2. Before any machines are used, all of Electricity North West's underground apparatus should be located by manual excavation taking the appropriate safety precautions in accordance with the **Health and Safety Executive Guidance note HS(G)47 "Avoiding danger from underground services"**. This contains advice to site personnel when working near underground services.

   Underground services, particularly electricity and gas, can be dangerous. Damage to electricity cables can cause a dangerous flash, leading to severe burns or even death. Gas leaks can cause fire or explosion.

   Damage can result from excavation or penetration of the ground, e.g. by a road pin.

   Underground services may be found in roads, footpaths and on sites. Always assume that they are present. Treat any services found anywhere as live.

   Accidents have happened because people have mistaken one service for another, e.g. black plastic covered electricity cables look like black plastic water pipes and cast iron gas and water mains look alike. Check before you act.

3. Before starting work you must:

   - Make sure you have plans of the underground services in the area. This may not always be possible for emergency or unforeseen works. **Remember that service connection cables and pipes from the main to building or streetlight may not be shown**.
   - Use a cable and pipe locator to trace electricity cables and metal pipes.
   - Look for signs of service connection cables or pipes, e.g. a gas meter or service connection entry into a house or a streetlight.
   - Hand dig trial holes (as many as necessary) to confirm the position of services in close proximity to the area of work.

4. When you start work:

   - Hand dig near buried services whenever possible. Spades and shovels are safer than picks, pins or forks.
   - Remember that cables may be embedded in concrete. Electricity cables embedded in concrete **must** either be made dead before the concrete is broken out or another safe way of working agreed with the cable owner.
   - Watch out for signs of services as work continues.
   - Report damage to a cable, pipe or pipe coating however slight.
   - Do not use hand held power tools within 0.5m of he marked position of an electricity cable, unless this is impracticable and the line of the cable has been identified by plans and positively confirmed by a locator.
   - Do not use hand held power tools directly over the marked line of cable unless:

     a) You have already found the cable at that position by careful hand digging beneath the surface and it is at a safe depth (at least 300mm) below the bottom of the surface to be broken, or

     b) Physical means have been used to prevent the tool striking it.

   - If an excavator is used near an electricity cable keep everyone clear of the bucket while it is digging. Buckets should not be used near cable – hand dig.
   - Do not use exposed services as a convenient step or handhold.
   - Do not handle or attempt to alter the position of an exposed service.
   - Do not install plant close to an existing service.
   - Do not build existing services into a manhole or other structure or encase them in concrete.

Please ensure that all site operators have this information and if any electrical apparatus is damaged, they/you should contact Electricity North West Limited on **0800 195 4141 (option 1).**

5. **Overhead lines** are not necessarily shown on the Electricity North West Limited cable records but may be present. In the event of work being carried out adjacent to overhead lines (including access, storage etc.) please always ensure strict adherence to the requirements of the **Health and Safety Executive's Document GS6 "Avoiding Danger from Overhead Power Lines"**.

   Extreme personal danger can result from contact, or near contact, with live conductors or overhead lines.

   Treat all overhead lines and other electrical apparatus as live. If in doubt, get advice.

6. Electricity North West Limited must be consulted if work is to take place within 15 metres of overhead lines on steel towers or 9 metres of overhead lines on wood, concrete or steel pylons. (All distances should be measure at ground level from a position estimated by eye to be vertically under the outermost conductor at a tower or pole position) Any person involved in work in the vicinity of overhead lines should:

   - Understand and follow the instructions given on safe working areas and methods of work.
   - Make sure that warning notices are in the cabs of machines working in the vicinity of an overhead line.
   - Make sure that barriers and warning notices are erected as required.
   - Not tip soil or stack material underneath overhead lines as this may reduce the clearance to an unsafe distance.
   - Make sure when handling or using platforms, scaffold, poles, piping, ladders, hand tools etc., that they are kept at a safe distance from overhead lines.
   - Not steady a suspended load, skip, hoist wire, slings etc., unless satisfied that there isn't any danger from overhead lines.
   - Remember that when mobile plant, such as a crane or excavator, is operating near overhead lines , the raising or slewing of the jib may introduce danger.
   - Always keep overhead lines in view when manoeuvring mobile plant.
   - Never operate a machine unless carefully guided by an experienced banksman.
   - Not approach or touch any broken or fallen conductors or any plant in contact with an overhead line before Electricity North West Limited confirms that conditions are safe. Warn others to keep well clear.

   Machine operators should note that: if a machine comes into contact with an overhead line and cannot be disentangled by backing off, remain seated in the cab and warn others to keep clear of the machine until Electricity North West Limited confirms that conditions are safe. If it is essential to leave the machine while it is in contact with the overhead line, for example if it catches fire, jump well clear – and **do not** attempt to climb down in the normal way nor touch any part of the machine when on the ground.

7. Electricity North West Limited provides approximate locations of its electricity mains or apparatus according to its records but these records are not necessarily accurate or complete and do not always show the position of private cables from mains to properties. No person or company shall be relieved from liability for any damage caused by reason of the actual positions and/or depths being different from those indicated.

8. Care should be taken when excavating near cables. Known road crossings are highlighted on the enclosed plans. Should any cable, or Electricity North West Limited apparatus indicated on the attached plans, be affected by your proposals please contact us as follows:

   Electricity North west Limited
   Borron Street
   Portwood, Stockport
   Cheshire
   SK1 2JD

   Telephone: **0800 195 4141 (option 4)**

   Details of diversion costs, if any, will be provided on request once your firm proposals have been submitted.

9. Please note that service cables may be affected by some of the works being carried out on site.

   If any services do require temporary disconnection please phone **0800 195 4141 (option 2)** for domestic and commercial disconnection, so that arrangement can be made to disconnect before work commences on site.

10. Please note that cable records supplied may not be up to date, or may be incomplete, if the area concerned is a new site.

11. For information regarding wayleave or easement agreements contact WayleaveEnquiries@enwl.co.uk

12. The latest cable records are always available for inspection during normal working hours and you should satisfy yourself that the information you have is up to date at the time you commence work. This service is consistent with the requirement of Regulation 36 of the Electricity Supply Regulations and paragraph 79 of the New Road and Street Works Act.

