Utility Infrastructure Report
Parkhill Avenue, Crumpsall

Prepared for Triangle Architects
By Technical & Development Services (Northern) Ltd

Project Information

Title	Utility Infrastructure Report
Site Location	Parkhill Avenue, Crumpsall
Client	Triangle Architects
Prepared by	Lee Tayler
Checked by	David Pritchard

Copyright

Copyright of this report remains with Technical and Development Services (Northern) Limited (TDSN). Should the client wish to release this report to a third party, for that party's reliance TDSS agree to such a release provided that TDSN assumes no duties, liabilities, or obligations to that third party.

Contents

Project Information 2
Copyright 2
1 Project Description 5
2 Utility Overview 6
3 Review of Existing Infrastructure 7
3.1 Electricity 7
3.1.1 Electricity North West Limited 7
3.2 Gas 8
3.2.1 Cadent Gas 8
3.3 Water 9
3.3.1 United Utilities - Clean 9
3.3.2 United Utilities - Waste 10
3.4 Telecoms 11
3.4.1 BT Openreach 11
3.4.2 Virgin Media 13
4 Development Impact on Existing Utility Infrastructure 14
4.1 Overview 14
4.2 Electricity 15
4.2.1 Electricity North West Limited 15
4.3 Gas 16
4.3.1 Cadent Gas 16
4.4 Water 17
4.4.1 United Utilities 17
4.5 Telecoms 18
4.5.1 BT Openreach 18
4.5.2 Virgin Media 19
5 Utility Points of Connection 20
5.1 Overview 20
5.2 Electricity 21
5.2.1 Electricity North West Limited – DNO POC 21
5.2.2 Electricity North West Limited – IDNO POC 22
5.3 Water 23
5.3.1 United Utilities 23
5.4 Telecoms 24
5.4.1 BT Openreach 24
5.4.2 Virgin Media 26
5.5.3 Other Telecoms Providers 26
6 Utility Connections 27
6.1 Electricity, Gas, Water and Telecoms Connections - Budget 27

7 Summary 28
APPENDIX 1 – Existing Infrastructure 29
APPENDIX 2 – Diversions 30
APPENDIX 3 – Point of Connections 31

1 Project Description

Triangle Architects has engaged Technical and Development Services (Northern) Ltd. to determine the availability and sufficiency of existing utilities to serve a proposed residential development at Parkhill Avenue, Crumpsall comprising 24 residential dwellings, and to identify any utility apparatus on, or adjacent to the site, that may be affected by the development.

The purpose of the report is to identify the impact of the proposed development site on existing electricity, gas, water, and telecoms infrastructure.

The red edge location plan shows the proposed development area.

The site is accessed from Parkhill Avenue and bounded by residential dwellings and greenfield lane. The proposed site layout can be seen below.

2 Utility Overview

Following a review of the developments effect on existing infrastructure, requirements for proposed infrastructure and relevant applications to utility companies the following overview can be provided. This overview aims to provide clarification of the possible design, programme and cost implications of works required. The details relating the below can be found in the following report.

Disconnections		
Utility	***Item***	***Cost***
Electricity	Not anticipated.	
Gas	Not anticipated.	
Water	Not anticipated.	
BT Openreach	Not anticipated.	
Virgin Media	Not anticipated.	
Diversions		
Utility	***Item***	***Cost***
Electricity	Diversion of Low Voltage cabling at the proposed site access.	TBC
Gas	Not affected	
Water	Diversion of 4" AC Distribution main.	TBC
BT Openreach	Diversion of pole and overhead cabling – not anticipated but possible. Survey Fee to provide firm quote to complete works.	TBC £1,805.94
Virgin Media	Diversion of underground cabling at site access.	TBC
Connections		
Utility	***Item***	***Cost***
Electricity – DNO	Low Voltage Point of Connection	£0.00
	5m of Cable Lay to site	£1,250.00
Electricity – IDNO	Low Voltage Point of Connection	£3,024.00
	5m Cable Lay to site	£1,250.00
Water	4" AC Distribution main Point of Connection	Included in Connections Cost
	5m of Pipe Lay to site	£1,250.00
	Non-Contestable charge for Apartments	£1,183.00 exc. VAT
	Non-Contestable charge for Houses	£10,647.00 exc. VAT
Electricity, Gas and Water Connections on Site	24no. Plots at £1800 per plot electric heated	£43,200.00
BT Openreach Rebate	9no. Houses at £140 per plot and 5no. Apartments at £50 per plot	-£1,510.00
Virgin Media Rebate	24no. Plots at £125 per plot	-£3,000.00
TOTAL BUDGET CONNECTION COST	£59,994.00	

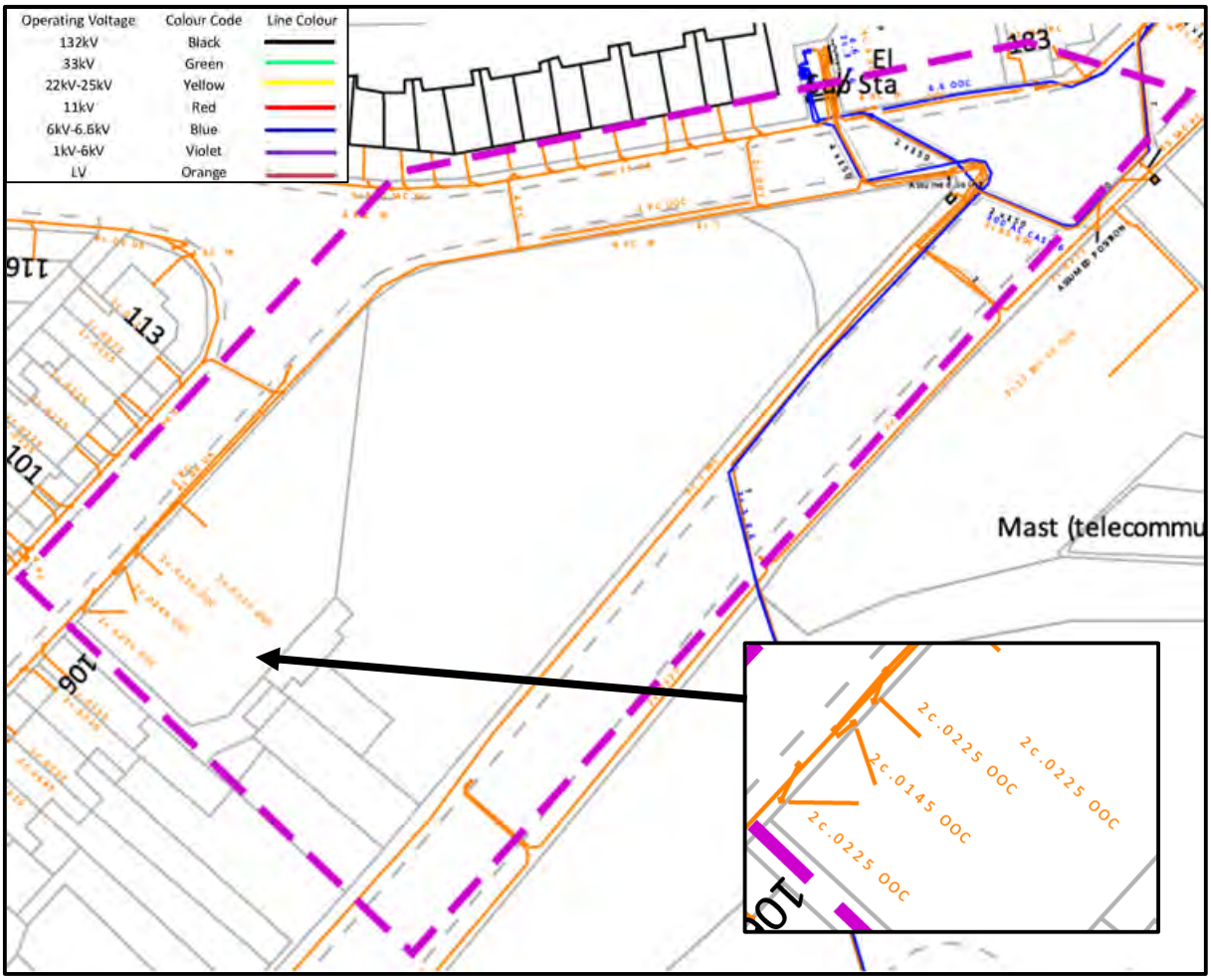
Budget figures provided by TDS Northern Ltd are based on a range of information derived from existing network records and previously secured quotations however TDS Northern do not have access to detailed network information and contractor rates and therefore budget figures should be used as a guide only.

3 Review of Existing Infrastructure

3.1 Electricity

3.1.1 Electricity North West Limited

The existing electricity infrastructure within the vicinity of the site is owned and operated by Electricity North West Limited as a licenced Distribution Network Operator. The below plan shows existing Electricity North West Limited infrastructure records in the vicinity of the site. (For more detailed plans see the APPENDIX 1).



The Electricity North West Limited (ENWL) infrastructure records show that there is Low Voltage cabling coming from the substation on Cleveland Road, this cabling travels south within the adjoining footpaths surrounding the development.

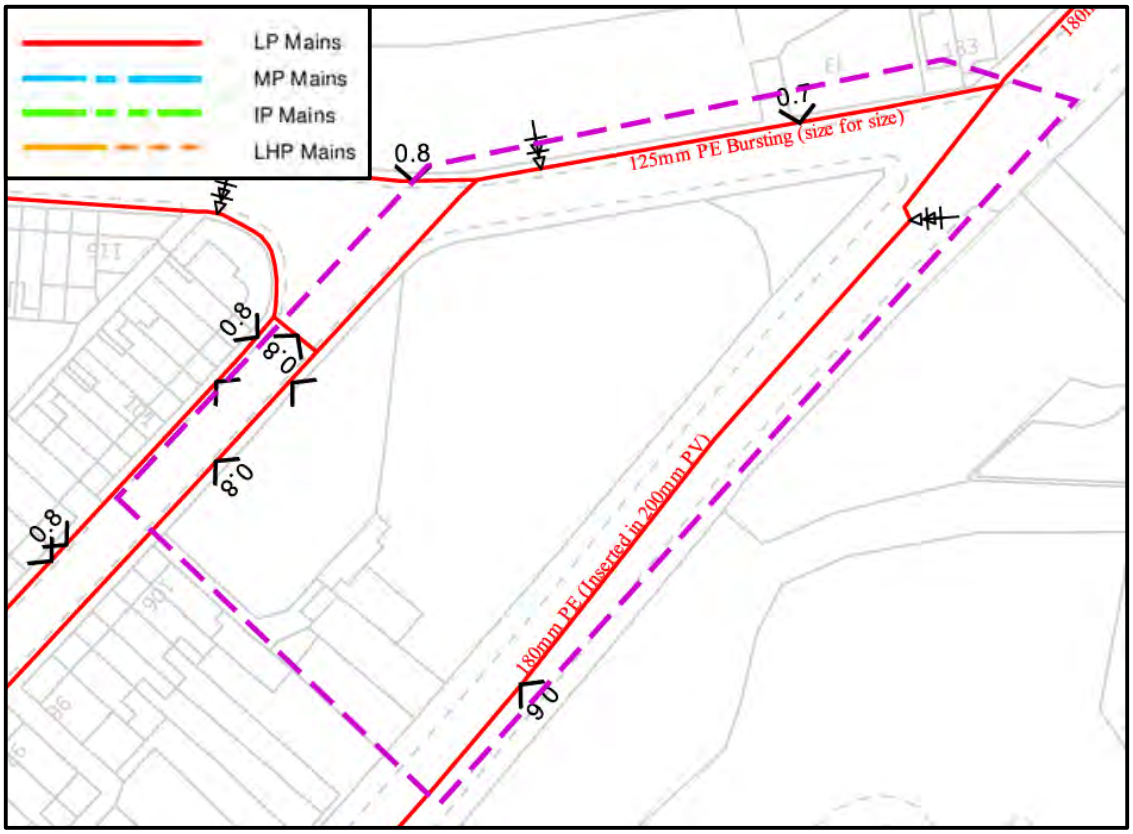
As well as this, there is 6,600v High Voltage cabling coming from the substation on Cleveland Street. This cabling travels south east along Delaunays Road within the adjoining footpath to site, the cabling then runs east away from the site boundary.

To the south west of the development there are 4no. Out of Commission cables, these cables look to be in laid in the location of the proposed houses. Live or dead checks are advised to confirm the status of the cabling.

3.2 Gas

3.2.1 Cadent Gas

The existing gas infrastructure within the vicinity of the site is owned and operated by Cadent Gas as a licenced Gas Transporter. The below plan shows existing Cadent Gas infrastructure records in the vicinity of the site. (For more detailed plans see the **APPENDIX 1**).



The Cadent Gas records show that there is a Low Pressure network surrounding the development.

To the north along Cleveland Road there is a 125mm PE Low Pressure main within the opposing footpath to the site.

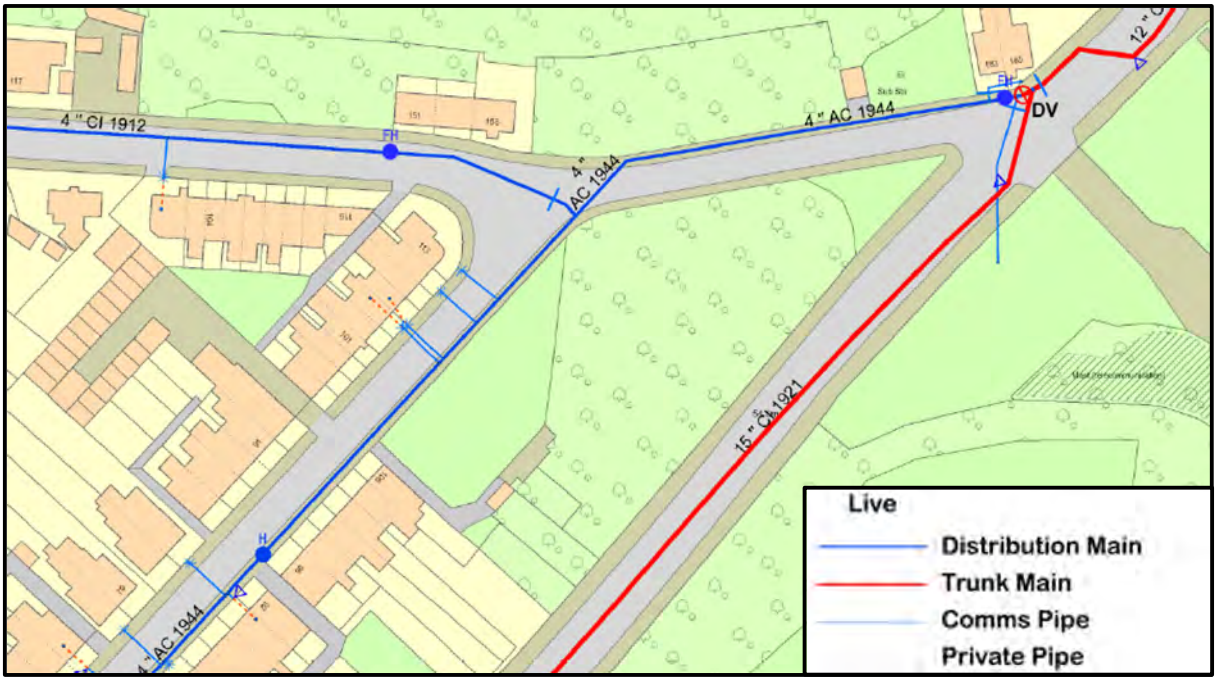
Along Parkhill Avenue, west of site, there is a 90mm PE Low Pressure main running within the adjoining and opposing footpath.

To the east along Delaunays Road there is a 180mm PE within the carriageway.

3.3 Water

3.3.1 United Utilities - Clean

The existing water infrastructure within the vicinity of the site is owned and operated by United Utilities as a licenced water network operator. The below plan shows existing United Utilities infrastructure records in the vicinity of the site. (For more detailed plans see the **APPENDIX 1**).

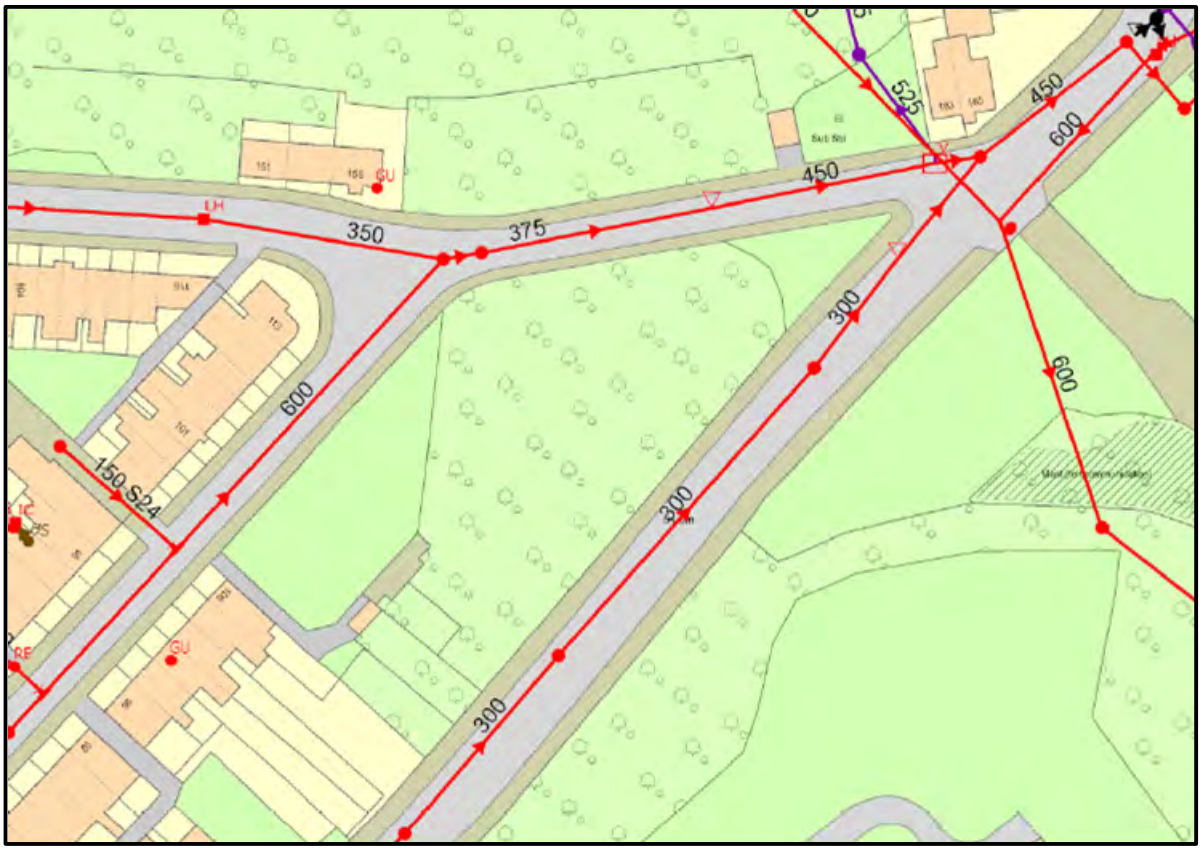


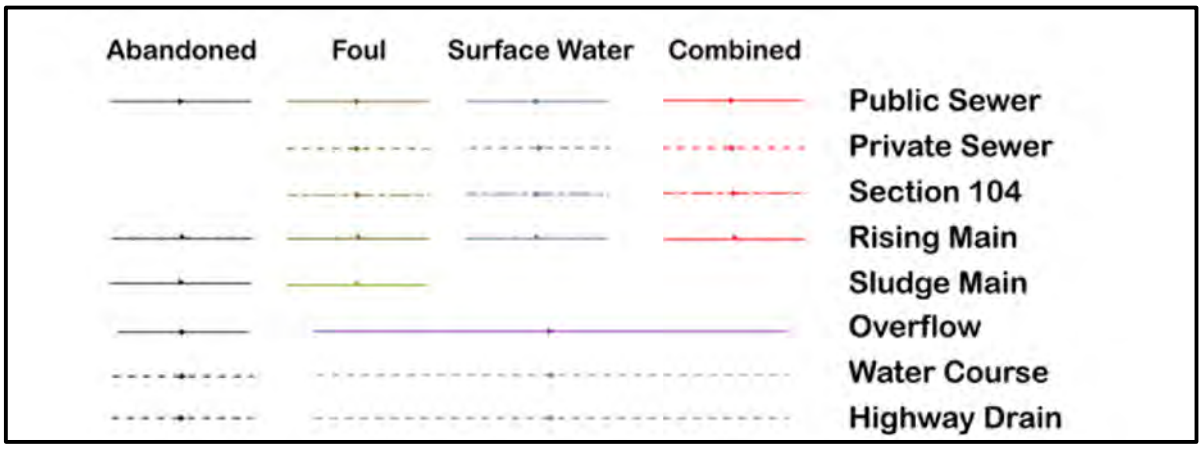
The United Utilities infrastructure records show that there is a 4" AC Distribution within the opposing footpath to site on Cleveland Road, this main travels south crossing the carriageway to the adjoining footpath to site on Parkhill Avenue.

