



One Manchester

**Proposed Development at
Blackwin Street,
Longsight,
Manchester,
M12 5PW**

Utility Feasibility Report

Revision V0

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1 Project Description

This Utility Statement has been prepared by Technical and Development Services (Northern) Ltd on behalf of One Manchester in relation to a proposed residential development at Blackwin Street.

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

The site consists of 8 residential properties accessed from Blackwin Street and Valance Close.

The red edge location plan shows the proposed development area which comprises approximately 0.36 acres (0.14 hectares).

The grid reference for centre of the site is: (X: 387461, Y: 396814)



2 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.

Diversions		
Utility	Item	Cost
Electricity	415V Low Voltage cable to the West of the proposed development requires a diversion.	£6,283.87
Gas	No diversion is anticipated	
Water	4" CI distribution main on verge of Blackwin Street to be diverted to accommodate driveway entrances.	£14,780.40
BT Openreach	BT advised no diversion is required	
Virgin Media	No diversion is anticipated	
Connections		
Utility	Item	Cost
Electricity	2 Options were provided	
	1) ENW to complete statutory works, connecting all 8 properties.	1) £20,383.78
	2) ICP to carry out contestable element of the works, POC from the 415V LV cable on Valance Close for the 4 rear properties and POC from the 415V LV cable on Blackwin Street for the 4 front properties.	2) £2,436.00
	20m of Cable Lay to site	£4,000.00
Gas – Morland	The 63mm PE Low Pressure main on Valance Close, 38m from site entrance to supply rear 4 properties and the 63mm PE Low Pressure main on Blackwin Street, 55m from Southern site entrance to supply 4 properties.	£16,184.00
	Cable Lay included in quote	N/A
Gas – Cadent	The 63mm PE Low Pressure main on Valance Close	Included in Connections Cost
	1m of Cable Lay to site	£1,000.00
Water	The 4" CI Main on Blackwin Street, and the 75mm AC main on Valance Close	£6,224.00
	10m of Cable Lay to site	£2,000.00
Electricity, Gas and Water Connections on Site	8 Number of Plots at £2200 per plot	£17,600.00
Budget Multi-Utility Quote	Aptus Utilities	£32,150.00

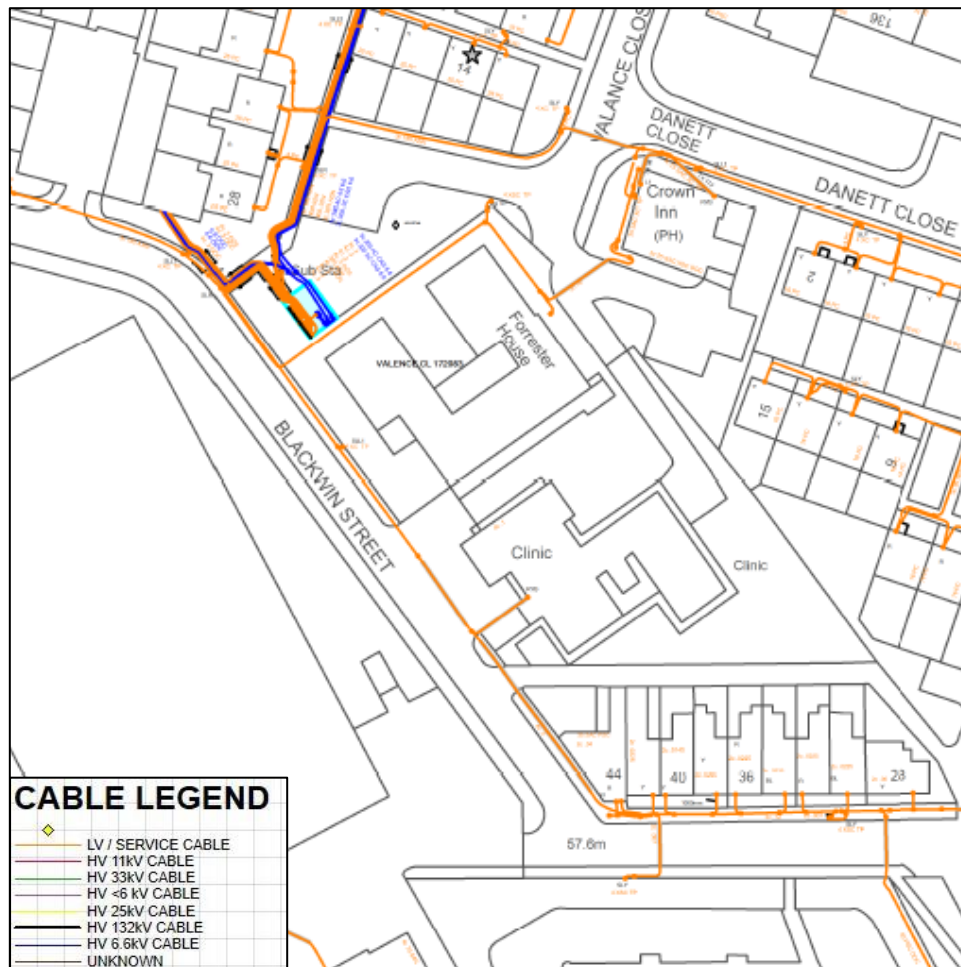
Budget figures provided by TDS Northern Ltd are based on a range of information derived from existing network records and previously secured quotations however TDS Northern do not have access to detailed network information and contractor rates and therefore budget figures should be used as a guide only.

