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Utilities Statement for - Radium Street, Manchester

GLIDE CONSTRUCTION

QA

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Name	Craig Cleary	Craig Cleary		
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Signature	*C Cleary*	*C Cleary*		
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Futureserv Ltd
10 Oxford Court
Bishopsgate
Manchester
M2 3WQ
enquiries@futureserv.co.uk

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1.0 INTRODUCTION

Futureserv Ltd have been appointed by Glide Construction Ltd to produce a utility statement to support the planning application for the 23 Radium Street Development.

The re-development of the two-storey former factory site is to comprise a refurbishment of commercial space. This includes the retention of the existing Ground, 1st and 2nd floor, which will continue to be utilised as commercial space, with a new covered rooftop terrace complete with fully retractable roof and windows.

The proposed site is located on Radium Street, Manchester. The development is situated in the Ancoats conservation area, parallel to the Beehive Mill, and adjacent to the corner of Radium Street and Jersey Street. School Court runs along the side and rear of the site. A canal arm, now filled in, is located to the north of the site. To the rear of the building is a mixture of low rise works buildings, storage yard areas, and open land. To the south of the site, beyond School Court, is a two-storey brick building that defines the corner of Radium Street and Jersey Street.

The objective of this utility statement is to assess whether there is an existing utility infrastructure local to the site, if any utility assets exist within the footprint of the site requiring diversion, and if the infrastructure is adequate to support the additional utility loads required for the development.

Proposed Site Boundary in Red

2.0 EXISTING SERVICES

An existing utility records search by Groundwise Ltd was commissioned to obtain the latest plans of the infrastructure within the area and in summary confirmed that the following existing utilities as of June 2023 are in the local area.

Electricity	Electricity North West
Water	United Utilities
Sewerage	United Utilities
Communications	BT, CityFibre, EUNetworks, OCU Group (Lumen Technologies), Virgin Media, Vodafone
Gas	Cadent

From the record drawings it has been ascertained that in the immediate proximity to the development, existing utility services run within Radium Street, Jersey Street & Naval Street. As of June 2023, the following Utility companies have confirmed that they have no assets in the area:

- Eclipse Power
- Utility Assets Ltd
- ESP
- Mast Data
- C.A. Telecom – Colt
- MBNL
- Sky UK Ltd
- Verizon
- Network Rail
- GTC
- HSE
- Leep Utilties
- LinesearchbeforeUdig
- Manchester City Council

3.0 EXECUTIVE SUMMARY

The following executive summary details each available utility service, any required diversions, the proposed services, and its capacity to serve the development.

3.1 Electrical Services

Asset Holder(s): Electricity North West

Diversion: None required

Proposed services: Extension of existing to serve roof terrace.

Existing capacity: Assumed sufficient based on existing infrastructure, to be developed at the next stage.

3.2 Gas Services

Asset Holder(s): Cadent

Diversion: None required

Proposed services: The site is unlikely to require a gas connection, with electric and heat pump solutions more probable options for this development.

Existing Capacity: N/A

3.3 Water Services

Asset Holder(s): United Utilities

Diversion: None required

Proposed services: Existing 160mm water connection to be retained.

Existing capacity: Existing site served by 160mm connection, sufficient capacity is assumed with minimal outlet requirement for roof extension. To be developed at the next stage.

3.4 Water Sewage Services

Asset Holder(s): United Utilities

Diversion: None required

Proposed services: Existing sewer connection to be retained.

Existing capacity: Assumed sufficient based on existing infrastructure, to be developed at the next stage.

3.5 Data Services

Asset Holder(s): BT, CityFibre, EUNetworks, OCU Group (Lumen Technologies), Virgin Media, Vodafone

Diversion: None required

Proposed services: Existing data services to be retained, subject to user preference.

Existing capacity: Assumed sufficient based on existing infrastructure, to be developed at the next stage.

4.0 INDIVIDUAL UTILITY REQUIREMENTS

4.1 Electrical Services

Existing Electrical Services

The existing LV (Low Voltage) & HV (High Voltage) electrical network operated by Electricity North West (ENW), run within the public footpaths either side of Radium Street and supplies the surrounding existing properties.

