Government Property Agency

AtkinsRéalis



MANCHESTER DIGITAL CAMPUS

Utility Statement

NOVEMBER 2024

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This document has 8 pages including the cover.

Document history

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Revision	Purpose description	Originated	Checked	Reviewed	Authorised	Date
P01	Planning issue	JM	NL	NB	TB	01/11/2024

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1. Introduction

This report has been produced to support the application for full planning permission for Manchester Digital Campus, alongside forming the new ground levels for Manchester City Council's separate planning application for a proposed new park.

The purpose of the report is to review the existing utility networks towards:

- Extent of likely utility constraints, and
- The ability of the existing electricity, gas, potable water, and telecommunications networks to support the anticipated utility loads

2. Project Background

The Proposed Development comprises:

1. A package of enabling works including the establishment of new site levels (including for the future Park development being brought forward by MCC under a concurrent separate application) and permanent boundaries, removal of services, highways alterations and other associated works; and,

2. The development of a new civil service office campus including:

• North Building comprising basement, ground plus seven floors of offices, plus enclosed and exposed rooftop plant

• South Building comprising basement, ground floor commercial uses, cycle parking, and occupiable office floorspace, plus six floors of offices plus enclosed and exposed rooftop plant.

• Basement level accessible car parking of 50 spaces with access via Great Ancoats Street (plus 5 spaces associated with facilities management and operations);

• The creation of new areas of public realm, including improved frontage to Great Ancoats Street, a Canal Plaza adjacent to the Rochdale Canal, and a new boulevard between the two buildings.

• An area of private landscaping adjacent to the North Building enclosed by a boundary wall and a private garden adjacent to the east elevation of the South Building; and

• Associated servicing and access arrangements

For more detailed information on the proposed development, please refer to the Design and Access Statement (DAS).

3. Overview and Key Conclusions

Existing utility plans have been secured and there has been engagement with the relevant utility providers

3.1 Water

An application for a water supply has been made for the entire site. Provisional calculations have allowed for 240,000 litres per day drawn over an 8 hour period equating to 30,000 litres/hour. Works to establish a cost estimate for the temporary and independent permanent mains supplies for each building are ongoing with United Utilities at this time. It has been confirmed that there is sufficient capacity in the system for this development.

The Contractor shall engage with the utility provider at the appropriate design stage and make the necessary final applications.

3.2 Gas

The campus is being designed as gas free, so a gas utility connection is not required.

3.3 Communications

There is existing underground infrastructure for three communications service providers within the GPA area, Openreach, Virgin and Vodafone. Other service providers are available through the use of the Openreach infrastructure.

An application to Openreach has been made. Full development of the utility design will be undertaken during the next design stage and works programmed to suit the project program.

A comprehensive IT and communications brief shall be developed by the IT consultants. The brief shall provide a concise and complete specification for the utility telecoms requirements of the IT and communications systems.

Cable management systems, including below ground ducts/utility trenches and cable baskets will be provided to support the incoming telecoms, as defined within the final IT brief.

3.4 Electrical

A preliminary load assessment has been undertaken for the redevelopment of the entirety of the former Central Retail Park (FCRP) based on the development parameters in the adopted Strategic Regeneration Framework and industry rules of thumb. The estimated total load for the FCRP is circa 10MVA.

Following discussions with Electricity North West Limited (ENWL) it has been agreed that they will provide a new 23MVA primary substation on the FCRP which will serve this development and further developments in the area. The GPA has already entered into a contract with ENWL to secure the electricity supply needed, including a temporary supply to facilitate the redevelopment. A network of below ground ducts will be provided for HV cables from local DNO infrastructure to the primary substation and for distribution.

3.5 Drainage

There is a large existing sewer to the North of the site that will be used for drainage connections.

There is a small section of drainage to the South of the site, which is believed to be redundant, and once this is confirmed as part of the enabling works it will be removed or, if it is required will be diverted.