To the east of the development on Delaunays Road there is a 15" CI Trunk main within the carriageway.

3.3.2 United Utilities - Waste

The existing waste water infrastructure within the vicinity of the site is owned and operated by United Utilities as a licenced waste water network operator. The below plan shows existing United Utilities infrastructure records in the vicinity of the site. (For more detailed plans see the **APPENDIX 1**).



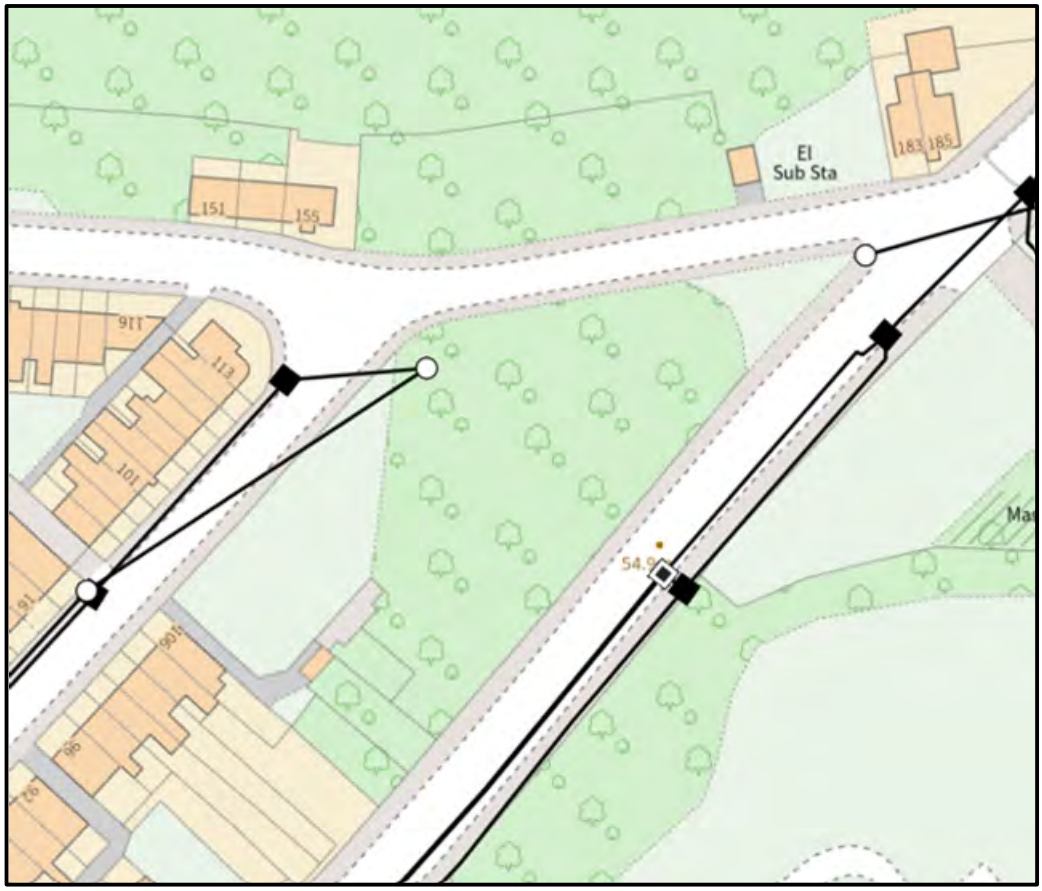


In order to obtain detailed information regarding the waste water network, it is advised to seek advice from an engineering consultancy. Waste water advise is outside the scope of TDS.

3.4 Telecoms

3.4.1 BT Openreach

BT Openreach own and operate existing telecommunications infrastructure within the vicinity of the proposed site under its rights derived from the telecommunications act. The below plan shows existing BT Openreach infrastructure records in the vicinity of the site. (For more detailed plans see the **APPENDIX 1**).



KEY TO BT SYMBOLS			Change Of State		Hatchings	
	Planned	*Live*	Split Coupling		Built	
PCP			Duct Tee		Planned	
Pole			Building		Inferred	
Box			Kiosk		Duct	
Manhole			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded.			
Cabinet						

The BT Openreach records show that there is existing apparatus within close proximity to the development site. To the north east of the site, along Cleveland Road and Delaunays Road, there is an existing pole and overhead cabling situated on the adjoining footpath. As well as this, there is underground ducts and chambers within the opposing footpath the development on Delaunays Road.

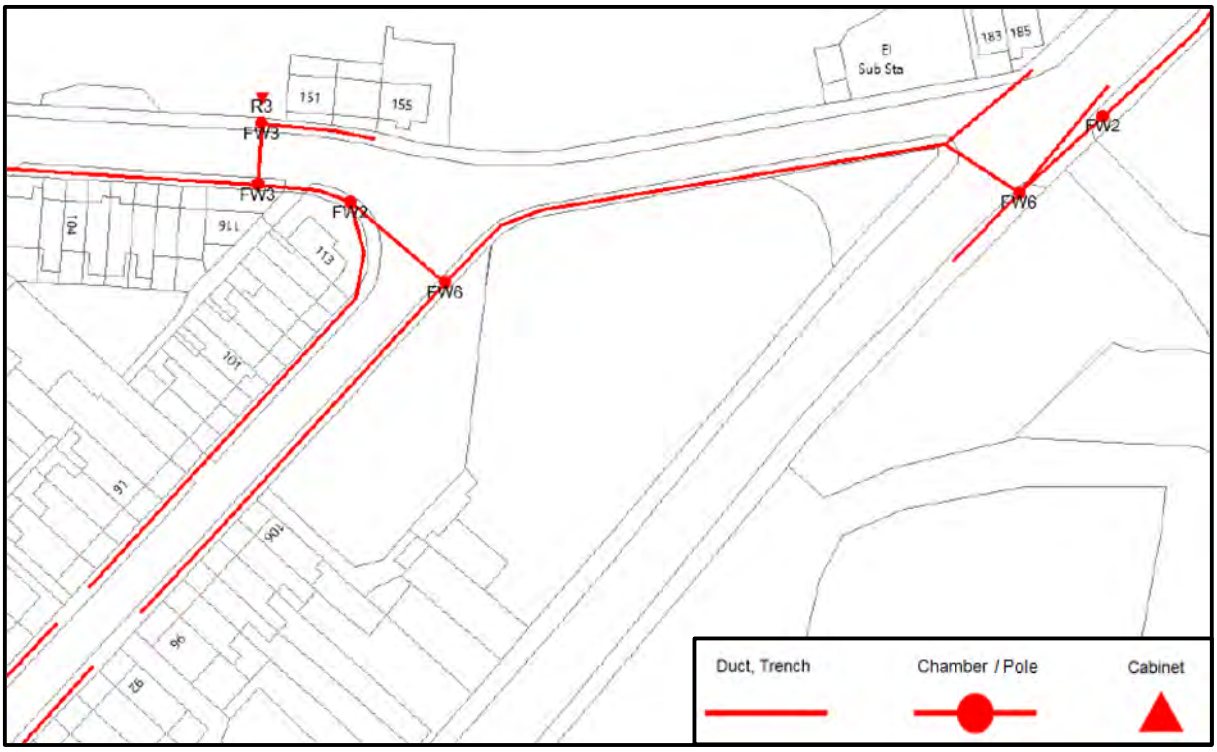
To the west of the development on Parkhill Avenue there are underground ducts and chambers within the opposing footpath to the site. There is also an overhead pole located on the opposing footpath, this cabling crosses the street to a second pole located on the adjoining footpath.

Although BT Openreach records show this pole as being onsite, online mapping indicates that this pole is located on the footpath and not within the proposed development.

Online mapping (September 2020) shows the location of the BT Pole with the overhead cabling.

3.4.2 Virgin Media

Virgin Media own and operate existing telecommunications infrastructure within the vicinity of the proposed site under its rights derived from the telecommunications act. The below plan shows existing Virgin Media infrastructure records in the vicinity of the site. (For more detailed plans see the **APPENDIX 1**).



The Virgin Media records indicate that there is an underground network to the west and north of the development. There are underground ducts and chambers within the adjoining footpath of site along Parkhill Avenue and Cleveland Road. As well as this, next to the BT Pole there is a Virgin Media underground chamber.

Online mapping (September 2020) shows the location of the Virgin Media underground chamber next to BT Pole.

4 Development Impact on Existing Utility Infrastructure

4.1 Overview

The below table provides an overview of the likely disconnection and diversions identified as part of section 4 of this report.

Disconnections		
Utility	***Item***	***Cost***
Electricity	Not anticipated.	
Gas	Not anticipated.	
Water	Not anticipated.	
BT Openreach	Not anticipated.	
Virgin Media	Not anticipated.	
Diversions		
Utility	***Item***	***Cost***
Electricity	Diversion of Low Voltage cabling at the proposed site access.	TBC
Gas	Not affected	
Water	Diversion of 4" AC Distribution main.	TBC
BT Openreach	Diversion of pole and overhead cabling – not anticipated but possible. Survey Fee to provide firm quote to complete works.	TBC £1,805.94
Virgin Media	Diversion of underground cabling at site access.	TBC

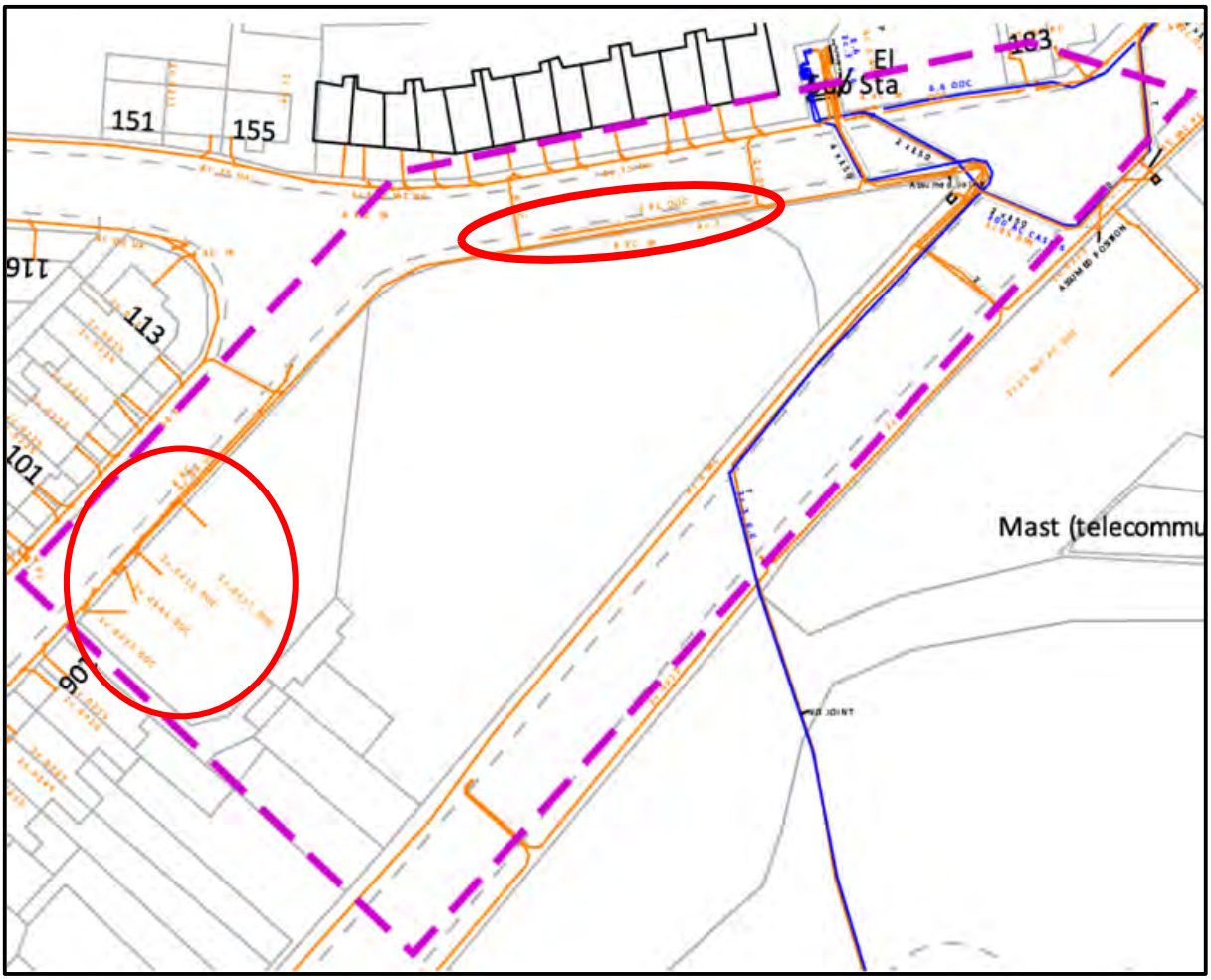
4.2 Electricity

4.2.1 Electricity North West Limited

Asset plans indicate Low Voltage cabling at the site entrance which is likely to affect the proposed development.

A response to a diversion application has not yet been received from Electricity North West Limited, reference 5500305477.

It is advised by TDS that Live/Dead checks should be completed on the Low Voltage cabling marked Out of Commission.



4.3 Gas

4.3.1 Cadent Gas

Asset plans indicate Low Pressure mains within the adjoining footpath to the development which is likely to affect the proposed access/driveways for the proposed houses.

A response to a diversion application was received from Cadent Gas dated 24/04/2024, reference 33311910. This response includes confirmation that a diversion is not required.

"The existing 90mm PE main on Parkhill Avenue is shown to be sufficiently deep within the footway and should not be affected by the proposal to install dropped kerbs. (footpath level to remain the same) and there are no Cadent assets in the area of the proposed new site entrance on Cleveland Rd."

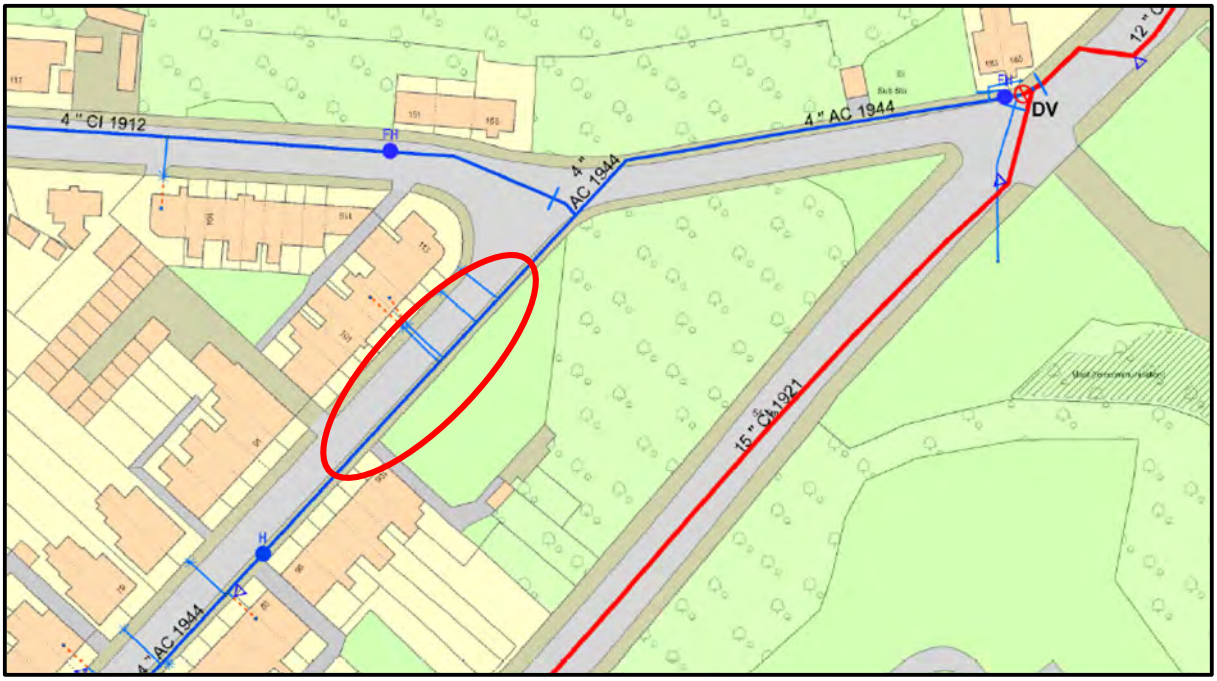
4.4 Water

4.4.1 United Utilities

Asset plans indicate a 4" AC distribution main within the adjoining footpath the proposed access/driveways for the proposed properties.

A response to a diversion application has not yet been received from United Utilities, reference 05575957.

Trial holes are advised to ascertain the exact depth and location of the infrastructure.