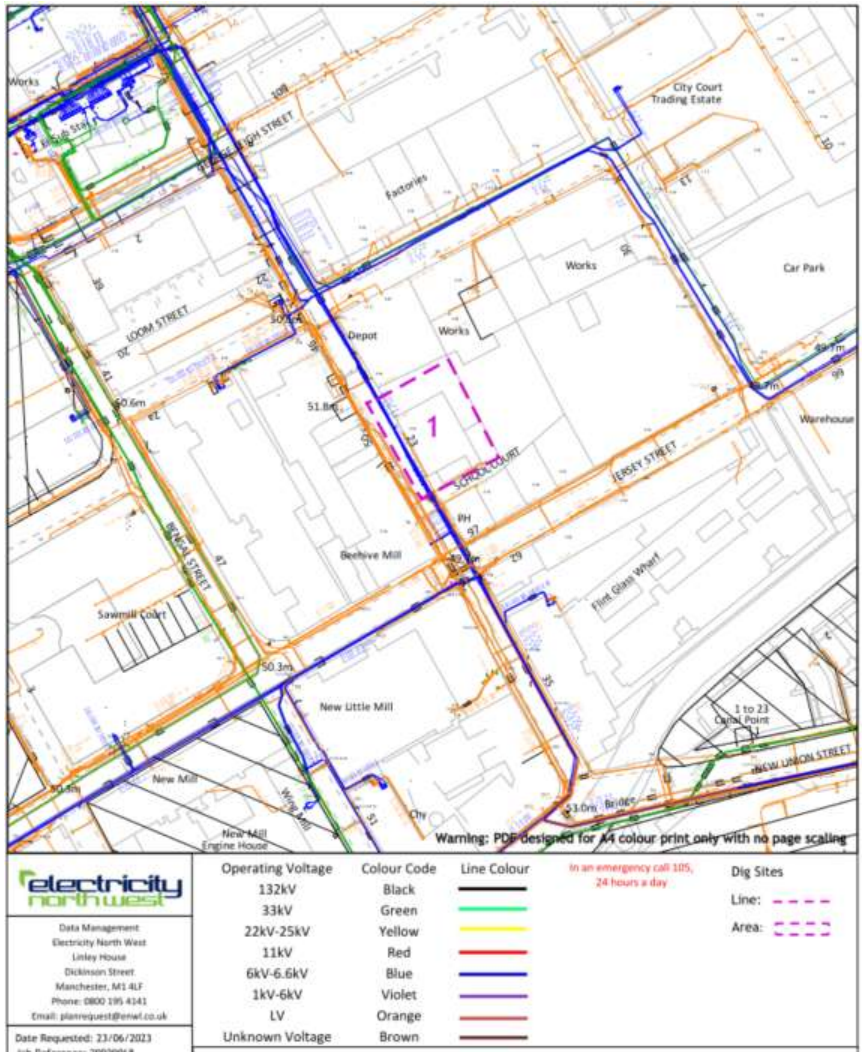
6kV-6.6kV HV cables, run along Radium Street in the footpath on the side of the proposed development. A number of low voltage cables run in the footpath on the opposite side of Radium Street.

The utility services drawing appears to show an existing LV connection from a Radium Street main. There is also an LV cable on the south side of the development extending from Radium Street along School Court.

There is an existing electrical distribution substation on Silk Street to the North-west of the site. Which the Radium Street mains branch from.

Proposed Electrical Services

Initial load assessments indicate it is a reasonable assumption that the existing building supply has capacity to serve the new glass extension therefore no additional building supply is required. This is to be confirmed following building survey.