Underground Utilities Survey



LEGEND

Utility Survey Point Features

FH	Fire Hydrant	ICE	IC - Electric	MHF	MH - Foul
GV	Gas Valve	ICR	IC - Round	MH	MH - Round
G	Gully	ICT	IC - Telecom	MHS	MH - Surface Water
G	Gully Round	ICTC	IC - Traffic	SC	Stop Cock
IC	Inspection Cover	ICTV	IC - CATV	WM	Water Meter
ICC	IC - Comms	MH	Manhole	WV	Water Valve

Utility Survey Linework Features

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CATV	Cable TV
CCTV	Closed Circuit TV
COMMS	Communications
FOL	Fibre Optic Line
FOLC	Fibre Optic Line - Colt
FOLE	Fibre Optic Line - Energis
FOLF	Fibre Optic Line - Fibernet
FOLL	Fibre Optic Line - Level 3
FOLM	Fibre Optic Line - Mercury
FOLMF	Fibre Optic Line - MFSC
FOLT	Fibre Optic Line - Tanet
FOLV	Fibre Optic Line - Virgin
FOLVF	Fibre Optic Line - Vodafone
FOLVN	Fibre Optic Line - Verizon
FOLW	Fibre Optic Line - WCOM
TS	Telecom Service

Drainage

CW	Combined Water
FW	Foul Water
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Water

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EE	Electrical Earth
LV	Electrical - Low Volt
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TFL	Electrical - TFL
SL	Street Lighting
TCSU	Traffic Control System Unit

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UAPS	UA Passive Sweep
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	GPR Slab
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Other

	Manhole Chamber
	Manhole ID
PE	Pot End
XX (AS)	Assumed Service
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PAS128 Quality Levels

(Consult document 'PAS128-2014.pdf' for full details)

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XX - B1P	Quality Level B1P	XX - B4	Quality Level B4
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XX - B2P	Quality Level B2P	XX - D	Quality Level D

Special Survey Features

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	Photo Point
	Panoramic Photo Point
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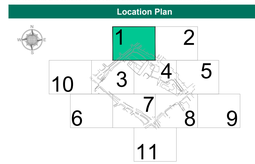
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Revisions

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RICS Band	Band F
Drawing Scale	1:200 @ A0
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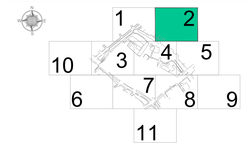
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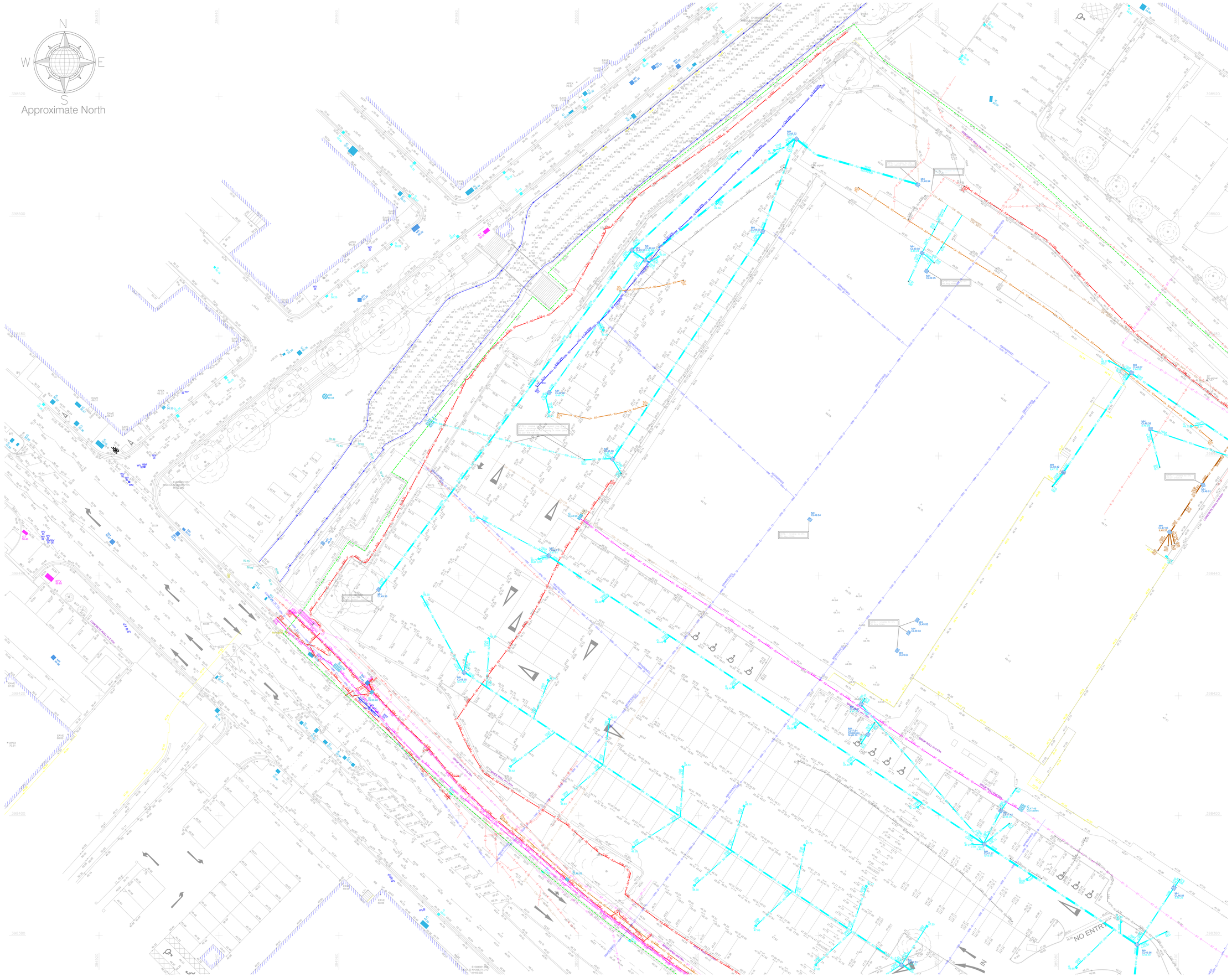
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LEGEND

