

PROPERTY

PJ Livesey Holdings Ltd
Chorlton Precinct Redevelopment
Manchester
Existing Utilities Statement

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Chorlton Precinct Redevelopment
Manchester
Existing Utilities Statement

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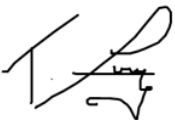
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EXECUTIVE SUMMARY

This Utilities Statement was instructed by PJ Livesey Holdings Ltd ('the Client') to accompany a detailed planning application for a residential-led redevelopment (the 'Proposed Development' of Chorlton Precinct, Manchester ('the Site')).

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 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 works are undertaken.

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.

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1. INTRODUCTION AND SCOPE

- 1.1 This Utilities Statement was instructed by PJ Livesey Holdings Ltd ('the Client') to accompany a detailed planning application for a residential-led redevelopment (the 'Proposed Development' of Chorlton Precinct, Manchester ('the Site')).
- 1.2 The Proposed Site Plan and red line boundary is shown in **Figure 1.1**.



Figure 1.1: Site Location Plan

- 1.3 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.
- 1.4 The above will provide input into the Client's due diligence to confirm the Development is deliverable and viable.
- 1.5 **Figure 1.2** presents a snapshot of the Proposed Site Plan.



Figure 1.2: Proposed Site Plan

2. OBJECTIVES 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.
- 2.2 The above will provide input into the Client's due diligence to confirm the Development is deliverable and viable.

Summary

- 2.3 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).
- 2.4 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.
- 2.5 **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

- 2.6 **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)	RWEpower (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

- 2.7 It is anticipated that significant upgrades to the existing utility network infrastructure are anticipated to accommodate the proposed electric and water demands.
- 2.8 Quotes obtained from the utility providers do not guarantee that any existing spare capacity will be reserved for when proposed connection applications are made.
- 2.9 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.

Electric

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 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, 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 of the Site boundary, 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 existing Government 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 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 units 2-12 at Chorlton Place which 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. The Site plan has recognised this and the proposed layout of the development of the Site takes the public sewer into consideration, by building a footpath over the top of its route through the Site to maintain future access. Any building footprints appear to be clear of the sewer which should be checked against any easement distances, but it appears no works will be required for this sewer.
- 3.12 The easement zone and associated constraints applicable to the 1400 BR combined public sewer that crosses the site has been requested from the appointed Drainage Engineers. These will be fully coordinated with as part of the development proposals.
- 3.13 There are also foul and combined sewers connecting to the existing residential properties toward the south of the Site. These will need to be diverted and re-provided to ensure existing drainage connections are maintained.
- 3.14 Moving onto 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.
- 3.15 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.
- 3.16 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.
- 3.17 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)

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

- 3.20 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.
- 3.21 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.
- 3.22 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.
- 3.23 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 Government Building. This existing infrastructure will need diverting and re-provided.
- 3.24 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

- 3.25 Virgin Media (VM) Limited is a British company which provides telephone, television, and internet services in the United Kingdom.
- 3.26 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.
- 3.27 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 the Government Building. 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.

- 3.28 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.
- 3.29 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 northwest 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

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

Vodafone

- 3.32 Vodafone Group plc is a British multinational telecommunications conglomerate with headquarters in London and Newbury, Berkshire.
- 3.33 Record information provided by Vodafone shows no existing telecoms infrastructure within the Site boundary, or the vicinity of the Site.

Verizon Business

- 3.34 Verizon is a multinational telecommunications conglomerate and a corporate component of the Dow Jones Industrial Average.
- 3.35 Verizon have confirmed that they do not own any apparatus on the Site, or within proximity of the Site.

Mobile Broadband Network Limited (MBNL)

- 3.36 MBNL is owned equally by EE and Three. They manage, maintain, and enhance the telecommunications network in the UK.
- 3.37 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

- 3.38 Bring Energy's purpose is to define, create and strengthen sustainable city-scale heating and cooling networks.
- 3.39 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)

- 3.40 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.

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

Sota (Instalcom)

- 3.42 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.

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

Arelion UK Ltd

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

- 3.45 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

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

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

Lumen Technologies

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

- 3.49 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

- 3.50 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.

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

Utility Assets Ltd

- 3.52 Utility Assets Ltd provide an alternative option for commercial and retail developers in choosing a network operator for sites.
- 3.53 Utility Assets Ltd have confirmed that they do not own any apparatus on the Site, or within proximity of the Site.

4. UTILITY ASSUMPTIONS

4.1 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 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 domestic properties and the existing Government building will need to be diverted and re-provided;
- The United Utilities 5" and 3" water main supplying the existing residential properties and existing units will need to be diverted and re-provided;
- The existing LV and substation on site will need to be diverted and re-provided;
- All Cadent Gas existing infrastructure will need to be isolated, disconnected and capped at the Site boundary;

5. DISCONNECTIONS/DIVERSIONS

- 5.1 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.
- 5.2 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.
- 5.3 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.
- 5.4 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.
- 5.5 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.
- 5.6 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.
- 5.7 There is also another existing BT duct which feeds the existing units on site which will need to be isolated, disconnected, and removed.
- 5.8 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 feeds the existing units behind the Government Building. This will need to be isolated, disconnected and removed from Site.
- 5.9 The estimated utility diversion costs are presented in **Table 7.1**.

Table 7.1: Estimated Utility Diversion Costs

Utility	Description	Estimated Cost (exc. VAT)
Telecoms	All Virgin Media (VM) infrastructure to be removed from Site.	TBC
Telecoms	BT pole and overhead Lines, to be removed from the Site before works commence.	TBC
Telecoms	BT chambers to be isolated disconnected and removed.	TBC
Telecoms	BT underground ducts to be removed from site before works commence.	TBC
Gas	All gas mains to be removed from Site before works commence.	TBC
Water	United Utilities existing clean water 5" and 3" water mains to be disconnected to the existing water main within Wilbraham Road	TBC
Electric	All existing LV infrastructure feeding the existing properties to be isolated disconnected and removed.	TBC
Electric	Existing Substation to be removed from Site. New substation may need to be built before existing is removed from Site.	TBC
Total		TBC

6. CONCLUSION

- 6.1 We understand that there may be a requirement for 1No. or more substations on site to provide electricity due to the size of the Proposed Development.
- 6.2 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.
- 6.3 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.
- 6.4 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.
- 6.5 It is now known what works are required before 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.
- 6.6 Please note that this is an existing only Utilities Statement and the full report will follow after feedback from Futureserv, regarding proposed incoming electric and water loads for the proposed development.