3 Review of Existing Infrastructure

3.1 Electricity

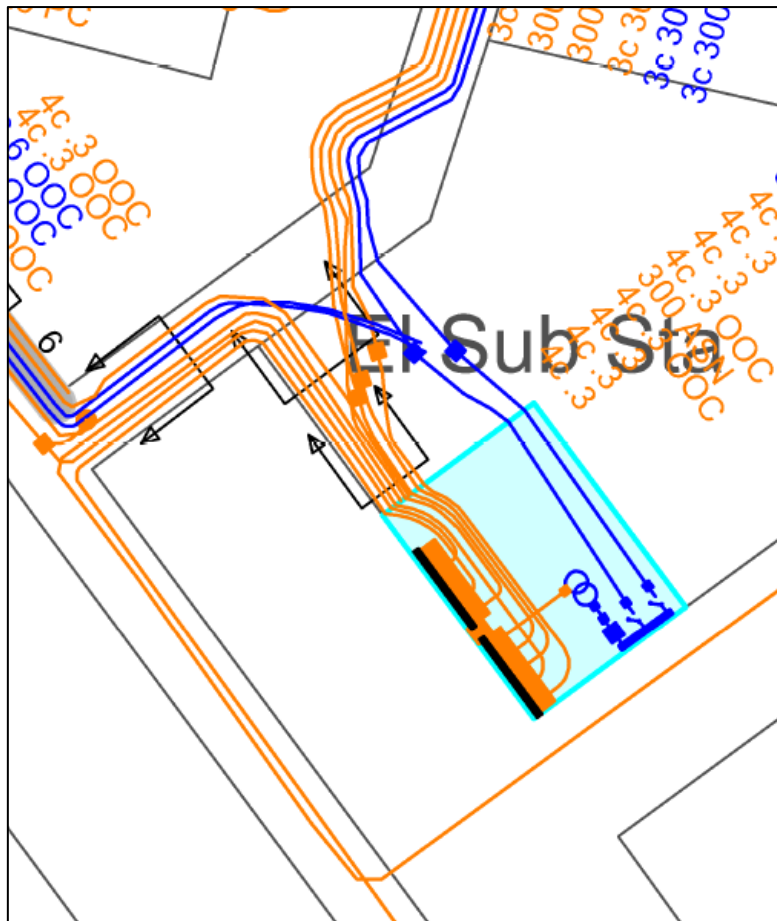
3.1.1 Electricity Northwest

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



Electricity Northwest have a 415V Low Voltage cable running within the site side footpath of Blackwin Street adjacent to the western site boundary supplying a streetlight.

To the Northeast of the proposed development, on Valance Close there is a 415V Low Voltage cable routed parallel to the northern site boundary and connects to the apparatus within Blackwin Street