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- CCTV — Closed Circuit TV
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- XX (AS) — Assumed Service
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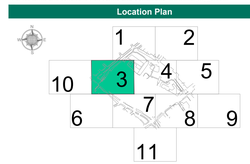
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Approximate North

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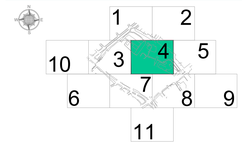
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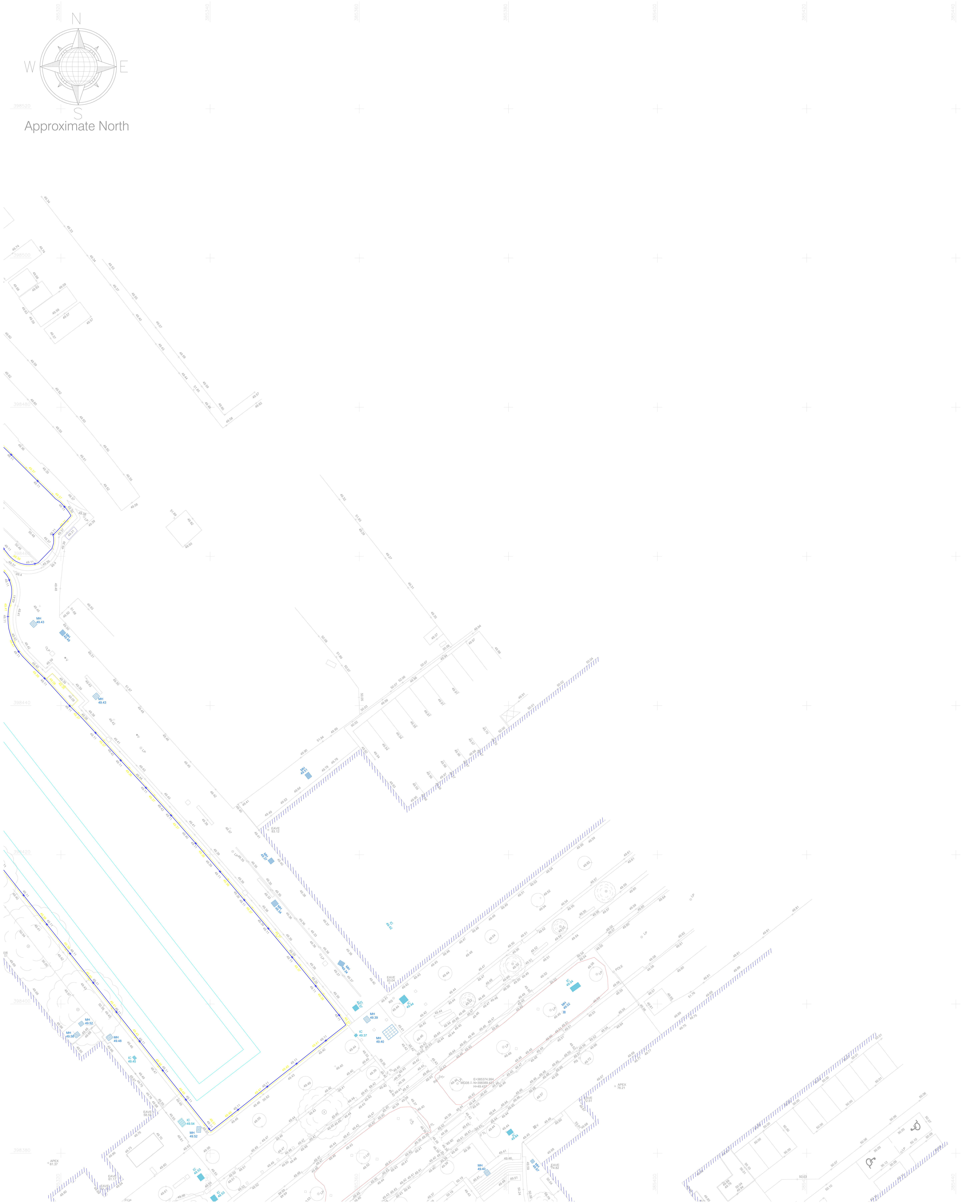
