



making the right connections



Lordship Close

Utility Study
Level 1

Document Status				
Issue/Revision	Comments	Date	Prepared By	Checked By
1	First Issue	18/12/2023	Joanne Blackburn	Ryan Elliman
2				
3				

UCML Utility Study – Level 1

Lordship Close,

Manchester

Produced for: BTP Architects

Prepared by: Joanne Blackburn BA (Hons) – Associate Director

Email – joanne.blackburn@ucml.co.uk



Utilities Connections Management Limited
Mainetti House, Bedwell Road, Wrexham Industrial Estate, Wrexham LL13 0TS
Tel: 01978 661800 | www.ucml.co.uk

TS06

Contents

1.0	Introduction	4
2.0	Scope and Objectives	7
3.0	Assumptions and Exclusions	8
4.0	Cost Summary	9
5.0	Electricity	10
6.0	Gas	13
7.0	Water	15
8.0	Communications	20
9.0	Conclusion.....	25
10.0	Further UCML Services.....	27
	Appendices.....	30

1.0 Introduction

UCML has been instructed by BTP Architects (hereafter referred to as 'the Client') to provide a desktop utility study to identify the outline constraints derived from the statutory utility infrastructure on a proposed residential development of up to 9 no. dwellings. The site is located off Lordship Close, Manchester, as indicated within Figure 1.1 below.

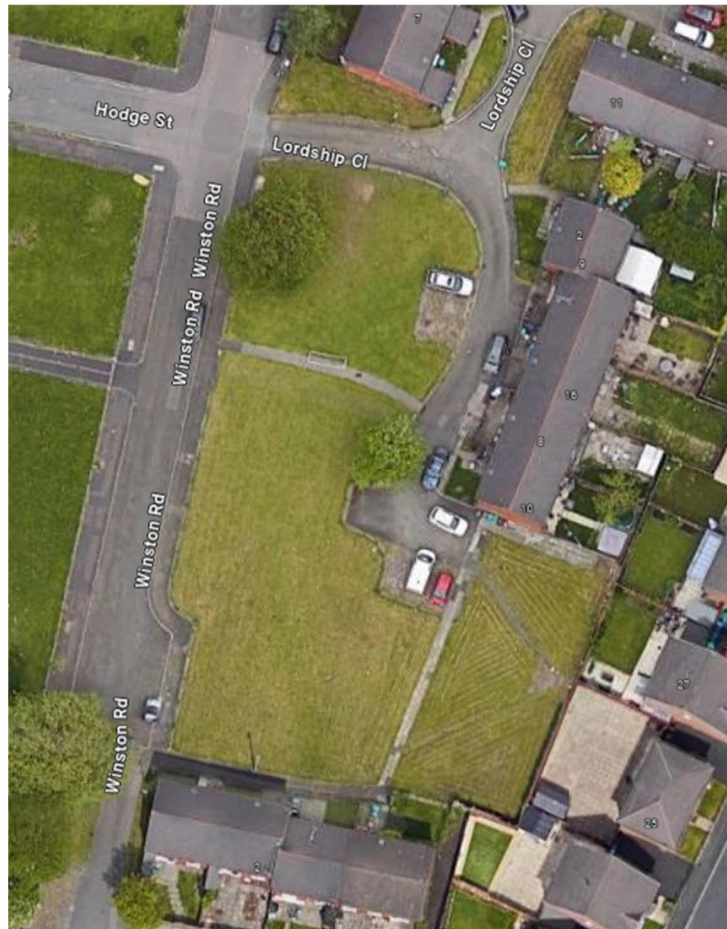


Figure 1.1 – Aerial view of existing site

UCML has been commissioned to provide a desktop utility study defining potential cost and timescale risks that could impact on the overall delivery of the project. The principal aim of this utility study is to identify the key constraints derived from statutory utility infrastructure on the proposed development. The information provided within this desktop study is based on review of the current site layout plan (drawing no. LC-BTP-00-SP-DR-A-4244_105.13, dated 15/06/2021) provided to UCML by the Client, and indicated in Figure 1.2 overleaf.



Figure 1.2 – Site Layout Plan

This desktop study has been produced using the statutory records received from each relevant body. The host statutory network operators which operate in the vicinity of the development site and covered within this study are listed in Table 1.1 below.

Utility	Statutory Operator
Electricity	Electricity North West Ltd
Gas	Cadent Gas
Water	United Utilities
Telecoms	Openreach
	Virgin Media

Table 1.1 – Host Statutory Network Operators

UCML is not responsible for the accuracy or quality of the information provided on statutory utility infrastructure records and has attempted to use reasonable skill and care in investigating the existing site services. Unless stated otherwise, UCML has not made any provision for out-of-area water mains, private networks, unrecorded networks, Liquid Petroleum Gas (LPG) networks, street lighting, CCTV, traffic signals/illuminated signage, data centre networks, electricity generation installations, interconnectors, or drainage/sewerage networks.

Please note, all information on the drawings contained within this utility study and elsewhere is indicative only. The verification of the details and plant location given on the relevant infrastructure records should be undertaken using the following methods;

- The use of plant location equipment to trace all underground plant.
- The use of hand dug trial holes to confirm the precise location of plant.
- The use of suitable paint or markers on the surface to clearly indicate the position of buried apparatus.

All works undertaken are to be in accordance and compliance with the Construction Design and Management 2015 Regulations, published Health & Safety Guidelines, and the agreed working practices of the relevant utility companies. The following assumptions must be made in regard to any existing utility apparatus;

- All mains, services cables, and pipes should be assumed live until proven dead prior to any excavation, demolition or groundworks commencing.
- Any existing building is assumed to have live services until proven otherwise.
- Any site is assumed to have existing utility apparatus located within the boundary until proven otherwise.
- Service connections are not indicated on all utility infrastructure records. Where no service connections are indicated, their presence should be anticipated until proven otherwise.

2.0 Scope and Objectives

Utilities Connections Management Limited (UCML) is an independent Utility Consultancy providing services relating to the provision of utility connections to all types of developments.

This desktop utility study aims to provide a 'snapshot' in time of the current statutory utility networks and review the potential connection, diversion, and disconnection works that may be required to accommodate the development proposals. The objective of the commission is to provide a level of information relating to budgetary costs and risks, without incurring significant costs relating to distribution network studies. It should be noted that as this study is desktop in nature, no site visits or surveys have been undertaken during its completion.

The scope of works undertaken by UCML may be summarised as follows;

- Obtain the statutory Network Operators' infrastructure records.
- Review the existing utility distribution networks within the local area of the site.
- Provision of budget costs for proposed disconnection, diversion, and connection works.
- Identification of possible abnormal costs associated with existing and proposed infrastructure.
- Highlighting of abnormal legal requirements including wayleaves and easements.

UCML's desktop utility studies provide a detailed overview of the statutory electricity, gas, clean water, and telecommunications infrastructure in the vicinity of a proposed site, ideal for:

- Due diligence prior to land purchase to allow negotiation.
- Risk assessment prior to tender.
- Assistance with site layout design to minimise impact on existing utilities, taking statutory utility infrastructure legal requirements into account.
- Detailed planning statements.
- Investment analysis.

3.0 Assumptions and Exclusions

In view of the limitations of the available information, the following assumptions have been made to produce this utility study;

- All estimated loads have been based on information provided in the Network Operators Distribution Code and other documented standards.
- The information provided within the desktop study is based on the development site area as identified on the proposed site layout plan shown in Figure 1.2 within the introduction. Any land falling outside of the provided boundary is outside of the scope of this desktop study and, should it be incorporated within the proposed development boundary, this may affect the information and recommendations provided within this desktop study.
- The desktop study has been produced based on the specification provided by the Client/Developer at the time of instruction. Any changes to the size, type, number of specification of the development (for instance the extent of EV charging provision and/or use of Low Carbon heating solutions) may affect the information and recommendations provided within this desktop study.
- In the timescales and budget costs quoted, no allowances have been made in respect to the following unless stated otherwise;
 - o Wayleaves, easements, or access rights.
 - o Reinforcement charges.
 - o Land transfers or lease arrangements for substation requirements if applicable.
 - o Abnormal off-site civils.
 - o Specialist traffic management (non-standard).
 - o On-site civils and builders work.
 - o Seasonal Embargoes.