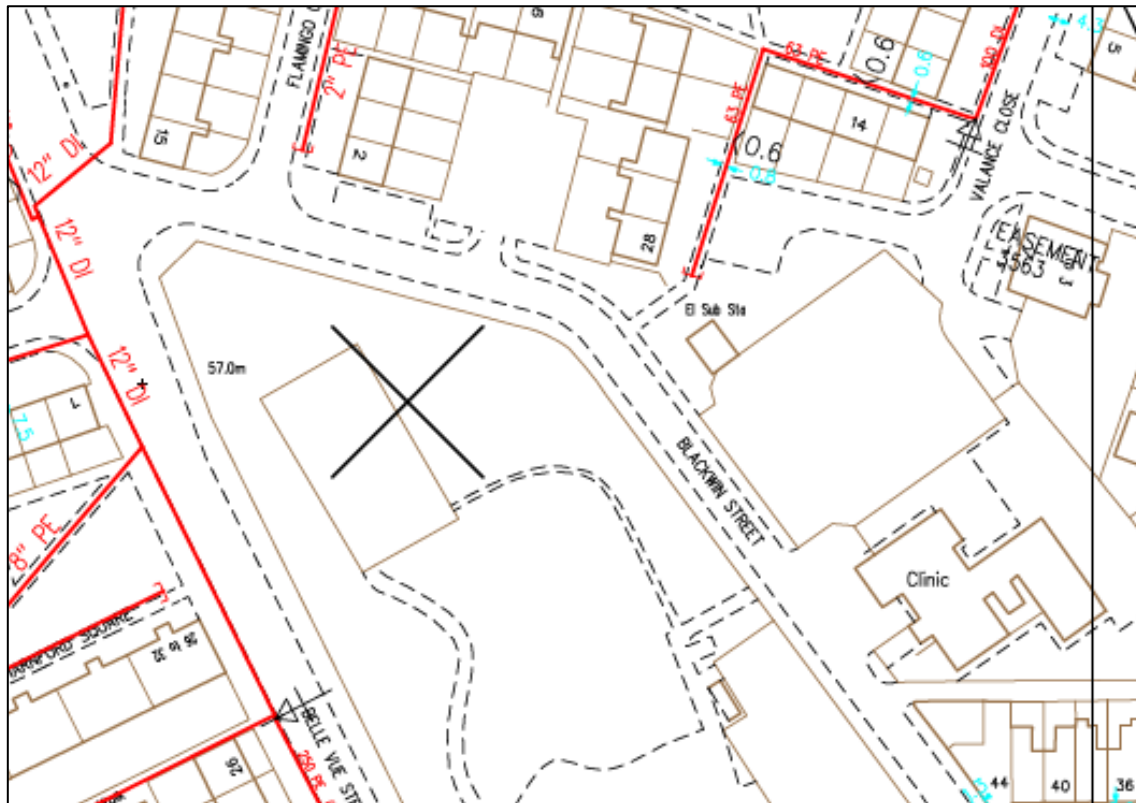
To the north west of the proposed development there is a substation with 415V Low Voltage cables and 6,600V High Voltage cables connected to the station.



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**).



Cadent Gas have a 63mm PE Low Pressure main to the North of the proposed development that is capped on the footpath of Valance Close. No mains apparatus is shown directly on Blackwin Street.

3.3 Water

3.3.1 United Utilities

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**).

Clean



United Utilities have 4" CI main running within the site side footpath of Blackwin Street with a Fire Hydrant to the South of the proposed development and a Hydrant to the Northwest. To the North, on Valence Close, there is a 100mm DI main with a hydrant and a stop tap. Coming off this there is a commercial meter that is just to the North of the development.