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IC	Inspection Cover	ICTV	IC - CATV	WM	Water Meter
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- FOLF Fibre Optic Line - Fibernet
- FOLL Fibre Optic Line - Level 3
- FOLM Fibre Optic Line - Mercury
- FOLMF Fibre Optic Line - MFSC
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- FOLV Fibre Optic Line - Virgin
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Drainage
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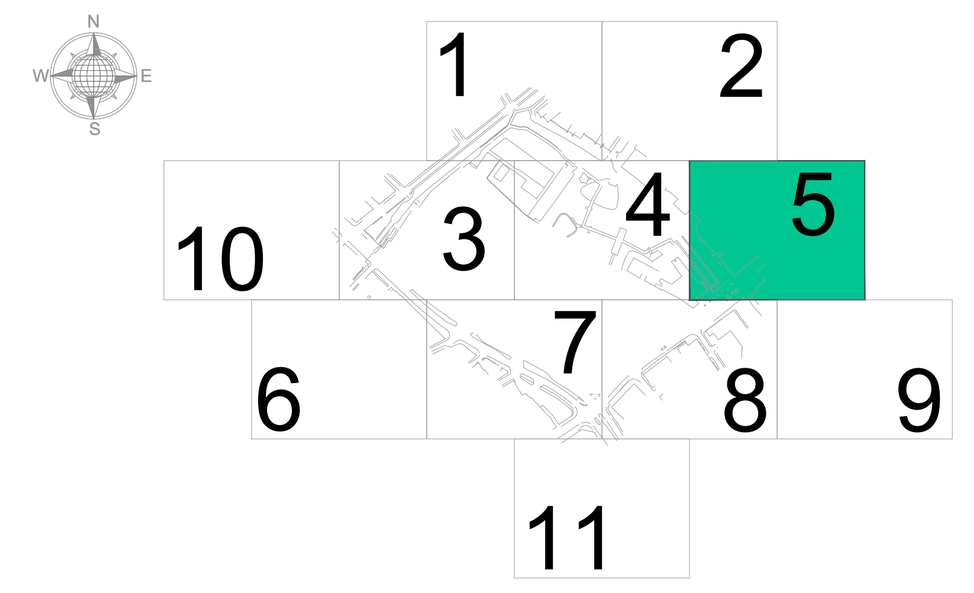
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LEGEND