electricity north west
Bringing energy to your door

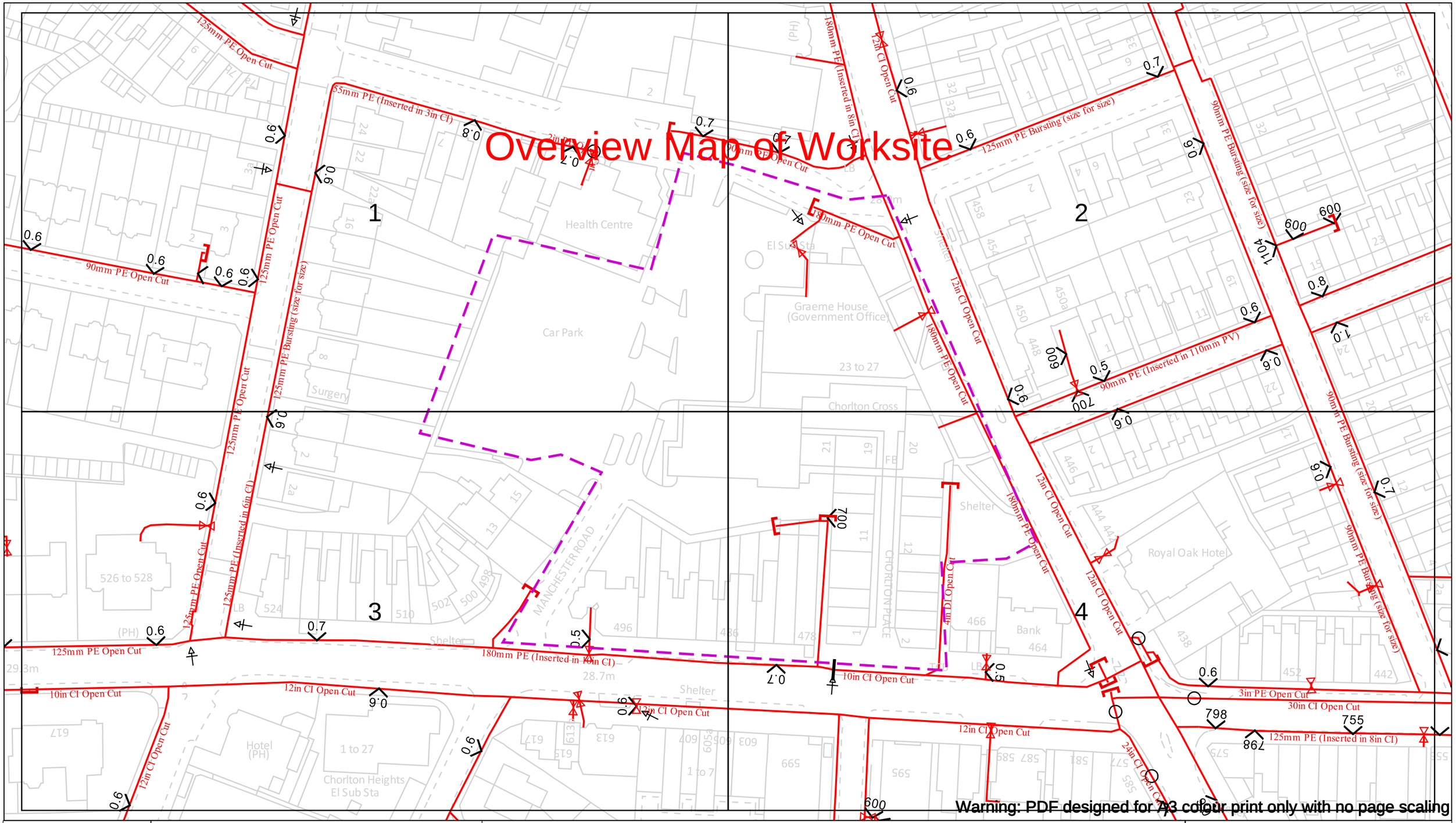
Electricity North West Limited
Borron Street, Portwood
Stockport
SK1 2JD

www.enwl.co.uk

Registered in England and Wales
Registered Number 2366949

APPENDIX 4: CADENT GAS

Overview Map of Worksite



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

View extent: 200m, 115m

Date Requested: 09/10/2024
Job Reference: 34998482
Site Location: 381528 394073
Requested by:
Mr Tom Furlong
Your Scheme/Reference:
233048 - Chorlton Precinct

Scale: 1:1025 (When plotted at A3)

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. 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 this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of an emergency call 0800 111 999

Dig Sites

Area:

Line:

- LP Mains
- MP Mains
- IP Mains
- LHP Mains
- Valve
- Depth of cover
- Syphon
- Diameter Change
- Material Change
- Out of Standard Service

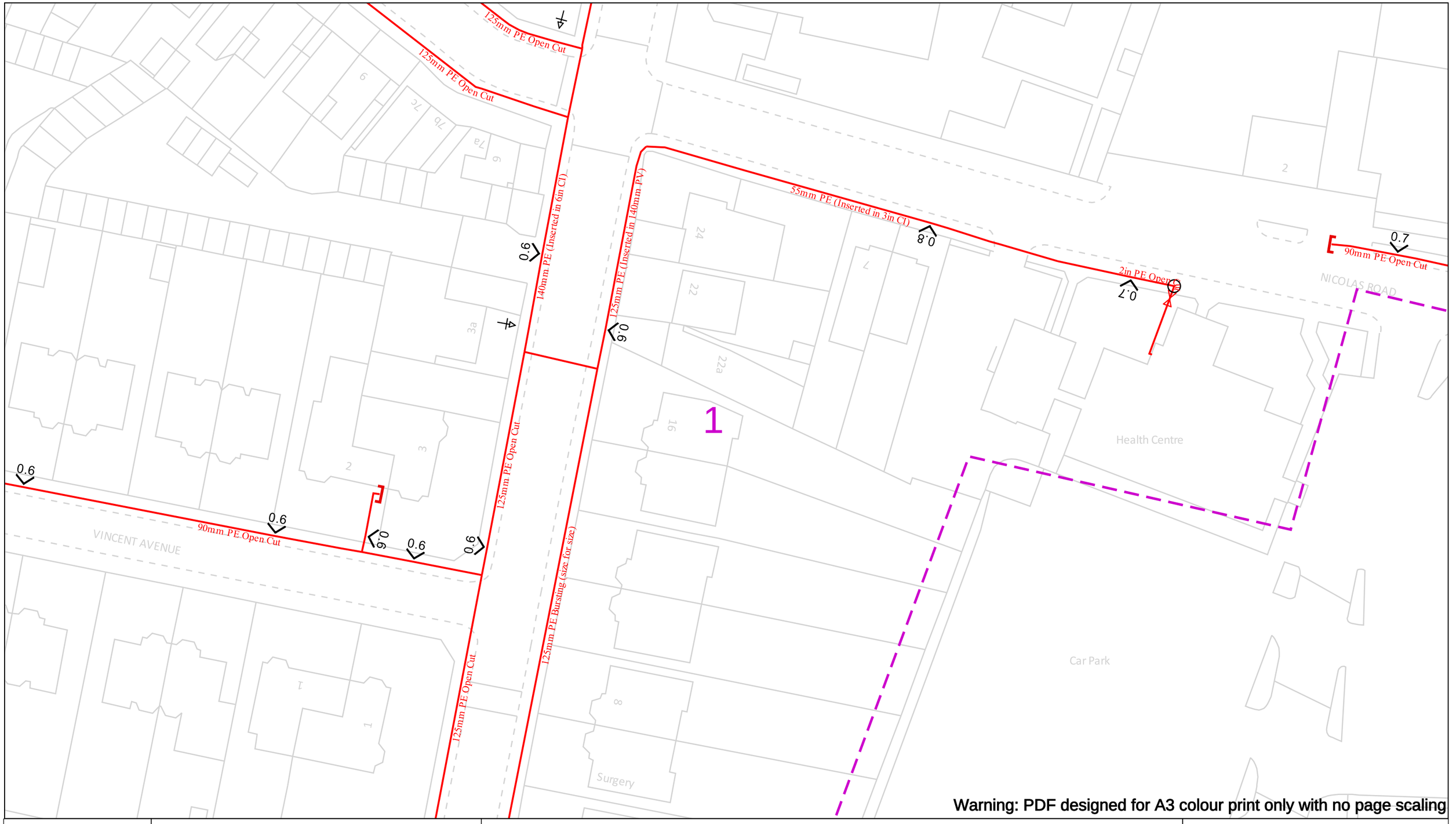
Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.
Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

Cadent
Your Gas Network

Crown Copyright © - This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886



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

Date Requested: 09/10/2024
Job Reference: 34998482
Site Location: 381528 394073
Requested by:
Mr Tom Furlong
Your Scheme/Reference: 233048 - Chorlton Precinct

Scale: 1:500 (When plotted at A3)

View extent: 200m, 115m

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. 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 this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of an emergency call 0800 111 999