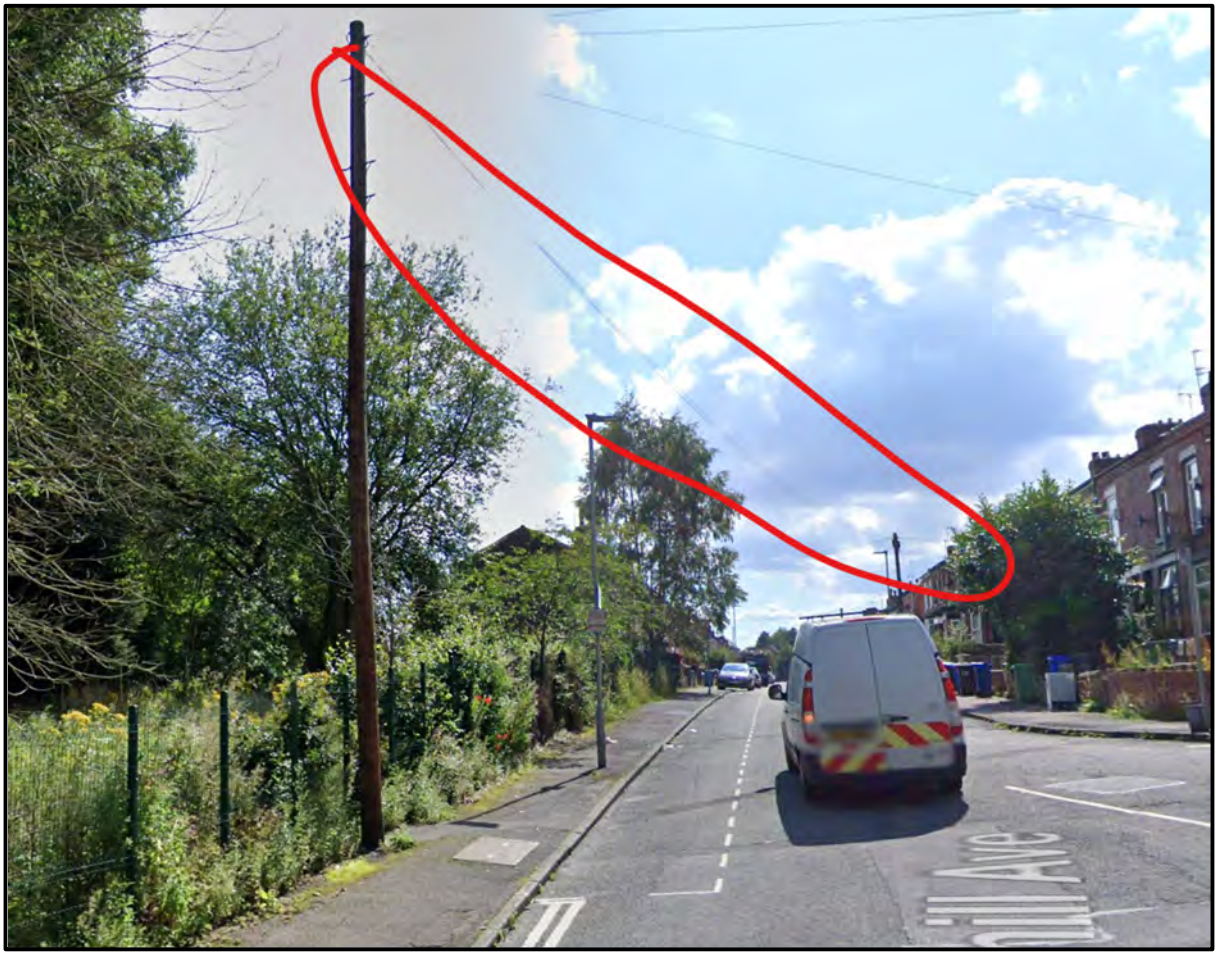


4.5 Telecoms

4.5.1 BT Openreach

Asset plans indicate overhead cabling and pole on the adjoining footpath to the site on Parkhill Avenue.

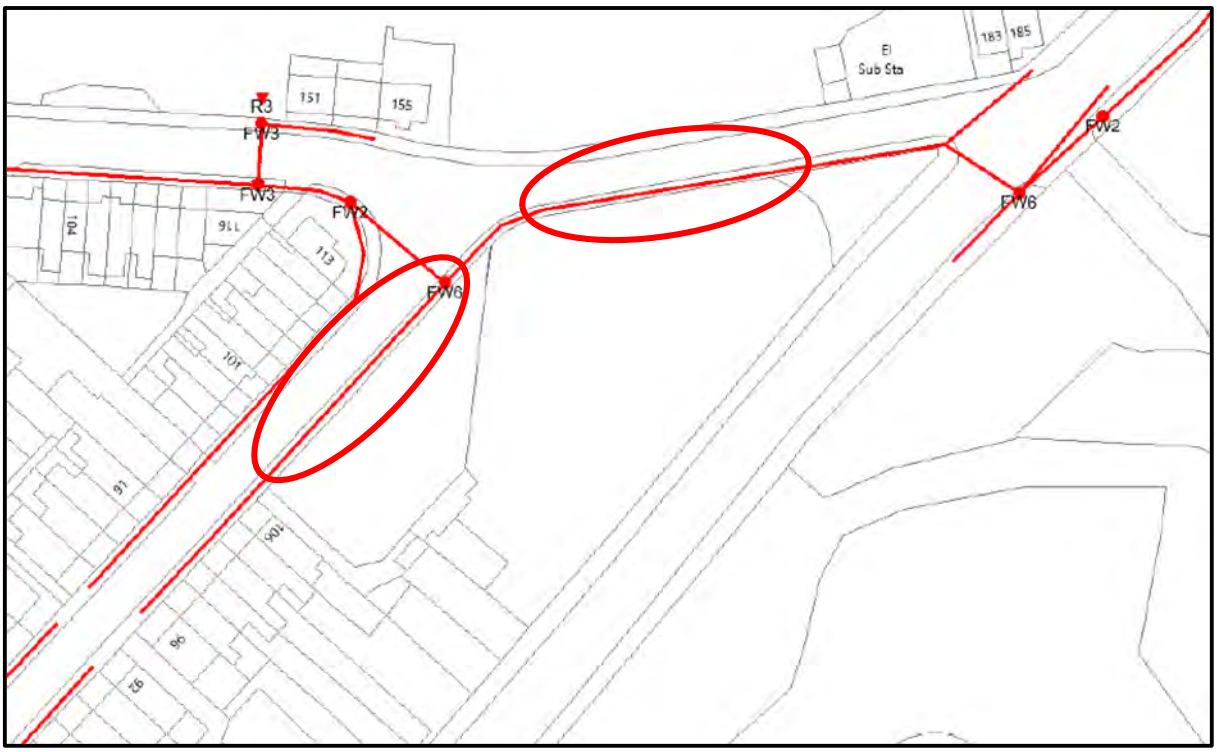
A response to a diversion application was received from BT Openreach dated 12/04/2024 reference 915747, for a total cost of £1,805.94. This response includes the cost to complete a site survey to provide a formal quote for the diversion works.



4.5.2 Virgin Media

Asset plans indicate an underground chamber within the adjoining footpath to the site on Parkhill Avenue.

A response to a diversion application was received from Virgin Media dated 12/04/2024 reference 915747, for a total cost of £1,805.94. This response includes the cost to complete a site survey to provide a formal quote for the diversion works.



5 Utility Points of Connection

5.1 Overview

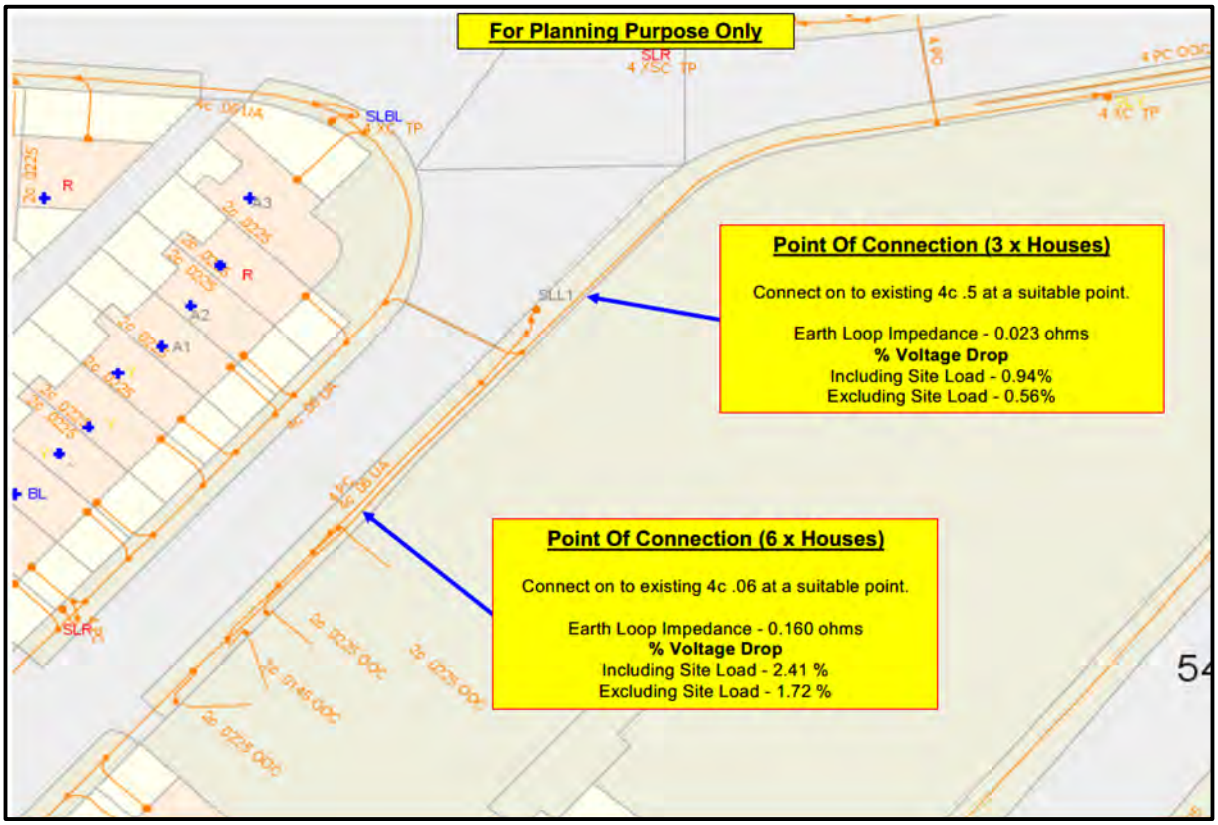
The below plan provides an overview of the received points of connection identified as part of section 5 of this report.

5.2 Electricity

5.2.1 Electricity North West Limited – DNO POC

In order to determine the capacity of the local electricity network to service the site, an application was made to Electricity North West Limited for a point of connection. A response has been received from Electricity North West Limited, dated 24/04/2024, reference 005500307026A for a cost of £0.00. The specified point of connection is from the Low Voltage network on Parkhill road, 5 meters from the site entrance

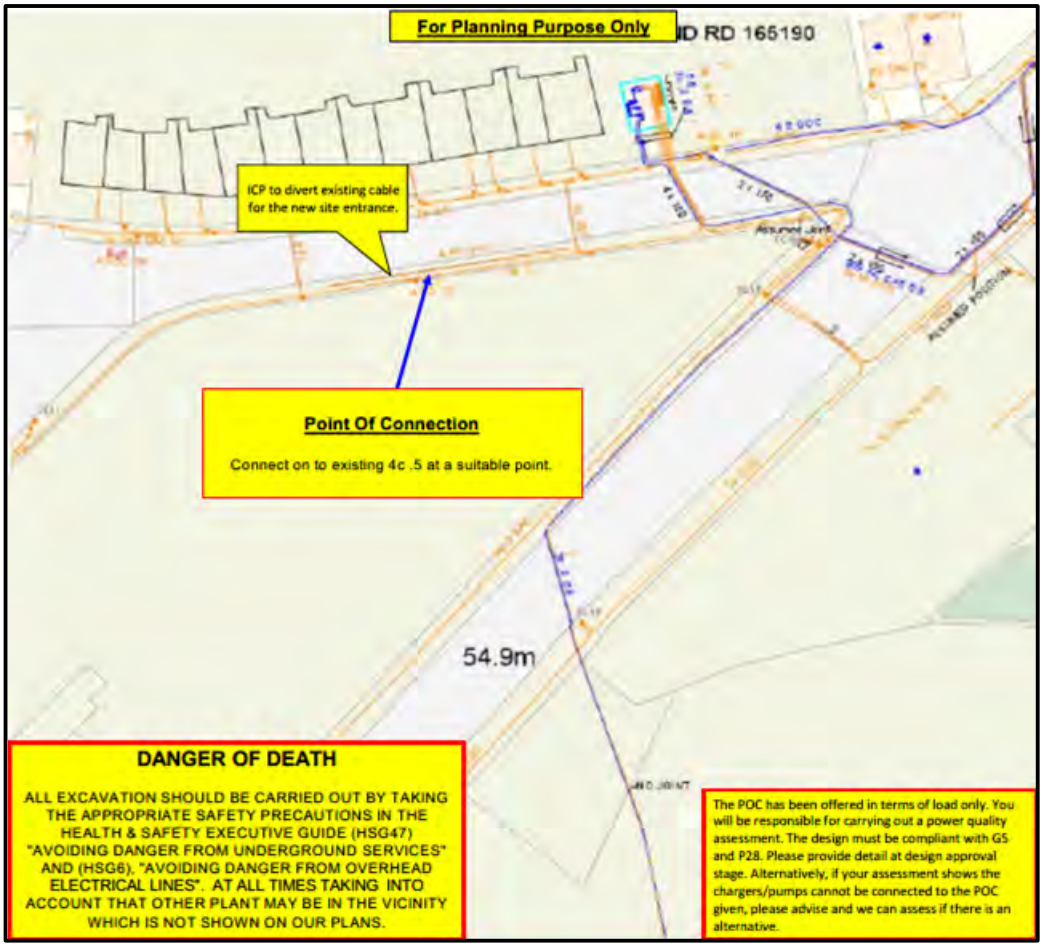
The below plan shows the location of the connection.



5.2.2 Electricity North West Limited – IDNO POC

In order to determine the capacity of the local electricity network to service the site, an application was made to Electricity North West Limited for a point of connection. A response has been received from Electricity North West Limited, dated 24/04/2024, reference 005500.05703A for a cost of £3,024.00. The specified point of connection is from the Low Voltage network on Cleveland Road, from the site entrance diversion.

The below plan shows the location of the connection.



5.3 Water

5.3.1 United Utilities

In order to determine the capacity of the local water network to service the site, an application was made to United Utilities for a pre-development enquiry. A response has been received from United Utilities, dated 25/04/2024, reference 00576467. The specified point of connection is from the 4" AC Distribution main network on Parkhill Road and Cleveland Road, 5 meters from the site entrance.

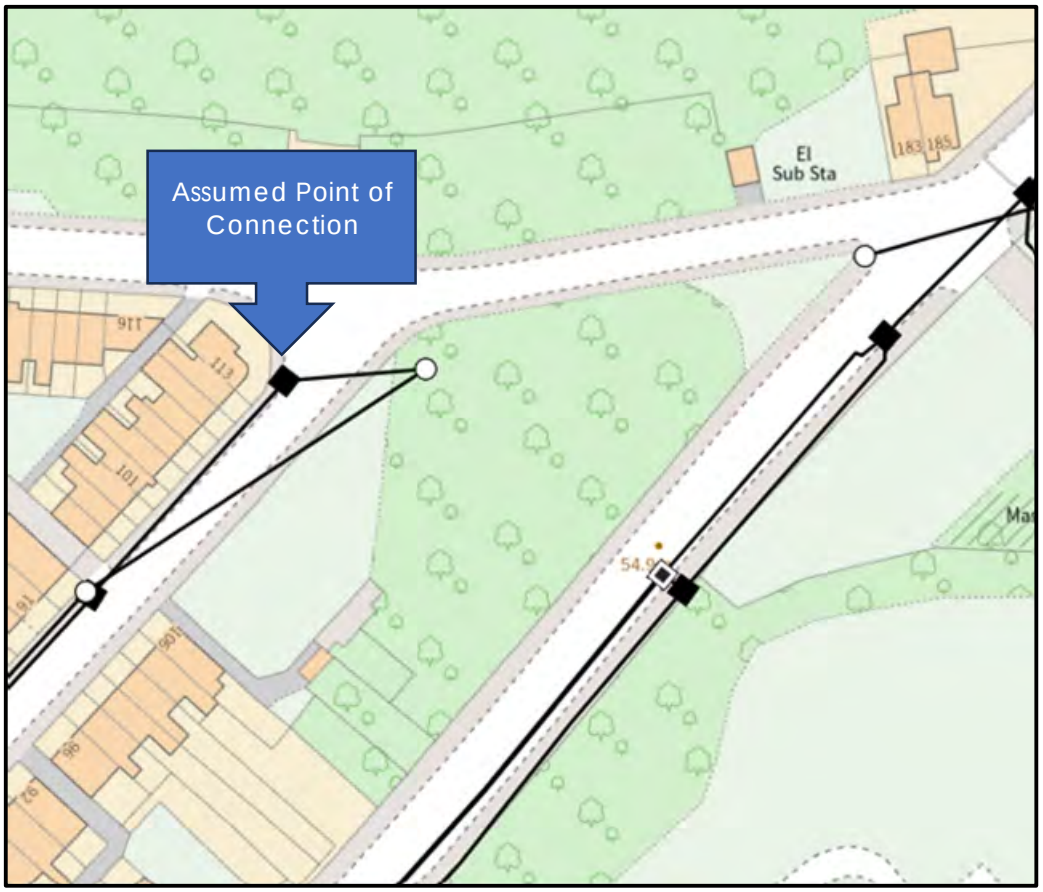
There are non-contestable works to provide water to the development; this entails a 63mm connection for the apartment block and 25mm connection for the plots. It is advised to budget £4,240.00 exc. VAT for the 63mm connection, and £1,183.00 exc. VAT for each 25mm connection. (£1,183.00 x 9no. Plots = £10,647.00 exc. VAT)

The below plan shows the location of the connection.

5.4 Telecoms

5.4.1 BT Openreach

BT Openreach own and operate existing telecommunications infrastructure within the vicinity of the proposed site under its rights derived from the telecommunications act. The below plan shows existing BT Openreach infrastructure records in the vicinity of the site where black denotes existing infrastructure and red denotes proposed infrastructure.



Infrastructure records show that BT Openreach has infrastructure within close proximity of the site and can be registered with BT Openreach FTTP to assist them with planning the proposed infrastructure to the development and as part of BT Openreach's 'Fibre First' Initiative. It is likely the development will be served with full Fibre to the Property infrastructure benefitting from speeds up to 1.0GBPS. BT Openreach offer free Fibre to the Property services to developments of 20 plots or more and charges for sites from 2-19 plots can be seen below.