Extract from ENW's Electricity Record Drawings

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4.2 Gas Services

Existing Gas Services

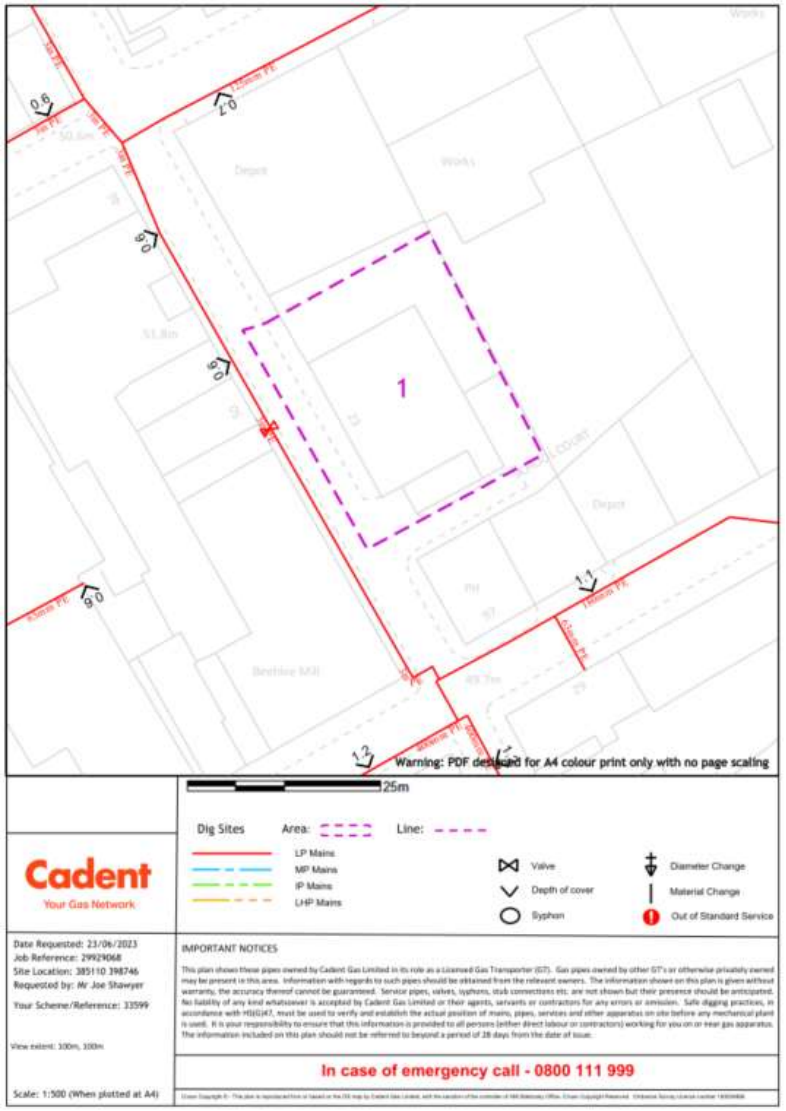
Low pressure gas main services run adjacent to the site owned by Cadent, with branches on Radium Street, Jersey Street and Naval Street.

Cadent operate a 3" Low Pressure gas main running down Radium Street in the public footpath, branching at either end to submains of 125mm on Naval Street and 180mm on Jersey Street.

No Gas mains are located within the site boundary and therefore no diversions will be required.

Proposed Gas Services

It is assumed that the new glass rooftop space will not require a gas connection and therefore no new connection is proposed for this development.



Extract from Cadent Gas Distribution Mapping

4.3 Water Services

Existing Water Services

Existing water mains run adjacent to the site with branches on Radium Street, Jersey Street and Naval Street.

United Utilities records indicate a that there is a 7" main running along Radium Street showing a 160mm distribution main which enters the site boundary from Radium Street.

The 160mm distribution main could be retained and used as the connection point for the new service connection.

Therefore, no water main diversions are required.

Proposed Water Services

As there is to be no change of use for the existing building, it is assumed that the existing 160mm branch connection from the main in Radium Street is sufficient to serve the existing property and the glass roof extension.

There will be minimal water outlet requirements in the proposed space.

Extract from United Utilities Distribution Mapping

4.4 Water Sewage Services

Existing Water Sewerage Services

Public water sewage mains within the local area are provided and maintained by United Utilities as part of their public network.