It should be noted that all budgetary figures quoted are exclusive of any Value Added Tax (VAT) that may be applicable unless stated otherwise.

4.0 Cost Summary

Matrix Key	
	Do not envisage any major issues.
	Could cause delay that can be measured in weeks and can also be prevented.
	Could cause delay that can be measured in months and may be prevented.
	Could cause major delay, that may not be mitigated.
Utility	Risk
Electricity	
Disconnection Works – None currently anticipated	
Diversiory Works – £12,000.00 (diversion of LV cable crossing site)	
Connections – £14,000.00 (LV services to each dwelling)	
Total Electricity Costs - £26,000.00	
Gas	
Disconnection Works – None currently anticipated	
Diversiory Works – £102,000.00 (diversion of LP main crossing site and lowering of main in site side footpath. Note, extent could be reduced if lowering works are not required)	
Connections – N/A (based on low-carbon electrical heating strategy)	
Total Gas Costs - £102,000.00	
Water	
Disconnection Works – None currently anticipated	
Diversiory Works – £38,000.00 (lowering of main in site side footpath, if required)	
Connections – £15,000.00 (services to each dwelling)	
Total Water Costs - £53,000.00	
Telecoms – Openreach	
Disconnection Works – None currently anticipated	
Diversiory Works – £49,500.00 (diversion of underground duct, inclusive of estimated survey fee)	
Connections – £9,000.00 (FTTP connections)	
Total Openreach Costs - £58,500.00	
Telecoms – Virgin Media	
Disconnection Works – None currently anticipated	
Diversiory Works – None currently anticipated	
Connections – N/A	
Total Virgin Media Costs - £Nil	
Budgetary sums exclude Value Added Tax, on-site civils, and principal contractor preliminaries.	

Table 4.1 – Cost Summary and Risk Matrix Table

5.0 Electricity

The electricity distribution network in the vicinity of the development site is under the ownership of Electricity North West Ltd (ENWL) and is operated within the terms of its Electricity Distribution License issued by Ofgem. The local electricity distribution network in the immediate vicinity of the site comprises of underground cables and associated substations operating at High Voltage (HV) and Low Voltage (LV).

The figure below illustrates the location of existing ENWL infrastructure which has been extracted from its network records. The cables shown in blue are operated at up to 6,600 Volts (HV), and those shown in orange are operated at 415 Volts (LV). Please refer to the infrastructure record appended to this study for further detail.



Figure 5.1 – Existing Electricity Infrastructure Plan

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

Disconnections

ENWL infrastructure record indicates a number of LV service cables located within the development site boundary which, from desktop review, appear to be legacy assets remaining from the completion of previous disconnection works undertaken prior to the demolition of units that previously occupied the development site. These legacy assets are indicated as being 'out of commission' and are shown as being disconnected from the network. Figure 5.2 below is an extract from ENWL's online asset viewer highlighting the disconnected cables.

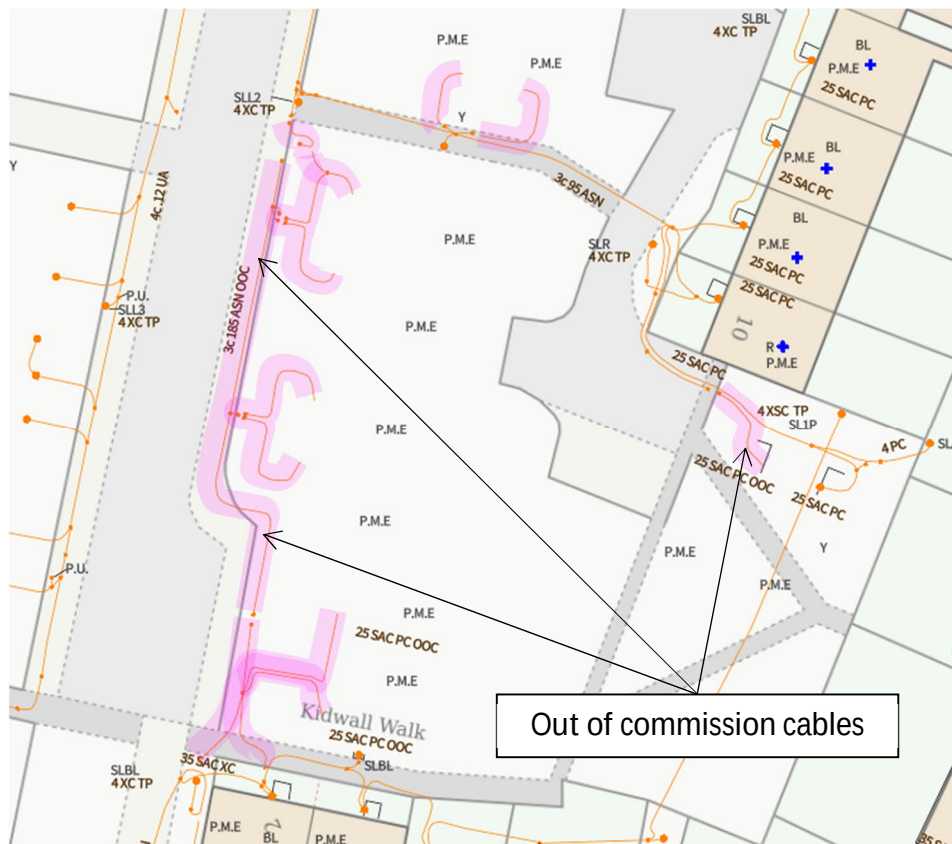


Figure 5.2 – Extract from ENWL online asset viewer

No further disconnection works are currently anticipated. However, it should be noted that the cables will be left in situ and may be uncovered during excavation works on-site. If uncovered, the dead cables could be removed with ENWL's consent. It should be noted that all works on-site must be undertaken in line with HSG47 (Avoiding Danger from Underground Services) and all cables should be treated as live until confirmed otherwise.

Diversions

ENWL infrastructure record indicates an LV cable routed within the site side footpath of Winston Close to the development site boundary, which is then routed across the development site within the footpath linking Winston Close and Lordship Close. This cable is providing supply to the existing dwellings at Nos. 2 – 10 (Evens) Lordship Close, and diversionary works will be required to accommodate the proposed development.

Based on an estimated diversion distance of 50 metres to divert the cable to follow the route of Lordship Close, a budget cost of £12,000.00 is recommended for the works.

ENWL infrastructure record indicates an LV cable routed within the site boundary in the green space adjacent to No. 10 Lordship Close. The infrastructure record suggests that the cable may be supplying a street light column. As the cable is routed across an area to be retained as green space, it is assumed that the column and cable could be retained in situ provided no significant changes in ground level.

Connections

It is envisaged there may be sufficient capacity in the existing LV network to provide supply to the proposed development. A Point of Connection (POC) application is recommended to confirm the actual availability of capacity within the local network. For the purpose of this study, UCML has assumed a connection can be taken at LV. Allow a budget cost of £14,000.00 for connections.

6.0 Gas

The local Gas Distribution Network in the vicinity of the development site is owned and operated by Cadent Gas under its Gas Transportation License issued by Ofgem. The gas network in the immediate vicinity of the site comprises of gas mains and apparatus operating at Low Pressure (LP).

The figure below is an extract from Cadent Gas statutory records and details the currently indicated position of existing infrastructure, however it may be prudent to undertake a below ground survey to ensure there are no services present which are not recorded on statutory records. Please refer to the infrastructure record appended to this study for further detail.