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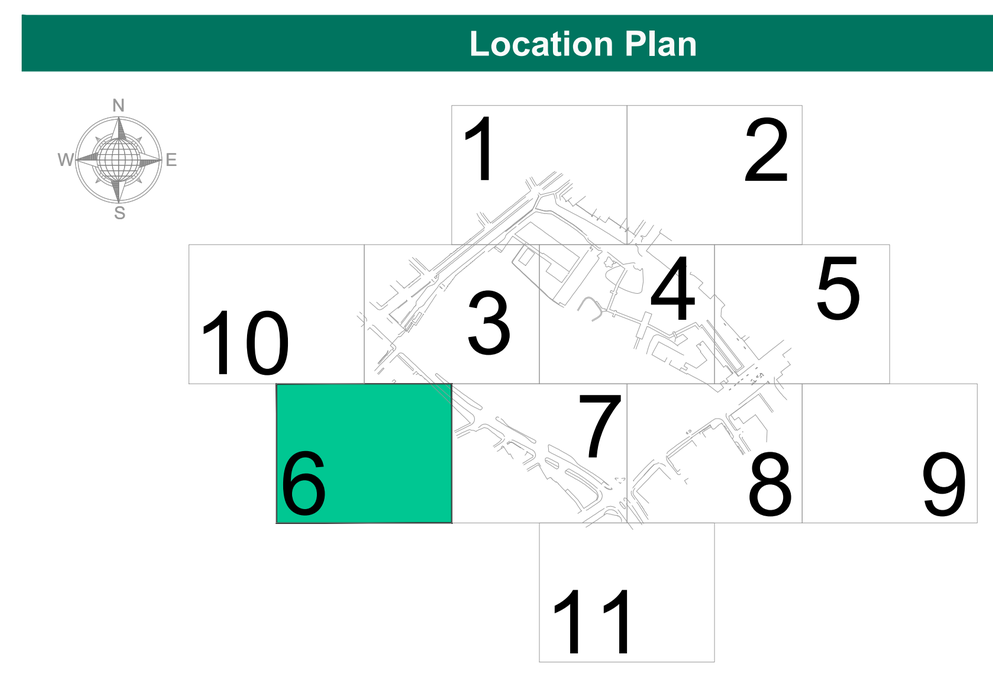
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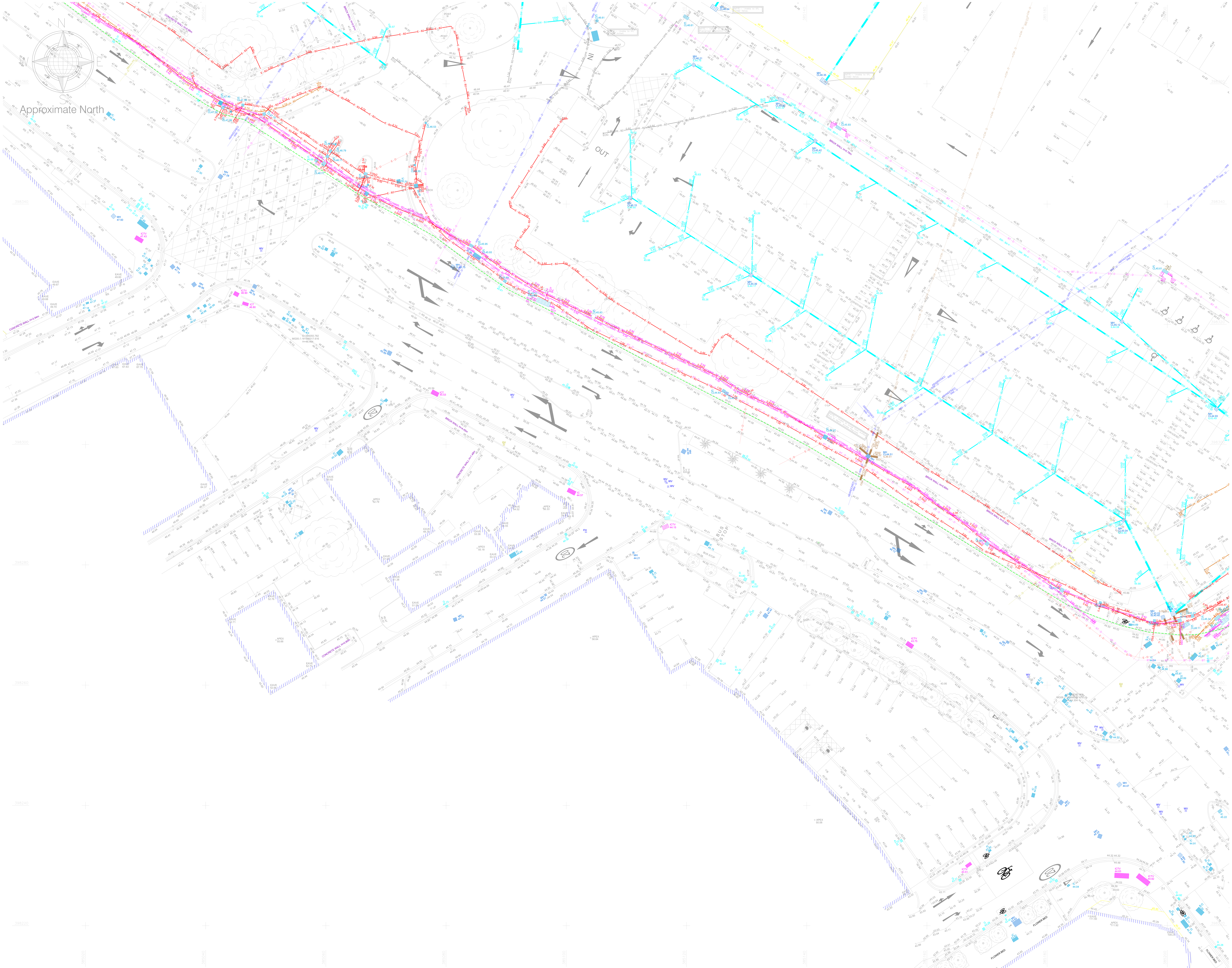
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1 2 10 3 4 5 6 7 8 9 11