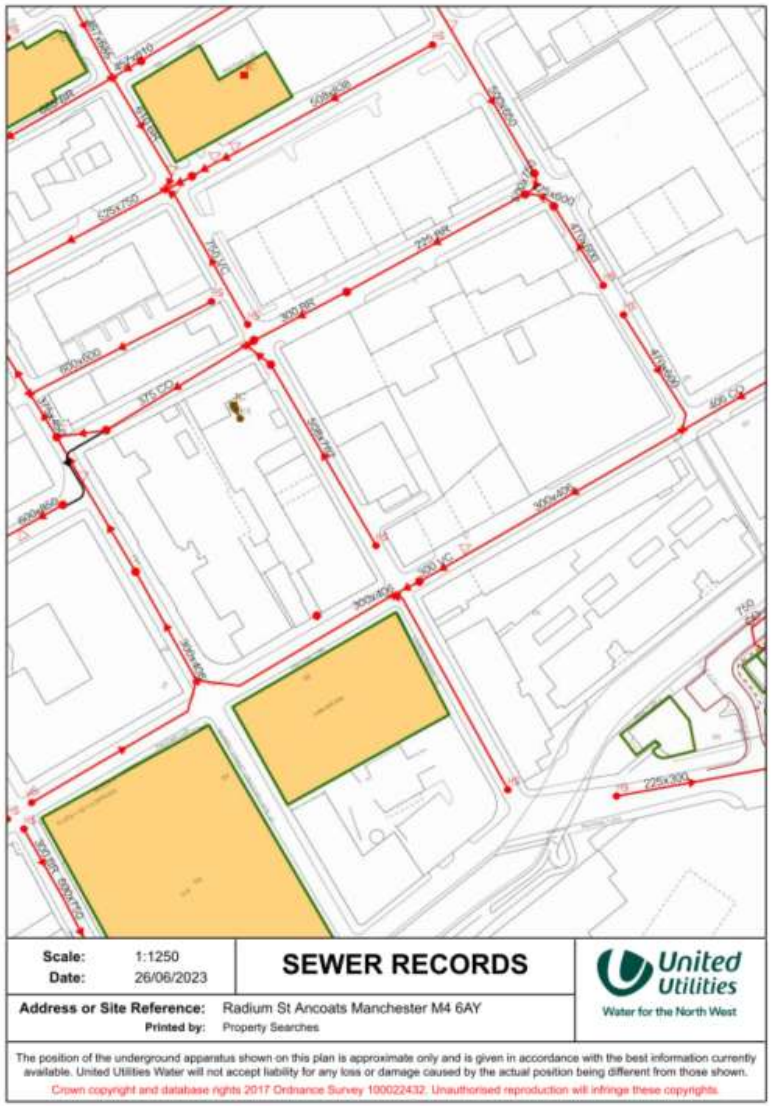
United Utilities record drawings show an existing 508x762 combined public sewer running within Radium Street. The head of the system is shown on the corner of Radium Street and Jersey Street and stems down towards 375 CO main in Naval Street. This connects to a significant wider infrastructure spanning across Ancoats.

The existing sewers are located outside of the site boundary and therefore unaffected by the development. No asset diversion will be required.

Proposed Water Sewerage Services

Following assessment of the required drainage capacity, it is not anticipated there would be a requirement for upgrading of the existing drainage.

The existing building sewer connection is deemed to be sufficient as no change of use will occur following the rooftop extension.



Extract from United Utilities Sewerage Mapping

4.5 Data Services

Existing Data Services

The Utility mapping report shows there are various telecoms & data providers with infrastructure available to support the development in the surrounding site area. These are as follows:

- Virgin Media
- BT
- CityFibre
- EUNetworks
- OCU Group (Lumen Technologies)
- Vodafone

Virgin Media, Vodafone and EUNetworks show service chambers and ducts running in the radium street footpath past the site. These are the closest available data services.

