



HOMETEL PICCADILLY

MEP Services
Broadband and Connectivity Report
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This document has been prepared and checked in accordance with
 Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS EN ISO 45001:2018)

Issue	Date	Prepared by	Checked by	Approved by
P01	05/06/2023	Eddie Osobe	Peter Downing	Peter Downing
Comments		Issued for Planning		
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Comments		Issued for Planning with minor updates.		
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Comments		Issued for Planning with revised description of development to amend storey height		

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We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

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1. APPLICATION OVERVIEW

1.1 Summary of the Application

This Broadband & Connectivity Services Report has been prepared in support of an application for full planning permission (the 'Application') for development at 12-16 Piccadilly, Manchester M1 3AN (the 'Site'). The Applicant is for Lamington Group (the 'Applicant').

This report also captures the information on the existing telecoms infrastructure services in the immediate vicinity, which has been obtained from searches. As the proposed development is being designed to meet current design standards and market expectations deems new connections will be necessary, the details of which are outlined in this report.

The report is structured to cover the Policy requirements and outlines the existing and proposed utility services and new smart infrastructure provisions related to the Proposed Development.

1.2 Proposed Development

The proposed development is as follows:

The proposal comprises the conversion of the Grade II Listed Building Union Bank, including internal alterations, and the construction of a new 34 storey building on the 'gap site' which adjoins the Listed Building to form a 251- bedroom aparthotel and associated ancillary spaces including ground floor café, first floor exhibition space, restaurant and rooftop amenities.

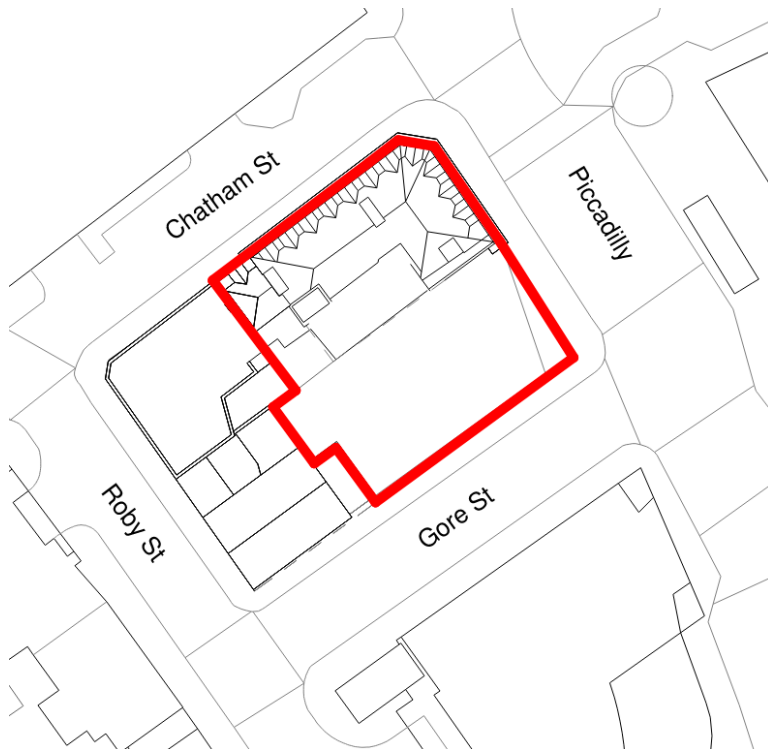
Room2 Homotel will be a landmark building, achieving Whole Life Net Zero Carbon. The scheme will integrate a range of sustainable design features and demonstrate leadership and inspiring action to create a sustainable future.

New public amenities will be included as part of the scheme, including a Net Zero Exhibition, Events Spaces, Fair Cost Café, Rooftop Bar, Restaurant and terraces; creating a new destination and offering something back to the city and the local community.

The proposal will bring the former Grade II listed Union Bank building back into active use. A heritage led design strategy has been incorporated into the scheme including a balanced approach to refurbishment, restoration and strategic removal of low significance existing fabric. The unique new development will showcase the original listed building, with sensitive connection to the new tower.

The Application boundary is shown by the red line on Fig.1 below.