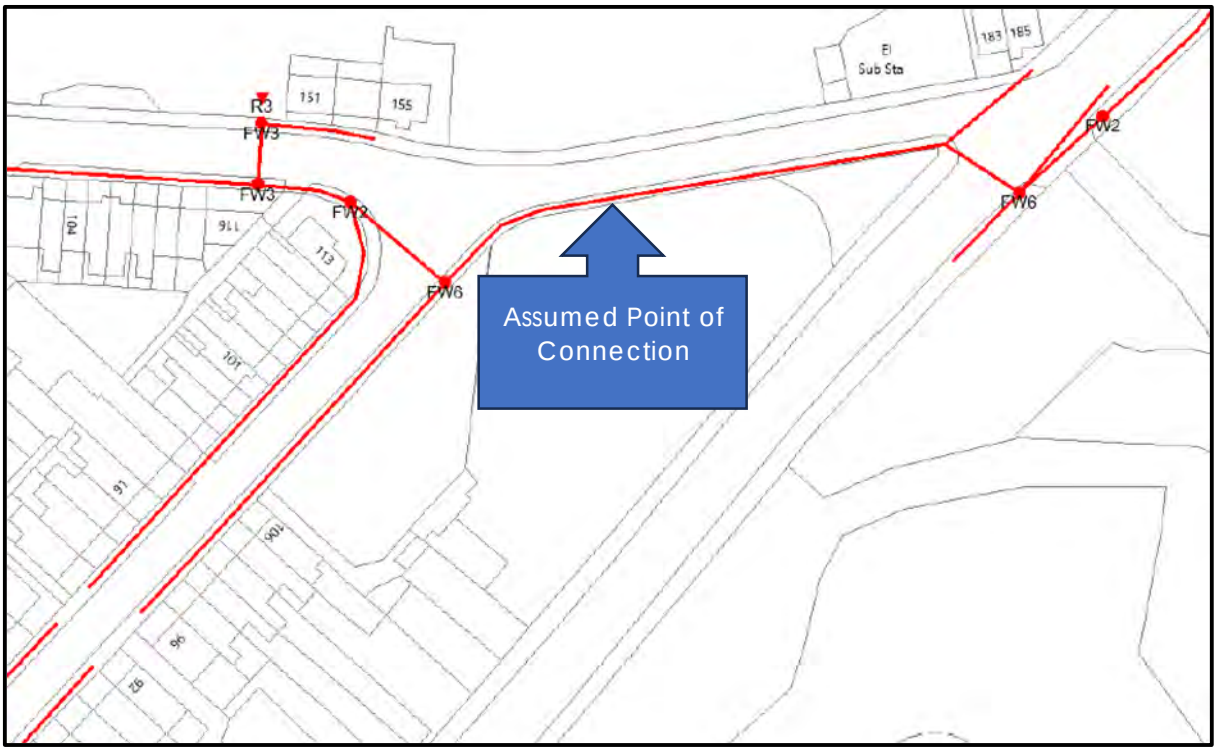
Plots	Developer contribution per plot	Developer contribution per site
2	£2,000	£4,000
3	£2,000	£6,000
4	£2,000	£8,000
5	£1,800	£9,000
6	£1,600	£9,600
7	£1,400	£9,800
8	£1,200	£9,600
9	£1,000	£9,000
10	£747	£7,470
11	£662	£7,282
12	£588	£7,056
13	£524	£6,812
14	£467	£6,538
15	£415	£6,225
16	£369	£5,904
17	£328	£5,576
18	£290	£5,220
19	£255	£4,845

BT Openreach offer rebates, designed to offset the cost of duct and chamber installations, for sites of 11 plots and above and the rebate rates can be seen below.

Plot Type	Amount
Single Dwelling Unit (SDU) - House	**£140**
Single Dwelling Unit (SDU) – House inside M25	**£151**
Multiple Dwelling Unit (MDU) – Flat/Apartment	**£50 per individual unit**
Enhanced DSI rebate – All plot types	**Additional £20**

5.4.2 Virgin Media

Virgin Media own and operate existing telecommunications infrastructure within the vicinity of the proposed site. The below plan shows existing Virgin Media infrastructure records in the vicinity of the site where red denotes existing infrastructure and green denotes proposed infrastructure.



Infrastructure records show that Virgin Media has infrastructure within close proximity of the site and Virgin Media would likely offer connection to the development as a result. It is likely the development will be served with full Fibre to the Property infrastructure benefitting from speeds up to 1.0GBPS. Virgin Media offer free Fibre to the Property services to developments and offer rebates of up to £125 per plot.

5.5.3 Other Telecoms Providers

In addition to BT Openreach and Virgin Media, a range of alternative telecoms providers are able to provide connections to the development, utilising a connection onto the existing BT Openreach network. These providers offer a range of solutions and should be contacted directly for further details. Current prominent providers include, GTC and Grain.

6 Utility Connections

6.1 Electricity, Gas, Water and Telecoms Connections - Budget

Based on the information identified in section 5, TDS has used standard rates to provide a high-level budget cost for utility connections for the site. The breakdown of this cost can be seen as follows.

Connections		
Utility	***Item***	***Cost***
Electricity – DNO	Low Voltage Point of Connection	£0.00
	5m of Cable Lay to site	£1,250.00
Electricity – IDNO	Low Voltage Point of Connection	£3,024.00
	5m Cable Lay to site	£1,250.00
Water	4" AC Distribution main Point of Connection	Included in Connections Cost
	5m of Pipe Lay to site	£1,250.00
	Non-Contestable charge for Apartments	£1,183.00 exc. VAT
	Non-Contestable charge for Houses	£10,647.00 exc. VAT
Electricity, Gas and Water Connections on Site	24no. Plots at £1800 per plot electric heated	£43,200.00
BT Openreach Rebate	9no. Houses at £140 per plot and 5no. Apartments at £50 per plot	-£1,510.00
Virgin Media Rebate	24no. Plots at £125 per plot	-£3,000.00
TOTAL **BUDGET CONNECTION COST**	£59,994.00	

7 Summary

It can be concluded from the formal responses received from the host asset owners of the gas, water and electricity infrastructure that all the main utilities are all available within the local area to serve the proposed development. These connection points are within the local road network with minimal impact on the surrounding environment.

Major reinforcement is not anticipated.

The electricity connection will be provided from a Low Voltage cable approximated 5m from the site boundary.

The water point of connection will be from existing distribution mains on Cleveland Road, approx. 5 meters from the site entrance.

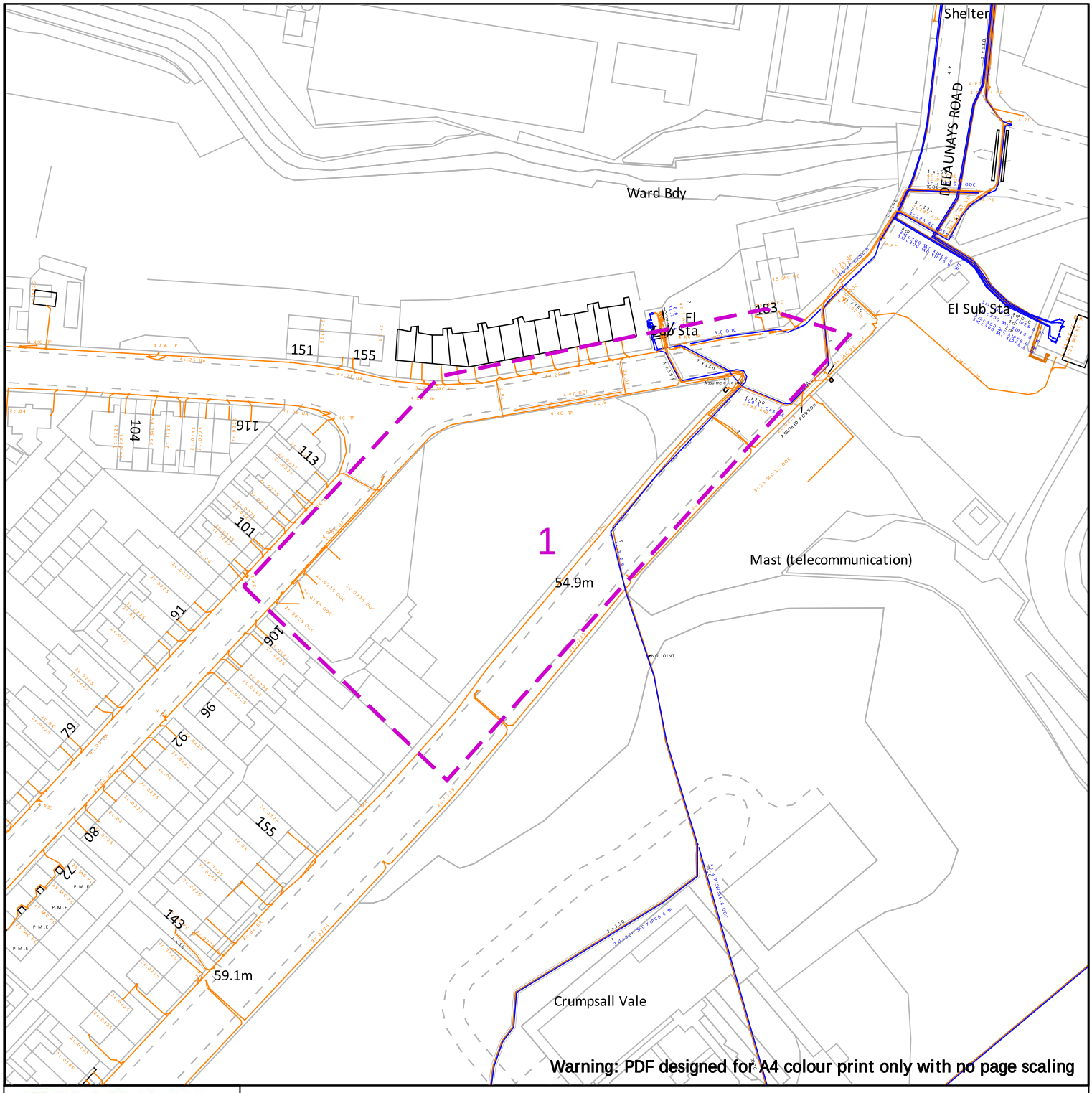
Diversions to the electric, water, BT Openreach, Virgin Media network is anticipated.

Technical & Development Services (Northern) Ltd
Northern House
3A Kennerley's Lane
Wilmslow
Cheshire
SK9 5EQ

01625 462 350
northrn@t-d-s.com
www.t-d-s-com

Part of Technical & Development Services Group Ltd. Registered in England & Wales No. 5284938.
Registered Office: Venture Court, 2 Debdale Road, Wellingborough, Northants NN8 5AA

APPENDIX 1 – Existing Infrastructure



electricity north west
Bringing energy to your door

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

Date Requested: 09/04/2024
Job Reference: 33040405
Site Location: 384954 402744
Requested by: Mr Lee Tayler

Your Scheme/Reference: Crumpsall

Scale: 1:1250 (When plotted at A4)

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

In an emergency call 105, 24 hours a day

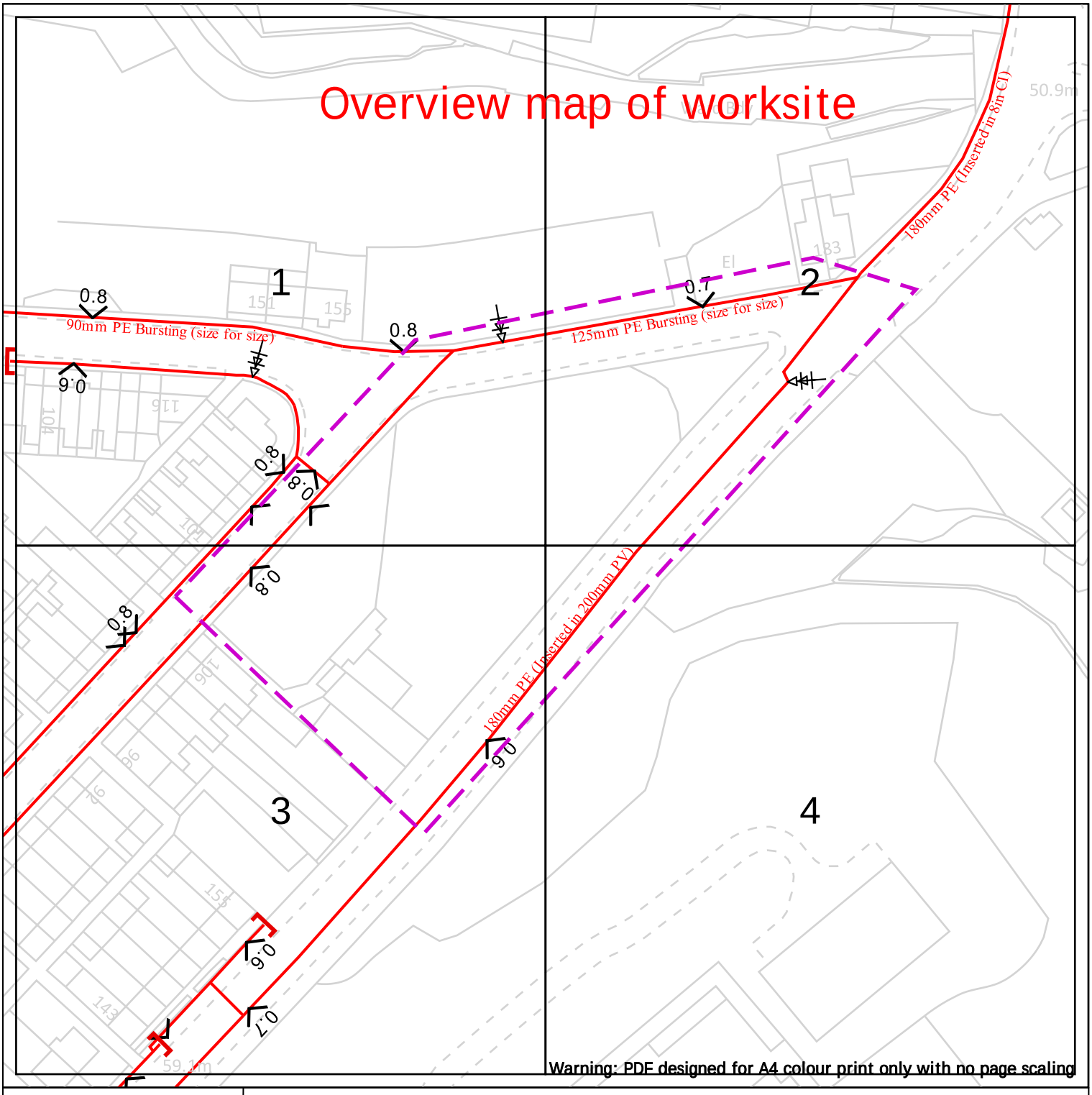
Dig Sites
Line:
Area:

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

Reproduced from or based upon Ordnance Survey's map with the permission of His Majesty's Stationary Office. Crown Copyright Reserved. LICENCE No. 100017892. Unauthorised reproduction may lead to Prosecution or Civil Proceedings.

Overview map of worksite



Warning: PDF designed for A4 colour print only with no page scaling

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

Date Requested: 09/04/2024
Job Reference: 33040405
Site Location: 384954 402744
Requested by: Mr Lee Tayler

Your Scheme/Reference: Crumpsall

View extent: 100m, 100m

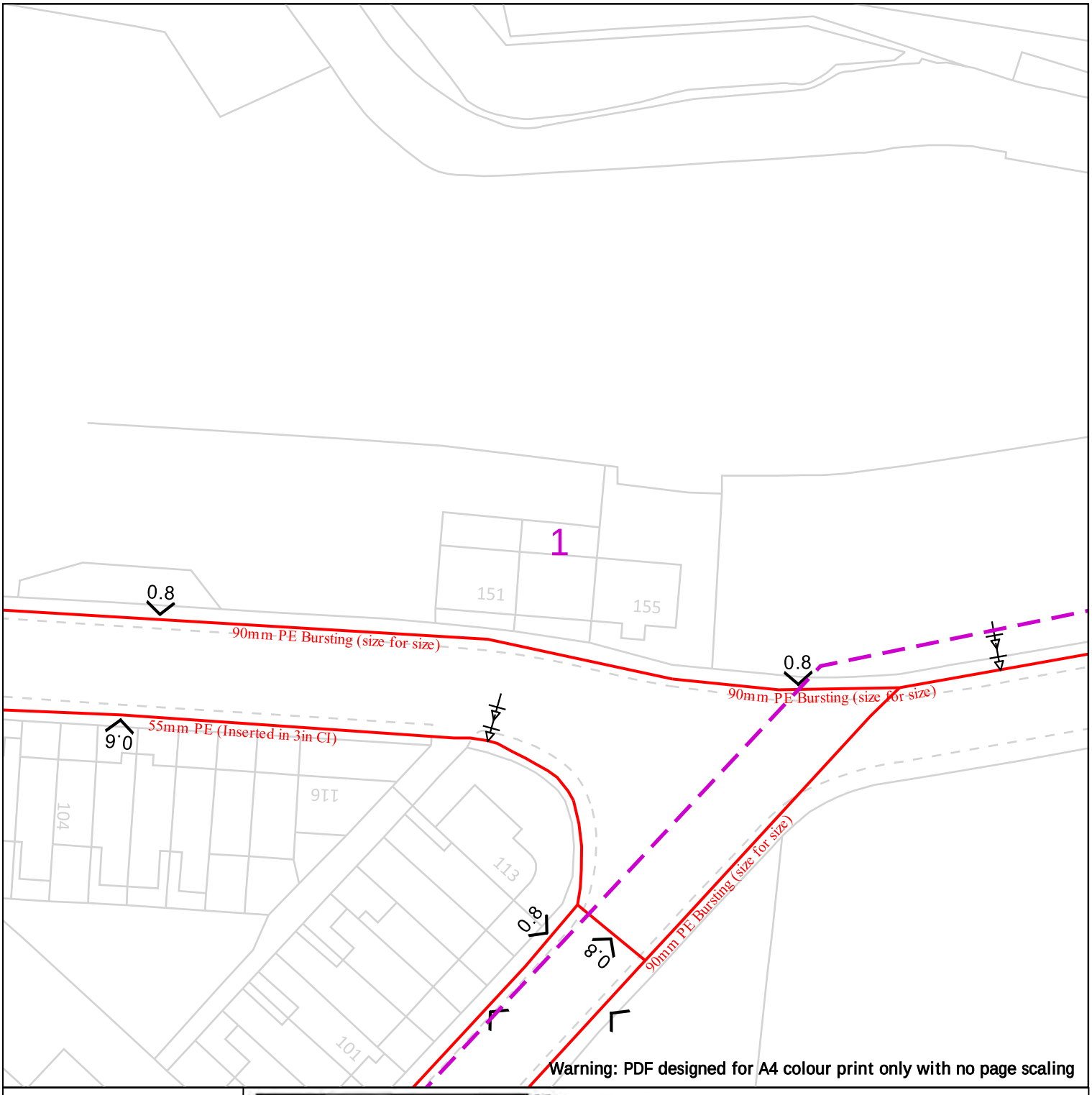
Scale: 1:1025 (When plotted at A4)

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.