50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

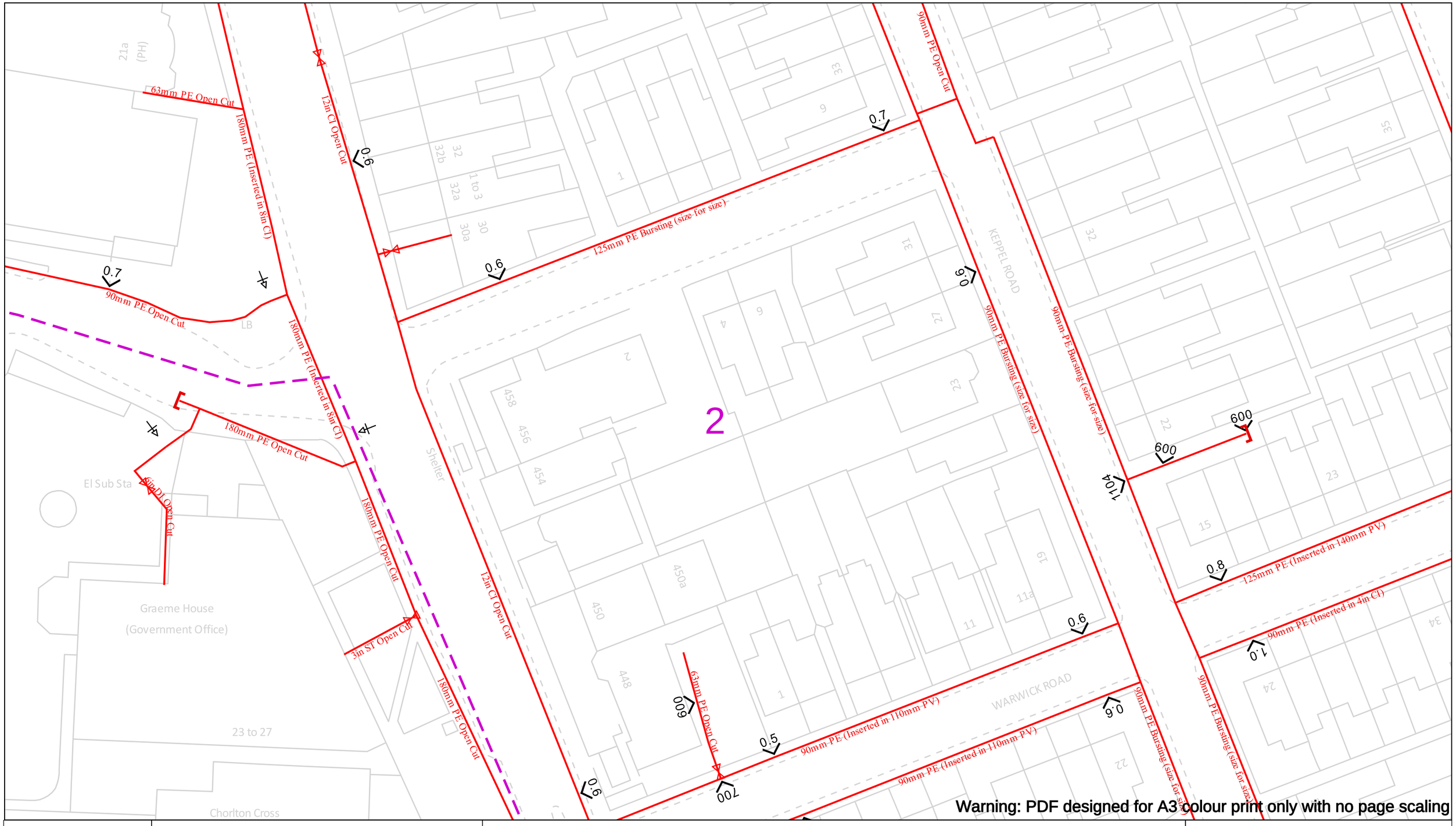
Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.
Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

Cadent
Your Gas Network

Crown Copyright © - This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886



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

Date Requested: 09/10/2024
Job Reference: 34998482
Site Location: 381528 394073
Requested by:
Mr Tom Furlong
Your Scheme/Reference: 233048 - Chorlton Precinct

Scale: 1:500 (When plotted at A3)

View extent: 200m, 115m

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. 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 this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of an emergency call 0800 111 999

50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

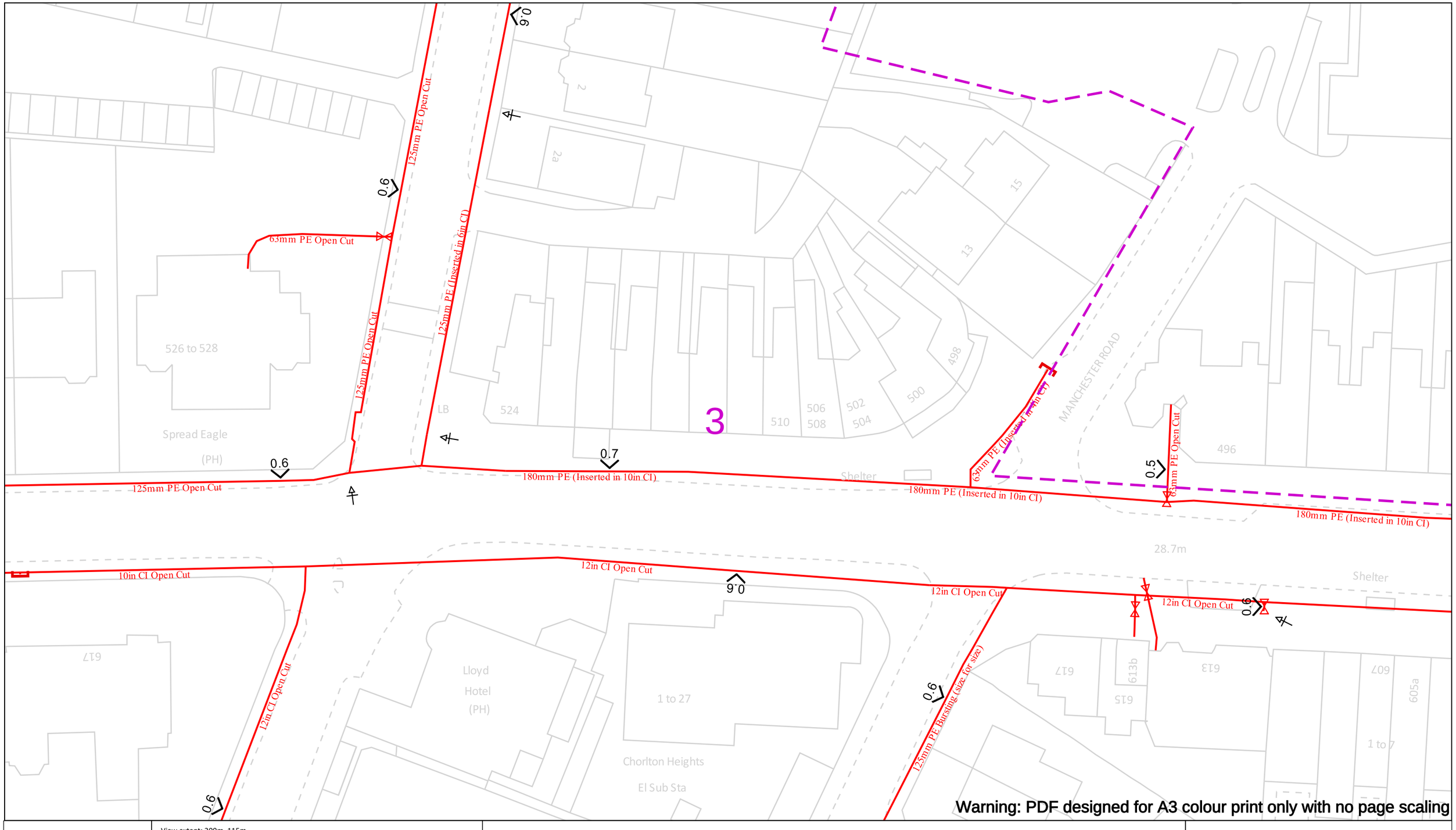
Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.
Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

Cadent
Your Gas Network

Crown Copyright © - This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886



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

Date Requested: 09/10/2024
Job Reference: 34998482
Site Location: 381528 394073
Requested by:
Mr Tom Furlong
Your Scheme/Reference: 233048 - Chorlton Precinct

Scale: 1:500 (When plotted at A3)

View extent: 200m, 115m

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. 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 this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of an emergency call 0800 111 999