Figure 1: Site Boundary Plan



The site is located within the Manchester City Centre on the west side of Piccadilly, to the south of Piccadilly Gardens and north of Piccadilly train station. The site is located at 12 – 16 Piccadilly, Manchester M1 3AN and is a former Union Bank building and adjacent vacant land. The Waldorf Public House and Indemnity House (no, 7 Chatham St) immediately adjoin the site but do not form part of the proposal. The site itself is bound by Piccadilly, Gore Street and Chatham Street.

The site is within close proximity to Piccadilly Railway Station and has a frontage onto Piccadilly, which is an important city centre street and key gateway pedestrian pathway for those entering or exiting the railway station and wishing to connect to Manchester primary retailing and central commercial areas in particular. Market Street, which is at the heart of Manchester's Primary Retail Area, merges with Piccadilly at its western end. Just to the south of Market Street is Manchester's established commercial core. Stevenson Square Conservation Area runs parallel to the Site along the east side of Piccadilly.

The site has high levels of accessibility in terms of its location, boasting immediate access to a variety of public and private transport modes. In location terms, the site is situated within easy walking and cycling distance to a number of key services and facilities within Manchester City Centre. The site is located in the heart of the city and is well connected to surrounding areas by a comprehensive network of illuminated pedestrian routes.

There is a major bus interchange hub located at Piccadilly Gardens, approximately 330m from the Site, which is served by more than 85 bus services connecting the majority of the Greater Manchester area. The nearest bus stops are located adjacent to the proposed development along A6 Piccadilly, approximately 40 meters from the Site.

2. PLANNING POLICY

2.1 Introduction

We have reviewed the GMCA document Delivering a Full Fibre Network, dated October 2019. This strategic document highlights the roadmap⁰ for delivering greater Fibre networks with the GMCA. The Policy and planning guidance includes.

- Enabling the roll-out of latest generation mobile technology and full fibre to the premises connectivity, in a way that maximises coverage whilst protecting townscape quality and ensuring an ability respond to updated/changing technology.
- Requiring all new development to have full fibre to premises connections, unless technically infeasible, and to incorporate multiple-ducting compliant with telecoms standards, to facilitate future-proof gigabit-capable network connections; and
- Facilitating the provision of free, secure, high speed public wi-fi connections, particularly in the most frequented areas.

In light of this requirement, we have reviewed the infrastructure around the proposed site and have included this within this report.

2.2 Telecommunications

As it is early design stage in the project, consideration has been made to provide the operator and owner with flexibility for telecoms as well as future proofing to facilitate any changes or advancement in technology.

Two new telecommunications intake rooms are being provided for the new building. These will provide reliance to the supplies by way of diverse cable routing.

A ducting only being provided from site boundary, this will allow flexibility in terms of service provider, the preferred provider will be selected at a later date by the operator.

Spatial allowance within the Comms rooms has been provided to cater for future active and passive equipment such as racks, patch panels, UPS etc.

Secondary containment to final locations will be provided at detailed up during the next design stages.

3. TELECOMES SERVICES

Waterman Building Services Ltd have contacted Groundwise Searches Ltd for the purpose of identification of telecoms assets within the area of the foreseen development. The information provided in this report is based on information received from the various utility providers and available records at this time. The Groundwise information is attached with this report under appendix A and B and should be referred to for further details.

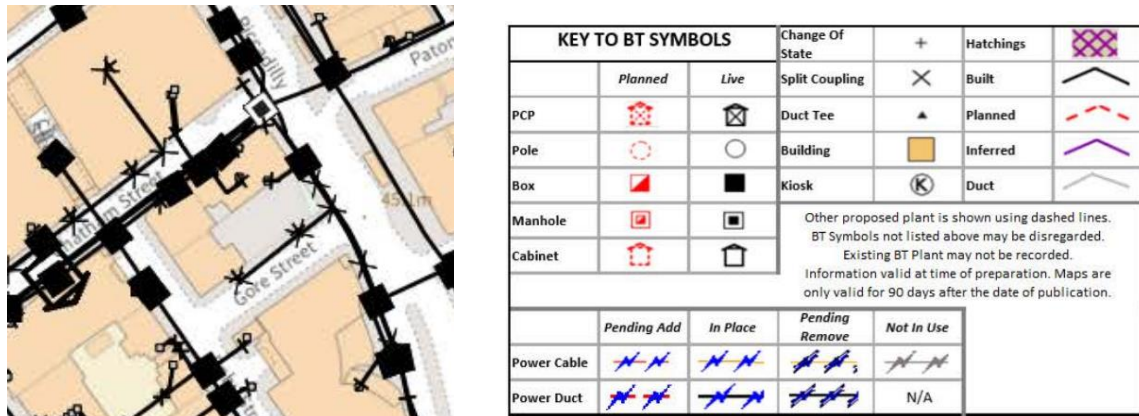
The findings from the telecoms assets search maps are outlined in this report.