APPENDICES

APPENDIX 1: UTILITY SEARCH LOG

BWB A CAF GROUP COMPANY	Utility Asset Search Status		
	Project Name: Charlton Precinct Redevelopment		
	Project Number: 233048		
	Post Code: M21 9LT		
Eastings 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	Utilities in the vicinity 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

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

KEY
ASSETS PRESENT
AWAITING RESPONSE
NO ASSETS PRESENT

APPENDIX 2: LINESEARCH BEFORE U DIG REPORT

Enquirer

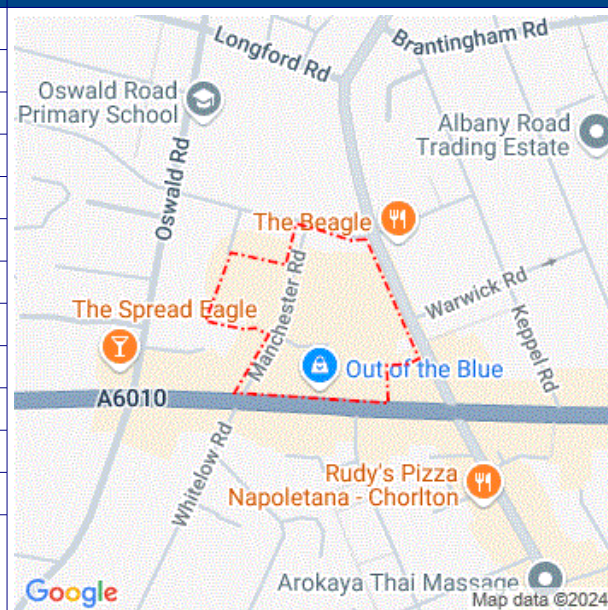
Name	Mr Tom Furlong	Phone	07500601088
Company	BWB Consulting	Mobile	07500601088
Address	B W B Consulting Ltd Whitehall Waterfront Leeds WYK LS1 4EH		
Email	TOM.FURLONG@BWBCONSULTING.COM		

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.

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/lineasearchbeforeudig-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 LineasearchbeforeUdig (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

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.)

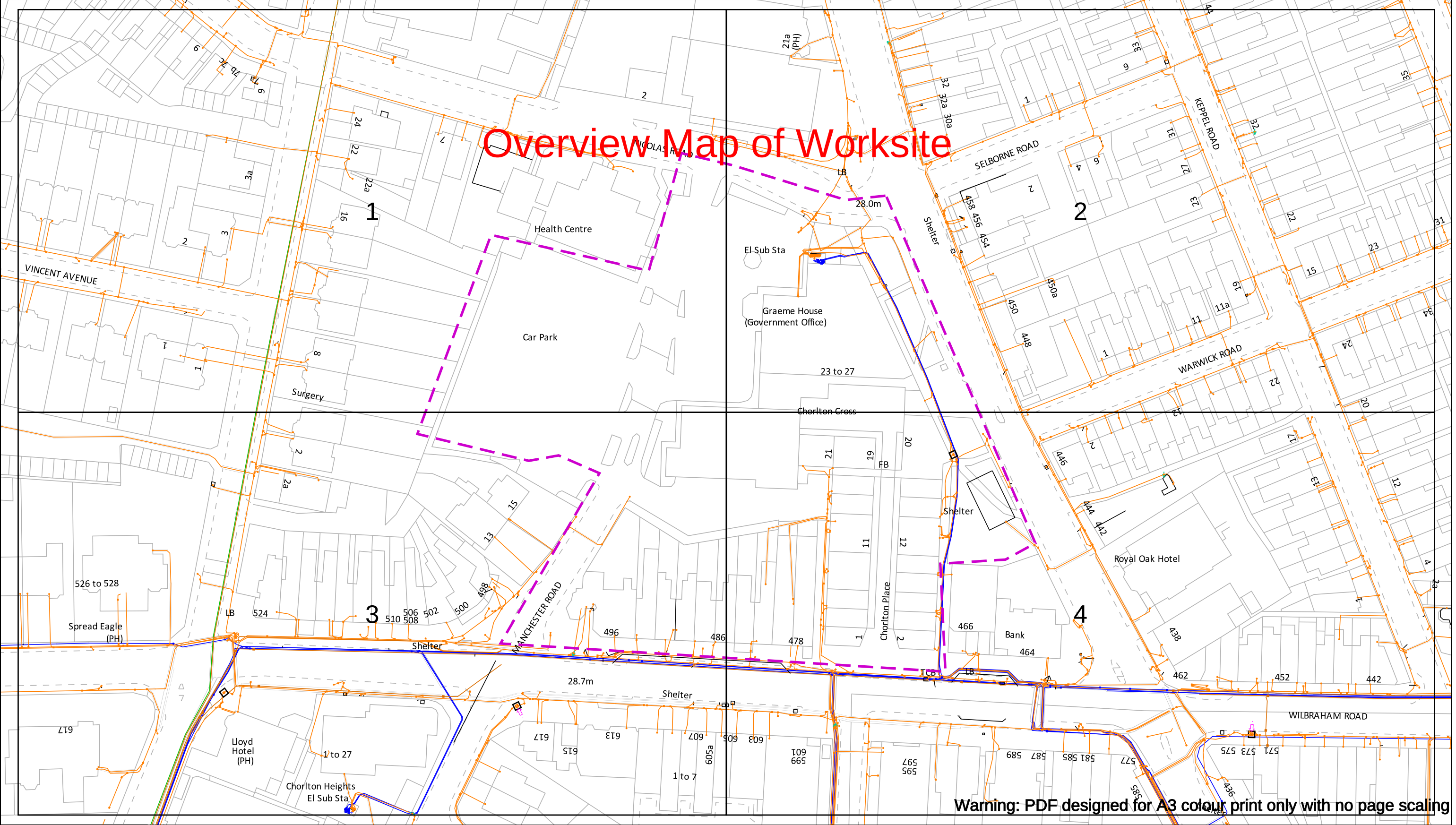
Asset Owner	Preferred contact method	Phone	Status
Arelion UK Ltd	check-network@arelion.com		Not Notified
Bring Energy	nrsua@bringenergy.com	0800 130 3600	Not Notified
BT	https://www.swns.bt.com/pls/mbe/welcome.home	08000232023	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
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	nrsua@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



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**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, Borrton Street, Portwood, Stockport, Cheshire, SK1 2JD Registered in England and Wales. Registered No 02366949

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

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



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
132kV
33kV
22kV-25kV
11kV
6kV-6.6kV
1kV-6kV
LV
Unknown Voltage

Colour Code

Black

Green

Yellow

Red

Blue

Violet

Orange

Brown

Line Colour

Dig Sites

Area: 

Line:



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



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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 the 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.