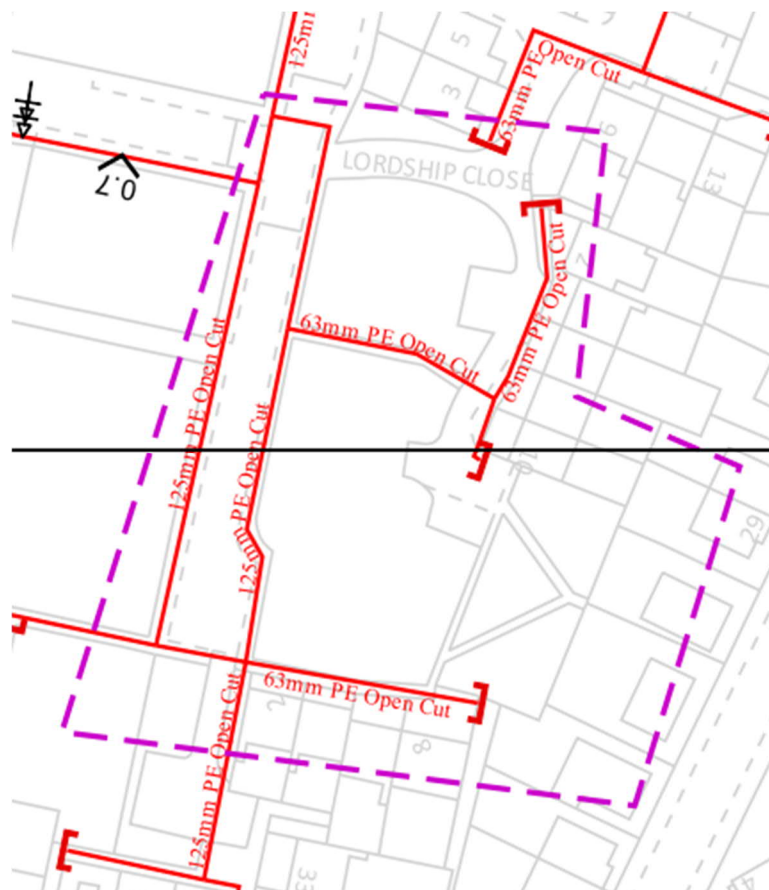
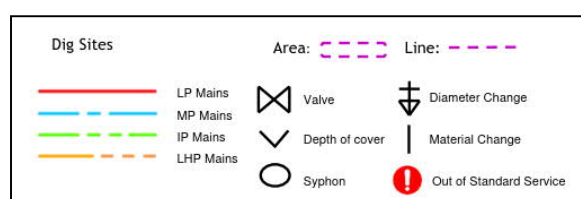


Figure 6.1 – Existing gas infrastructure plan



Disconnections

Cadent Gas do not typically indicate individual service pipes and associated apparatus on their infrastructure records; however, their presence should be anticipated until proven otherwise. As desktop review indicates demolition works have already been completed to clear the site, it is assumed that all service disconnection works were completed to clear the development site. No further disconnection works are currently anticipated.

Diversions

Cadent Gas infrastructure record indicates a 63mm polyethylene LP main routed across the development site within the footpath linking Winston Close and Lordship Close. This is providing supply to the existing dwellings at Nos. 2 – 10 (Evens) Lordship Close, and diversionary works will be required to accommodate the proposed development. Based on an estimated diversion distance of 50 metres to divert the main to follow the route of Lordship Close, a budget cost of £42,000.00 is recommended for the works.

Cadent Gas infrastructure record indicates a 125mm polyethylene LP main routed within the site side footpath of Winston Road which may be affected by the proposed installation of driveways and associated dropped kerbs fronting on to Winston Road. It may be prudent to undertake trial excavations to determine the location and depth of the main as, if it is already located at a minimum depth of 750mm below the proposed lowest ground cover level, the requirement for any lowering works to accommodate the construction of the dropped kerbs may be negated through consultation with Cadent Gas.

If the main is shallow, and Cadent Gas require the lowering of the main to accommodate the reduction in cover level proposed by the dropped kerb construction works, a budget cost of £65,000.00 is recommended for the works. This is based on the lowering of the main a maximum distance of 60 metres across the frontage of the site.

Connections

Based on the assumption that the development will utilise an electrical heating strategy it is anticipated that there is no current requirement for mains gas connections.

7.0 Water

The local clean water distribution network in the vicinity of the development site is owned and operated by United Utilities within the terms of its statutory license issued by Ofwat. The clean water network in the immediate vicinity of the site comprises of distribution water mains and associated apparatus. Please refer to the infrastructure record appended to this study for further detail.

The figure on the following page is an extract from United Utilities statutory records and details the current indicated position of existing infrastructure, however it may be prudent to undertake a below ground survey to ensure there are no unknown services which are not recorded.

Please note on rare occasions 'out of area' water supply authorities have water mains crossing other water supply authority areas. This is typically trunk or raw water mains transporting water extracted from reservoirs or water courses between areas. Unless stated otherwise, UCML's utility study covers the statutory water network operator for this region as identified within the introduction only.

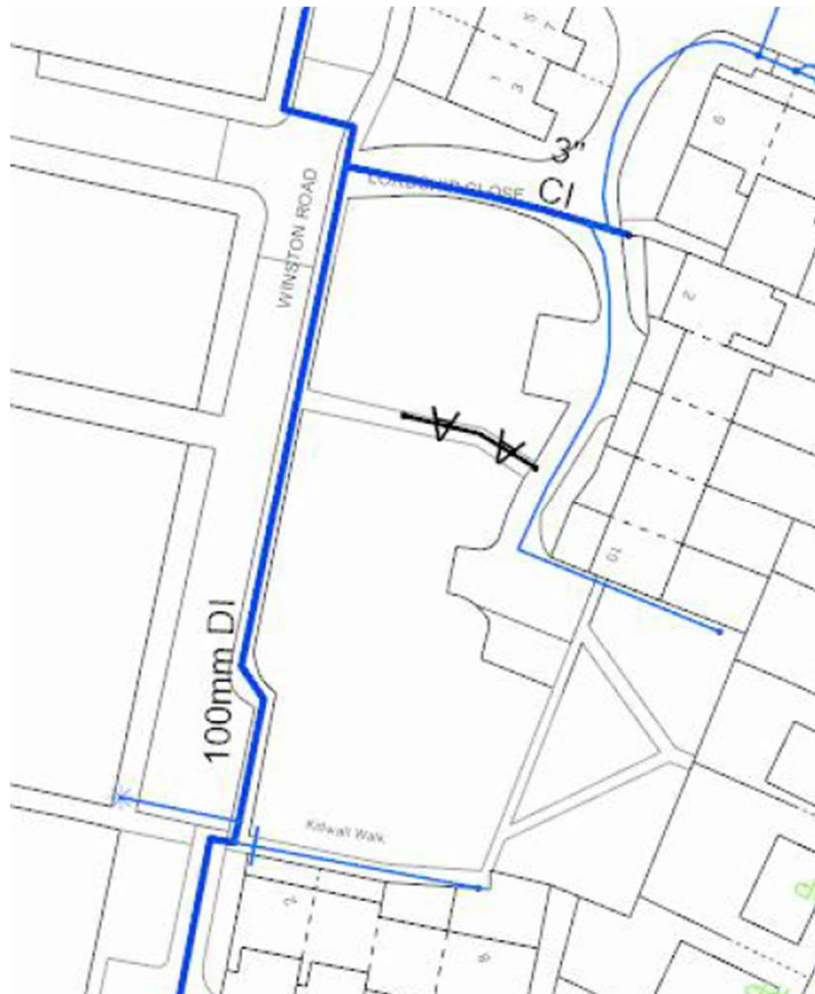
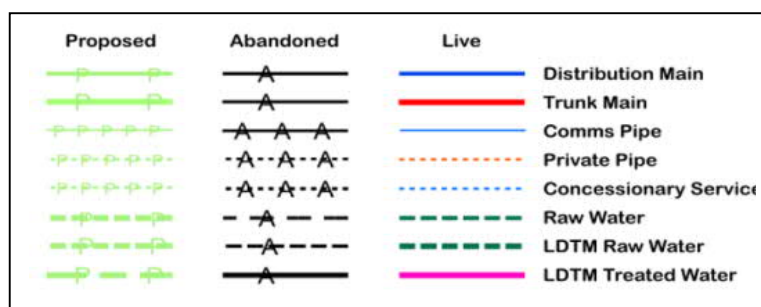


Figure 7.1 – Existing water infrastructure plan



Disconnections

United Utilities do not typically indicate individual service pipes and associated apparatus on their infrastructure records; however, their presence should be anticipated until proven otherwise. As desktop review indicates demolition works have already been completed to clear the site, it is assumed that all service disconnection works were completed to clear the development site. No further disconnection works are currently anticipated.