50m

Dig Sites

Area: Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

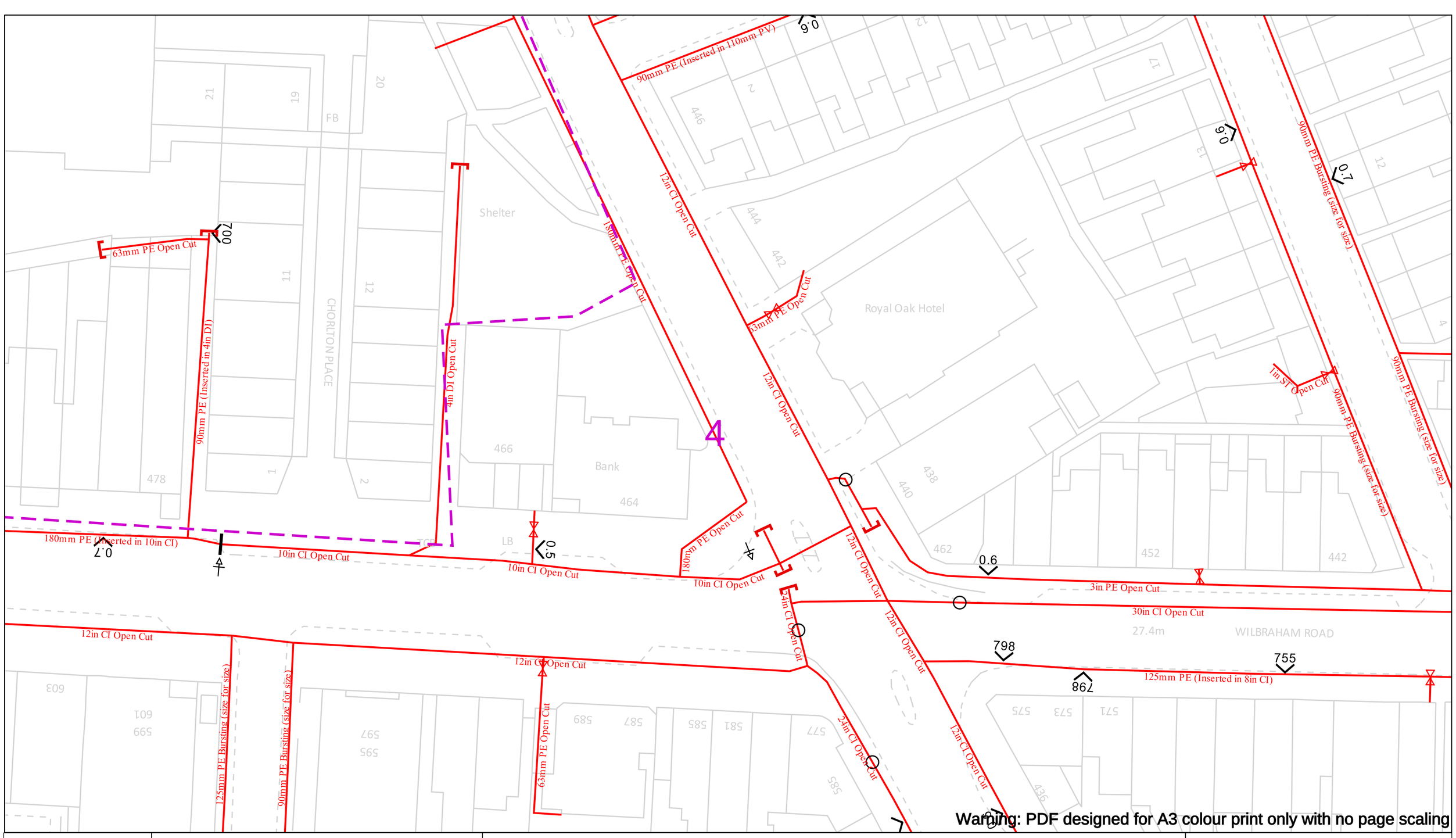
Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.
Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

Cadent
Your Gas Network

Crown Copyright © - This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886



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

Date Requested: 09/10/2024
Job Reference: 34998482
Site Location: 381528 394073
Requested by:
Mr Tom Furlong
Your Scheme/Reference: 233048 - Chorlton Precinct

Scale: 1:500 (When plotted at A3)

View extent: 200m, 115m

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. 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 this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of an emergency call 0800 111 999

50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.
Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

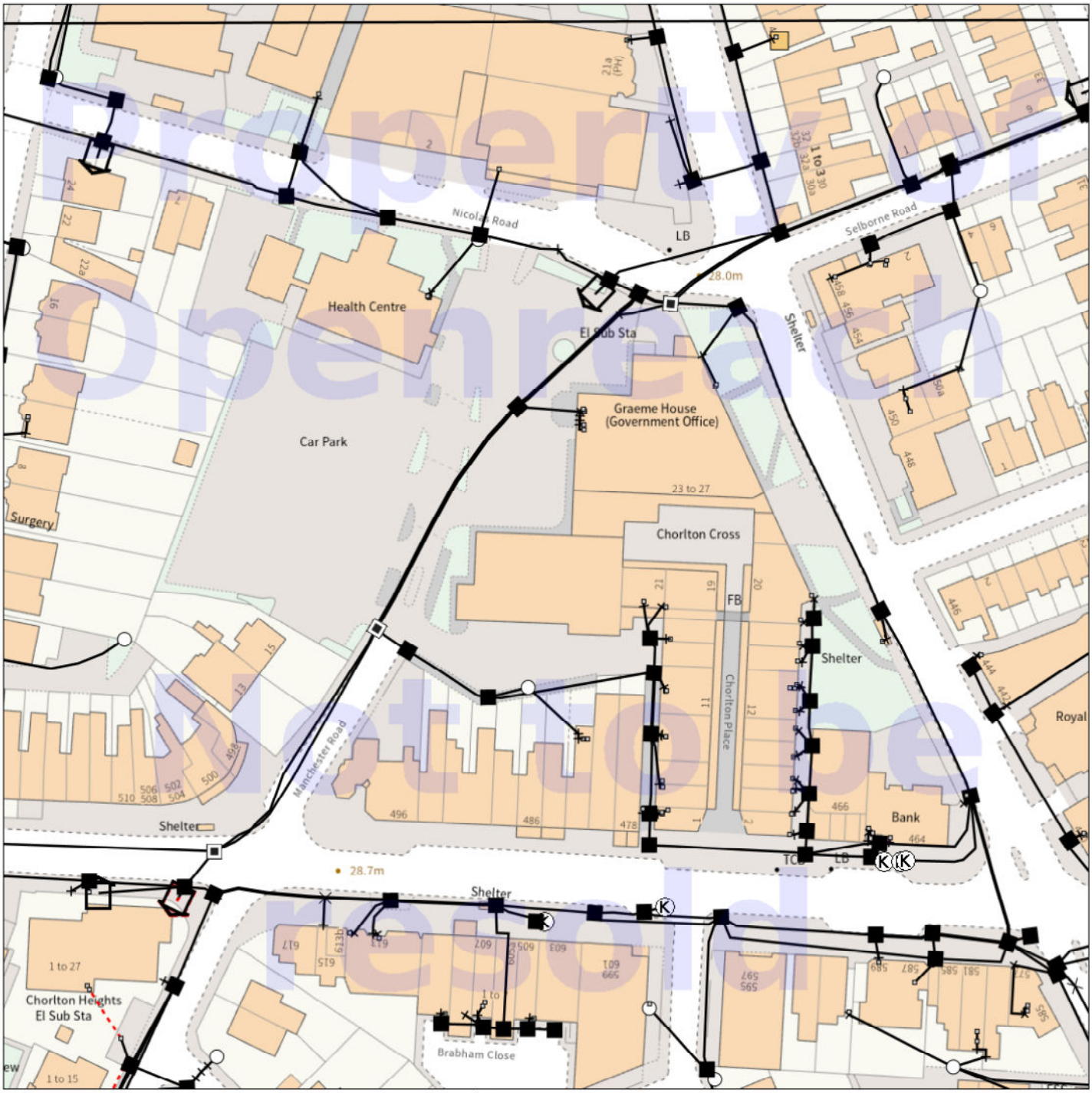
A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

Cadent
Your Gas Network

Crown Copyright © - This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886

APPENDIX 5: BRITISH TELECOMMUNICATIONS

Maps on Demand Plant Information Reply



Property of Openreach Not to be resold

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 newar 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

© Crown copyright 2023 OS 100028040. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.