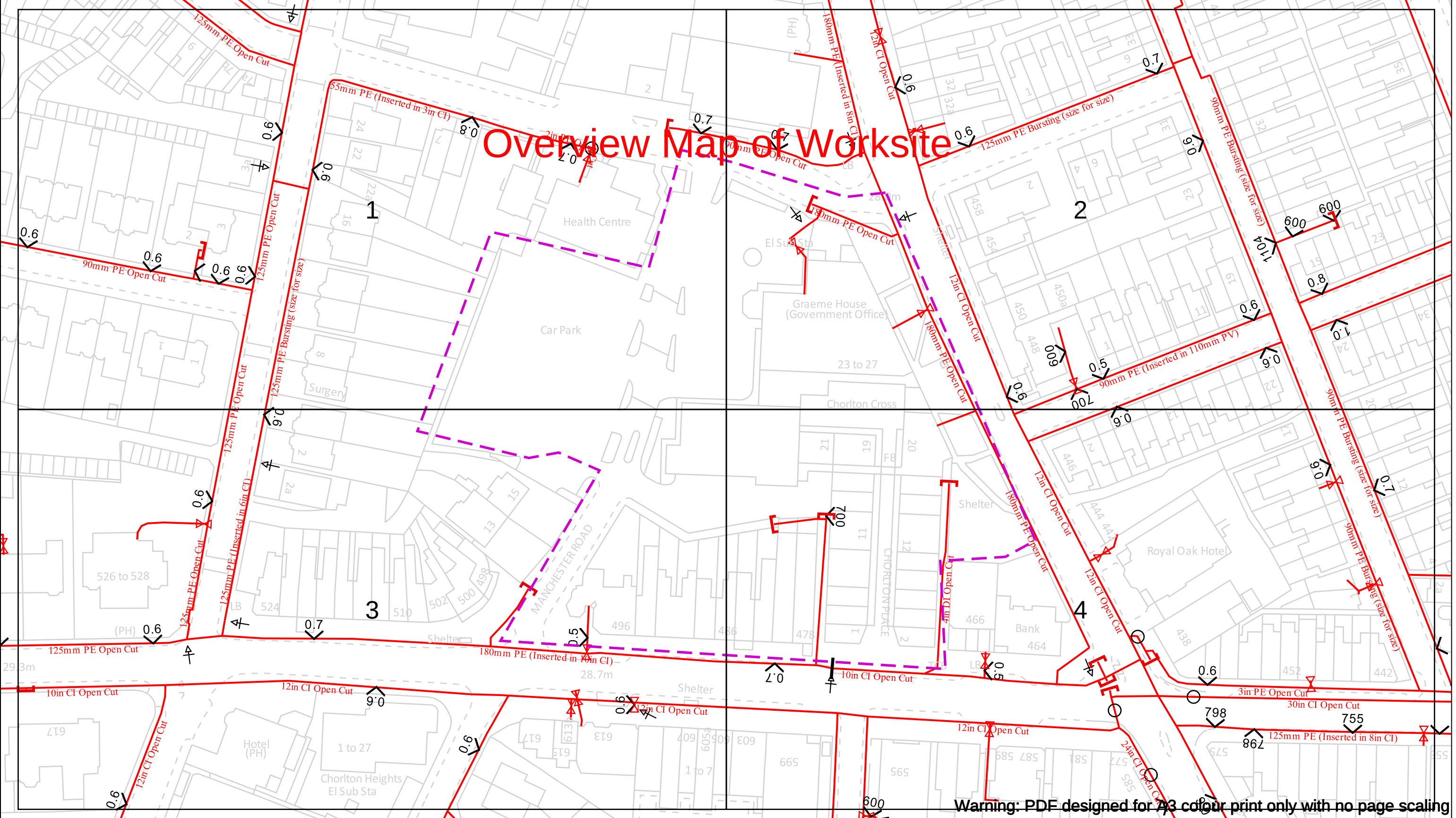
Bringing energy to your door

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

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)

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 H5(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