In case of emergency call - 0800 111 999

Crown Copyright © - This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886



Warning: PDF designed for A4 colour print only with no page scaling

25m

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

Date Requested: 09/04/2024
Job Reference: 33040405
Site Location: 384954 402744
Requested by: Mr Lee Tayler

Your Scheme/Reference: Crumpsall

View extent: 100m, 100m

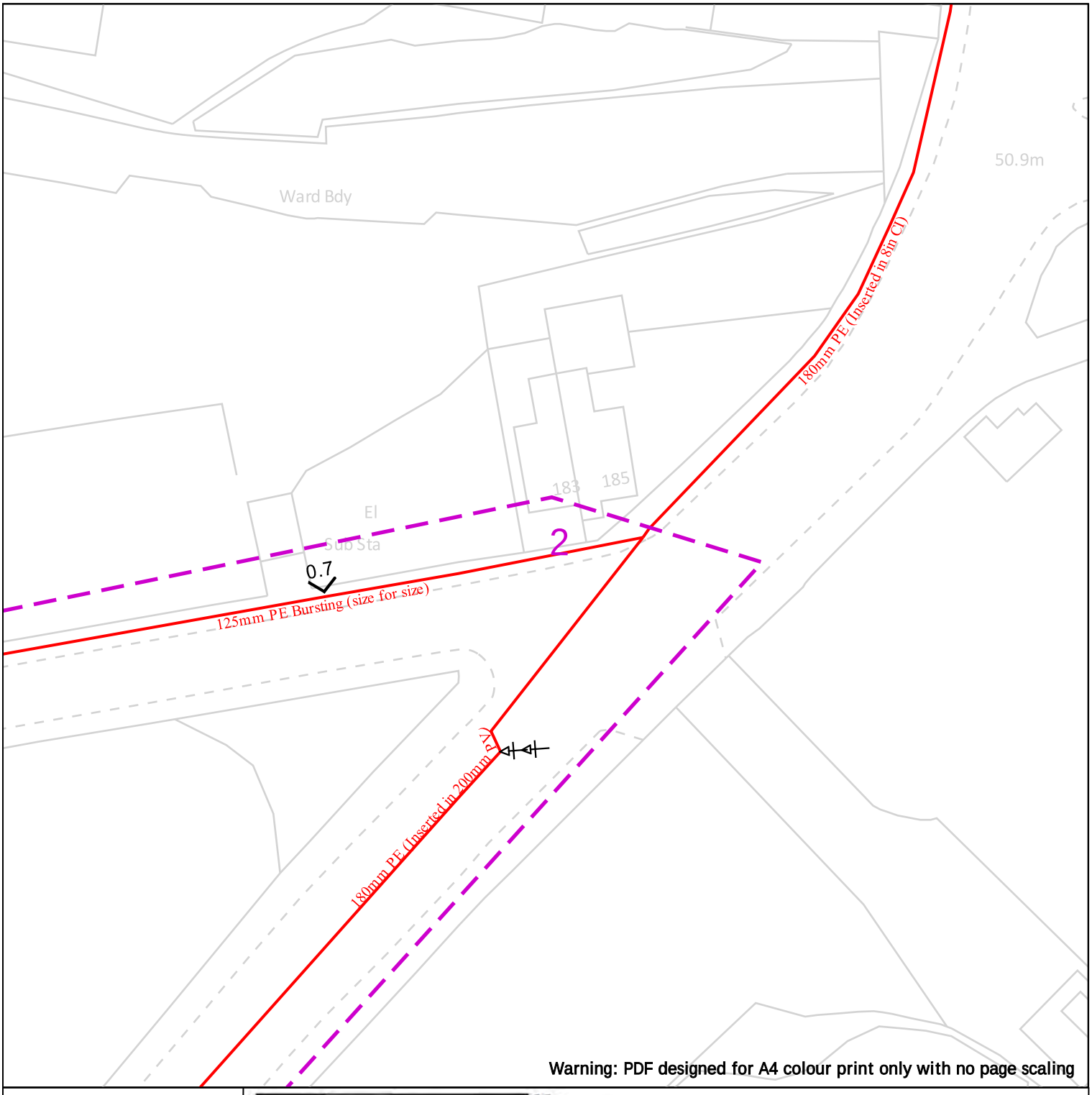
Scale: 1:500 (When plotted at A4)

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.

In case of emergency call - 0800 111 999

Crown Copyright © - This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886



Warning: PDF designed for A4 colour print only with no page scaling

25m

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

Date Requested: 09/04/2024
Job Reference: 33040405
Site Location: 384954 402744
Requested by: Mr Lee Tayler

Your Scheme/Reference: Crumpsall

View extent: 100m, 100m

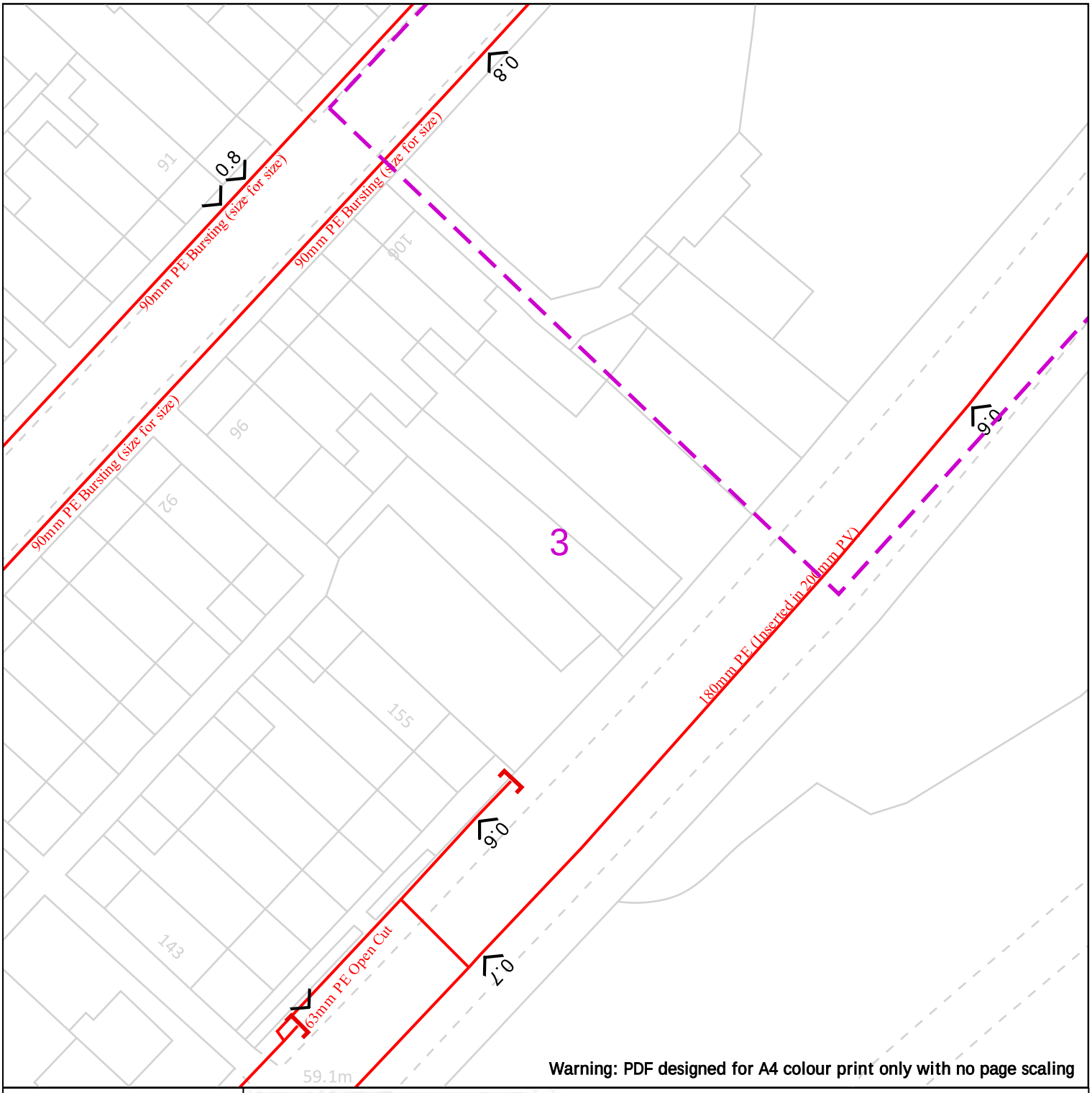
Scale: 1:500 (When plotted at A4)

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.

In case of emergency call - 0800 111 999

Crown Copyright © - This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886



Warning: PDF designed for A4 colour print only with no page scaling

25m

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

Date Requested: 09/04/2024
Job Reference: 33040405
Site Location: 384954 402744
Requested by: Mr Lee Tayler

Your Scheme/Reference: Crumpsall

View extent: 100m, 100m

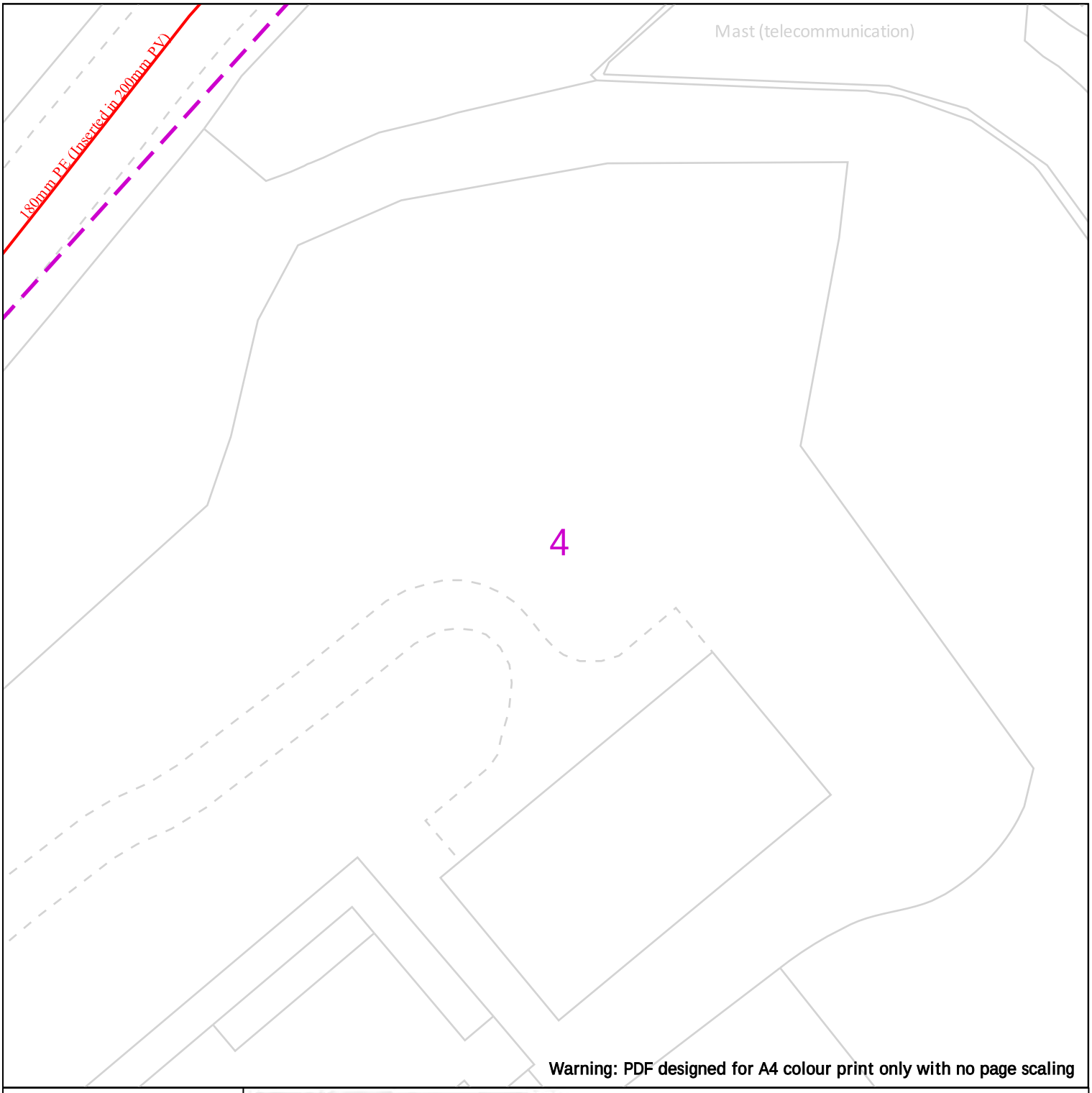
Scale: 1:500 (When plotted at A4)

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.

In case of emergency call - 0800 111 999

Crown Copyright © - This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886



Warning: PDF designed for A4 colour print only with no page scaling

25m

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

Date Requested: 09/04/2024
Job Reference: 33040405
Site Location: 384954 402744
Requested by: Mr Lee Tayler

Your Scheme/Reference: Crumpsall

View extent: 100m, 100m

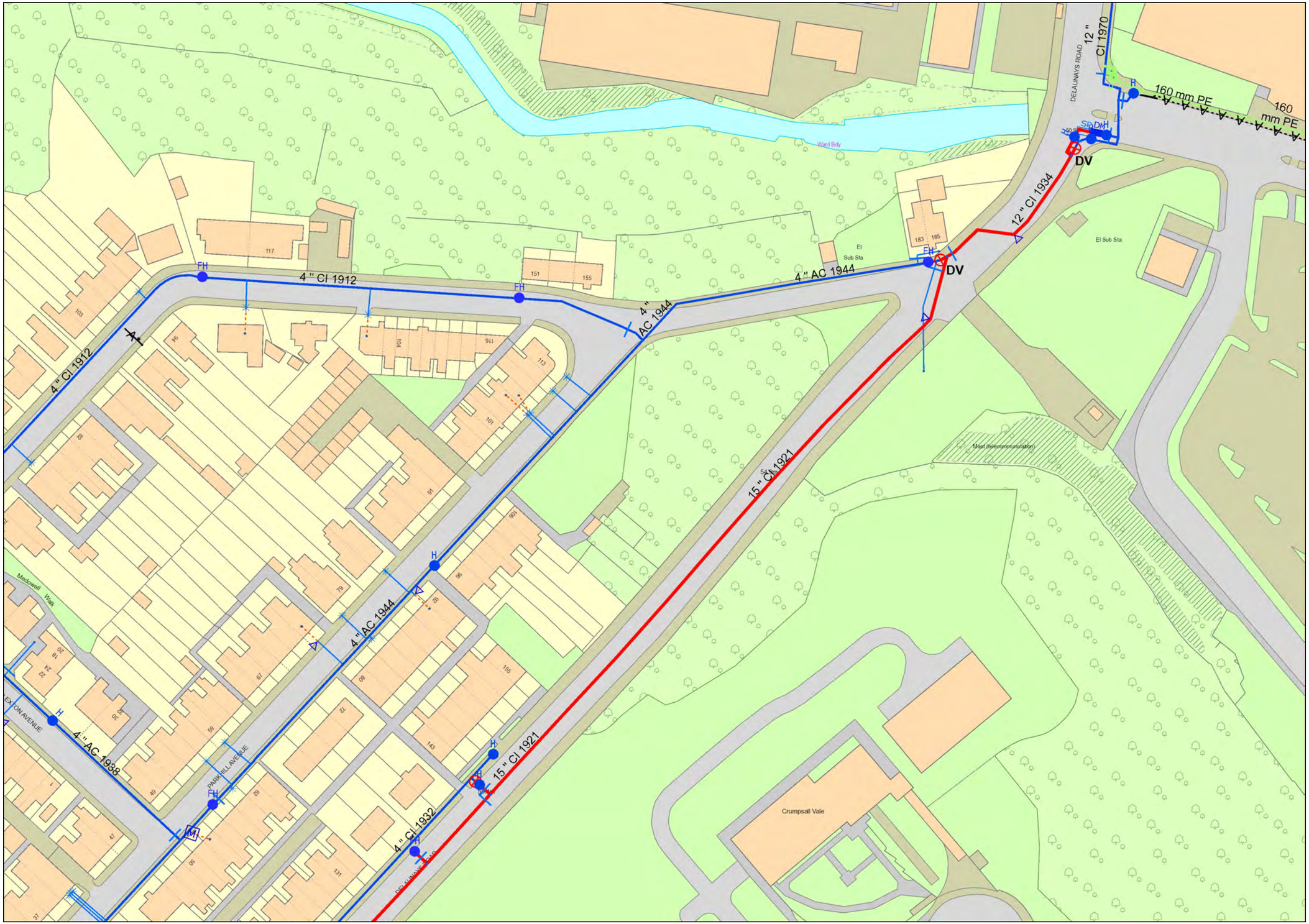
Scale: 1:500 (When plotted at A4)

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.

In case of emergency call - 0800 111 999

Crown Copyright © - This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886



United Utilities Maps for SafeDig

Date :	09/04/2024 14:36:40
Centre X:	384935
Centre Y:	402723
Scale :	1000
UserName:	G4LG72Y

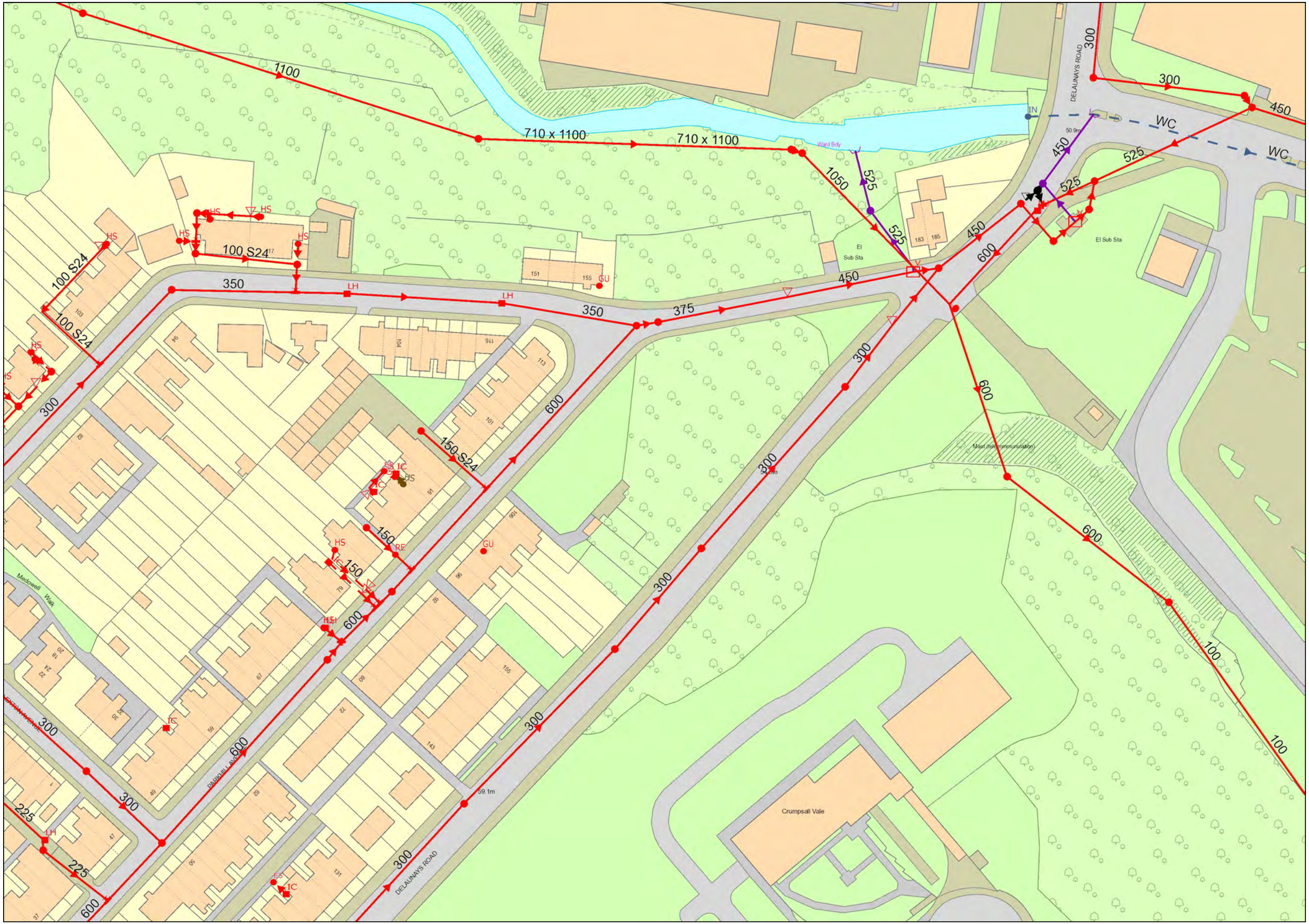
Extract from maps of United Utilities' Underground Assets

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plan and private service pipes may be shown by a blue broken line. United Utilities Water will not accept liability for any damage caused by the actual position being different from those shown.