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 : MVZ10267F
Map Reference : (centre) SJ8156794089
Easting/Northing : (centre) 381567,394089
Scale : 1:250
Issued : 10/10/2024 10:26:13

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

APPENDIX 6: UNITED UTILITIES

United Utilities
Water for the North West

How to contact us:

United Utilities Water Limited
Property Searches
Haweswater House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP

Telephone: 0370 7510101

E-mail: propertysearches@uuplc.co.uk

Tom Furlong

2 Riverside Way
Whitehall Waterfront,
Leeds,
LS1 4EH

FAO:

Your Ref: Chorlton Project Commercial Maps
Our Ref: UUPS-ORD-610777
Date: 06/11/2024

Dear Sirs

Location: Chorlton Commercial Maps

I acknowledge with thanks your request dated 01/11/2024 for information on the location of our services.

Please find enclosed plans showing the approximate position of United Utilities' apparatus known to be in the vicinity of this site.

The enclosed plans are being provided to you subject to the United Utilities terms and conditions for both the wastewater and water distribution plans which are shown attached.

If you are planning works anywhere in the North West, please read United Utilities' access statement before you start work to check how it will affect our network. http://www.unitedutilities.com/work-near-asset.aspx .

I trust the above meets with your requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please contact us .

Yours Faithfully,

Karen McCormack
Property Searches Manager

United Utilities Water Limited
Registered In England & Wales No. 2366678
Registered Office Haweswater House, Lingley Mere Business Park,
Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP

Water for the North West

TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS

These provisions apply to the public sewerage, water distribution and telemetry systems (including sewers which are the subject of an agreement under Section 104 of the Water Industry Act 1991 and mains installed in accordance with the agreement for the self construction of water mains) (UUWL apparatus) of United Utilities Water Limited "(UUWL)".

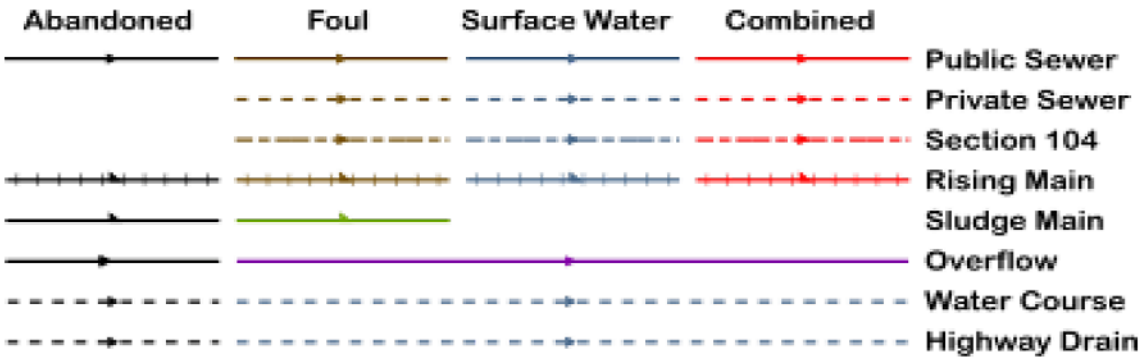
TERMS AND CONDITIONS:

- This Map and any information supplied with it is issued subject to the provisions contained below, to the exclusion of all others and no party relies upon any representation, warranty, collateral contract or other assurance of any person (whether party to this agreement or not) that is not set out in this agreement or the documents referred to in it.
- This Map and any information supplied with it is provided for general guidance only and no representation, undertaking or warranty as to its accuracy, completeness or being up to date is given or implied.
- In particular, the position and depth of any UUWL apparatus shown on the Map are approximate only. UUWL strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UUWL apparatus. The exact location, positions and depths should be obtained by excavation trial holes.
- The location and position of private drains, private sewers and service pipes to properties are not normally shown on this Map but their presence must be anticipated and accounted for and you are strongly advised to carry out your own further enquiries and investigations in order to locate the same.
- The position and depth of UUWL apparatus is subject to change and therefore this Map is issued subject to any removal or change in location of the same. The onus is entirely upon you to confirm whether any changes to the Map have been made subsequent to issue and prior to any works being carried out.
- This Map and any information shown on it or provided with it must not be relied upon in the event of any development, construction or other works (including but not limited to any excavations) in the vicinity of UUWL apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.
- No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising for any damage caused to UUWL apparatus by reason of the actual position and/or depths of UUWL apparatus being different from those shown on the Map and any information supplied with it.
- If any provision contained herein is or becomes legally invalid or unenforceable, it will be taken to be severed from the remaining provisions which shall be unaffected and continue in full force and affect.
- This agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts, save that nothing will prevent UUWL from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.

United Utilities Water Limited
Registered In England & Wales No. 2366678
Registered Office Haweswater House, Lingley Mere Business Park,
Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP

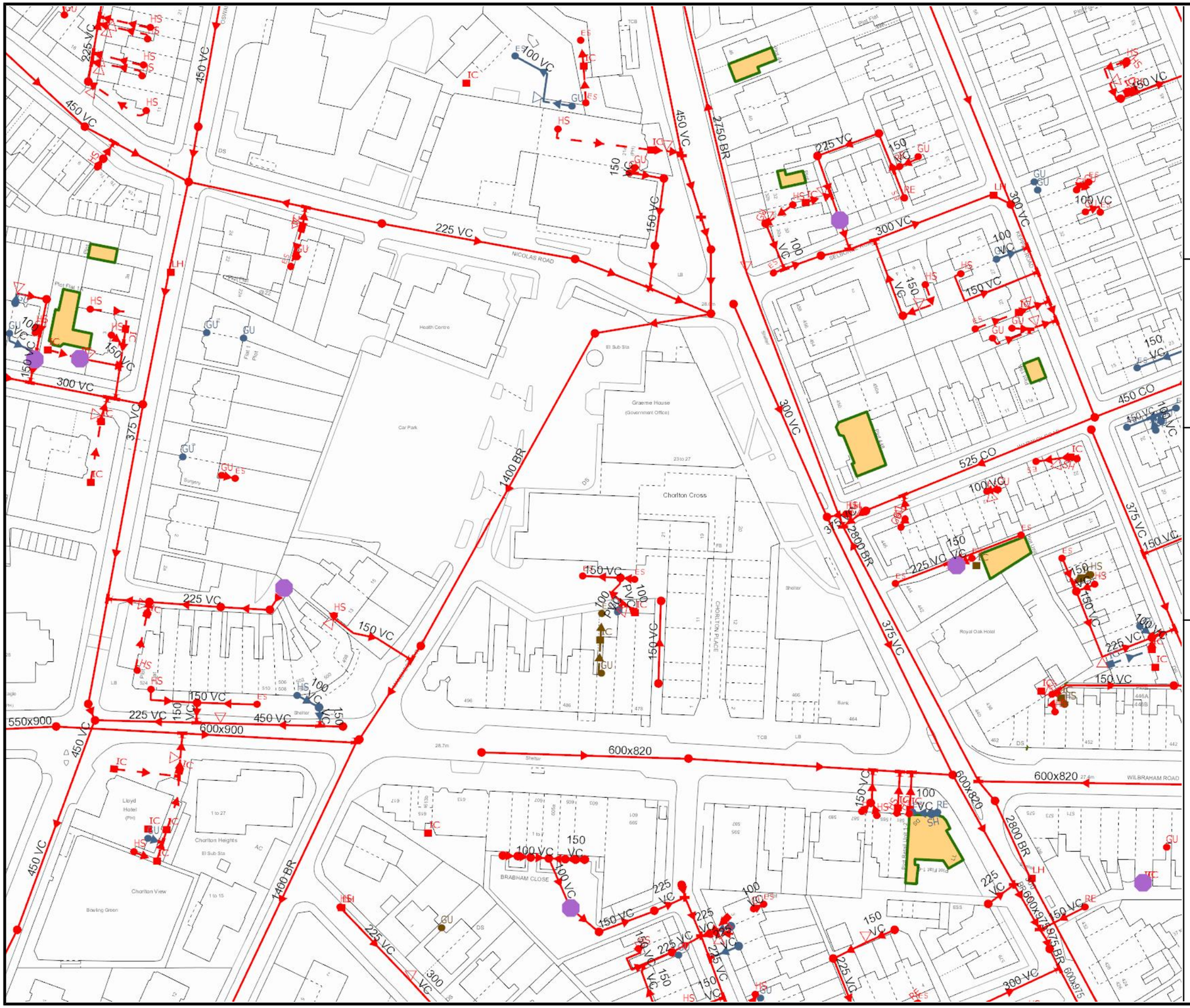
United Utilities
Water for the North West