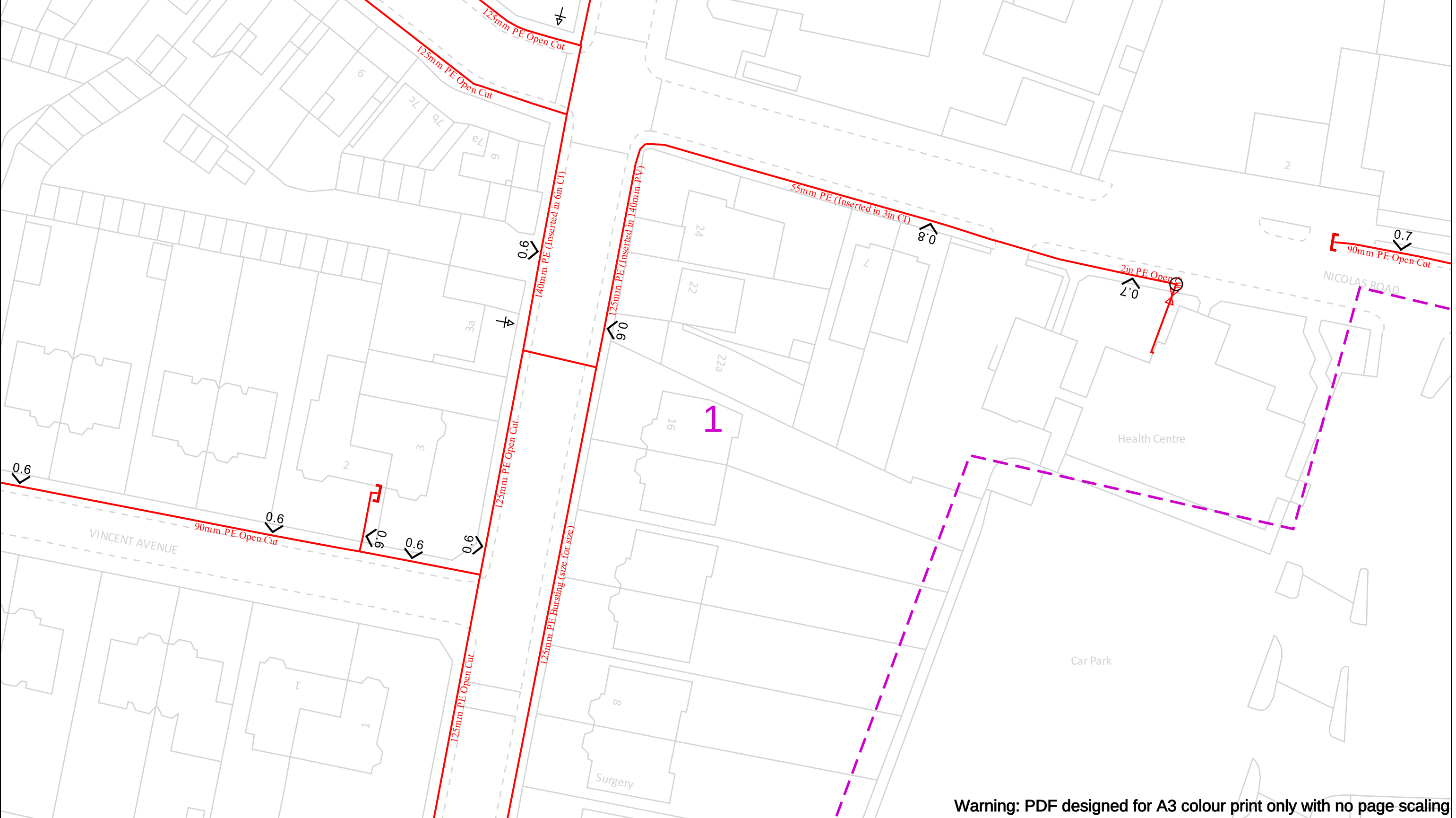
Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information. Out-of-standard service symbology may be used to indicate one or more of the following:

- 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

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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 H5(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

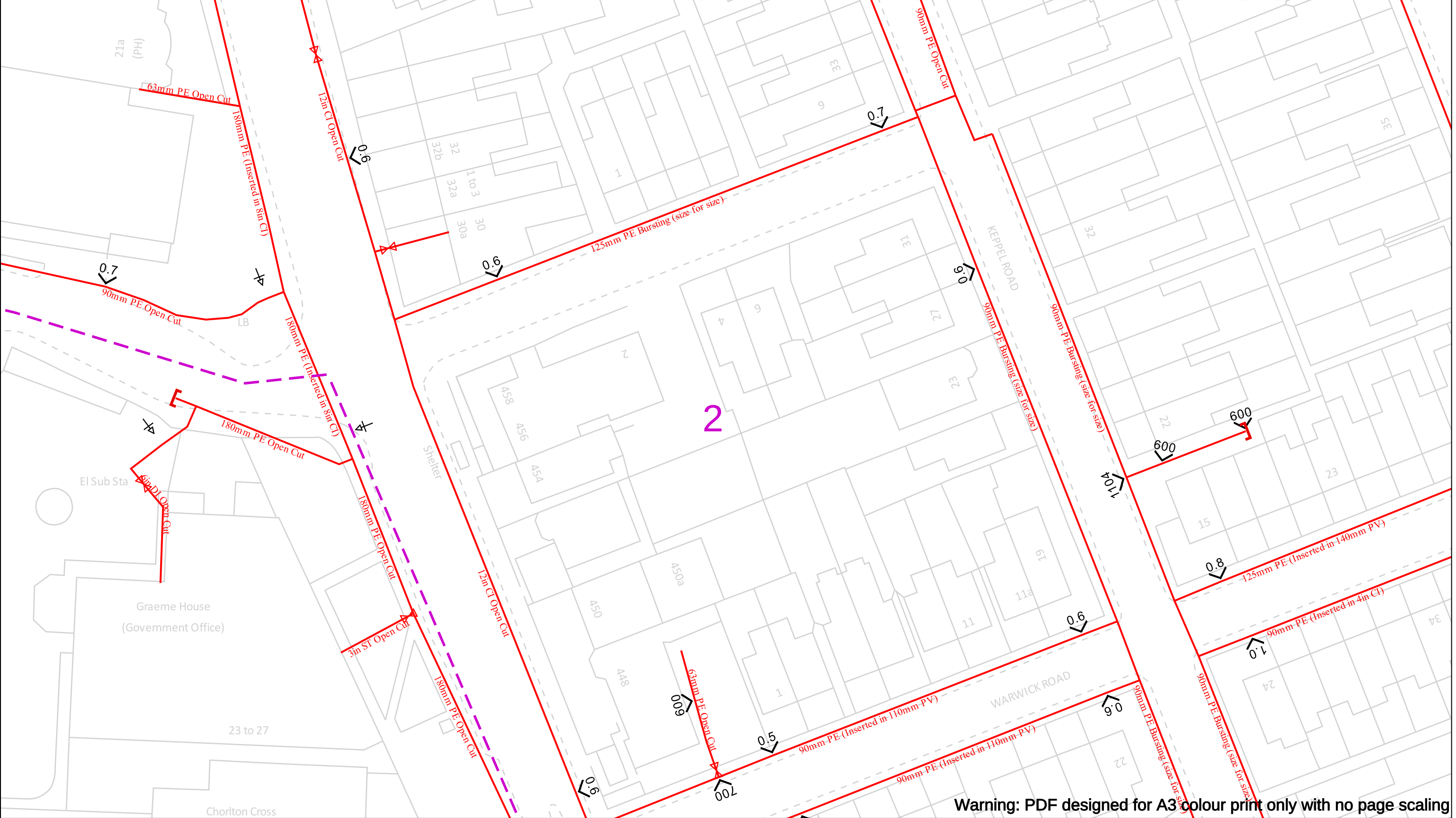
Dig Sites	Area:	Line:
LP Mains	Valve	Diameter Change
MP Mains	Depth of cover	Material Change
IP Mains	Syphon	Out of Standard Service
LHP Mains		

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.