Crown copyright and database rights 2024.Ordnance Survey 100022432 This plan is based on the Ordnance Survey Map with the sanction of the Controller of H.M. Stationary Office. Crown and United Utilities Water copyrights are reserved. Unauthorised reproduction will infringe these copyrights.

United Utilities
Water for the North West

United Utilities SafeDig Website
Clean Water Symbology
Proposed
Abandoned
Live
Distribution Main
Trunk Main
Comms Pipe
Private Pipe
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
OMS Valve
Pressure Management 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
Bulk Supply Point
Inlet Point
End Cap
Site Termination
Change of Characteristic
Property Types
Water Tower
Valve House
Booster Pumping Station
Intake Pumping Station
Water Treatment Works
Supply Reservoir
Service Reservoir
Impounding Reservoir
Pipe Bridge
Condition Report
Symbology for proposed assets is the same as above, but shown in
Symbology for abandoned assets is the same as above, but shown in black



United Utilities Maps for SafeDig

Date :	09/04/2024 14:36:59
Centre X:	384935
Centre Y:	402723
Scale :	1000
UserName:	G4LG72Y

Extract from maps of United Utilities' Underground Assets

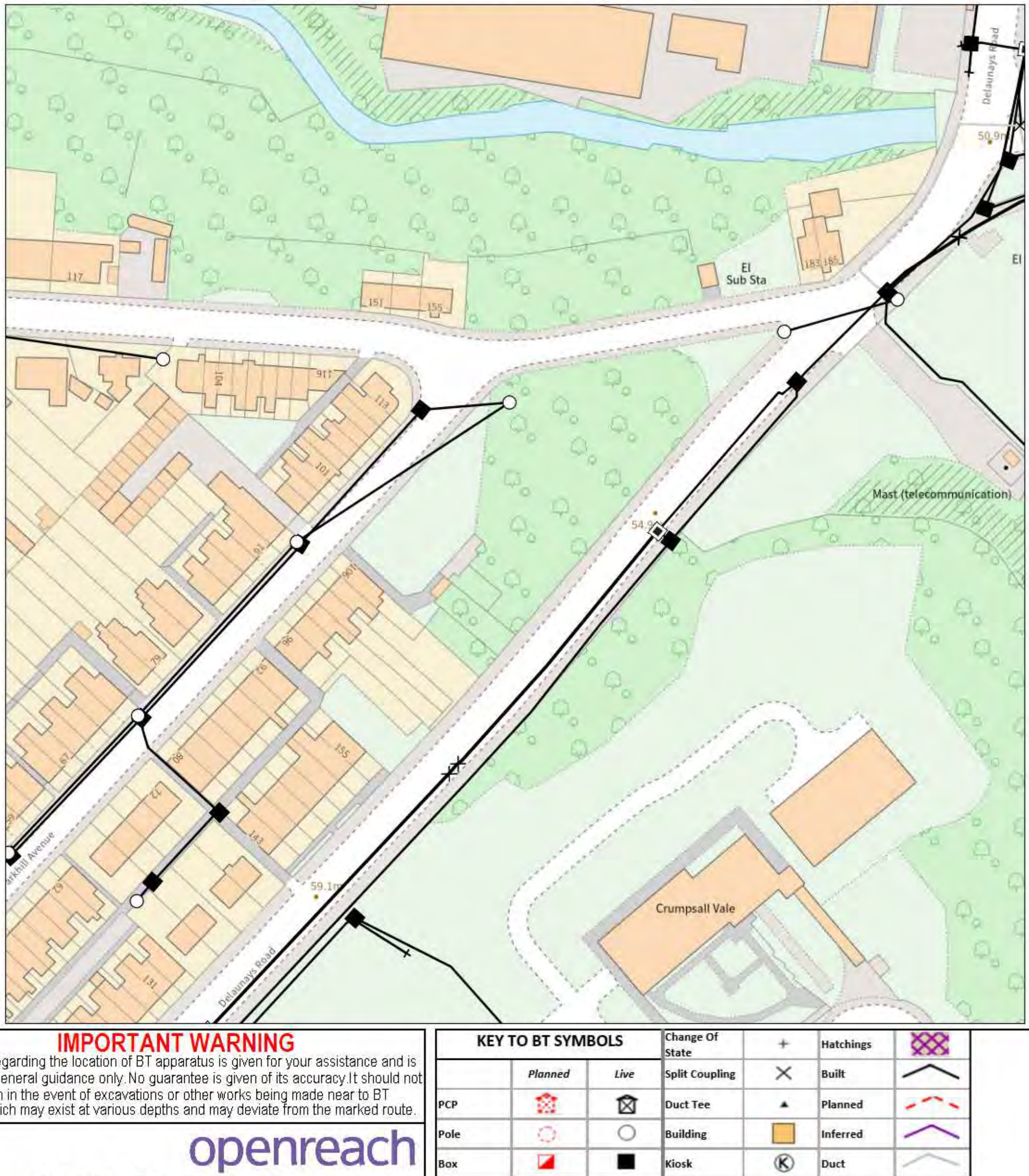
The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plan and private service pipes may be shown by a blue broken line. United Utilities Water will not accept liability for any damage caused by the actual position being different from those shown.

Crown copyright and database rights 2024.Ordnance Survey 100022432 This plan is based on the Ordnance Survey Map with the sanction of the Controller of H.M. Stationary Office. Crown and United Utilities Water copyrights are reserved. Unauthorised reproduction will infringe these copyrights.

United Utilities
Water for the North West

United Utilities SafeDig Website
Wastewater Symbology
Abandoned
Foul
Surface Water
Combined
Public Sewer
Private Sewer
Section 104
Rising Main
Sludge Main
Overflow
Water Course
Highway Drain
All point assets follow the standard colour convention: red – combined brown - foul
– surface water purple - overflow
Manhole
HS Head of System
ES Extent of Survey
RE Rodding Eye
IN Inlet
DP Discharge Point
HY Vortex
PE Penstock
WO Washout Chamber
VA Valve
AV Air Valve
NRV Non Return Valve
SO Soakaway
GU Gully
CA Cascade
FM Flow Meter
HA Hatch Box
OI Oil Interceptor
SM Summit
DS Drop Shaft
OP Orifice Plate
Side Entry Manhole
Outfall
Screen Chamber
IC Inspection Chamber
Bifurcation Chamber
LH Lamp Hole
T Junction / Saddle
CA Catchpit
VC Valve Chamber
Vent Column
Vortex Chamber
Penstock Chamber
T Network Storage Tank
V Sewer Overflow
WwTW Ww Treatment Works
Ww Pumping Station
ST Septic Tank
CK Control Kiosk
Change of Characteristic

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

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

KEY TO BT SYMBOLS

	Planned	*Live*
PCP		
Pole		
Box		
Manhole		
Cabinet		

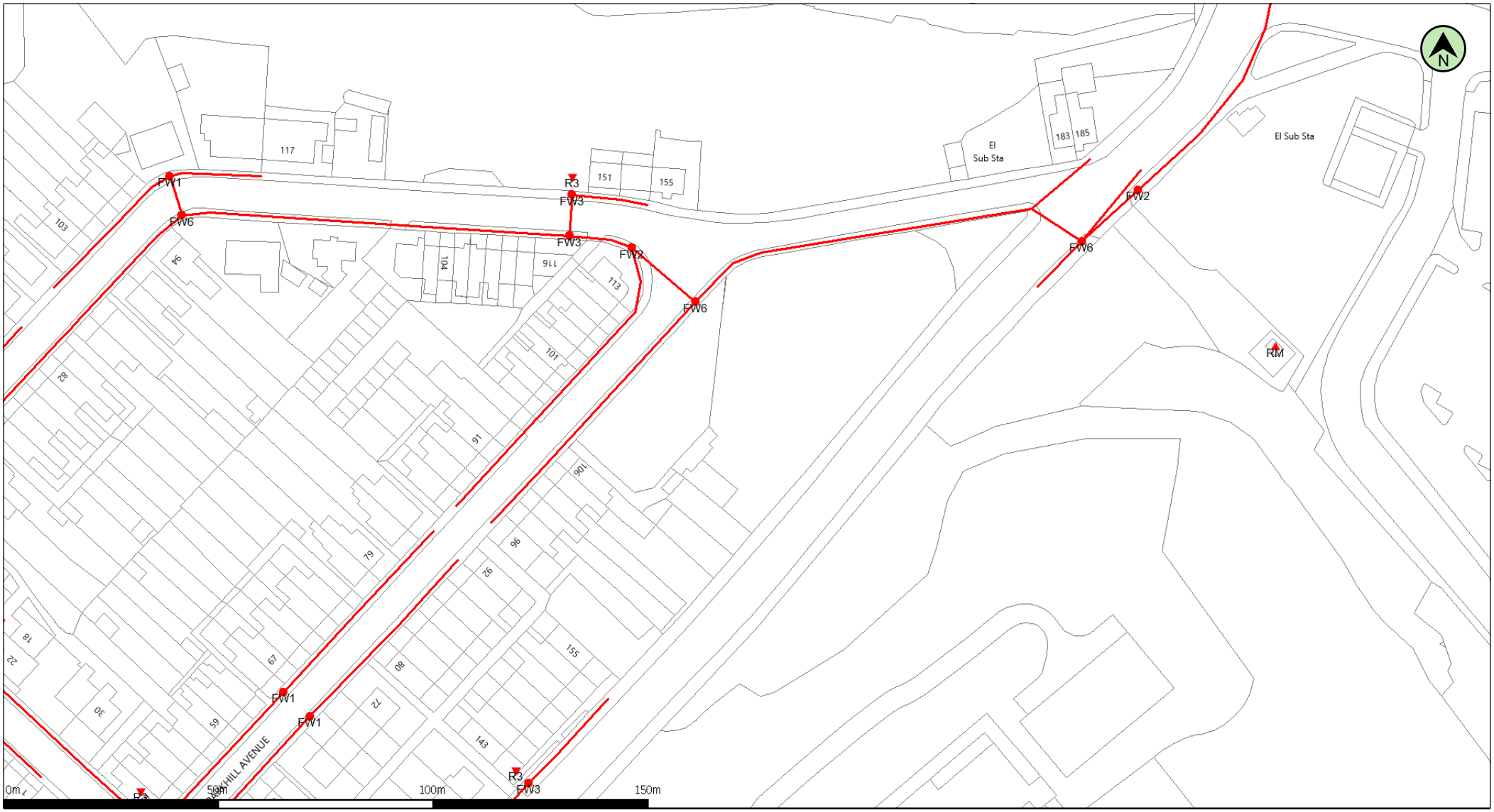
Change Of State	+	Hatchings	
Split Coupling	×	Built	
Duct Tee	▲	Planned	
Building		Inferred	
Kiosk	K	Duct	

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 : HUP02081H
Map Reference : (centre) SD8493502723
Easting/Northing : (centre) 384935,402723
Issued : 21/03/2024 14:09:05

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



(c) Crown copyright and database rights 2024 Ordnance Survey 100019209 Date: 09/04/24 Scale: 1:1250 Map Centre: 384935,402723 Data updated: 02/04/24 Our Ref: 1440609 - 1 Telecoms Plan A4

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 100019209.

Duct, Trench

Chamber / Pole

Cabinet

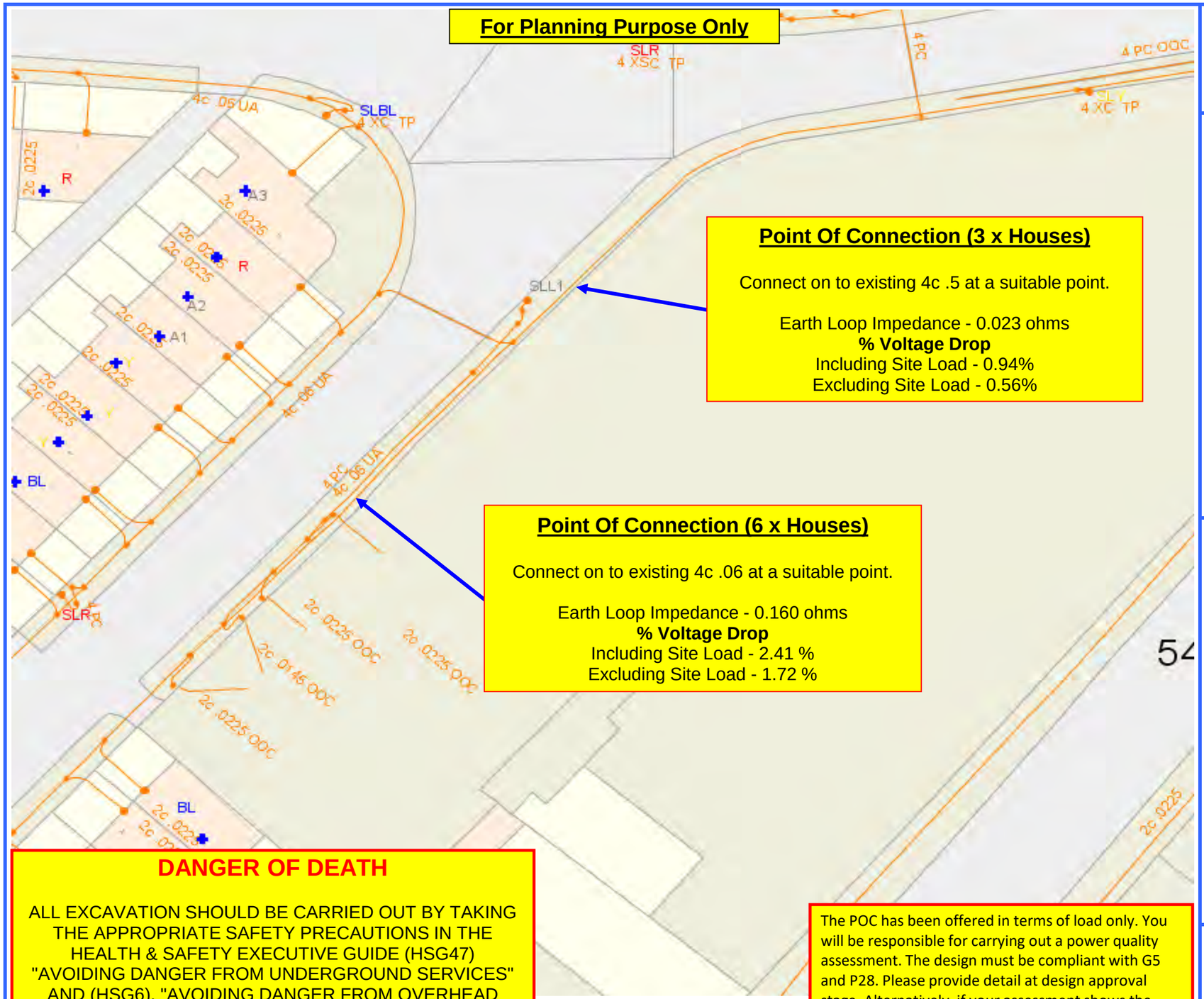
lee.tayler@t-d-s.com

Crumpsall

APPENDIX 2 – Diversions

APPENDIX 3 – Point of Connections

For Planning Purpose Only



Point Of Connection (3 x Houses)

Connect on to existing 4c .5 at a suitable point.

Earth Loop Impedance - 0.023 ohms
% Voltage Drop
Including Site Load - 0.94%
Excluding Site Load - 0.56%

Point Of Connection (6 x Houses)

Connect on to existing 4c .06 at a suitable point.

Earth Loop Impedance - 0.160 ohms
% Voltage Drop
Including Site Load - 2.41 %
Excluding Site Load - 1.72 %

DANGER OF DEATH

ALL EXCAVATION SHOULD BE CARRIED OUT BY TAKING THE APPROPRIATE SAFETY PRECAUTIONS IN THE HEALTH & SAFETY EXECUTIVE GUIDE (HSG47) "AVOIDING DANGER FROM UNDERGROUND SERVICES" AND (HSG6), "AVOIDING DANGER FROM OVERHEAD ELECTRICAL LINES". AT ALL TIMES TAKING INTO ACCOUNT THAT OTHER PLANT MAY BE IN THE VICINITY WHICH IS NOT SHOWN ON OUR PLANS.

The POC has been offered in terms of load only. You will be responsible for carrying out a power quality assessment. The design must be compliant with G5 and P28. Please provide detail at design approval stage. Alternatively, if your assessment shows the chargers/pumps cannot be connected to the POC given, please advise and we can assess if there is an alternative.

electricity north west
Bringing energy to your door

PROJECT DETAIL

Title:	**Proposed DNO POC - 31kVA**	
Address:	**Delaunays Road, Blackley, Manchester, M8 4RE**	
Scheme Ref Number:		**5500305703**
Drawn By:		**AW**
Date:		**24-Apr-2024**
Grid Reference:	**(X)**	**384974**
	(Y)	**402740**
Scale:		**N.T.S**

Point of Connection Expiry Date:
Valid for a period of 180 days from the date of the Quotation

POINT OF CONNECTION TECHNICAL DETAIL

Cable Size @ P.O.C :	**See Notes**
Voltage :	**240/415 Volts**
Minimum Cable Size :	
Loop or Teed (HV only)	
Feeder Name / No :	**Cleveland Rd 165190**
Transformer Size :	**500 kVA**
Fuse Size :	**400 Amps**
Earth Loop Impedance :	**ohms**
% Voltage Drop	
1) Including site load	**%**
2) excluding site Load	**%**
Generation:	
Voltage Rise relative to primary BB :	**%**
Positive sequence R+JX (% on 100MVA base)	

Notes :

For reference only

N

This plan is issued by Electricity North West Limited. Unless otherwise indicated Electricity North West Limited cables are laid at depths in accordance with NJUG 2 (typically 450mm for Low Voltage & 600mm for 11KV cables in footpath). 33KV/132KV cables are laid at depths as marked. The depths and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However, third parties may have altered the surface level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from that 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. 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 in the cable records.

Other apparatus may also be present which is owned by a third party other than Electricity North West Limited. Reproduced from or based upon Ordnance Survey's map with permission of the controller of Her Majesty's Stationery Office. Crown Copyright Reserved. LICENCE No 100017892. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Reference should be made to HSE guidance HS(G)47 "Avoiding Danger from Underground Services" and GS6 "Avoidance of Danger from Overhead Power Lines". Electricity North West Limited, registered number 2366949, registered in England and Wales, registered office: 304 Bridgewater Place, Birchwood Park, Warrington, WA3 6XG

TDS (Northern) Ltd
Northern House
3a Kennerleys Lane
Wilmslow
Cheshire
SK9 5EQ

Our Ref: 5500307026/A

T: 0800-195-4141
DD: O7824 896625
E: adam.williams@enwl.co.uk

24 April 2024

Dear Lee Tayler

Re: DNO Point of Connection for Delaunays Road, Blackley, Manchester, M8 4RE

Thank you for your recent enquiry requesting a quotation in relation to the above.

Our price for carrying out the statutory works, detailed in the project specification, is £0.00 plus VAT of £0.00 totalling £0.00.

The quotation is valid for a period of 180 days from the date of this letter. A detailed price breakdown can be found on the following pages.

The works and the assumptions made in calculating our price are based on your application and are detailed in the Project Specification. Please take time to read through and check these details and should you wish to make any amendments please notify us at the earliest opportunity.