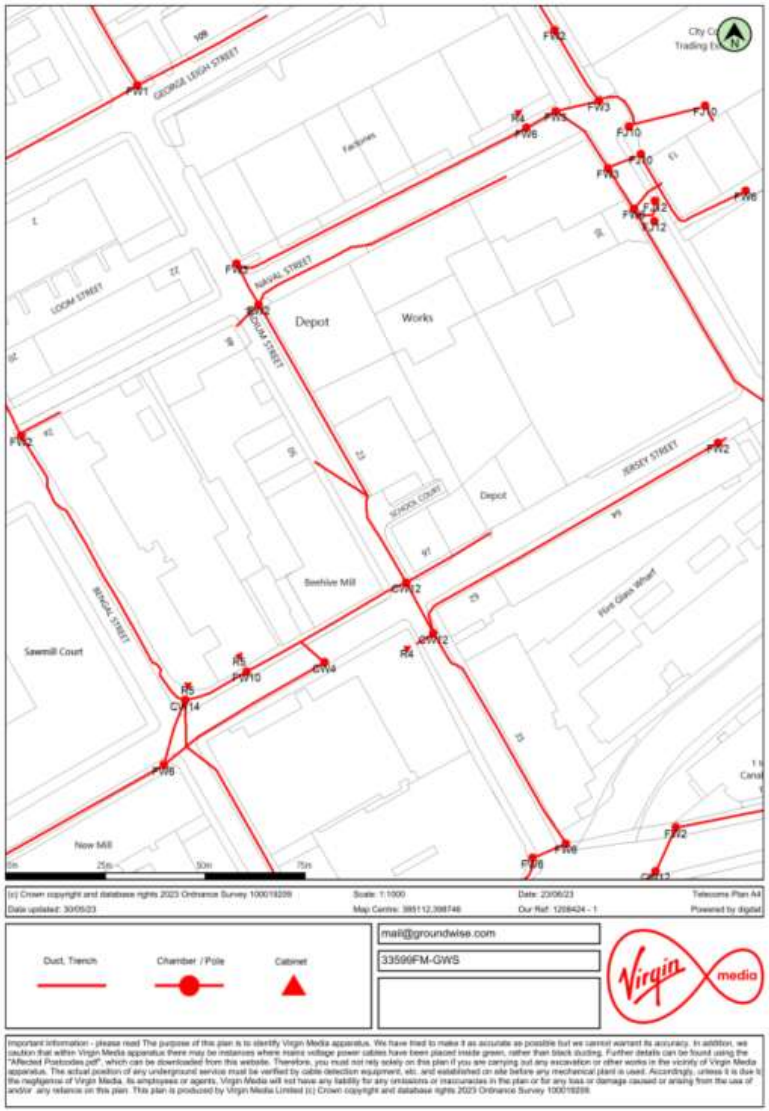
BT, City Fibre and OCU group show various service chambers and ducts in Jersey Street, Naval Street and at either end of Radium Street.

Proposed Data Services

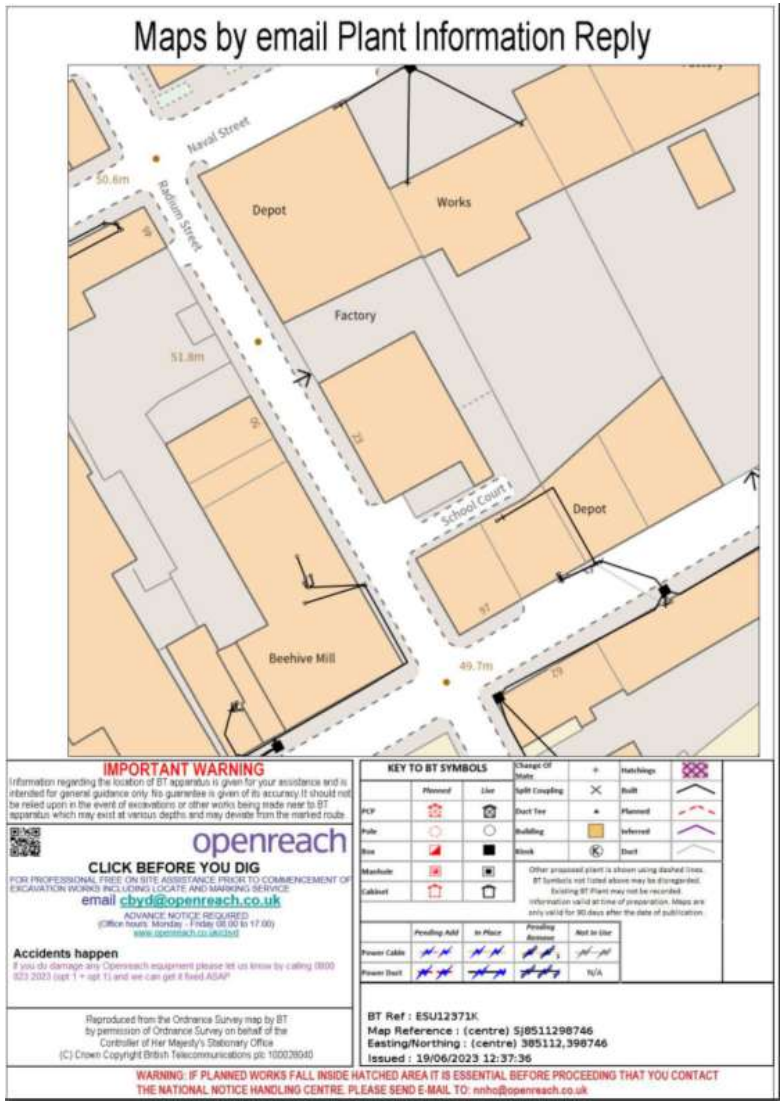
The Data connections would be subject to client preference, with Virgin Media, Vodafone and EUNetworks the most local to the site these would provide straightforward connection points to the development.