Diversions

United Utilities infrastructure record indicates a 100mm ductile iron distribution main routed within the site side footpath of Winston Road which may be affected by the proposed installation of driveways and associated dropped kerbs fronting on to Winston Road. It may be prudent to undertake trial excavations to determine the location and depth of the main as, if it is already located at a minimum depth of 900mm below the proposed lowest ground cover level or the cover level reduction is minimal, the requirement for any lowering works to accommodate the construction of the dropped kerbs may be negated through consultation with United Utilities.

If the main is shallow, and United Utilities require the lowering of the main to accommodate the reduction in cover level proposed by the dropped kerb construction works, a budget cost of £38,000.00 is recommended for the works. This is based on the lowering of the main a maximum distance of 60 metres across the frontage of the site.

Connections

It is envisaged there may be sufficient capacity in the existing infrastructure to supply the proposed development. However, a pre-development enquiry is recommended to confirm the availability of pressure within the existing network.

From April 2018, off-site network reinforcement costs have been funded through the collection of infrastructure charges applicable to each new connection. charges are calculated based on the estimated costs of all off-site reinforcement works required to facilitate connections to new developments within United Utilities' supply area over a rolling 5-year period, based on the total anticipated number of new connections within that supply area. Please note, the infrastructure charge costs can vary year on year and therefore long-term developments may be affected by the possible variance in infrastructure charges. Each water company has a differing infrastructure charge based on their individual network and anticipated levels of reinforcement works, and the cost of the infrastructure charges for clean and waste water are likely to differ.

The infrastructure charges applicable to developments within United Utilities' region for the current scheme of charges (2023-2024) are £302.00 per plot for clean water and £279.00 per plot for sewerage, both of which are applied to the clean water connection costs.

An income offset is paid by United Utilities against infrastructure charges paid by the developer and is applicable to all connections (including any made to existing water mains) where infrastructure charges are payable. As with infrastructure charges, the income offset payment is set by each water company at a set charge per plot, and for connections in United Utilities area for the current scheme of charges (2023-2024) it has been set at £778.00 per plot. If no infrastructure charges are payable for a connection, no income offset payment will be available.

Based on the aforementioned infrastructure charges and income offset allowance, allow a budget cost of £15,000.00 for connections. Note, the income offset scheme outlined above will end in March 2025 so any connections made after this date would not receive the per plot offset.

A Phase 2 ground investigation and risk assessment will be required to precisely identify contaminated and uncontaminated ground within the site. The level of contamination on-site will determine the material used for the water mains and service pipes on-site. If the level of contamination is low, standard polyethylene pipe could be used. However, if the level of contamination on-site is determined to be high, the site will require the use of barrier pipe laid in a sterile trench. Should the use of barrier pipe be required, this will increase the cost of connections significantly.

United Utilities has an Infrastructure Charges Discount Scheme intended to incentivise sustainable development within their region and encourage developers to construct properties which promote the efficient use of water. In compliance with Part G of the Building Regulations 2010, all new homes built in the UK must be built to a rating of 125 litres of water usage per person, per day (PPPD). United Utilities has introduced a reduced infrastructure

charge of £30.00 per property for clean water where it can be demonstrated that properties have been built to a usage rating of 100 litres of water PPPD or less.

To qualify for the reduced charge, a completed 'Water Efficiency Calculator' form must be submitted with an application for connections, with one completed calculation required for each property type on a development. This is to demonstrate the fixtures and fittings planned to be installed comply with the water usage criteria (please see <http://sites.wrcplc.co.uk/partgcalculator/> for further information). Along with the efficiency calculator results, United Utilities will require a signed disclaimer notice from the Developer. This disclaimer notice is for Developers to agree to United Utilities conducting an audit of built properties to confirm they comply with the requirements of the discount scheme and regulations, and confirms the Developer accepts liability for the full infrastructure charge if the information provided is found to be inaccurate following an audit.

For sewerage, a reduced infrastructure charge of £28.00 per property will be payable for all properties built with no surface water connection to the public sewer. To qualify for the reduced charge for sewerage, a drainage layout plan that confirms the drainage connectivity of the proposed properties must be submitted with an application for water services.

8.0 Communications

8.1 Openreach

Openreach own and operate telecommunications apparatus in the vicinity of the development site within the terms of its statutory license issued by Ofcom. The Openreach network in the immediate vicinity of the site comprises of underground cables, overhead lines, and associated apparatus. Please refer to the infrastructure record appended to this study for further detail. The figure below is an extract from Openreach records and details the current indicated position of existing infrastructure, however it may be prudent to undertake a below ground survey to ensure there are no unknown services which are not recorded.

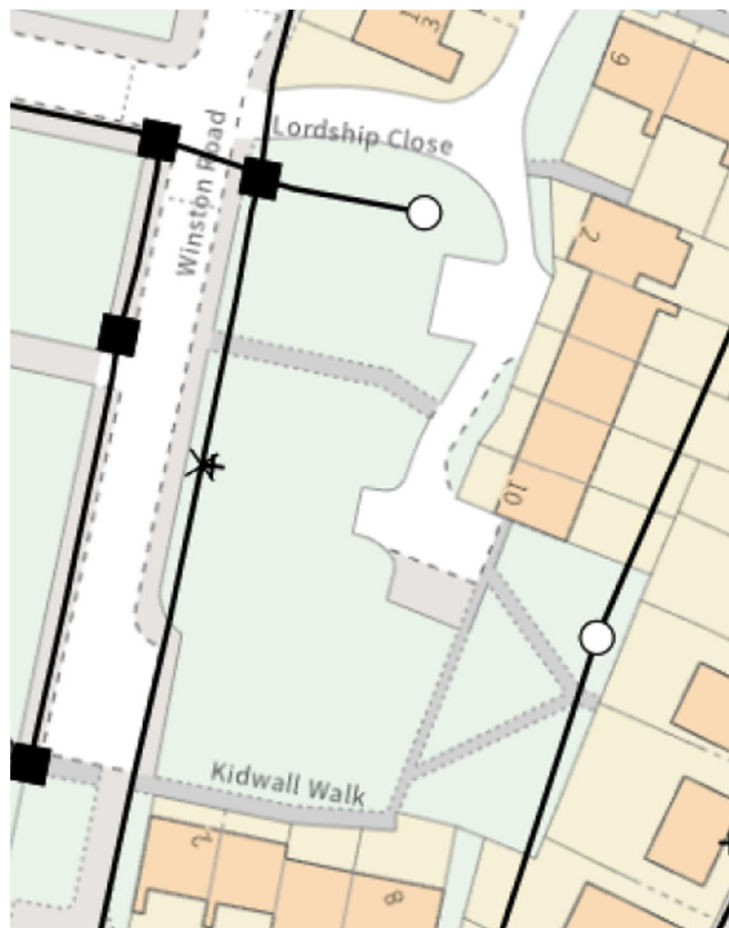


Figure 8.1 – Existing Openreach infrastructure

KEY TO BT SYMBOLS			
DP		Pole	
Planned DP		Planned Pole	
PCP		Joint Box	
Planned PCP		Change Of State	
Built		Split Coupling	
Planned		Duct Tee	
Inferred		Planned Box	
Building		Manhole	
Kiosk		Planned Manhole	
Hatchings		Cabinet	
		Planned Cabinet	

Disconnections

Openreach do not typically indicate individual service connections on their infrastructure records; however, their presence should be anticipated until proven otherwise. As desktop review indicates demolition works have already been completed to clear the site, it is assumed that all service disconnection works were completed to clear the development site. No further disconnection works are currently anticipated.