The offer is subject to Electricity North West General Conditions of Contract and the Project Specification. A full copy of the Electricity North West Limited General Conditions of Contract (business) can be viewed at https://www.enwl.co.uk/get-connected/our-services/terms-and-conditions/. If you are unable to access the internet please contact us on 0800 048 1820 and we will post a copy to you.

There is a new Competition in Connections Code of Practice that came into effect on the 30th October 2015. This party enables third party connectors to undertake more activities associated with a new connection. Further details can be found on our website.

To enable you to comply with the Construction (Design and Management) Regulations 2015, a full method statement will be provided to you once we acknowledge receipt of your signed Customer Acceptance Form. The statement will reflect the generic and site-specific risks and the working methods adopted by our appointed contractor for works undertaken on behalf of Electricity North West.
If you wish to proceed, please return the following by email to cic@enwl.co.uk or by post to the address above

- Completed Customer Acceptance Form.
- Payment for the full amount of the price stated including VAT at the appropriate rate by cheque payable to Electricity North West Limited or BACS / CHAPS transfer.
- Design Approval pack from a NERS accredited company.

There are occasions where we receive two or more applications for connections which make use of the same part of the Distribution System. These may become “Interactive Connection Applications”, which would result in a change to your quotation. We have a strict process to ensure fairness and you can find some guidance on Interactivity on our website https://www.enwl.co.uk/get-connected/apply-for-a-new-connection/interactivity/. When compiling this quotation, no interactivity with other connection schemes existed. However, since our network is dynamic, there is a possibility that this scheme may become interactive if applications are made before you accept this quotation. In this scenario we will be obliged to contact you with a notice of interactivity and a new quotation

We would like to thank you for your valued enquiry and look forward to working closely with you in due course. If you require any further assistance please do not hesitate to contact me.

Yours sincerely,

Adam Williams
Electricity North West

Description of the works

The charges included are for POC charges:

- For additional bespoke information, please refer to the project specification.
- Assessment and Design

The charges do not include for:

- Land acquisition costs for legal consents etc
- Electricity North West HV &/or LV network energisation connection.
- Damage to crops / land during operational access / work etc.
- Unidentified HV &/or LV infrastructure diversion works.
- Out of hours working.
- For additional bespoke information, please refer to the project specification.

Quotation price

The quotation price is provided based upon your application and the information you provided. The quotation only contains the non contestable charges associated with the new connection, this may include any contestable diversion and reinforcement costs.

Non Contestable Charges

If you require a full description of the non contestable charges these can be viewed on our website

https://www.enwl.co.uk/get-connected/apply-for-a-new-connection/common-charging-methodology/. If you are unable to access the internet please contact us on 0800 048 1820 and we will post a copy to you.

Determinations

We hope you are satisfied with the service Electricity North West has provided and hope that any possible disputes have been resolved satisfactorily. However if a situation should arise and we are unable to reach a mutually acceptable solution, you can contact The Energy Ombudsman, who will assist in resolving the dispute. You can contact The Energy Ombudsman in writing to PO BOX 966, Warrington, WA4 9DF, by telephone on 0845 055 0760 or online at www.energy-ombudsman.org.uk

CUSTOMER ACCEPTANCE FORM

Customer: TDS (Northern) Ltd **Our Reference: 5500307026/A**

Project title: DNO Point of Connection for Delaunays Road

Site address: Blackley, Manchester,M8 4RE

I accept your offer, dated 24 April 2024 for the works referenced above and any subsequent charges, as detailed in the project specification.

I agree to pay £0.00 plus VAT of £0.00 totalling £0.00 and payment for the full amount.

I acknowledge and agree that the works are subject to the Electricity North West General Conditions of Contract, a copy of which I have read.

I acknowledge that I must appoint an electricity supplier to the site before the connection/s can be made live.

The site will be ready for Electricity North West to commence works on_____ **(please enter date)**. However I have read and understand clause 7 of the Electricity North West General Conditions of Contract, in relation to commencement of the works.

Signature of customer or authorised signatory on behalf of customer:	
Date:	

SITE CONTACT DETAILS	
Contact Telephone Number:	

END USER DETAILS*	
Company/Customer Name:	
Customer Contact:	
Customer Telephone:	
Full Postal Address:	
Contact Name & Address (if different to site address):	

* If there are multiple End Users, please provide additional details.

WAYLEAVE DETAILS (if different from End User)**	
Name and Address of Landowner:	
Landowner Telephone:	

** If there are multiple Landowners, please provide additional details.

Acceptance must include payment by cheque, made payable to Electricity North West Limited or by BACS/CHAPS in accordance with the guidance available on our website via the following 'Payment Guide'

If you are going to self approve your scheme design in line with the Competition in Connections Code of Practice please tick here ( ). The ENWL's user guide can be located on our website

POC PROJECT SPECIFICATION

Connections

A system study has now been carried out based on the information you provided:

Total load requirement of your connection is 31 kVA and consists of:

DNO point of connection at Delaunays Road, Blackley, Manchester, M8 4RE.

Zero-cost (excluding operational charges) DNO POC associated with IDNO POC 5500305703.

Please accept both if accepting this POC offer and refer to POC details supplied with IDNO POC offer 5500305703.

The POC offered has been assessed in terms of load only. You will be responsible for carrying out a power quality assessment. The design must be compliant with G5 and P28. Please provide detail at design approval stage. Alternatively, if your assessment shows the chargers/pumps cannot be connected to the POC given, please advise and we can assess if there is an alternative.

This quotation does not include costs for the disconnection or diversion of any existing site supplies or infrastructure. The customer is responsible for identifying any supplies/infrastructure and applying to ENWL for their subsequent disconnection/diversion under their site clearance. Failure to do so may delay the progression of your project.

LV Point of Connection 1

A Point of Connection has been identified on the Electricity North West Limited Low Voltage Network to be taken from an existing 4C .5 cable as shown on the enclosed plan. The cable is supplied from CLEVELAND RD 165190 Substation via a 500kVA transformer and 400 A fuses.

Percentage Volt Drop at POC = 0.94% (including the new load)
Percentage Volt Drop at POC = 0.56% (excluding the new load)
Earth Loop Impedance at POC = 0.023Ω

LV Point of Connection 2

A Point of Connection has been identified on the Electricity North West Limited Low Voltage Network to be taken from an existing 4C .06 cable as shown on the enclosed plan. The cable is supplied from CLEVELAND RD 165190 Substation via a 500kVA transformer and 400 A fuses.

Percentage Volt Drop at POC = 2.41% (including the new load)
Percentage Volt Drop at POC = 1.72% (excluding the new load)
Earth Loop Impedance at POC = 0.16Ω

Our quotation excludes all works from the point of connection to your interface.

This Point of Connection is valid for 180 days from the date of this quotation.

Offer Conditions

Application for a Point of Connection

1) The Point of Connection (POC) will be determined on the basis of the information on your application form and will not be guaranteed if any undeclared characteristics of the proposed load are found to cause electrical disturbances to the electricity network greater than those inferred on the original application form.

- Assessment & Design charges
- Inspection Charges
- Initial Energisation Cost*
- Associated Diversion Work
- Associated Reinforcement Work
- Operation & maintenance charges (only if over and above the minimum cost scheme)
- Costs for obtaining legal consents for the development

* The Initial Energisation Cost is for energisation of the installation at the POC only and will only be included in the offer if the network connection/s is a non-contestable joint/s or termination/s. It does not include for any on site non-contestable jointing work that may be requested following the initial energisation or for the energisation of any low voltage network if the POC was provided at high voltage.

2) The above charges become contractual on acceptance of the point of connection and will be included in the Electricity North West Limited 'Agreement to Adopt' contract which will be issued following design approval.

3) In certain circumstances diversion and reinforcement works are open to competition and are therefore classed as contestable (See Page 71, Section 6.12, Methodology and Charges for Connections Statement). If appropriate and if requested, a breakdown of the non-contestable elements for diversion and reinforcement costs may be supplied.

4) Indicative costs are given in Electricity North West Limited 'Statement of Methodology and Charges for Connection to the Electricity Distribution Network' which can be found on Electricity North West Limited web site: www.enwl.co.uk

Operational / Legal Consents

1) The Independent Connection Provider(ICP)/developer is legally responsible for and must make their own arrangements to obtain any legal consents to install or lay any electric line or cable on land owned by a third party. e.g. on privately owned land outside the development site. Electricity North West Limited will only obtain legal consents in so far as they are necessary or desirable for the operation of Electricity North West Limited network after asset adoption.

   This will include any legal consents which the developer is required to grant for electric lines or cables within the development site which will be adopted by Electricity North West Limited. No electric lines or cables shall be installed in land not owned by the developer before agreement is reached with the landowner. This POC is, therefore, dependant on the ICP/developer being able to reach agreement with any third party landowner for any electric lines or cables, or any part thereof, which will be installed at or from the POC.

   Please note that the date of energisation for the installation will not be arranged until all operational/legal consents have been completed with Electricity North West Limited.

2) Operational/Legal Consents include:

- Any easement, wayleave or licence required for any electric line or cable laid from the POC in private land which does not or will not form part of the public highway.
- Any lease or freehold transfer of land required for substations.
- Any Planning or statutory consent required in respect of any of the above.

3) The ICP/developer will be responsible for the cost of reinstating any damage to land not within the development site and for any for any costs associated with the acquisition of Operational/Legal Consents.

Health and Safety

1) The following information is given to assist you in maintaining safe working practices on the site:

   Electricity North West Limited plans carry an endorsement stamp that is there for your safety. Before any machines are used, all of Electricity North West Limited underground assets should be located by manual excavation. All excavation should be done by taking the appropriate safety precautions in the 'Health and Safety Executive Guidance Note G47' 'Avoiding Danger from Underground Services'; taking cognisance of the fact that other plant may be in the vicinity which is not shown on the plans. Please ensure that the current issue of plans is referred to before commencing work on site.

Acceptance of Point of Connection

1) If you wish to accept the Point of Connection, a completed 'Acceptance' form with payment in full must be returned before the validity date expires. If your acceptance is not received before the expiry date then the available capacity on our network could be made available to subsequent applicants.

2) Your design submission must be submitted within 30 days of acceptance of the POC and must include the Design Submission Check List form. If your design is not received within the time stated then your acceptance will lapse and the point of connection could be allocated to another applicant without notice. Under exceptional circumstances you may apply in writing for a further 30 days extension. You will also be liable for any abortive costs incurred in failure to comply with the above.

3) These forms are an integral part of the design submission and the process of design approval will not start until they have been received. Any errors on the forms will also delay the start of the process.

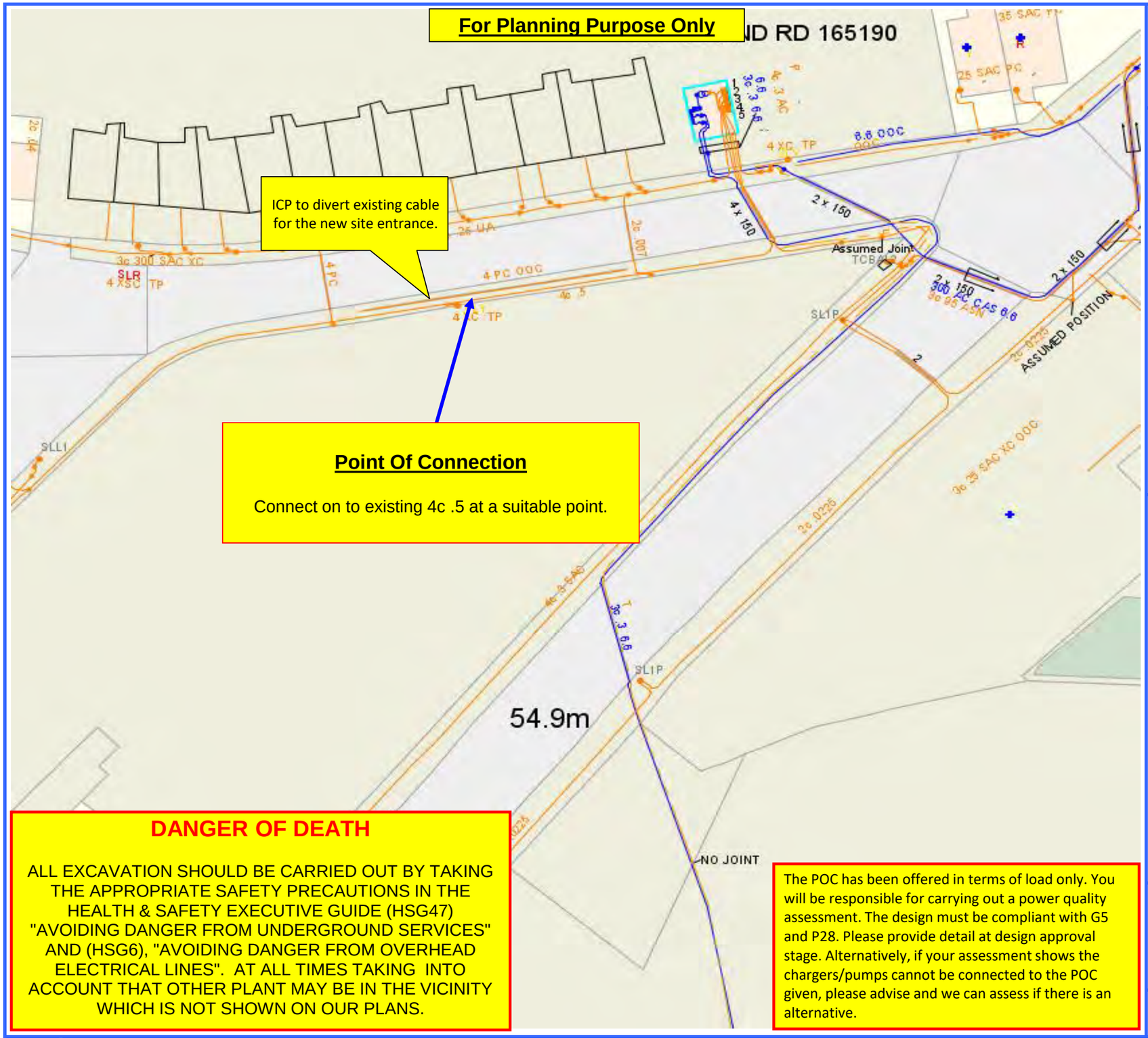
Generation

1) Unless it is included within your application, you must contact Electricity North West Limited if you intend to provide facilities to allow the export of electricity (including by means of CHP, solar cells, wind turbines etc) into the electricity distribution network or operate on site generation that interconnect with our supplies, including as a means of an emergency supply. We reserve the right to amend our price and programme of works in association with these facilities.

Disconnection

1) We have not included the costs for any existing service disconnection/s in our quotation. For all disconnections please contact Electricity North West Customer Service on 0800 048 1820.

For Planning Purpose Only



DANGER OF DEATH

ALL EXCAVATION SHOULD BE CARRIED OUT BY TAKING THE APPROPRIATE SAFETY PRECAUTIONS IN THE HEALTH & SAFETY EXECUTIVE GUIDE (HSG47) "AVOIDING DANGER FROM UNDERGROUND SERVICES" AND (HSG6), "AVOIDING DANGER FROM OVERHEAD ELECTRICAL LINES". AT ALL TIMES TAKING INTO ACCOUNT THAT OTHER PLANT MAY BE IN THE VICINITY WHICH IS NOT SHOWN ON OUR PLANS.

The POC has been offered in terms of load only. You will be responsible for carrying out a power quality assessment. The design must be compliant with G5 and P28. Please provide detail at design approval stage. Alternatively, if your assessment shows the chargers/pumps cannot be connected to the POC given, please advise and we can assess if there is an alternative.

electricity north west
Bringing energy to your door

PROJECT DETAIL

Title:	**Proposed IDNO POC - 81kVA**	
Address:	**Delaunays Road, Blackley, Manchester, M8 4RE**	
Scheme Ref Number:		**5500305703**
Drawn By:		**AW**
Date:		**24-Apr-2024**
Grid Reference:	**(X)**	**384974**
	(Y)	**402740**
Scale:		**N.T.S**

Point of Connection Expiry Date:
Valid for a period of 180 days from the date of the Quotation

POINT OF CONNECTION TECHNICAL DETAIL

Cable Size @ P.O.C :	**4c .5**
Voltage :	**240/415 Volts**
Minimum Cable Size :	
Loop or Teed (HV only)	
Feeder Name / No :	**Cleveland Rd 165190**
Transformer Size :	**500 kVA**
Fuse Size :	**400 Amps**
Earth Loop Impedance :	**0.014 ohms**
% Voltage Drop	
1) Including site load	**0.68 %**
2) excluding site Load	**0.35 %**
Generation:	
Voltage Rise relative to primary BB :	**%**
Positive sequence R+JX (% on 100MVA base)	

Notes :

For reference only

N

This plan is issued by Electricity North West Limited. Unless otherwise indicated Electricity North West Limited cables are laid at depths in accordance with NJUG 2 (typically 450mm for Low Voltage & 600mm for 11KV cables in footpath). 33KV/132KV cables are laid at depths as marked. The depths and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However, third parties may have altered the surface level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from that 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. 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 in the cable records.

Other apparatus may also be present which is owned by a third party other than Electricity North West Limited. Reproduced from or based upon Ordnance Survey's map with permission of the controller of Her Majesty's Stationery Office. Crown Copyright Reserved. LICENCE No 100017892. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Reference should be made to HSE guidance HS(G)47 "Avoiding Danger from Underground Services" and GS6 "Avoidance of Danger from Overhead Power Lines". Electricity North West Limited, registered number 2366949, registered in England and Wales, registered office: 304 Bridgewater Place, Birchwood Park, Warrington, WA3 6XG

TDS (Northern) Ltd
Northern H
3a Kennerleys Lane
Wilmslow
Cheshire
SK9 5EQ

Our Ref: 5500305703/A

T: 0800-195-4141
DD: O7824 896625
E: adam.williams@enwl.co.uk

24 April 2024

Dear Lee Tayler

Re: IDNO Point of Connection for Delaunays Road, Blackley, Manchester, M8 4RE

Thank you for your recent enquiry requesting a quotation in relation to the above.

Our price for carrying out the statutory works, detailed in the project specification, is £2,520.00 plus VAT of £504.00 totalling £3,024.00.

The quotation is valid for a period of 180 days from the date of this letter. A detailed price breakdown can be found on the following pages.

The works and the assumptions made in calculating our price are based on your application and are detailed in the Project Specification. Please take time to read through and check these details and should you wish to make any amendments please notify us at the earliest opportunity.

The offer is subject to Electricity North West General Conditions of Contract and the Project Specification. A full copy of the Electricity North West Limited General Conditions of Contract (business) can be viewed at https://www.enwl.co.uk/get-connected/our-services/terms-and-conditions/. If you are unable to access the internet please contact us on 0800 048 1820 and we will post a copy to you.

There is a new Competition in Connections Code of Practice that came into effect on the 30th October 2015. This party enables third party connectors to undertake more activities associated with a new connection. Further details can be found on our website.

To enable you to comply with the Construction (Design and Management) Regulations 2015, a full method statement will be provided to you once we acknowledge receipt of your signed Customer Acceptance Form. The statement will reflect the generic and site-specific risks and the working methods adopted by our appointed contractor for works undertaken on behalf of Electricity North West.
If you wish to proceed, please return the following by email to cic@enwl.co.uk or by post to the address above

- Completed Customer Acceptance Form.
- Payment for the full amount of the price stated including VAT at the appropriate rate by cheque payable to Electricity North West Limited or BACS / CHAPS transfer.
- Design Approval pack from a NERS accredited company.