Although slightly less accessible, it is feasible to extend any of BT, City Fibre or OCU's networks should any of these be the clients preferred provider.

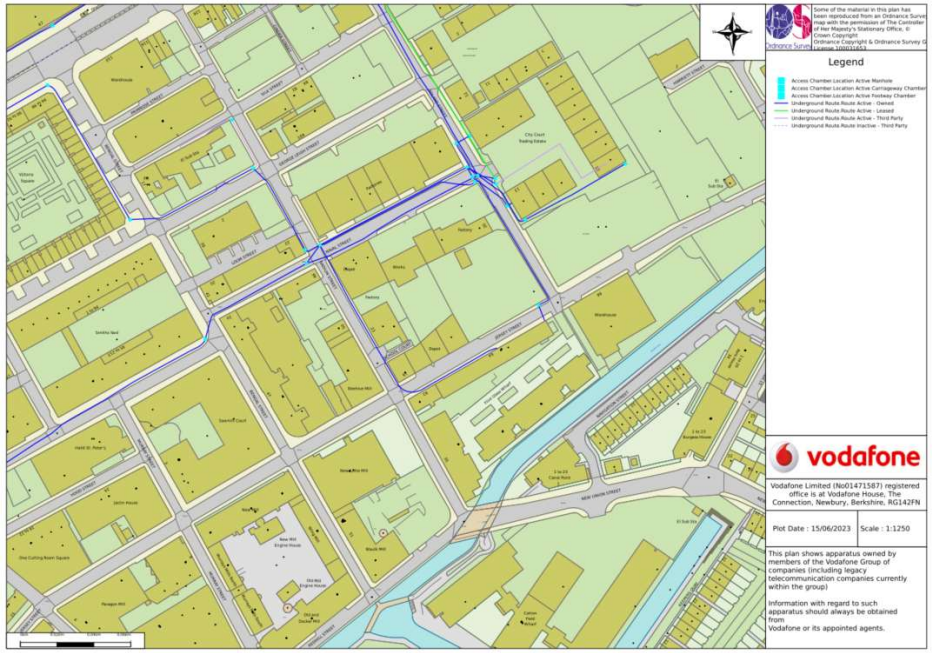
It is assumed that 1GB of data connectivity is available from the surrounding infrastructure to provide sufficient capacity to the site. It is likely that the existing system can remain as there will be minimal data requirements for the new roof space.