Your Gas Network



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

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In case of an emergency call 0800 111 999

50m

Dig Sites	Area:	Line:	
	LP Mains		Valve
	MP Mains		Depth of cover
	IP Mains		Syphon
	LHP Mains		Diameter Change
			Material Change
			Out of Standard Service

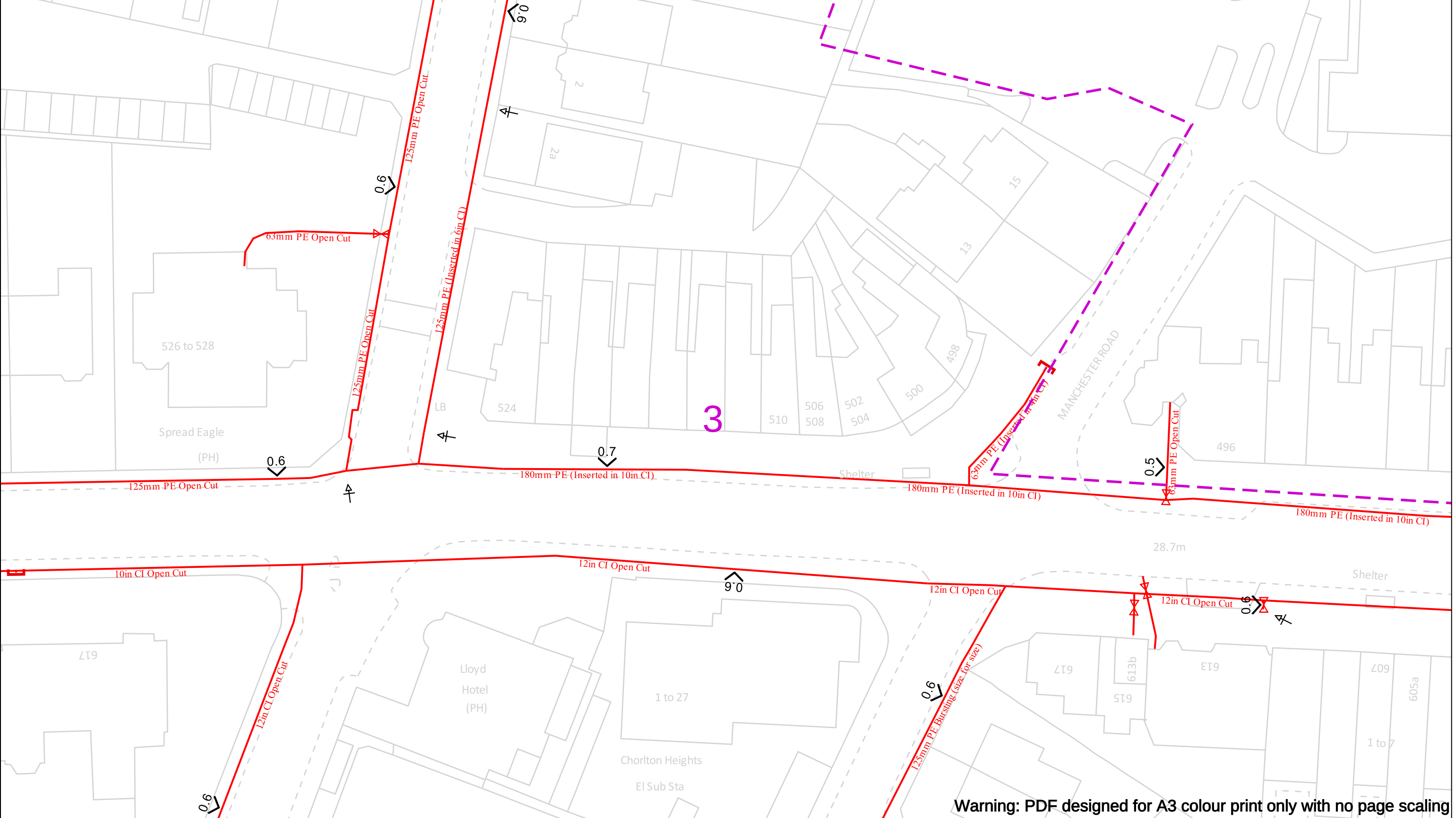
Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information. Out-of-standard service symbology may be used to indicate one or more of the following:

- 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



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Date Requested: 09/10/2024
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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 H5(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

LP Mains

MP Mains

IP Mains

LHP Mains

Valve

Depth of cover

Syphon

Area:

Line:

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

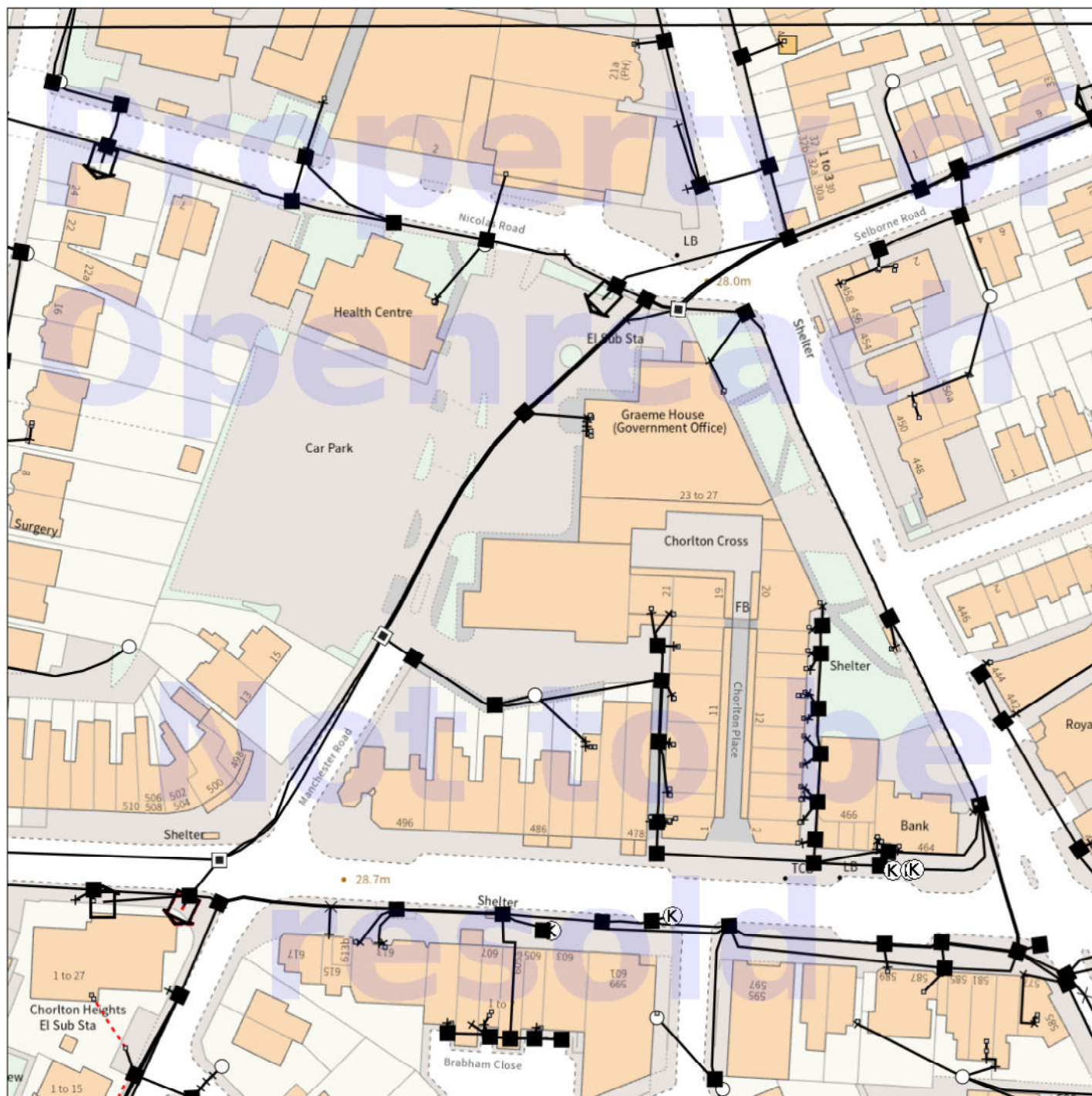
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	View extent: 200m, 115m	In case of an emergency call 0800 111 999		Cadent Your Gas Network
Date Requested: 09/10/2024 Job Reference: 34998482 Site Location: 381528 394073 Requested by: Mr Tom Furlong Your Scheme/Reference: 233048 - Chorlton Precinct	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.	50m Dig Sites LP Mains MP Mains IP Mains LHP Mains Valve Depth of cover Syphon Area: Line: 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.	
Scale: 1:500 (When plotted at A3)				
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APPENDIX 5: BRITISH TELECOMMUNICATIONS

Maps on Demand Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.

openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

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KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling	X	Built	
Pole			Duct Tee	▲	Planned	
Box			Building		Inferred	
Manhole			Kiosk	K	Duct	
Cabinet			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

Tom Furlong

2 Riverside Way
Whitehall Waterfront,
Leeds,
LS1 4EH

FAO:

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

**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

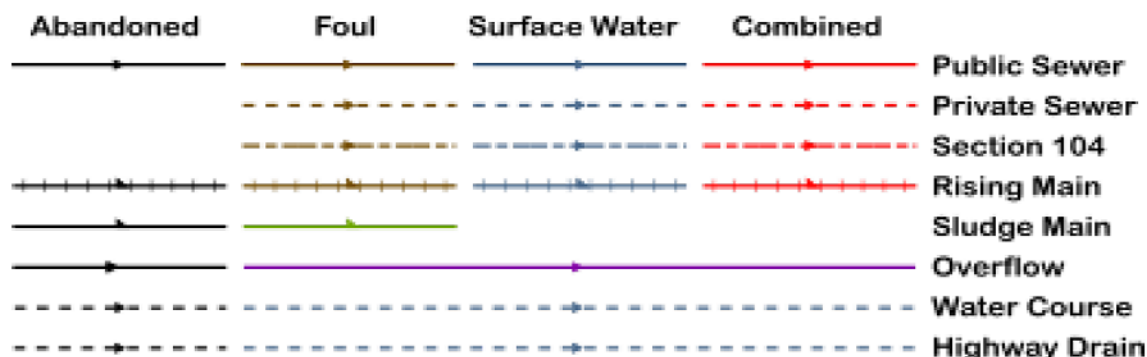
TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS

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.

Wastewater Symbolology



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

Manhole	Side Entry Manhole
Head of System	Outfall
Extent of Survey	Screen Chamber
Rodding Eye	Inspection Chamber
Inlet	Bifurcation Chamber
Discharge Point	Lamp Hole
Vortex	T Junction / Saddle
Penstock	Catchpit
Washout Chamber	Valve Chamber
Valve	Vent Column
Air Valve	Vortex Chamber
Non Return Valve	Penstock Chamber
Soakaway	Network Storage Tank
Gully	Sewer Overflow
Cascade	Ww Treatment Works
Flow Meter	Ww Pumping Station
Hatch Box	Septic Tank
Oil Interceptor	Control Kiosk
Summit	DNM Network Monitoring Point
Drop Shaft	Change of Characteristic
Orifice Plate	