Wastewater Symbology



All point assets follow the standard colour convention: red – combined, brown - foul, blue – surface water, purple - overflow

- Manhole
- HS Head of System
- ES Extent of Survey
- RE Rodding Eye
- IN Inlet
- DP Discharge Point
- HY Vortex
- PE Penstock
- WO Washout Chamber
- VA Valve
- AV Air Valve
- NRV Non Return Valve
- SO Soakaway
- GU Gully
- CA Cascade
- FM Flow Meter
- HA Hatch Box
- OI Oil Interceptor
- SM Summit
- DS Drop Shaft
- OP Orifice Plate
- Side Entry Manhole
- Outfall
- Screen Chamber
- IC Inspection Chamber
- Bifurcation Chamber
- LH Lamp Hole
- T Junction / Saddle
- CA Catchpit
- VC Valve Chamber
- Vent Column
- Vortex Chamber
- Penstock Chamber
- T Network Storage Tank
- V Sewer Overflow
- WwTW Ww Treatment Works
- Ww Pumping Station
- Septic Tank
- CK Control Kiosk
- DNM Network Monitoring Point
- Change of Characteristic



United Utilities

Water for the North West

SEWER RECORDS

Address or Site Reference

Chorlton Commercial Maps,

Scale: 1:1250

Date: 06/11/2024

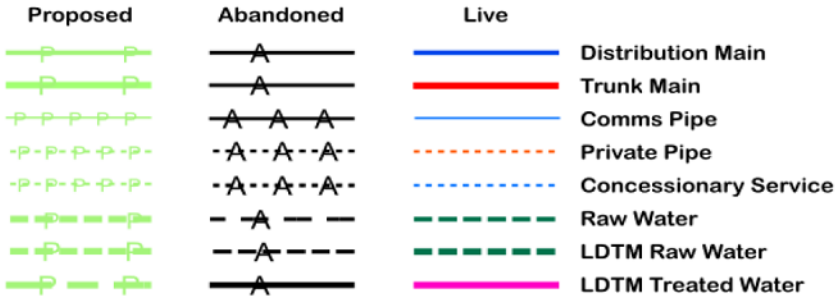
Printed by: Property Searches

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

Crown copyright and database rights 2023 Ordnance Survey 100022432. Unauthorised reproduction will infringe these copyrights.

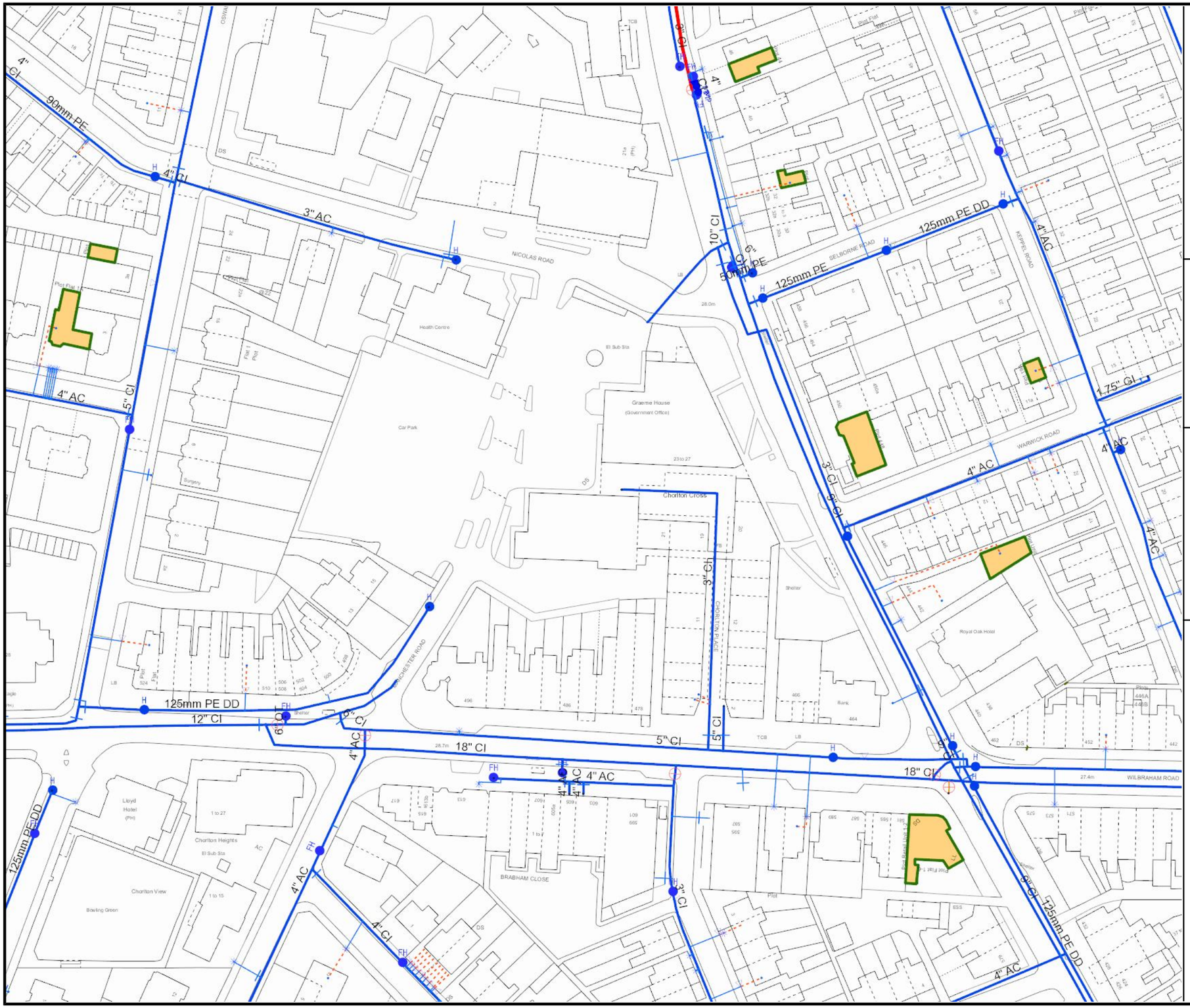
United Utilities
Water for the North West

Clean Water Symbology





Symbology for proposed assets is the same as above, but shown in green
Symbology for abandoned assets is the same as above, but shown in black



United Utilities

Water for the North West

WATER MAIN RECORDS

Address or Site Reference

Chorlton Commercial Maps,

Scale: 1:1250

Date: 06/11/2024

Printed by: Property Searches

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

Crown copyright and database rights 2023 Ordnance Survey 100022432. Unauthorised reproduction will infringe these copyrights.

APPENDIX 7: VODAFONE

Tom Furlong

From: Dileep, Shaik <Shaik.Dileep@atkinsrealis.com>
Sent: 14 October 2024 07:02
To: Tom Furlong
Subject: RE: 233048 - Chorlton Precinct

This email originated from outside of our organisation. Please exercise caution with content, links and attachments.

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

Many thanks.

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

This response is made only in respect to electronic communications apparatus forming part of the Vodafone Limited electronic communications network formerly being part of the electronic communications networks of Cable & Wireless UK (now re-named Vodafone Enterprise UK), Energis Communications Limited, Thus Group Holdings Limited and Your Communications Limited.