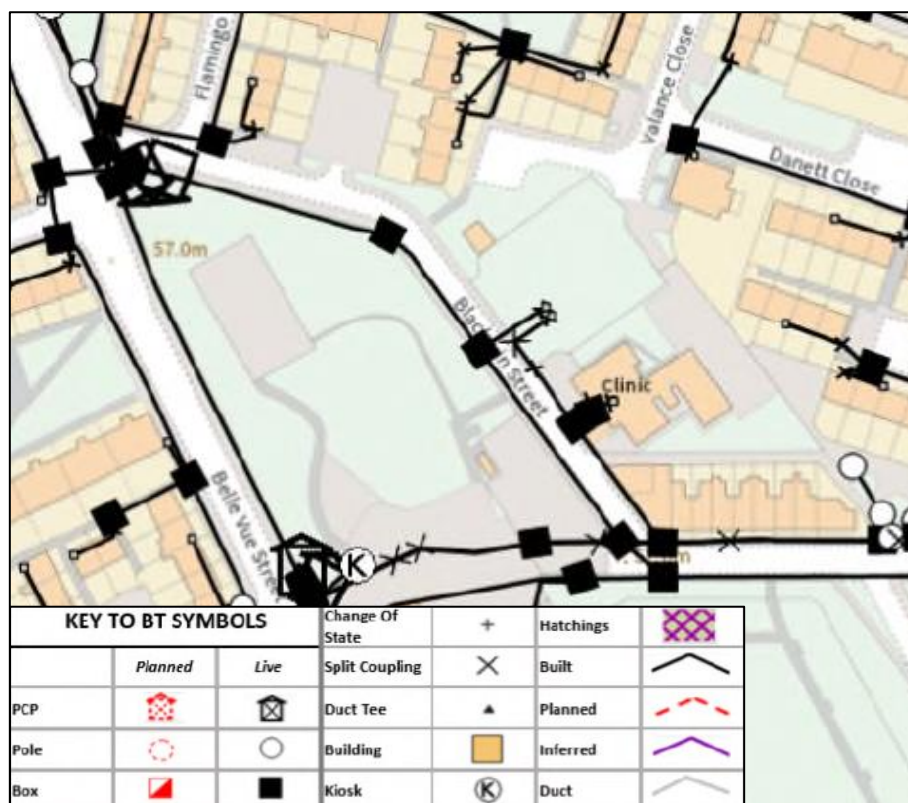
Waste

United Utilities have 225mm sewer mains to the South of the proposed development on Blackwin Street. To the South on Valence Close there is a 375mm sewer main.

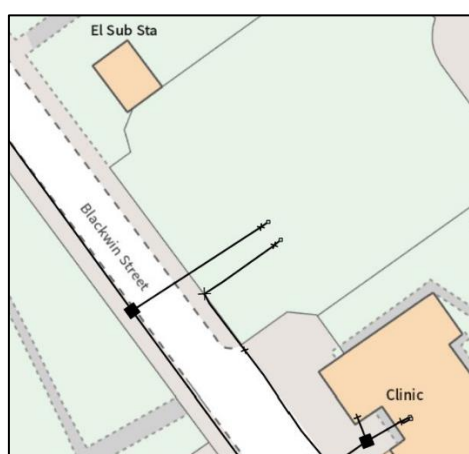
3.4 Telecoms

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**).



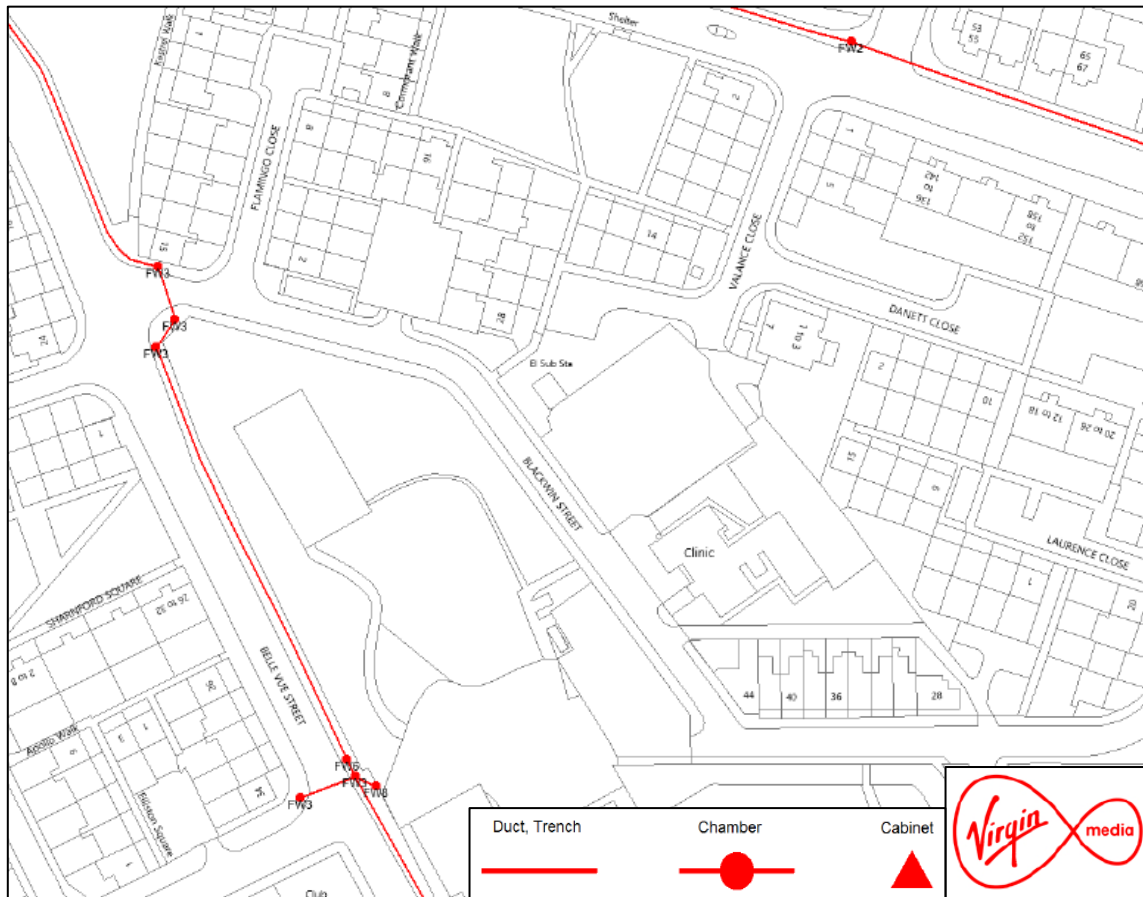
BT Openreach have underground cables running on the opposite side of the carriageway from the proposed development on Blackwin Street. There are also cables on the proposed development side of Blackwin Street. These then travel into the proposed development to a change of state.