Water for the North West

SEWER RECORDS

Address or Site Reference

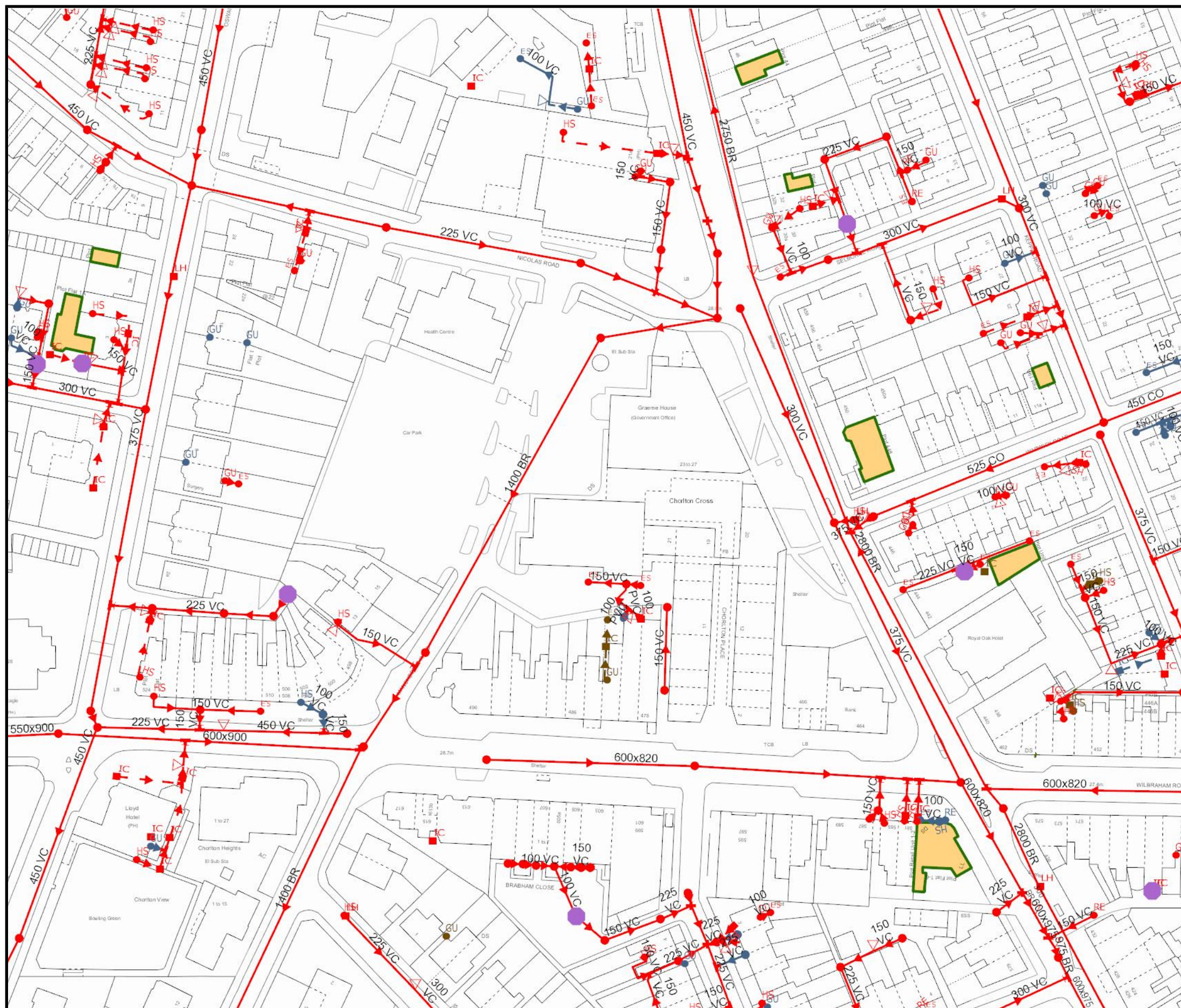
Chorlton Commercial Maps,

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.

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Clean Water Symbolology

Proposed	Abandoned	Live	
			Distribution Main
			Trunk Main
			Comms Pipe
			Private Pipe
			Concessionary Service
			Raw Water
			LDTM Raw Water
			LDTM Treated Water
			Air Valve
			AC Valve, open
			AC Valve, closed
			CC Valve, open
			CC Valve, closed
			Non Return Valve
			Pressure Management Valve
			OMS Valve
			Stop Tap
			Flow Meter
			Domestic Meter
			Commercial Meter
			Pump
			Hydrant
			Fire Hydrant
			Anode
			Chlorination Point
			De-chlorination Point
			Strainer Point
			Access Point
			Hatch Box
			IP Point
			Sampling Station
			Logger Box
			Bore Hole
			Inlet Point
			Bulk Supply Point
			End Cap
			Site Termination
			Change of Characteristic
			Condition Report
			<u>Property Types</u>
			Water Tower
			Valve House
			Booster Pumping Station
			Intake Pumping Station
			Water Treatment Works
			Supply Reservoir
			Service Reservoir
			Impounding Reservoir
			Pipe Bridge