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LEGEND

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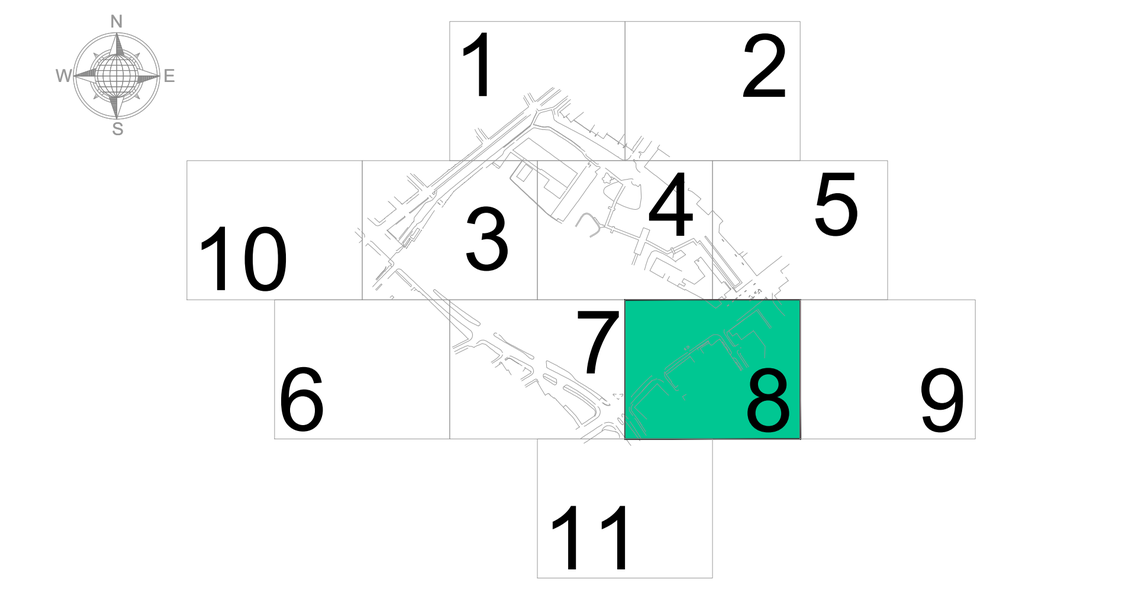
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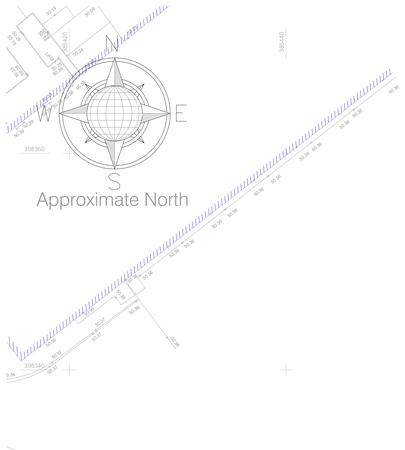
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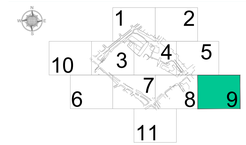
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LEGEND