3.1 Telecoms/Communications

3.1.1 BT

The BT drawing indicates an access chamber and several services crossing the site and into the existing listed Bank building.

Figure 2: BT Network Drawing



3.1.2 Virgin Media

Virgin Media drawing shows they have plant within the vicinity and possibility of future connections into the site.

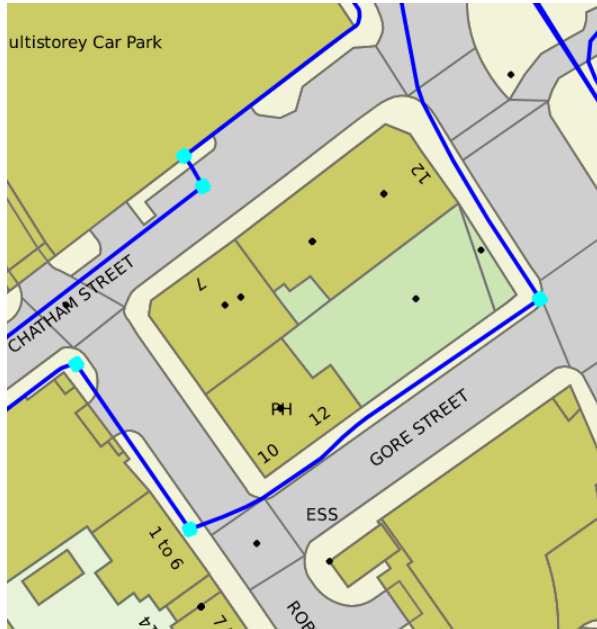
Figure 3: Virgin Media Network Drawing



3.1.3 Vodafone

Vodafone have confirmed that they have apparatus in the vicinity of the site and a service entering the building.

Figure 4: Vodafone Network Drawing



3.1.4 JSM/Zayo Group

Zayo Group drawing indicates that they have apparatus within the vicinity and possibility of future connection into the site.

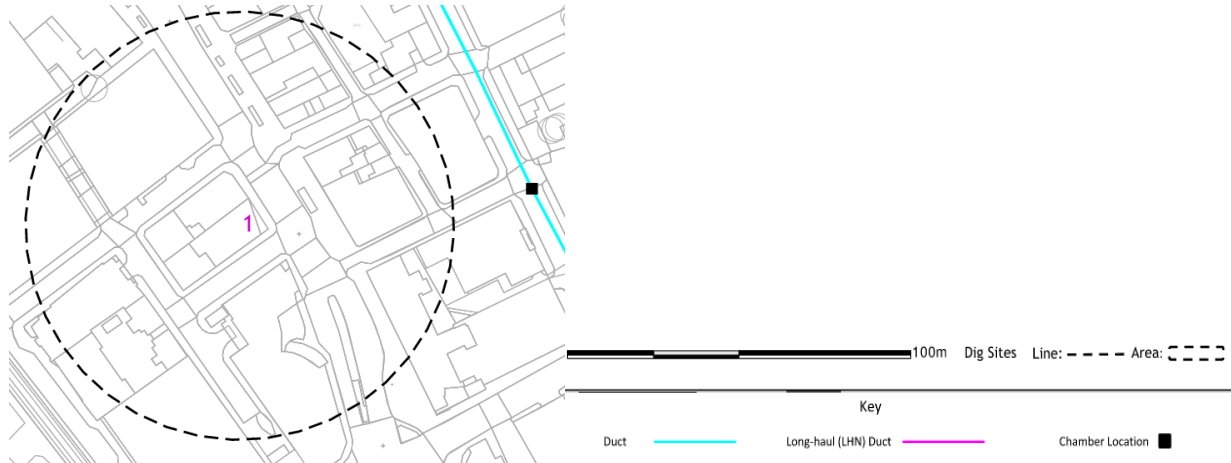
Figure 5: JSM/Zayo Network Drawing



3.1.5 PGS/euNetworks Fiber UK Ltd

The PGS/euNetworks Fiber UK Ltd drawings indicates a service within 100m of the vicinity with possibility of future connections.