Diversions

Openreach infrastructure record indicates a section of underground apparatus routed within the site boundary, parallel to the site side footpath of Winston Road, with a chamber located within the boundary near the junction with Lordship Close. From the chamber, the record indicates a section of duct crossing the development site to supply a distribution pole located in the green space to the rear of the proposed Plots 8 and 9.

Desktop review indicates the green space where the pole is located will be retained as clear space; therefore, it is assumed that the pole could be retained to reduce the extent of diversionary works. However, it appears the underground duct and chamber will need to be diverted to accommodate the development proposals. A budget cost of £48,000.00 is recommended for the works, assuming the pole remains in situ.

Openreach will need to undertake a site survey to confirm the extent of diversionary works required and provide a detailed estimate for the works. The provision of the site survey is chargeable to the Client, and the fee is site specific. The cost of the fee will be confirmed by Openreach on formal application, and in advance of this a budget cost of £1,500.00 is recommended for the fee.

Openreach infrastructure records do not currently differentiate between copper and fibre optic cables, and also do not indicate the number of ducts and cables present along a duct route. Therefore, the type and amount of infrastructure within the ground cannot be determined by reviewing their statutory infrastructure records alone. Please note, the

presence of fibre optic cables and multiple cables will significantly increase anticipated diversion costs.

Connections

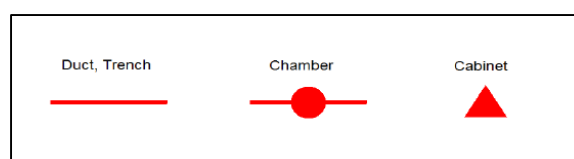
A reasonable assumption can be made that a connection can be taken from the existing infrastructure located in the vicinity of the development site. As the development consists of under 20 dwellings, the Client will be required to contribute to the cost of Fibre to the Premise (FTTP) connections. For a site of this size, the Client contribution will be £9,000.00 (£1,000.00 per dwelling) based on Openreach's current published rate card.

8.2 Virgin Media

Virgin Media has confirmed that they own and operate telecommunications apparatus in the vicinity of the development site. The Virgin Media network in the immediate vicinity of the site comprises of underground cables and associated apparatus. The following diagram is an extract from Virgin Media records and details the current indicated position of existing infrastructure, however it may be prudent to undertake a below ground survey to ensure there are no unknown services which are not recorded. Please refer to the infrastructure record appended to this study for further detail.



Figure 8.2 – Existing Virgin Media Infrastructure



Disconnections

Virgin Media do not typically indicate individual service connections on their infrastructure records; however, their presence should be anticipated until proven otherwise. As desktop review indicates demolition works have already been completed to clear the site, it is assumed that all service disconnection works were completed to clear the development site. No further disconnection works are currently anticipated.

Diversions

Review of the Virgin Media infrastructure record does not indicate any apparatus that appears to be directly affected by the development proposals. No diversionary works are currently anticipated.

Connections

At the time of writing, UCML has been advised by Virgin Media that they have recently begun a multiyear programme to upgrade their existing Hybrid-Fibre-Coax (HFC) network to a more modern future proof fibre network. As a result, Virgin Media has advised they have placed a hold on any current network expansion until this has been completed which is likely to be 2 to 3 years. Should the development programme fall in line with the completion of the HFC network upgrade, it may be possible to request extension of the Virgin Media network to service the development. Further consultation is recommended with Virgin Media in once a start on site date has been set for the development.

9.0 Conclusion

Based on the information currently available for review, the existing utility infrastructure within the vicinity of the development site appears to be capable of supporting the additional demand required to provide connections for the proposed development of 9 no. residential dwellings. There are existing electricity, gas, clean water, and telecoms services in the vicinity of the development site, which should have sufficient capacity to serve the development.

It is recommended that formal applications are made to the relevant statutory network operators to confirm the actual availability of capacity within the existing networks, and to provide firm points of connection. Formal connection offers will only be valid for a limited period, and no capacity can be reserved until acceptance and payment of a formal quotation has been made.

The connection costs provided in the main body of the report are based on individual utility connection proposals being accepted. It may be possible to undertake the connections works as part of a multi utility offering which can combine the installation of electricity, gas, water, and telecoms under a single works contract. For some sites, the appointment of a multi utility provider may be more cost-effective option for the connections.

This desktop utility study covers statutory infrastructures surrounding the site. All information has been taken from the records of the statutory authorities and although this information is the most accurate available it may be prudent to undertake trial excavations in strategic locations to definitively determine the depth and location of infrastructure. Utility Providers Networks are constantly under review and subject to applications from other parties and the capacities and loads currently available may be subject to change.

The costs provided are advised as a predicted worst-case scenario of the foreseeable works. However, as these are only budget figures the actual costs entailed will not be determined until detailed proposals are received from the owners of the infrastructure.

Prepared by;
Joanne Blackburn BA (Hons) – Associate Director
Utilities Connections Management Ltd.

Checked by;
Ryan Elliman BEng (Hons) – Senior Technical Engineer
Utilities Connections Management Ltd.

This document has been prepared solely as a Desktop Utility Study for BTP Architects. Utilities Connections Management Ltd accepts no responsibility or liability for any use that is made of this document other than by for the purposes for which it was originally commissioned and prepared.

No individual is personally liable in connection with the preparation of this Desktop Utility Study. By receiving this study and acting on it, the client or any other person accepts that no individual is personally liable whether in contract, tort, for breach of statutory duty or otherwise.

Completeness – Due care and effort is made to locate all Utility companies in a search area, however, due to the existence of redundant utilities, emergence of new companies and the combining of, takeover or sale of existing companies, UCML cannot guarantee to provide details on all utilities in a given area.

There may be a time delay between the physical installation, repair or upgrading of utilities networks and the subsequent recording of the works on utility infrastructure records. Therefore, it should be noted there may be utilities present that are not shown on the records.

10.0 Further UCML Services

Utility Study – Level 2

UCML's Level 2 Utility Study provides a detailed overview of the electricity, gas clean water, and communications statutory infrastructure in the vicinity of development site, ideal for;

- Due diligence prior to land purchase to aid negotiation.
- Risk assessment prior to tender.
- Assistance with site layout design to minimize impact on existing utilities, taking statutory utility infrastructure and legal requirements into account.

The services provided within UCML's Level 2 Utility Study includes;

- Application for existing statutory infrastructure records.
- Technical review of all statutory authority infrastructure affected by proposed on-site and off-site works.
- Application for firm point of connection for electricity, gas, and water supplies to the site to determine location of proposed connection and firm cost for required electricity network reinforcement works.
- Provision of budget figures for disconnection, diversion and connection works derived from firm non-contestable charges including required reinforcement works where applicable.
- Cost risk and analysis.
- Timescales for provision and execution of quotations for the required works, highlighting risks to project programme.
- Highlight abnormal legal requirements including wayleaves and easements and explanation of requirements to mitigate risk.