Utility Survey Point Features

FH	Fire Hydrant	ICE	IC - Electric	MHF	MH - Foul
GV	Gas Valve	ICR	IC - Round	MH	MH - Round
G	Gully	ICT	IC - Telecom	MHS	MH - Surface Water
G	Gully Round	ICTC	IC - Traffic	SC	Stop Cock
IC	Inspection Cover	ICTV	IC - CATV	WM	Water Meter
ICC	IC - Comms	MH	Manhole	WV	Water Valve

Utility Survey Linework Features

Communications

BT	British Telecom
CATV	Cable TV
CCTV	Closed Circuit TV
COMMS	Communications
FOL	Fibre Optic Line
FOLC	Fibre Optic Line - Colt
FOLE	Fibre Optic Line - Energis
FOLF	Fibre Optic Line - Fibernet
FOLL	Fibre Optic Line - Level 3
FOLM	Fibre Optic Line - Mercury
FOLMF	Fibre Optic Line - MFSC
FOLT	Fibre Optic Line - Tanet
FOLV	Fibre Optic Line - Virgin
FOLVF	Fibre Optic Line - Vodafone
FOLVN	Fibre Optic Line - Verizon
FOLW	Fibre Optic Line - WCOM
TS	Telecom Service

Drainage

CW	Combined Water
FW	Foul Water
SW	Surface Water

Water

FRW	Fire Water
RM	Rising Main
WM	Water Main
WS	Water Service

Electrical

E	Electrical Service
EE	Electrical Earth
LV	Electrical - Low Volt
HV	Electrical - High Volt
EHV	Electrical - Extra High Volt
TFL	Electrical - TFL
SL	Street Lighting
TCSU	Traffic Control System Unit

Gas

G	Gas Service
GLP	Gas Low Pressure
GIP	Gas Intermediate Pressure
GMP	Gas Medium Pressure
GHP	Gas High Pressure

GPR + Unknown

ED	Empty Duct
GPR	GPR Anomaly
UA	Unknown Asset
UAPS	UA Passive Sweep
UCL	Unknown Cable
	GPR Slab
	GPR Survey Area

Other

	Manhole Chamber
	Manhole ID
PE	Pot End
XX (AS)	Assumed Service
	Scope of Works

PAS128 Quality Levels
(Consult document 'PAS128:2014.pdf' for full details)

XX - A	Quality Level A	XX - B3	Quality Level B3
XX - B1	Quality Level B1	XX - B3P	Quality Level B3P
XX - B1P	Quality Level B1P	XX - B4	Quality Level B4
XX - B2	Quality Level B2	XX - C	Quality Level C
XX - B2P	Quality Level B2P	XX - D	Quality Level D

Special Survey Features

DATUM 12.24	Datum Point	ID E=XXXX.XXX N=YYYY.YYY H=ZZZ.ZZZ	Survey Station
	Photo Point	ID E=XXXX.XXX N=YYYY.YYY H=ZZZ.ZZZ	Scan Target
	Panoramic Photo Point		

Utility Survey Abbreviations

AB	Abandoned	FLD	Flooded	TFR	Taken From Records
BLD	Blocked	IL	Invert Level	UTO	Unable to Open
CL	Cover Level	NT	No Trace	UTS	Unable to Survey
CUT	Disconnect Utility	OE	Overhead Electric	UKN	Unknown
EOG	End of GPR Signal	OT	Overhead Telecom	WL	Water Level
EOT	End of Trace	P	Pilot	XXd	Service Depth - Grd to Top of Service
FOS	Full of Silt	SOF	Soffit Level		

Utility Material Abbreviations

AC	Asbestos Cement	CC	Concrete Chamber	SI	Spun Iron
BC	Brick Chamber	DI	Ductile Iron	ST	Steel
CI	Cast Iron	PE	Polyethylene	WTR	Water