To the North of the proposed development there are cables and a box on the corner of Valance Close and Danett Close.

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**).



Virgin Media have cables running on Belle Vue Street and Gorton Lane. There are chambers on the junction from Belle Vue Street and Blackwin Street.

4 Development Impact on Existing Infrastructure

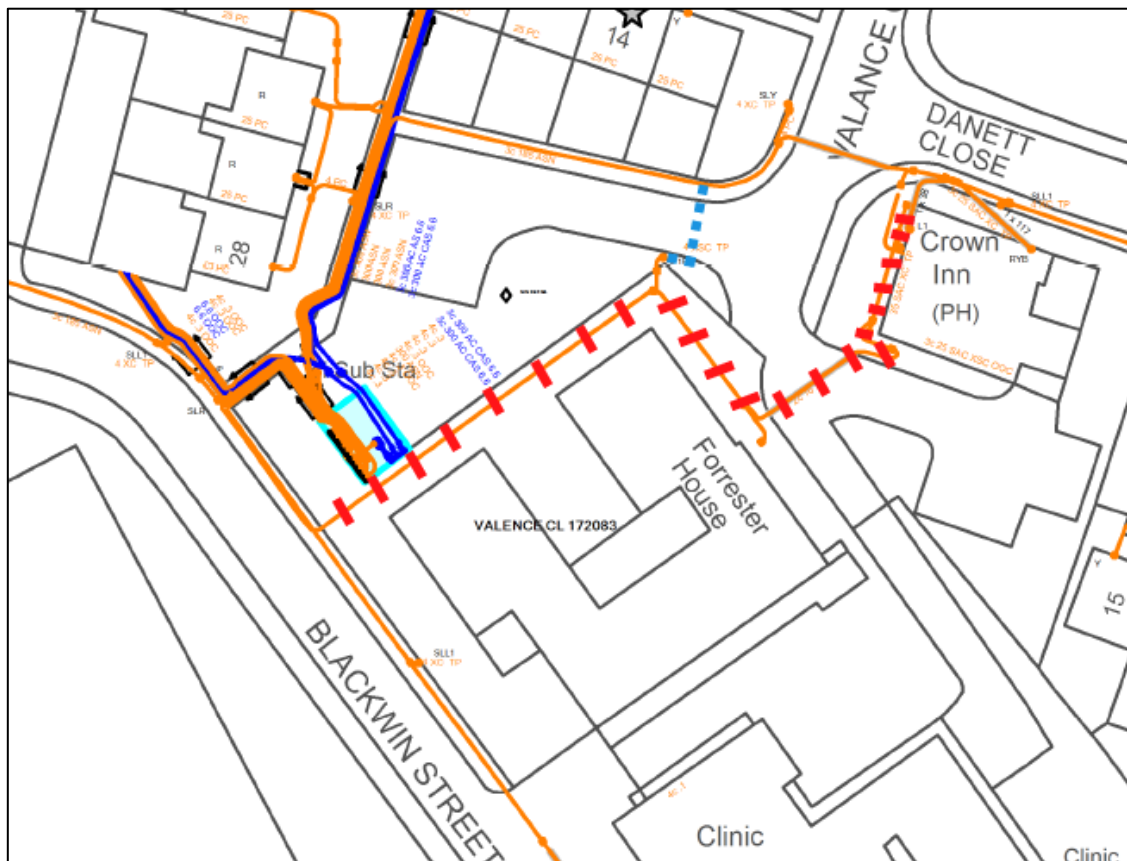
4.1 Electricity

4.1.1 Electricity Northwest

An application was made to Electricity Northwest and a response has been received, dated 21st July 2021, reference 5500206640 A. It is advised that the 415V Low Voltage cable to the West leading to Valance Close that will need to be diverted. There will also need to be a new supply to the street light on the corner of the proposed development. **Please allow a budget of £6,283.87 plus VAT to complete this diversion.**

There is a 415V Low Voltage cables running in the footpath of Blackwin Street, it was confirmed that this will be able to remain in situ as it is likely the footpath levels can remain at the existing levels and only a drop kerb will be required.

