



Winwick Road, Warrington

Existing Utility Services Report

Last Updated 20/05/2022

1.0 Introduction

This report outlines the extent of the existing utility services located in the vicinity of the proposed new development on Welcomb Street, Manchester.

The information contained within this report is based on the record drawings and information received from the utility services companies.

The accuracy of the information provided cannot be guaranteed and must be verified on site using suitable detection methods.

Excavation works and safe digging practices must be carried out in accordance with HS(G)47.

2.0 Risk Profile

A risk profile is indicated against each existing utility service, this denotes the following,

RED

Services present within the boundary of the proposed development site, high probability existing services will need to be disconnected / diverted to facilitate the proposed site plan, alternatively the proposed site layout will need to be planned around the location of existing utility services.

AMBER

Services present in the land immediately surrounding the development site, existing services may need to be diverted to facilitate the proposed site plan i.e. lowering services to accommodate new site entrances, alternatively the proposed site layout will need to be planned around the location of existing utility services.

GREEN

No services present within the vicinity of the proposed development site, no impact envisaged.

3.0 Site Location



4.0 Summary Table

Utility Services Asset Owner / Management Company	Grouping Category	Services present within the boundary of the proposed development site	Services present in the land immediately surrounding the development site	No services present within the vicinity of the proposed development site
RISK PROFILE		RED	AMBER	GREEN
Electricity Northwest	Electric	YES		
Cadent Gas	Gas	YES		
GTC	Gas			YES
C.A. Telecom UK – Colt Technology Services	Telecoms			YES
CityFibre	Telecoms			YES
EUNetworks Fiber UK Limited	Telecoms			YES
Instalcom	Telecoms			YES
Openreach	Telecoms	YES		
SKY	Telecoms			YES
Verizon	Telecoms			YES
Virgin Media	Telecoms		YES	
Vodafone	Telecoms			YES
United Utilities	Water / Wastewater	YES		
Manchester City Council	Council			YES
Environment Agency	Environmental, Water			YES
Network Rail	Rail			YES
GM UTC	Traffic Control			YES

5.0 Notes & Observations

Utility Services Asset Owner / Management Company	Grouping Category	Notes & Observations
Electricity Northwest	Electric	There is a network substation located in the northeast corner of the site which serves the local LV network. It is assumed this substation serves the Manchester School of Building and customers POC / main isolator is local to the substation.
Cadent Gas	Gas	There is a 90mmØ PE LP gas main shown capped inside the northeast boundary of the site. There is a 90mmØ PE LP gas main entering the northeast corner of the site which serves the Manchester School of Building.
Openreach	Telecoms	There is an existing Openreach telecoms infrastructure to the Manchester School of Building in the northeast corner of the site.
Virgin Media	Telecoms	There is existing Virgin Media infrastructure in the land surrounding the site.
United Utilities	Water / Wastewater	There is an assumed water connection to the Manchester School of Building which enters the site from the north. There is a 900mmØ combined public sewer shown crossing the site east to west, note this is routed below the existing buildings.
Network Rail	Rail	There is a Network Rail freehold ownership boundary to the south of the site.

6.0 Utility Information

A copy of the existing utility information received can be downloaded using the web link provided.