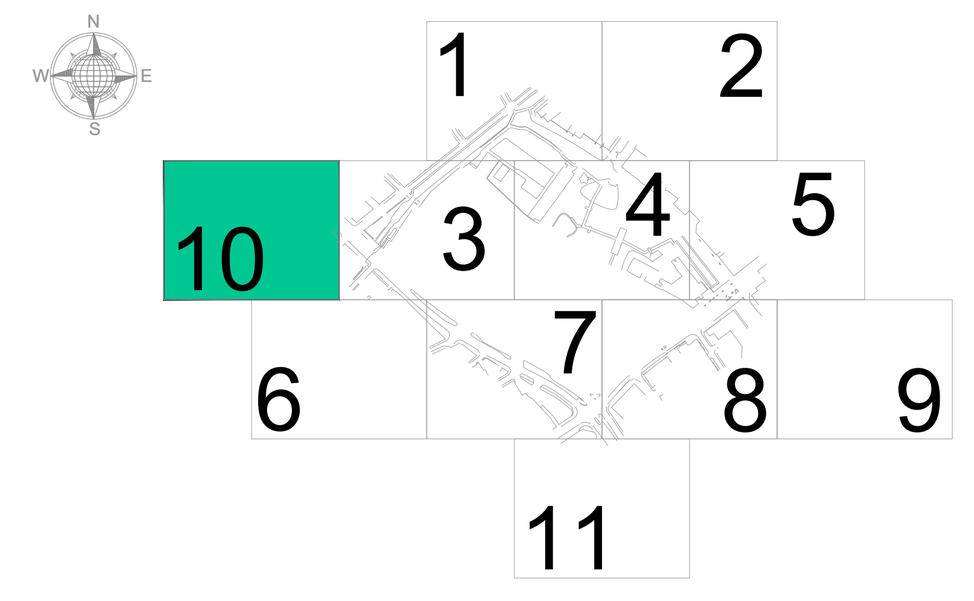
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Location Plan



Revisions

Rev	Description	Surveyed by	Drawn by	Checked by
A	First Issue	PW - 13/10/22	SH - 14/10/22	MM - 14/10/22

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Client	Atkins Global
Project	Ancoats Retail Park Redevelopment
Site Address	Great Ancoats Street Manchester M4 6DJ
Description	Underground Utility Survey(PAS128)
Survey Grid	OSGB36(15) - Scale Factor 1.0
Survey Datum	GNSS - Ordnance Datum Newlyn (ODN)
RICS Band	Band F
Drawing Scale	1:200 @ A0
Drawing Number	MGS46696-UT-10-RevA

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LEGEND

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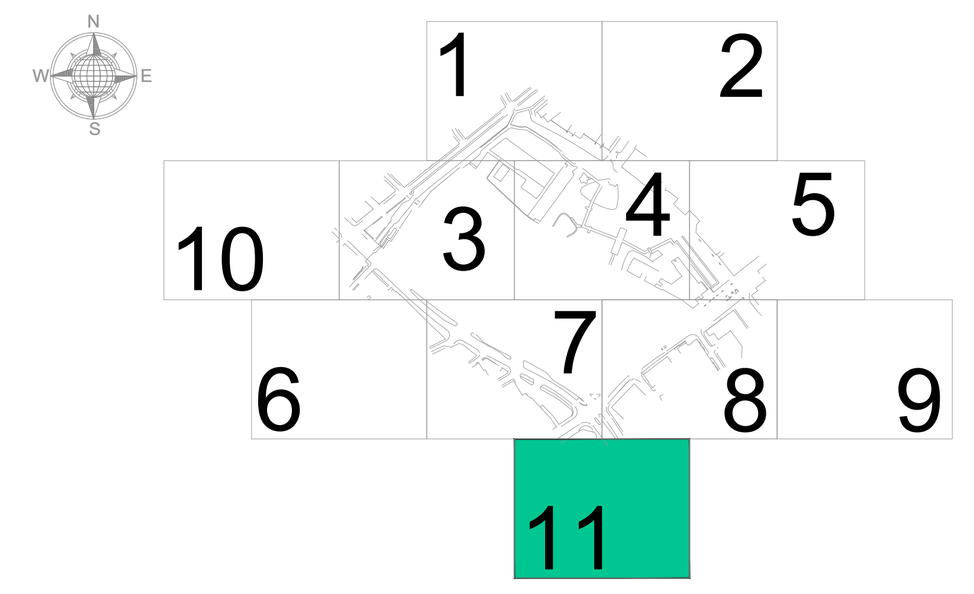
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