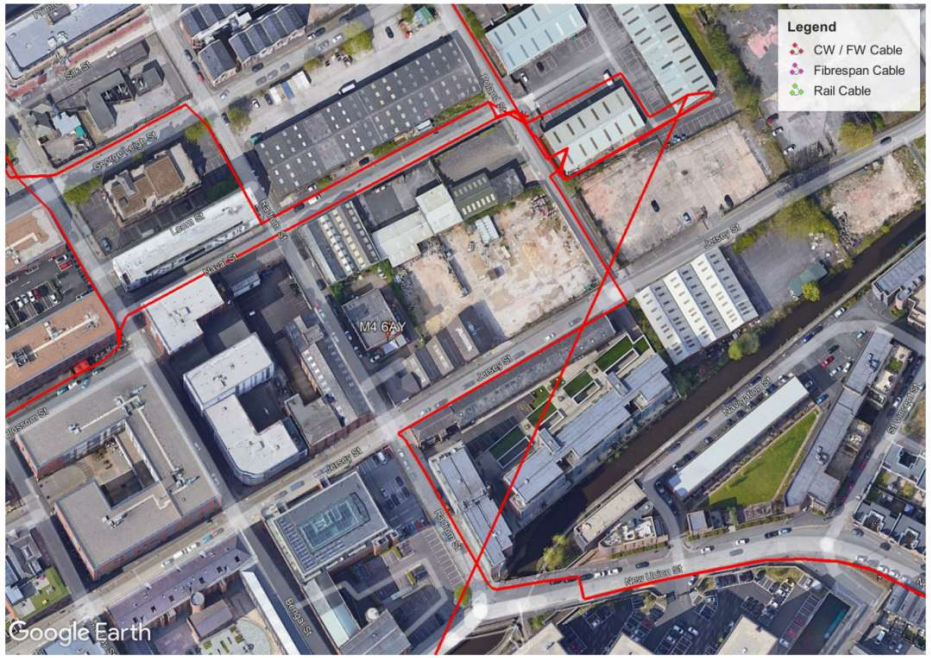
Extract from Virgin Media Mapping



Extract from Openreach Mapping

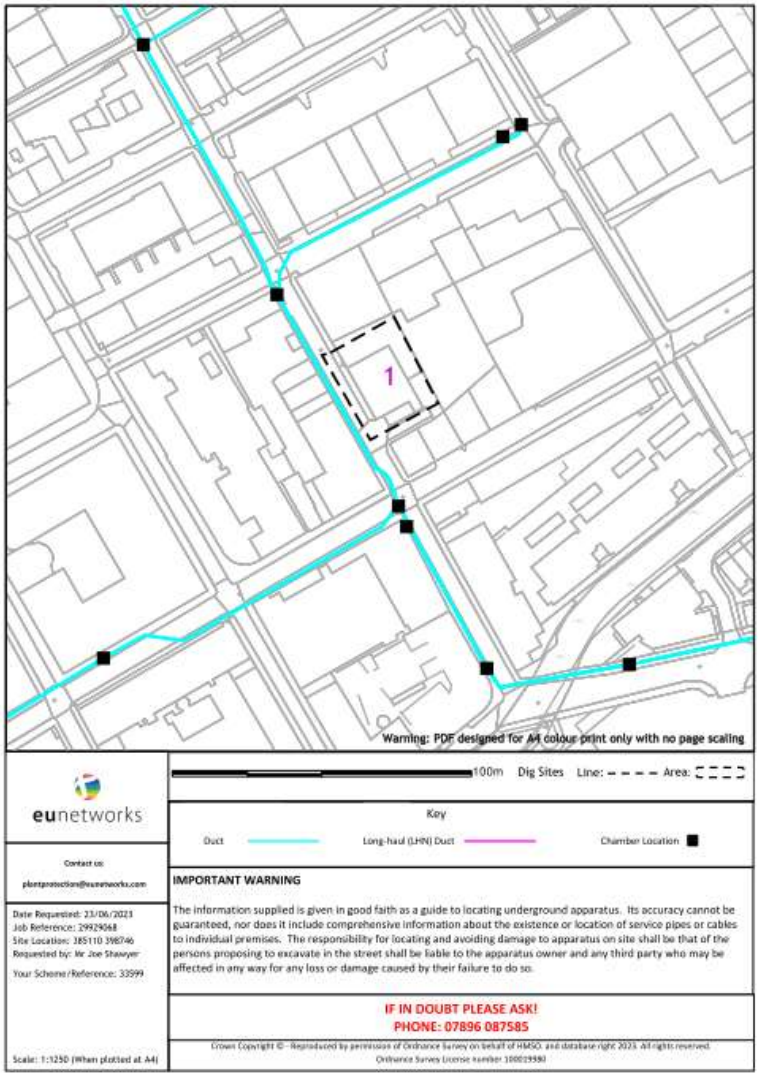


Extract from Vodafone Mapping



Extract from OCU Group (Lumen Technologies) Mapping

Extract from CityFibre Mapping



Extract from EUNetworks Mapping

5.0 CONCLUSIONS

The Ancoats site location benefits from a sizeable existing public utility services infrastructure. Various asset holders in the available area can provide the necessary utility services to the new development. These services comprise of Electricity, Water, Communications, Public Sewerage and Gas (if required).

All of the existing utility infrastructure is contained within the public footpath and highways surrounding the site and therefore will be unaffected by the development with this being a rooftop extension only. Consequently, there are no diversionary works required to be accounted for in the construction.

As identified in this report the existing utilities are capable of providing sufficient capacity for all of the developments required services. Generally, the existing building services connections are deemed to be sufficient to serve the development as an extension of the existing systems. Therefore, no additional new services connections are required to facilitate this development.

The Utility mapping provided by Groundwise Ltd verifies the density of services and capacity available and ensures that if the existing energy strategy is to change in future in favour of more sustainable approaches, then there is sufficient local utility capacity to facilitate this. Therefore, future-proofing the development.

In summary the proposed 23 Radium Street development can be adequately supported by the existing public utility network and existing utility connections will have minimal impact on existing infrastructure within the area.