ATKINS working on behalf of Vodafone: Fixed

PLEASE NOTE:

The information given is indicative only. No warranty is made as to its accuracy. This information must not be solely relied upon in the event of excavation or other works carried out in the vicinity of Vodafone plant. No liability of any kind whatsoever is accepted by Vodafone, its servants, or agents, for any error or omission in respect of information contained on this information. The actual position of underground services must be verified and established on site before any mechanical plant is used. Authorities and contractors will be held liable for the full cost of repairs to Vodafone's apparatus and all claims made against them by Third parties as a result of any interference or damage.

IMPORTANT - PLEASE READ:-

Diversionary works may be necessary if the existing line of the highway/railway or its levels are altered, where apparatus is affected. Where apparatus is affected and requires diversion, you must submit draft details of the proposed scheme with a request for a 'C3 Budget Estimate' to c3requests@vodafone.com These estimates should be provided by Vodafone normally within 20 working days from receipt of your request. Please include proof of this C2 response when requesting a C3 (using the 'forward' option).

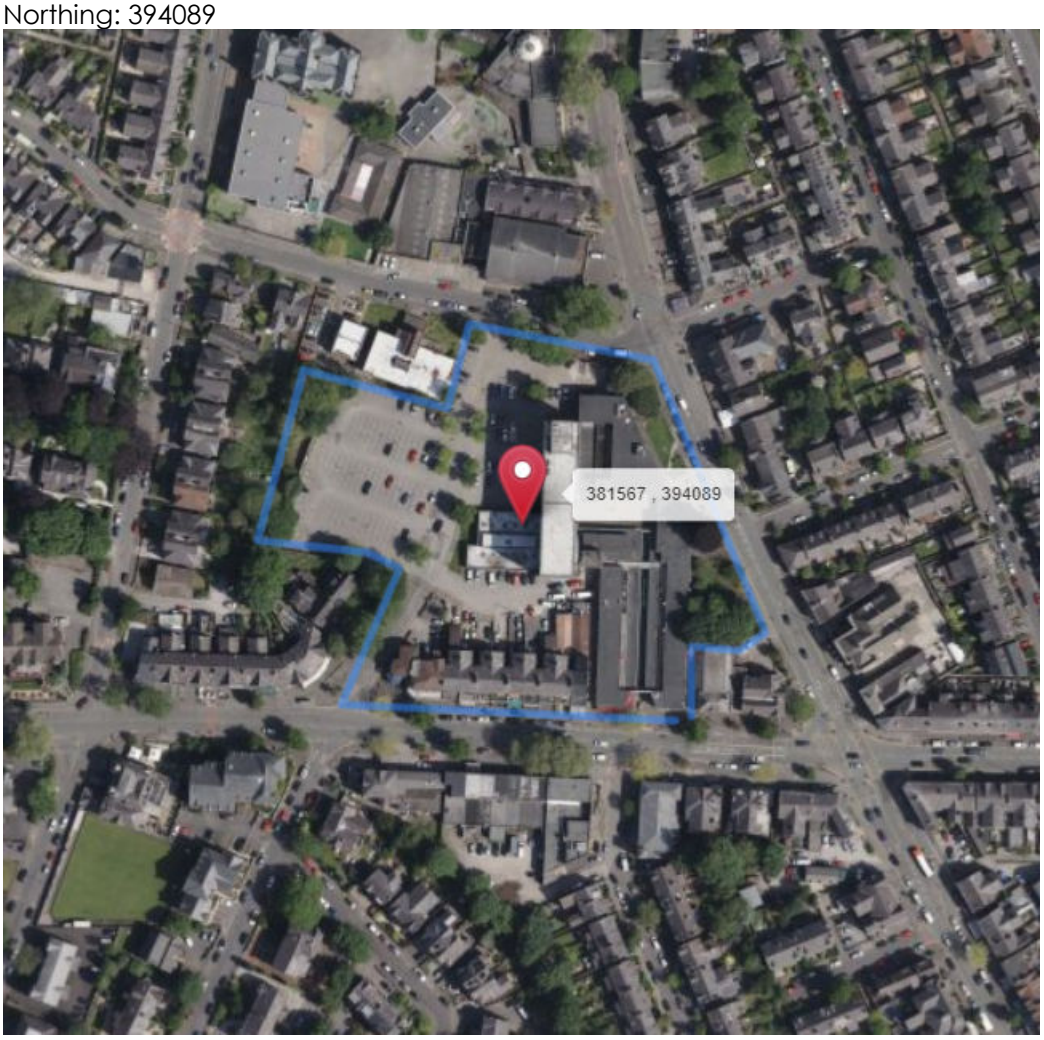
Please consider the environment before printing this e-mail

At Atkins - member of the SNC-Lavalin Group, we work flexible hours around the world. Although I have sent this email at a time convenient for me, I don't expect you to respond until it works for you.

From: Tom Furlong <Tom.Furlong@bwbconsulting.com>
Sent: Wednesday, October 9, 2024 5:13 PM
To: check-network <check-network@arelion.com>; UK-NRSWA <nrswa@bringenergy.com>; plantenquiries@catelecomuk.com; Plantenquiries <plantenquiries@ocugroup.com>; MBNLplantenquiries <mbnl.plant.enquiries@turntown.com>; nrswa@sky.uk; SOTA Plant Enquiries <sota.plantenquiries@ocugroup.com>; assetrecords@utilityassets.co.uk; osp-team@uk.verizonbusiness.com; National Plant Enquiries <OSM.enquiries@atkinsrealis.com>
Subject: 233048 - Chorlton Precinct

Dear Sir / Madam,
May I please request a copy of your services or apparatus within the immediate vicinity (up to a 75 metres vicinity around the site) for the site detailed below. If possible, an electronic PDF location plan clearing marking any services or apparatus is preferable.

I have enclosed a location plan and provided site information below for your convenience (site boundary in BLUE).
Should you have any issues in identifying the sites or require further information, please don't hesitate to ask.
I look forward to hearing from you.
Site Name: Chorlton Precinct
Postcode: M21 9LT
Easting: 381567
Northing: 394089



Kind regards,

Tom Furlong EngTech, LCIBSE
Apprentice Building Services Technician BBE | BWB Consulting Limited
Whitehall Waterfront, 2 Riverside Way, leeds, LS1 4EH
T 0113 233 8018 **M** 07500601088 **W** www.bwbconsulting.com

Please note, I will be out of office every Tuesday due to University commitments.