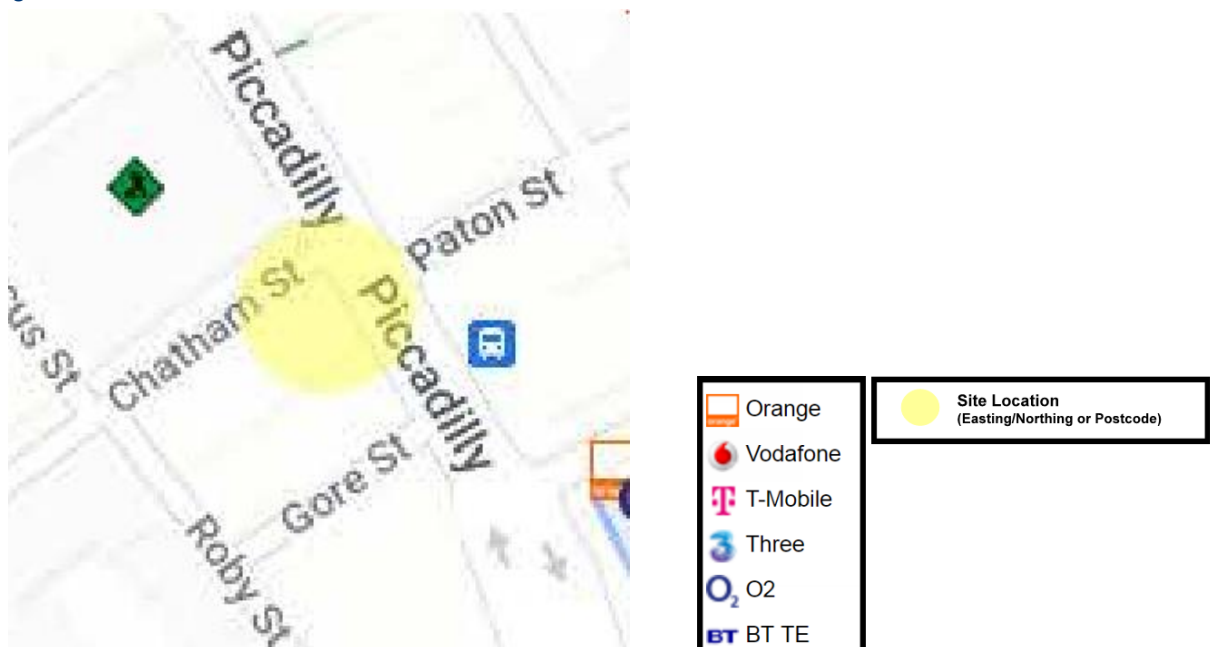
Figure 6: PGS/euNetworks Drawing



3.1.6 Masts

The record information received indicates the possibility of masts/communication systems in the vicinity of the building.

Figure 7: Mobile Phone Masts



3.1.7 BskyB Telecommunications Services Ltd

Sky have advised that their services are indirectly affected as they lease telecoms infrastructure from Lumen technologies.

3.1.8 Atkins Global

The record information received indicates no Atkins Global apparatus in the vicinity of the site.

3.1.9 Colt C.A Telecom UK Ltd

Colt have advised that they do not have apparatus near to the site.

3.1.10 GTT

The record information received made no mention of GTT services entering or crossing 12-16 Piccadilly.

3.1.11 Instalcom

The record information received made no mention of Instalcom services withing the area.

3.1.12 KPN

The record information received made no mention of KPN plant in the area of the site.

3.1.13 MBNL/Turner Townsend

The record information received indicates that MBNL do not have any plant in the area of the site that would be affected by the proposed work.

3.1.14 SSE Telecoms

The record information received made no mention of SSE Telecoms.

3.1.15 Verizon

The record information received indicates Verizon has no apparatus within the area.

4. SUMMARY OF TELECOMS SEARCHES

In summary, the site is well serviced by a range of full fibre networks which is in accordance with policy requirements as set out in GMCA's Full Fibre Network Prospectus.

Telecoms searches of existing equipment were undertaken for the proposed site and are summarised in this report.

Groundwise have summarised the effected services as follows:

- BT
- Virgin Media
- Vodafone
- Zayo group.

APPENDICES

Appendices

Hometel Piccadilly

Project Number: BSD14614

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A. Utility Report from Groundwise Searches

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