Pre-Construction Utility Consultancy

UCML's pre-construction utility consultancy service deals with the obtaining of capacity checks as well as disconnection, diversion, connection, service alteration, and temporary supply quotations. These include electricity, gas, clean water, and telecom supplies for all forms of residential, commercial, and industrial developments. Use of our consultancy services can result in;

- Considerable cost savings.
- Reduced overheads.
- Reduced timescales.
- Reduced delays.
- Reduced time expenditure.
- Removal of provisional sums from tender submissions.

The services provided by UCML's pre-construction utility consultancy service includes;

- Review of proposed meter positions to ensure technical and regulatory viability.
- Application for:
 - o Existing statutory infrastructure records.
 - o Disconnection quotations including meter removals where required.
 - o Statutory infrastructure diversion quotations.
 - o Temporary building supplies.
 - o New connections quotations.
 - o Legal searches including easement, wayleaves, and Land Registry title searches.
- Technical review of all quotations received including technical and commercial comparison across all competing quotes.
- Submission of successful quotations for acceptance.
- Single point of contact for project administration, and an assigned Project Coordinator to each scheme.

Delivery Coordination

UCML's delivery coordination service deals with the coordination of disconnections, diversions, connections, service alterations, capacity checks, and temporary supply installations for all forms of residential, commercial, and industrial developments. Our Project Coordination team can work in conjunction with our pre-construction utility consultancy service or as a stand-alone offering to coordinate the delivery of all electricity, gas, clean water, and telecom works. Use of our delivery coordination service can result in:

- Improved program planning accuracy.
- Reduced time expenditure.
- Reduced abortive visit charges.
- Reduced delivery timescales and as a result less delays.

The services provided by UCML's delivery coordination service includes;

- Management of statutory connections from quotation acceptance to completion.
- Assigned Project Coordinator to the scheme to provide a single point of contact for site staff and attend design team meetings as required.
- Provision of a site pack including existing and proposed drawings and relevant technical information relating to dimensions and layout of metering enclosures.
- Management of legal agreements required including wayleaves, easements, and adoption agreements.
- Programming of all mains, connections, and metering works through proactive communication with site staff.

Appendices

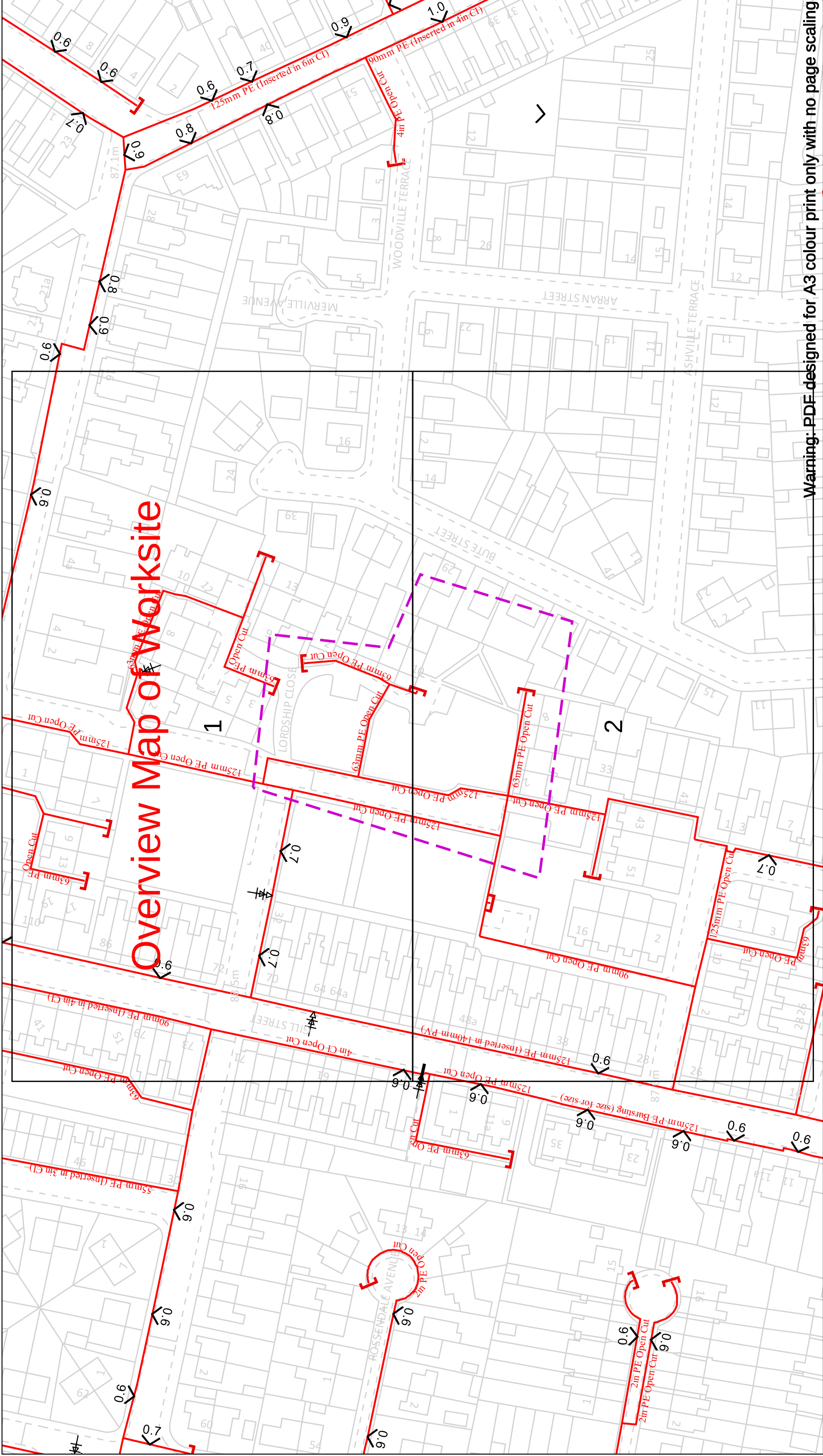
Appendix 1 – ENWL Infrastructure Plan

Appendix 2 – Cadent Gas Infrastructure Plan

Appendix 3 – United Utilities Infrastructure Plan

Appendix 4 – Openreach Infrastructure Plan

Appendix 5 – Virgin Media Infrastructure Plan



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

In case of an emergency call 0800 111 999

View extent: 200m, 115m

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Date Requested: 22/11/2023
Job Reference: 31620761
Site Location: 386812 402116
Requested by:
Miss Megan Wright
Your Scheme/Reference:
Lordship Close, Manchester

Scale: 1:1025 (When plotted at A3)