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**



WATER MAIN RECORDS

Address or Site Reference

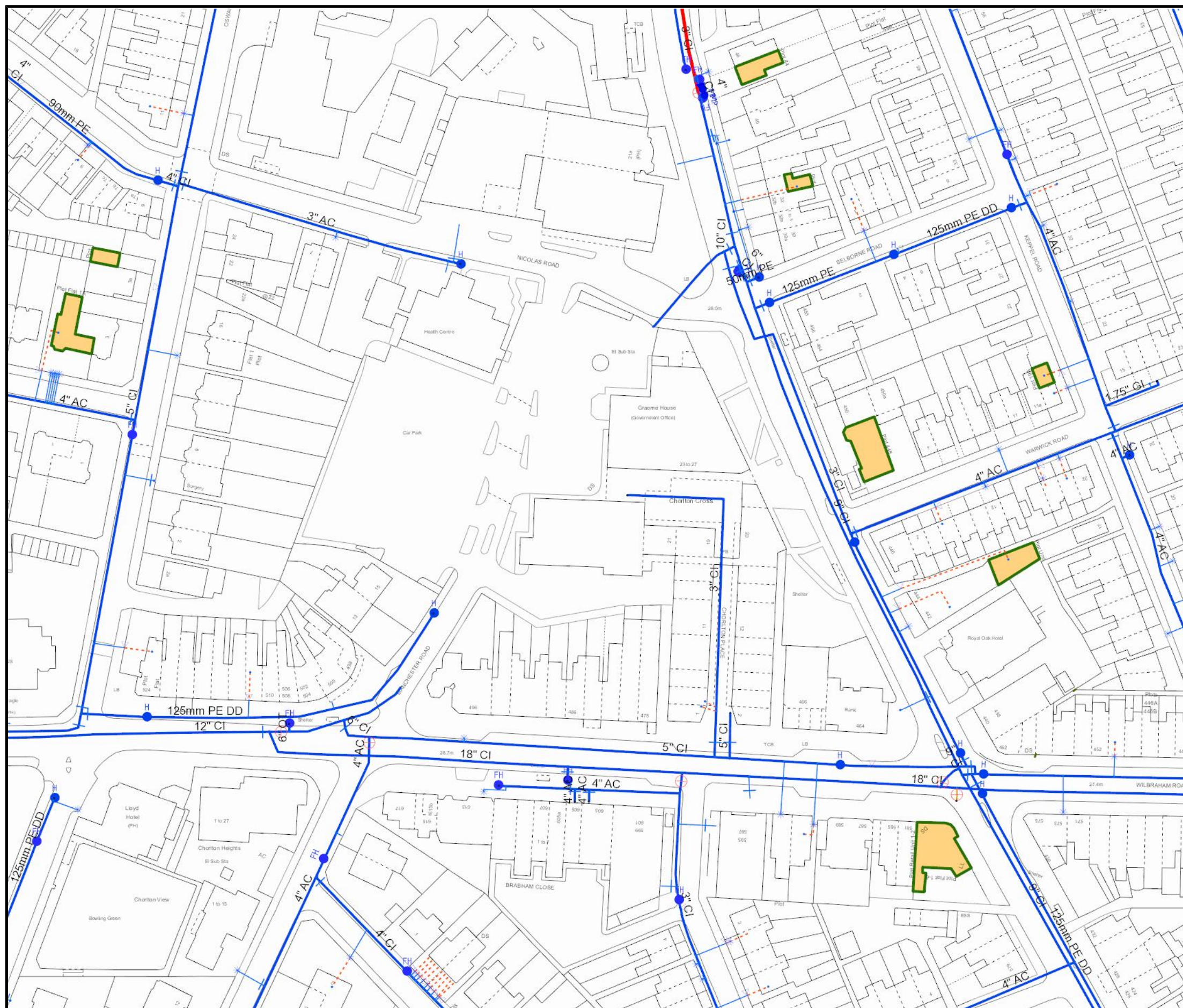
Chorlton Commercial Maps,

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.

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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:

Diversions 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@bwiconsulting.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,

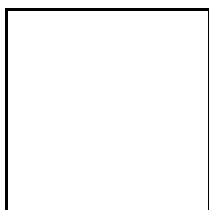
Tom Furlong EngTech, LCIBSE

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

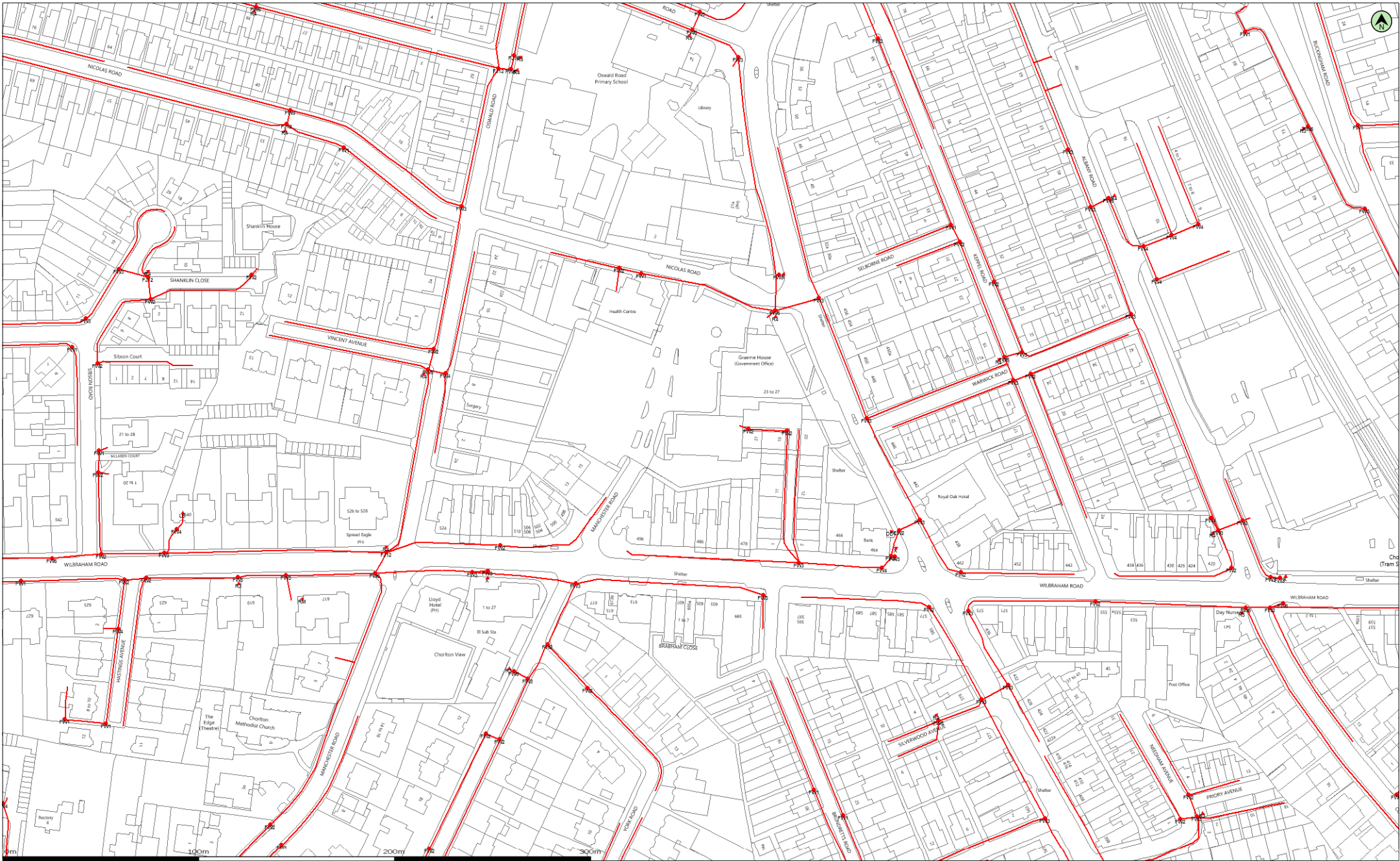
Registered Office: 5th Floor, Waterfront House, Station Street, Nottingham, NG2 3DQ
Company No. 5265863
VAT Reg No. 648 1142 45

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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 digital

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