Please be aware that there is a substation next to the proposed development which will require a 9m distance from the transformer to the nearest building. This distance can be reduced if noise mitigation is completed.



4.2 Gas

4.2.1 Cadent Gas

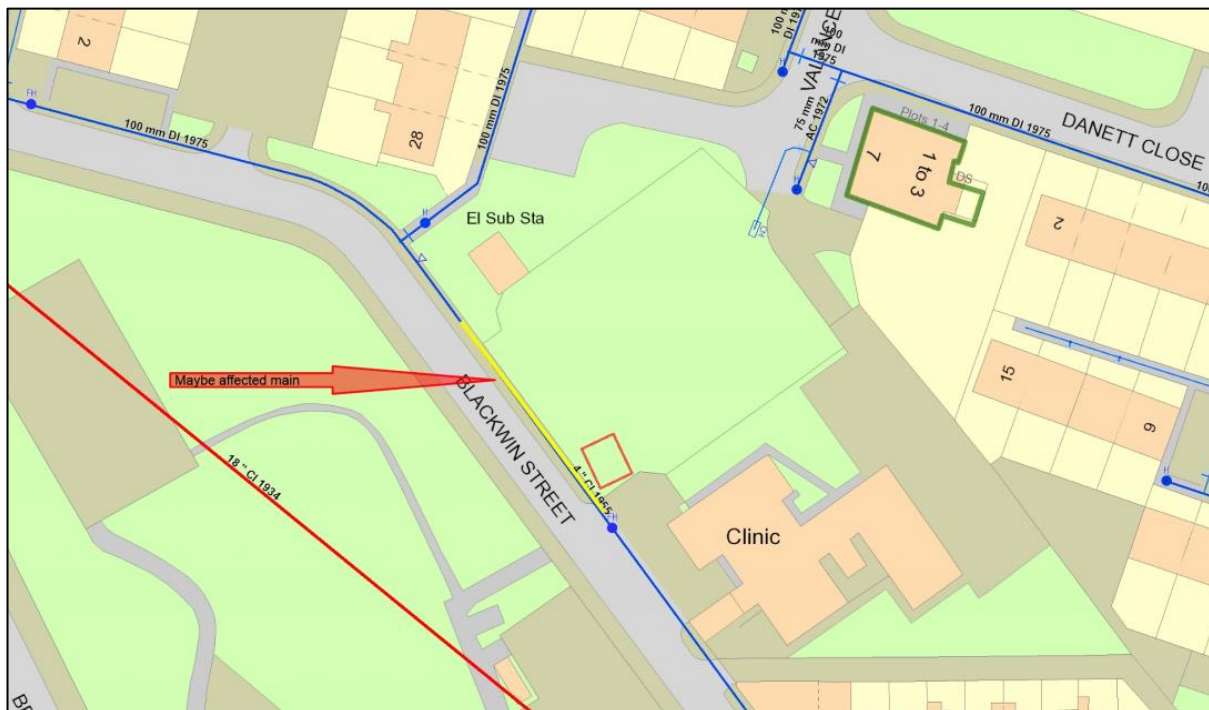
No Gas Diversion is anticipated

4.3 Water

4.3.1 United Utilities

The 4" CI distribution main in the verge/footpath on Blackwin Street requires a diversion to accommodate the driveway access. An application was made to United Utilities and a response has been received, dated 25th June 2021, reference JAD/4100493222. The existing main, in yellow on the below map, will be abandoned and diverted with an additional 30m of PE main. Two end connections will also be required. **Please allow a budget of £14,780.40 to complete this diversion.**

To the North there is a commercial meter that is within the proposed development that will need disconnecting. **This will be completed by Water Plus with no charge.**



4.4 Telecoms

4.4.1 BT Openreach

An application was made to BT Openreach and a response has been received, dated 16th August 2021, reference BQRA31/858003/ER. They have confirmed that looking at the trial dig results, no diversion is required as their infrastructure should be deep enough and should not be affected.