Dig Sites

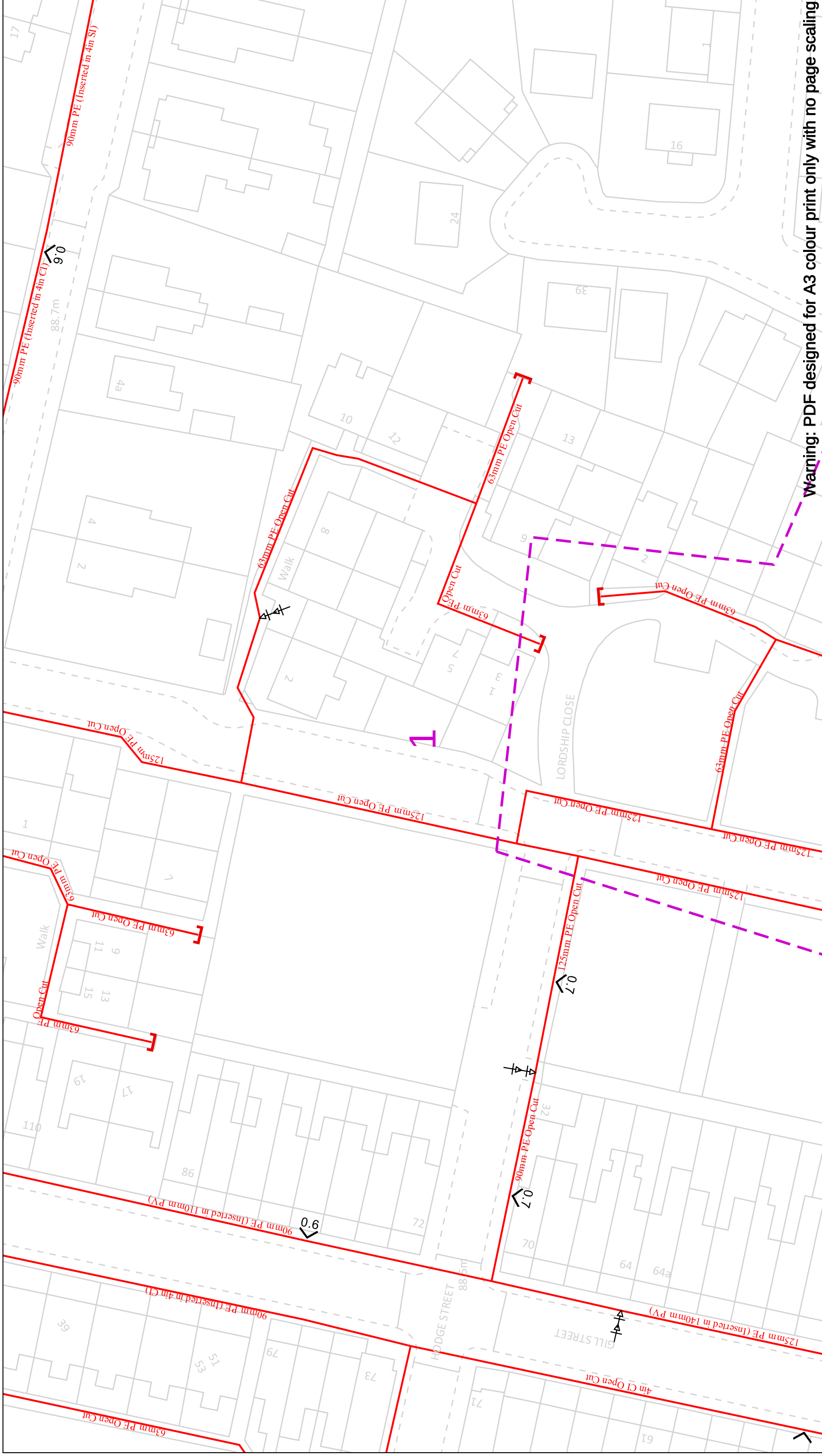
- LP Mains
- MP Mains
- IP Mains
- LHP Mains

Area: Line:

- Valve
- Diameter Change
- Depth of cover
- Material Change
- Syphon
- 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.



In case of an emergency call 0800 111 999

Dig Sites

Dig Sites

Area:		Valve		Diameter Change		Line:
		Depth of cover		Material Change		
		Syphon		Out of Standard		

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.

Date Requested: 22/11/2023
 Job Reference: 31620761
 Site Location: 386812 402116
 Requested by:
 Miss Megan Wright
 Your Scheme/Reference: Lordship
 Close, Manchester
 Scale: 1:500 (When plotted at A3)