Registered in England and Wales

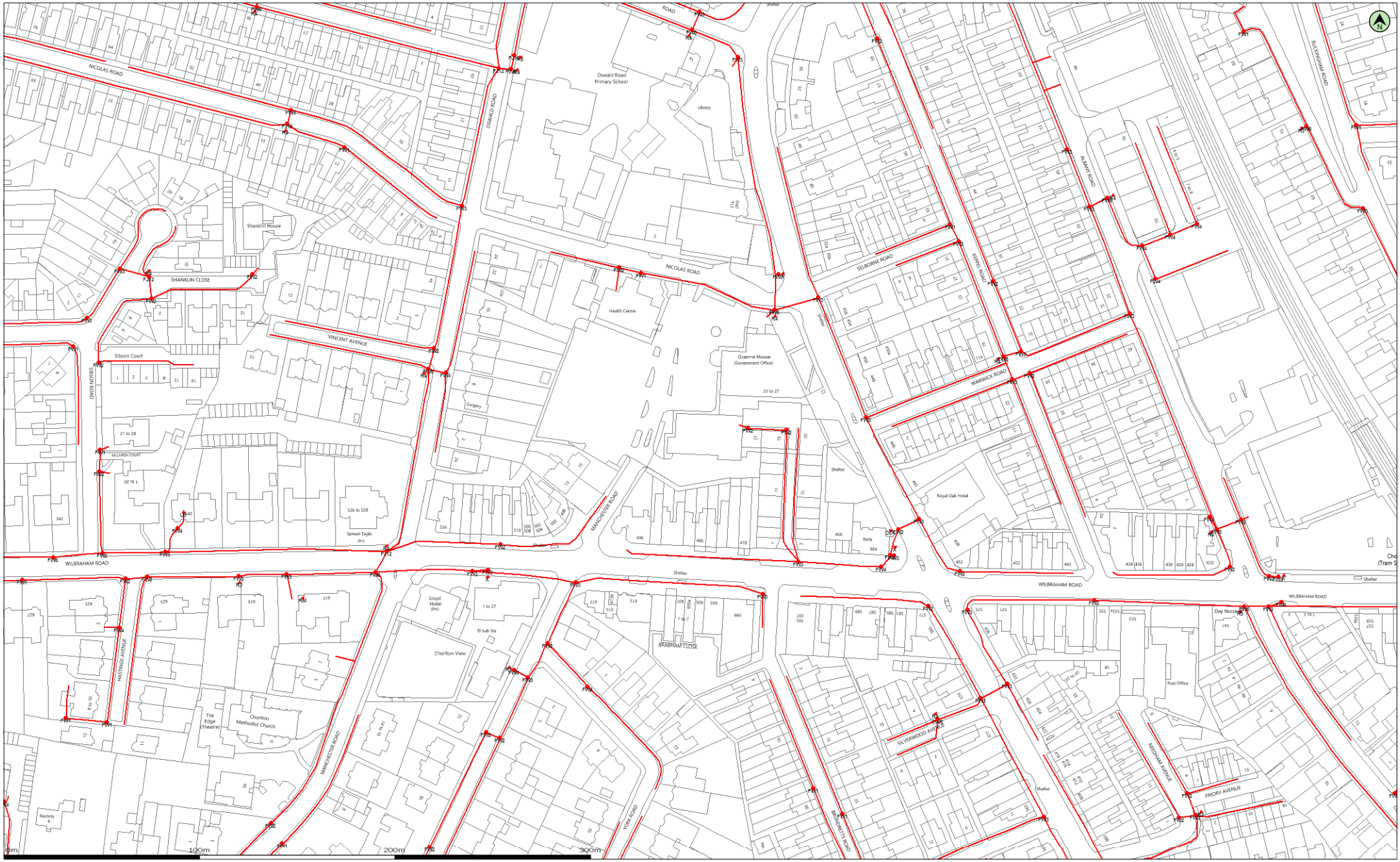
Registered Office: 5th Floor, Waterfront House, Station Street, Nottingham, NG2 3DQ
Company No. 5265863
VAT Reg No. 648 1142 45

This email (including any attachments) contains confidential information. If you are not the intended recipient please notify us immediately by replying to this email and delete this email from your system without reading, using, copying or disseminating it or placing any reliance upon its contents. Email is not a secure medium and we cannot accept liability for any breaches of confidence arising through use of email. Any opinions expressed in this email (including any attachments) are those of the author and do not necessarily reflect the views of BWB Consulting Limited. We will not accept responsibility for any commitments made by our employees outside the scope of our business. We do not warrant the accuracy or completeness of such information. Viruses: please note that we do not accept any liability for viruses and it is your responsibility to scan the attachments (if any) using suitable anti-virus software.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd.**

NOTICE – This email message and any attachments may contain information or material that is confidential, privileged, and/or subject to copyright or other rights. Any unauthorized viewing, disclosure, retransmission, dissemination, or other use of or reliance on this message or anything contained therein is strictly prohibited and may be unlawful. If you believe you may have received this message in error, kindly inform the sender by return email and delete this message from your system. Thank you.

APPENDIX 8: VIRGIN MEDIA



(c) Crown copyright and database rights 2024 Ordnance Survey AC0000818557 | Date: 16/10/24 | Scale: 1:1250 | Map Centre: 381564,394083 | Data updated: 01/10/24 | Our Ref: 1596501 - 1

Telecoms Plan A2
Powered by digdat

Important Information - please read The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the "Affected Postcodes.pdf" which can be downloaded from this website. Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan. This plan is produced by Virgin Media Limited (c) Crown copyright and database rights 2024 Ordnance Survey AC0000818557.

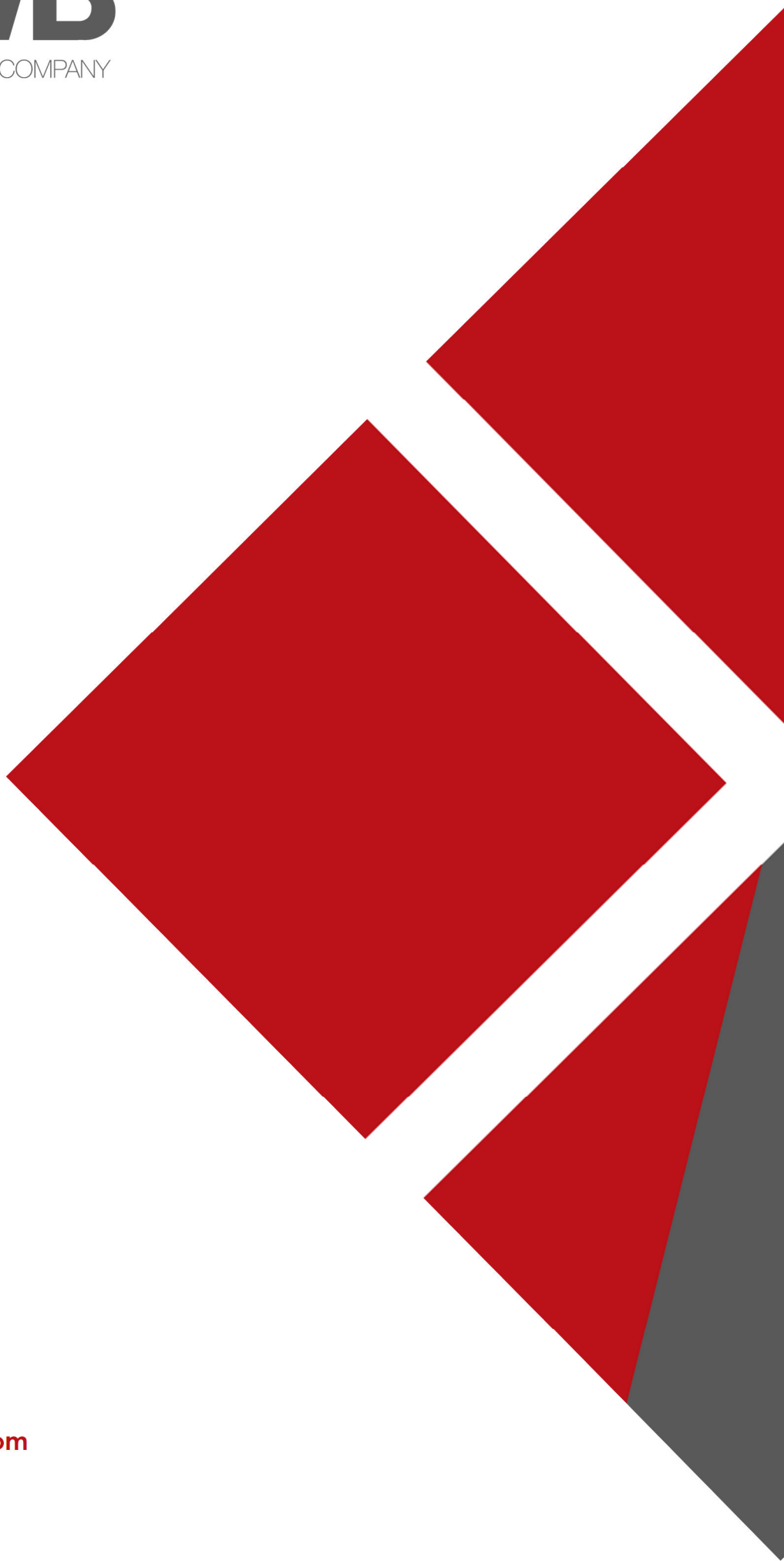
Duct, Trench | Chamber / Pole | Cabinet

tom.furlong@bwbconsulting.com

Chorlton Precinct

BWB

A CAF GROUP COMPANY



www.bwbconsulting.com