There are occasions where we receive two or more applications for connections which make use of the same part of the Distribution System. These may become “Interactive Connection Applications”, which would result in a change to your quotation. We have a strict process to ensure fairness and you can find some guidance on Interactivity on our website https://www.enwl.co.uk/get-connected/apply-for-a-new-connection/interactivity/. When compiling this quotation, no interactivity with other connection schemes existed. However, since our network is dynamic, there is a possibility that this scheme may become interactive if applications are made before you accept this quotation. In this scenario we will be obliged to contact you with a notice of interactivity and a new quotation

We would like to thank you for your valued enquiry and look forward to working closely with you in due course. If you require any further assistance please do not hesitate to contact me.

Yours sincerely,

Adam Williams
Electricity North West

Description of the works

The charges included are for POC charges:

- For additional bespoke information, please refer to the project specification.
- Assessment and Design

The charges do not include for:

- Land acquisition costs for legal consents etc
- Electricity North West HV &/or LV network energisation connection.
- Damage to crops / land during operational access / work etc.
- Unidentified HV &/or LV infrastructure diversion works.
- Out of hours working.
- For additional bespoke information, please refer to the project specification.

Quotation price

The quotation price is provided based upon your application and the information you provided. The quotation only contains the non contestable charges associated with the new connection, this may include any contestable diversion and reinforcement costs.

Non Contestable Charges

If you require a full description of the non contestable charges these can be viewed on our website

https://www.enwl.co.uk/get-connected/apply-for-a-new-connection/common-charging-methodology/. If you are unable to access the internet please contact us on 0800 048 1820 and we will post a copy to you.

Determinations

We hope you are satisfied with the service Electricity North West has provided and hope that any possible disputes have been resolved satisfactorily. However if a situation should arise and we are unable to reach a mutually acceptable solution, you can contact The Energy Ombudsman, who will assist in resolving the dispute. You can contact The Energy Ombudsman in writing to PO BOX 966, Warrington, WA4 9DF, by telephone on 0845 055 0760 or online at www.energy-ombudsman.org.uk

BREAKDOWN OF CHARGES

Non Contestable Charges		
Connection Charges	**Quantity**	**Charge**
Assessment Charges	1	£1,690.00
Design Charges	1	£830.00
Total Non Contestable Charge		**£2,520.00**
Total Charge		**£2,520.00**

CUSTOMER ACCEPTANCE FORM

Customer: TDS (Northern) Ltd **Our Reference: 5500305703/A**

Project title: IDNO Point of Connection for Delaunays Road

Site address: Blackley, Manchester,M8 4RE

I accept your offer, dated 24 April 2024 for the works referenced above and any subsequent charges, as detailed in the project specification.

I agree to pay £2,520.00 plus VAT of £504.00 totalling £3,024.00 and payment for the full amount.

I acknowledge and agree that the works are subject to the Electricity North West General Conditions of Contract, a copy of which I have read.

I acknowledge that I must appoint an electricity supplier to the site before the connection/s can be made live.

The site will be ready for Electricity North West to commence works on_____ **(please enter date)**. However I have read and understand clause 7 of the Electricity North West General Conditions of Contract, in relation to commencement of the works.

Signature of customer or authorised signatory on behalf of customer:	
Date:	

SITE CONTACT DETAILS	
Contact Telephone Number:	

END USER DETAILS*	
Company/Customer Name:	
Customer Contact:	
Customer Telephone:	
Full Postal Address:	
Contact Name & Address (if different to site address):	

* If there are multiple End Users, please provide additional details.

WAYLEAVE DETAILS (if different from End User)**	
Name and Address of Landowner:	
Landowner Telephone:	

** If there are multiple Landowners, please provide additional details.

Acceptance must include payment by cheque, made payable to Electricity North West Limited or by BACS/CHAPS in accordance with the guidance available on our website via the following 'Payment Guide'

If you are going to self approve your scheme design in line with the Competition in Connections Code of Practice please tick here ( ). The ENWL's user guide can be located on our website

POC PROJECT SPECIFICATION

Connections

A system study has now been carried out based on the information you provided:

Total load requirement of your connection is 81 kVA and consists of:

IDNO point of connection at Delaunays Road, Blackley, Manchester, M8 4RE.

Charges included for assessment and design only.

A zero-cost (excluding any operational costs) DNO POC, reference 5500307026 will be issued shortly after this IDNO POC offer. Please ensure both the IDNO and DNO offers are accepted before proceeding with this POC.

The POC offered has been assessed in terms of load only. You will be responsible for carrying out a power quality assessment. The design must be compliant with G5 and P28. Please provide detail at design approval stage. Alternatively, if your assessment shows the chargers/pumps cannot be connected to the POC given, please advise and we can assess if there is an alternative.

This quotation does not include costs for the disconnection or diversion of any existing site supplies or infrastructure. The customer is responsible for identifying any supplies/infrastructure and applying to ENWL for their subsequent disconnection/diversion under their site clearance. Failure to do so may delay the progression of your project.

LV Point of Connection 1

A Point of Connection has been identified on the Electricity North West Limited Low Voltage Network to be taken from an existing 4C .5 cable as shown on the enclosed plan. The cable is supplied from CLEVELAND RD 165190 Substation via a 500kVA transformer and 400 A fuses.

Percentage Volt Drop at POC = 0.68% (including the new load)
Percentage Volt Drop at POC = 0.35% (excluding the new load)
Earth Loop Impedance at POC = 0.014Ω

Our quotation excludes all works from the point of connection to your interface.

This Point of Connection is valid for 180 days from the date of this quotation.

Offer Conditions

Application for a Point of Connection

1) The Point of Connection (POC) will be determined on the basis of the information on your application form and will not be guaranteed if any undeclared characteristics of the proposed load are found to cause electrical disturbances to the electricity network greater than those inferred on the original application form.

2) The IDNO is responsible for providing true and accurate load information to Electricity North West Limited.

3) All Connections for Embedded Distribution Networks shall comply with Electricity North West Limited ES 225.

- Assessment & Design charges
- Inspection Charges
- Initial Energisation Cost*
- Associated Diversion Work
- Associated Reinforcement Work
- Operation & maintenance charges (only if over and above the minimum cost scheme)
- Costs for obtaining legal consents for the development

* The Initial Energisation Cost is for energisation of the installation at the POC only and will only be included in the offer if the network connection/s is a non-contestable joint/s or termination/s. It does not include for any on site non-contestable jointing work that may be requested following the initial energisation or for the energisation of any low voltage network if the POC was provided at high voltage.

2) The above charges become contractual on acceptance of the point of connection and will be included in the Electricity North West Limited 'Agreement to Adopt' contract which will be issued following design approval.

3) In certain circumstances diversion and reinforcement works are open to competition and are therefore classed as contestable (See Page 71, Section 6.12, Methodology and Charges for Connections Statement). If appropriate and if requested, a breakdown of the non-contestable elements for diversion and reinforcement costs may be supplied.

4) Indicative costs are given in Electricity North West Limited 'Statement of Methodology and Charges for Connection to the Electricity Distribution Network' which can be found on Electricity North West Limited web site: www.enwl.co.uk

Operational / Legal Consents

1) The Independent Connection Provider(ICP)/developer is legally responsible for and must make their own arrangements to obtain any legal consents to install or lay any electric line or cable on land owned by a third party. e.g. on privately owned land outside the development site. Electricity North West Limited will only obtain legal consents in so far as they are necessary or desirable for the operation of Electricity North West Limited network after asset adoption.

   This will include any legal consents which the developer is required to grant for electric lines or cables within the development site which will be adopted by Electricity North West Limited. No electric lines or cables shall be installed in land not owned by the developer before agreement is reached with the landowner. This POC is, therefore, dependant on the ICP/developer being able to reach agreement with any third party landowner for any electric lines or cables, or any part thereof, which will be installed at or from the POC.

   Please note that the date of energisation for the installation will not be arranged until all operational/legal consents have been completed with Electricity North West Limited.

2) Operational/Legal Consents include:

- Any easement, wayleave or licence required for any electric line or cable laid from the POC in private land which does not or will not form part of the public highway.
- Any lease or freehold transfer of land required for substations.
- Any Planning or statutory consent required in respect of any of the above.

3) The ICP/developer will be responsible for the cost of reinstating any damage to land not within the development site and for any for any costs associated with the acquisition of Operational/Legal Consents.

Health and Safety

1) The following information is given to assist you in maintaining safe working practices on the site:

   Electricity North West Limited plans carry an endorsement stamp that is there for your safety. Before any machines are used, all of Electricity North West Limited underground assets should be located by manual excavation. All excavation should be done by taking the appropriate safety precautions in the 'Health and Safety Executive Guidance Note G47' 'Avoiding Danger from Underground Services'; taking cognisance of the fact that other plant may be in the vicinity which is not shown on the plans. Please ensure that the current issue of plans is referred to before commencing work on site.

Acceptance of Point of Connection

1) If you wish to accept the Point of Connection, a completed 'Acceptance' form with payment in full must be returned before the validity date expires. If your acceptance is not received before the expiry date then the available capacity on our network could be made available to subsequent applicants.

2) Your design submission must be submitted within 30 days of acceptance of the POC and must include the Design Submission Check List form. If your design is not received within the time stated then your acceptance will lapse and the point of connection could be allocated to another applicant without notice. Under exceptional circumstances you may apply in writing for a further 30 days extension. You will also be liable for any abortive costs incurred in failure to comply with the above.

3) These forms are an integral part of the design submission and the process of design approval will not start until they have been received. Any errors on the forms will also delay the start of the process.

Generation

1) Unless it is included within your application, you must contact Electricity North West Limited if you intend to provide facilities to allow the export of electricity (including by means of CHP, solar cells, wind turbines etc) into the electricity distribution network or operate on site generation that interconnect with our supplies, including as a means of an emergency supply. We reserve the right to amend our price and programme of works in association with these facilities.

Disconnection

1) We have not included the costs for any existing service disconnection/s in our quotation. For all disconnections please contact Electricity North West Customer Service on 0800 048 1820.

Your Guidance for your Pre development enquiry

United Utilities Water Limited
Developer Services Water
Water Connections
Second Floor Grasmere House
Lingley Mere Business Park
Lingley Green Avenue
Warrington WA5 3LP

Telephone: 0345 072 6067
Email: developerserviceswater@uuplc.co.uk

TDS
Northern House
3A Kennerleys Lane
Wilmslow
Cheshire
SK9 5EQ

Your Ref:
Our Ref: 05576467
Date: 25.04.24

Dear Lee,

Location**: Delauneys Road, Blackley, Manchester, M8 4RE**

Based upon the information provided in your recent enquiry, and the current guidelines, the point of connection for your development will be the nearest practical point on the existing network.

The point of connection for your development will be supplied from the existing 4" AC water main, located on Parkhill Road and Cleveland Road as shown on the attached drawing.

The non-contestable works required to provide water to your development is a 63mm connection for the apartment block and 25mm connections for the plots, for budgetary purposes we suggest you make an allowance of £4,240.00 exc. of VAT for the 63mm and £1,183.00 exc. of VAT for each 25mm connection. Please note this cost does not include for any additional Traffic Management.

Existing United Utilities water assets

To help plan your development I have enclosed a copy of our asset records. This shows that we have no operational assets within the boundaries of your proposed development. However, our network maybe affected at the proposed site entrances depending on the proposed lines and levels to the existing road surface.

Regarding the existing water mains surrounding your development, you must establish the true position of these water mains, the lines and levels should be plotted onto your proposed layout, and a copy of the plan should then be sent to this office for my attention for approval. Please note, that if damage does occur as a result of your works, the repair/replacement of the mains network/surface boxes will be fully rechargeable to yourselves.

Additional

It is the responsibility of the developer to arrange for the disconnection of the existing services to site.

Note billing only accepts written requests to email: customer.services@uuplc.co.uk

You will need to attach the bill and the request to disconnect and confirm if the property was domestic or commercial.

Important note

This copy of our asset records is only provided to help you assess the likely risks when planning your development at a desk top stage. It is not intended to be used for planning any actual excavation or construction work. You are reminded that a Health and Safety plan should include an up to date record of all underground equipment.

Infrastructure Charges

Based on the information you have provided we would advise you to allow a budget of £622.00 per plot for water and wastewater infrastructure charges for the 24 planned new connections. At present this charge is outside the scope of VAT.

Infrastructure Credits

We have no record of any water or sewerage connections to previous premises on this site within the last 5 years. This means that we are unable to offer any infrastructure credits against new connections on your proposed development.

Income Offset

Income offset is levied against the Infrastructure Water charge and is applicable to all plots which are using water for domestic purposes which have not received an infra credit. The per plot allowance for this is £715.00 so in this instance the amount due to you for the 24 number of plots is £17,160.00. Please note this figure is only applicable for connections made in this financial year.

What to do next:

This point of connection can be used as the basis for a self-lay design. In addition to new on site mains your self-lay design can include new off-site mains and in some circumstances the connection of self-laid mains to our existing clean water network. A full self-lay design detailing all the work that is proposed to be self-laid will need to be included as part of your-self lay application.

The information given is valid for up to 6 months, if you need any further information or assistance, please do not hesitate to contact me at this office.

Please do not hesitate to contact us should you need further assistance on 0345 072 6067 or email to Developerserviceswater@uuplc.co.uk, always using our reference number provided on this letter.

Regards

Aisling Marsland

Enc. UU assets plan
Standard Conditions for Works Adjacent to Pipelines

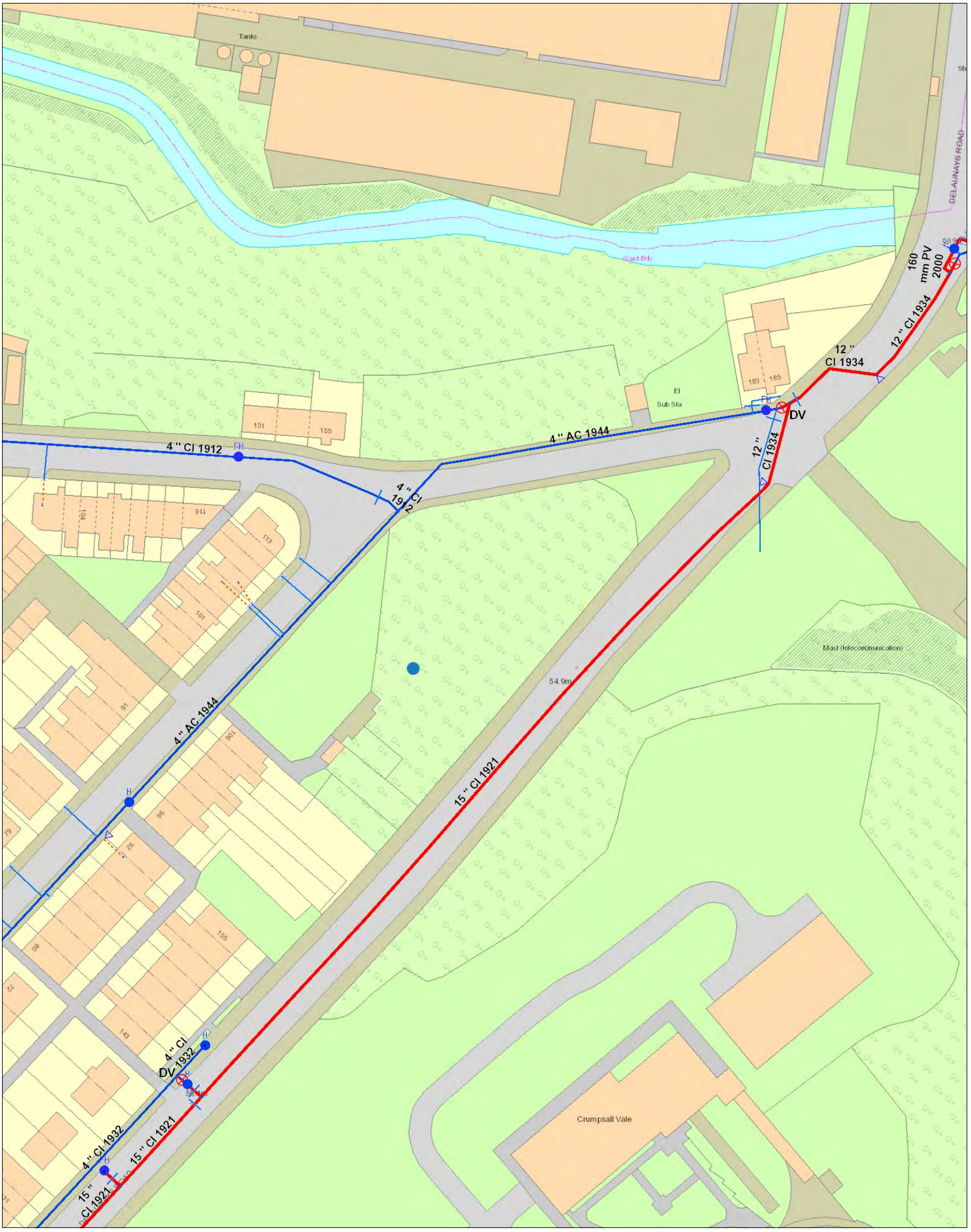
Water Industry Act Section 47(3) Counter Notice

Please note that in accordance with Section 47(3) of the Water Industry Act 1991, United Utilities Water requires compliance with the conditions below, prior to the connection of any service connection to any of United Utilities Water's mains that form part of your requisition application.

- Advance security may be required to be lodged with United Utilities Water equal to the total value of any connections and associated ancillary works. We will in due course estimate the cost of these works and provide you with the value of any security that may be required.
- Premises under separate occupation must be supplied by separate individual service pipes.
- Where it is deemed appropriate by United Utilities Water, a meter will be installed to determine the volumetric charge for the supply of water which can be connected by our contractor or by an approved third party in accordance with United Utilities Water's specification.
- Laying of the service pipe to a depth of no less than 750mm and no more than 1350mm below finished ground level, within the private land from the Street boundary into your premises. Service pipes must be installed to United Utilities Water's current specifications, and have a stopcock fitted. Standard connections (up to 25mm OD) shall consist of an un-jointed appropriate type and construction of pipe with marker tape laid no more than 400mm below finished ground level. Provision for volumetric metering must be installed fully in accordance with United Utilities Water's current specifications.
- If you are installing new plumbing or making alterations to existing internal plumbing arrangements, you must ensure that the plumbing complies with the Water Supply (Water Fittings) Regulations 1999 and with United Utilities Water's specification for the purposes of ensuring it will be reasonably practicable to install and connect a meter.
- Where your development or property requires water to be delivered at a height greater than 10.5 metres below the draw off point of the reservoir or tower supplying the area it is a requirement, in accordance with Section 66 of the Water Industry Act 1991, that you install a cold water storage cistern to cover twenty-four hours demand.
- Any outstanding charges payable as a result of a disconnection notice or any charges payable for any outstanding compliance requirement from any Section 75 notice that has been served (waste, contamination or misuse) have been paid in full.

In addition to the statutory conditions above, if you have yet to provide us with a full postal address for the property/s to be connected, please remember that we will need this information before we can make any service connection/s. If you have not yet obtained or agreed this information with your local planning authority, we strongly recommend that you contact your planning representative as soon as possible to prevent your connection being delayed later on in the process.

Centre : X : 384950 Y : 402734	Date : 25/04/2024	Scale Approx : 750



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 [2024] Ordnance Survey 100022432.

United Utilities
Water for the North West