Water for the North West

WATER MAIN RECORDS

Address or Site Reference

1 LORDSHIP CLOSE,
MANCHESTER,
M9 4FX

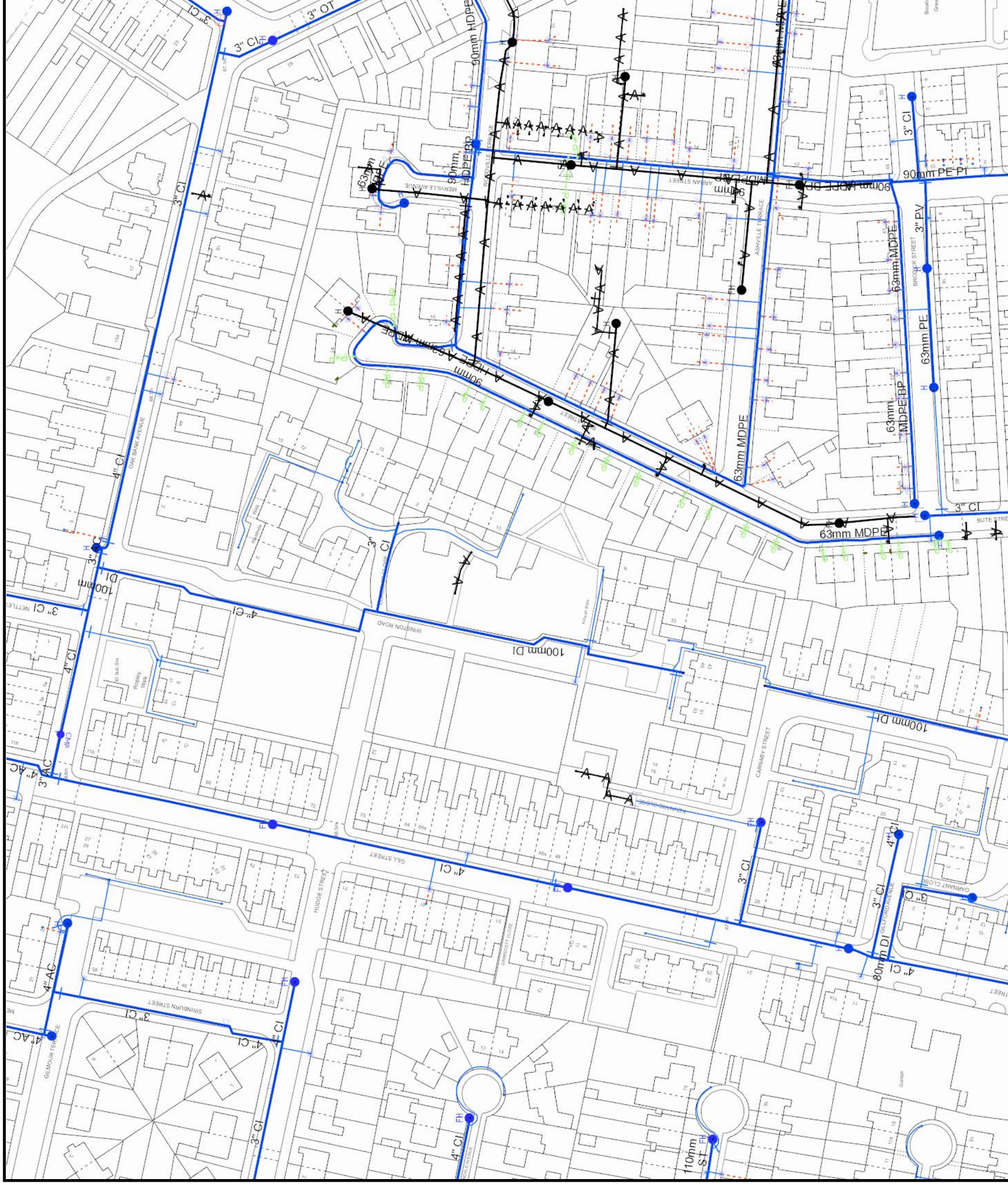
Scale: 1:1250

Date: 23/11/2023

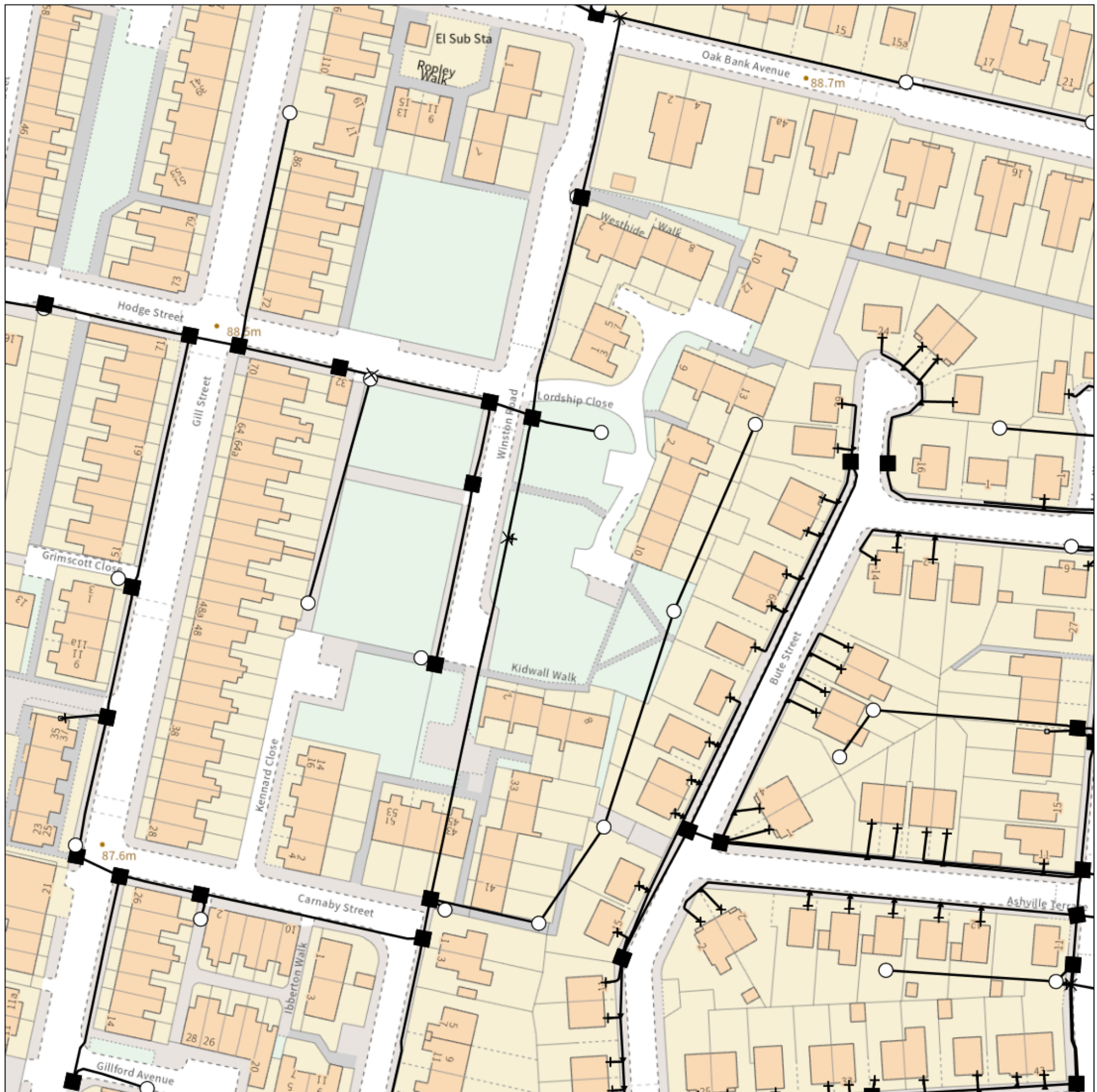
Printed by: Property Searches

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

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



Maps by email 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

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 : KOA12506J

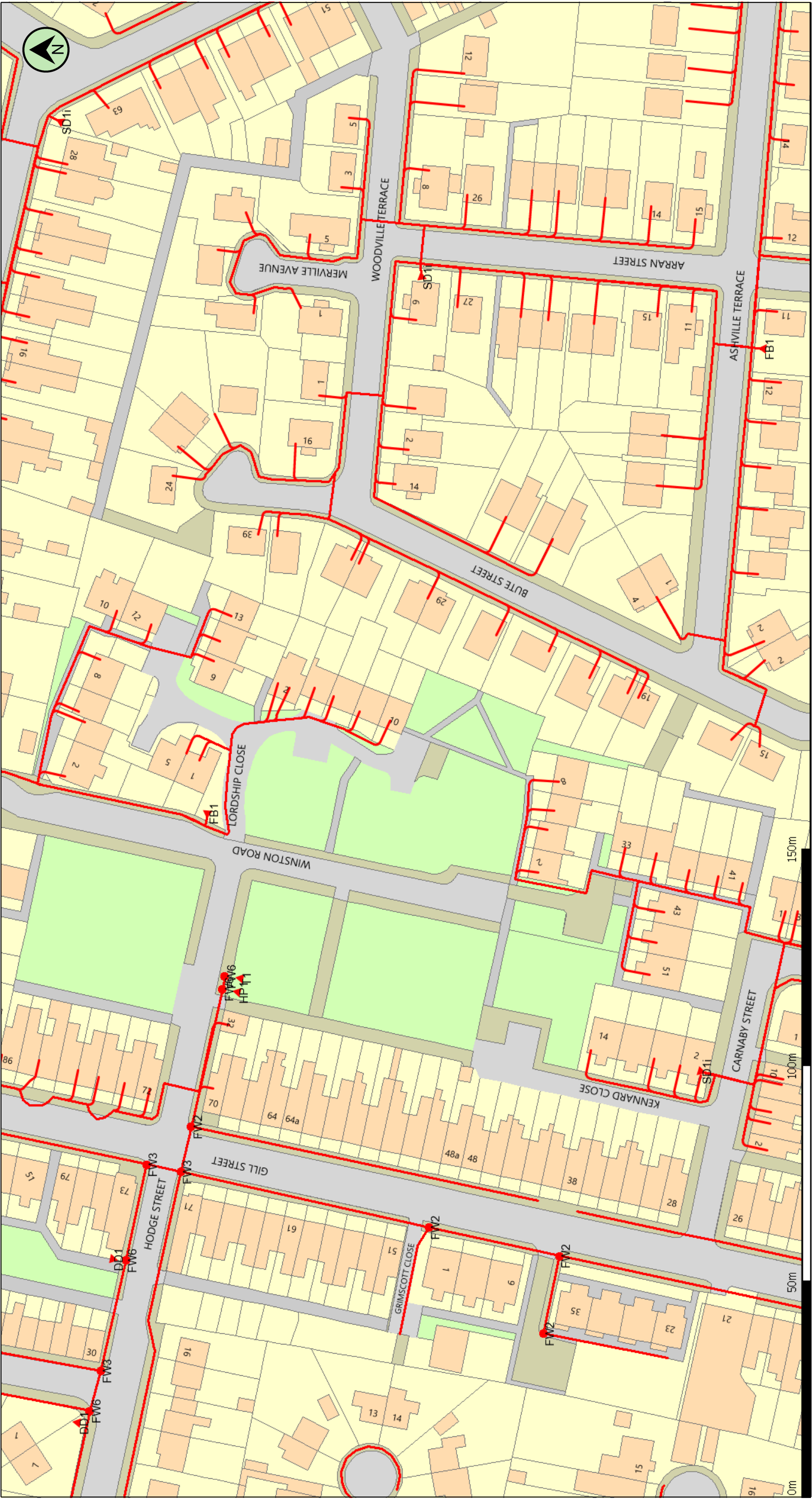
Map Reference : (centre) SD8680502114

Easting/Northing : (centre) 386805,402114

Issued : 18/12/2023 12:50:15

Reproduced from the Ordnance Survey map by BT
by permission of Ordnance Survey on behalf of the
Controller of Her Majesty's Stationary Office
(C) Crown Copyright British Telecommunications plc 100028040

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



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 2023 Ordnance Survey 100019209.

Duct, Trench

Chamber / Pole

Cabinet

megan.wright@ucml.co.uk

Lordship Close