5 Points of Connection

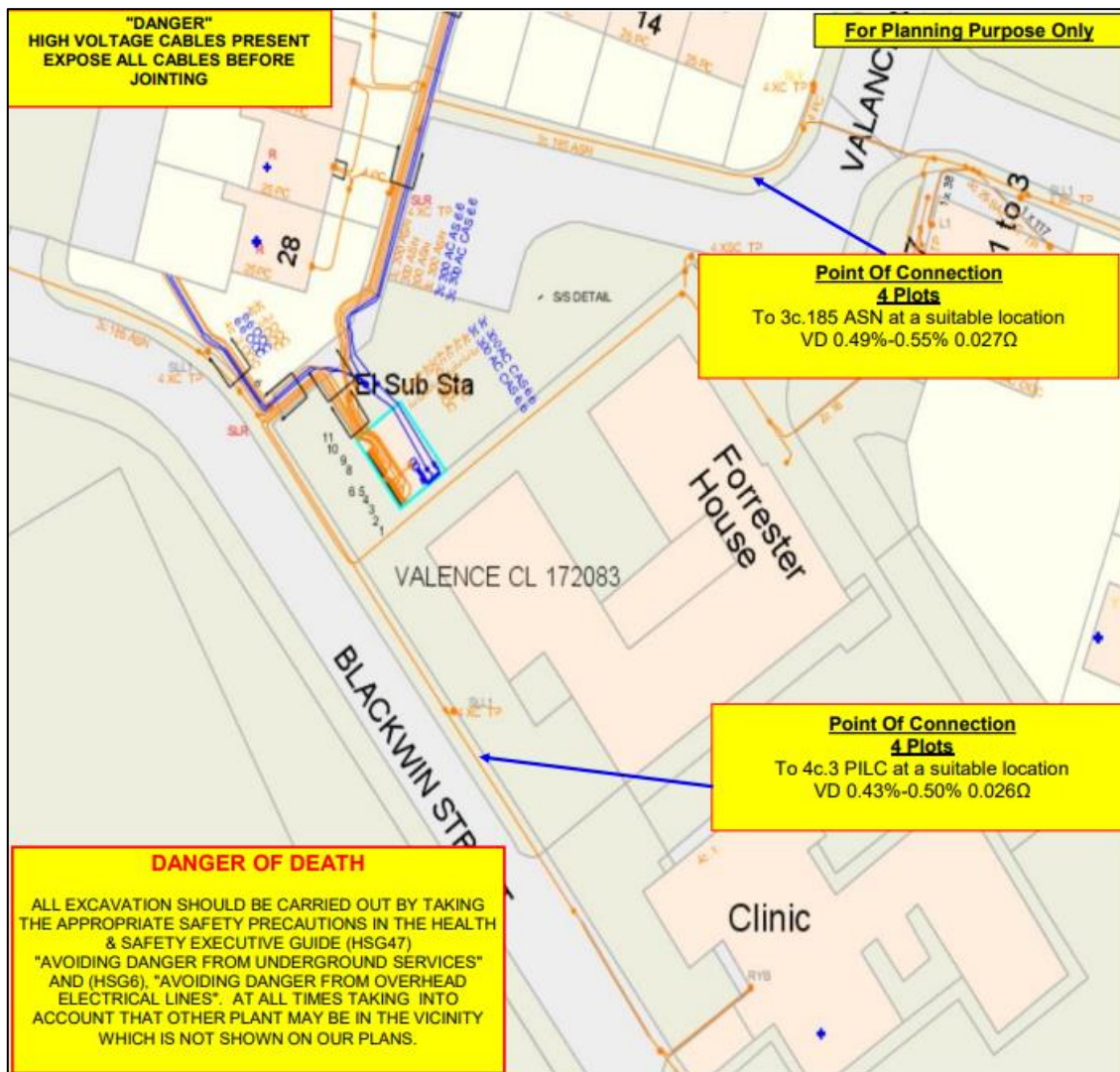
5.1 Electricity

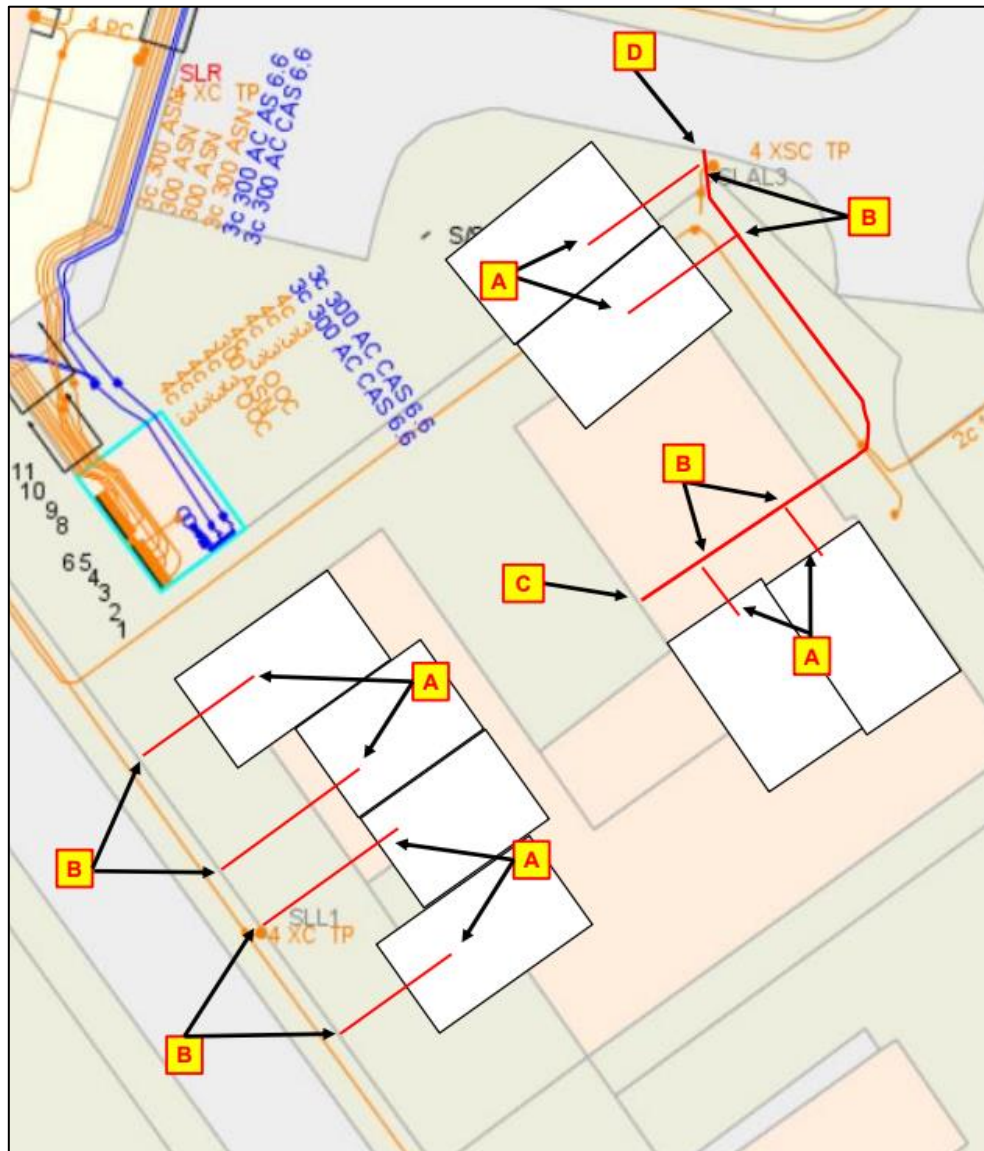
5.1.1 Electricity Northwest

In order to determine the capacity of the local electricity network to service the site, an application was made to Electricity Northwest for a point of connection.

A response has been received from Electricity Northwest, dated 29th June 2021, reference 5500206831/A for a cost of either £2,436.00 to complete the Non Contestable works only or £20,383.78 to complete all works. The specified point of connection is from the 415V Low Voltage cable on Blackwin Street for the 4 properties to the South, approximately 5m from the site entrance and from the 415V Low Voltage cable on Valance Close, approximately 15 meters from the site entrance.

The below plan shows the location of the connection.





5.2 Gas

5.2.1 Morland Utilities

In order to determine the capacity of the local gas network to service the site, an application was made to Morland Utilities for a land enquiry.

A response has been received from Morland Utilities, dated 9th July 2021, reference 6410 for a cost of £16,184.00. The specified point of connection is from the 63mm PE Low Pressure main on Valance Close, 38 meters from the Northern site entrance to supply 4 properties, and the 63mm PE Low Pressure main on Blackwin Street, 55 meters from the Southern site entrance to supply 4 properties. **Please allow a budget of £16,184.00 to complete the connection works.**

The below plan shows the location of the connection.



5.2.2 Cadent Gas

In order to determine the capacity of the local gas network to service the site, an application was made to Cadent Gas for a land enquiry.

A response has been received from Cadent Gas, dated 6th August 2021, reference 180013685. The specified point of connection is from the 63mm PE Low Pressure main on Valance Close, 1 meter from the Northwest site entrance.

The below plan shows the location of the connection.



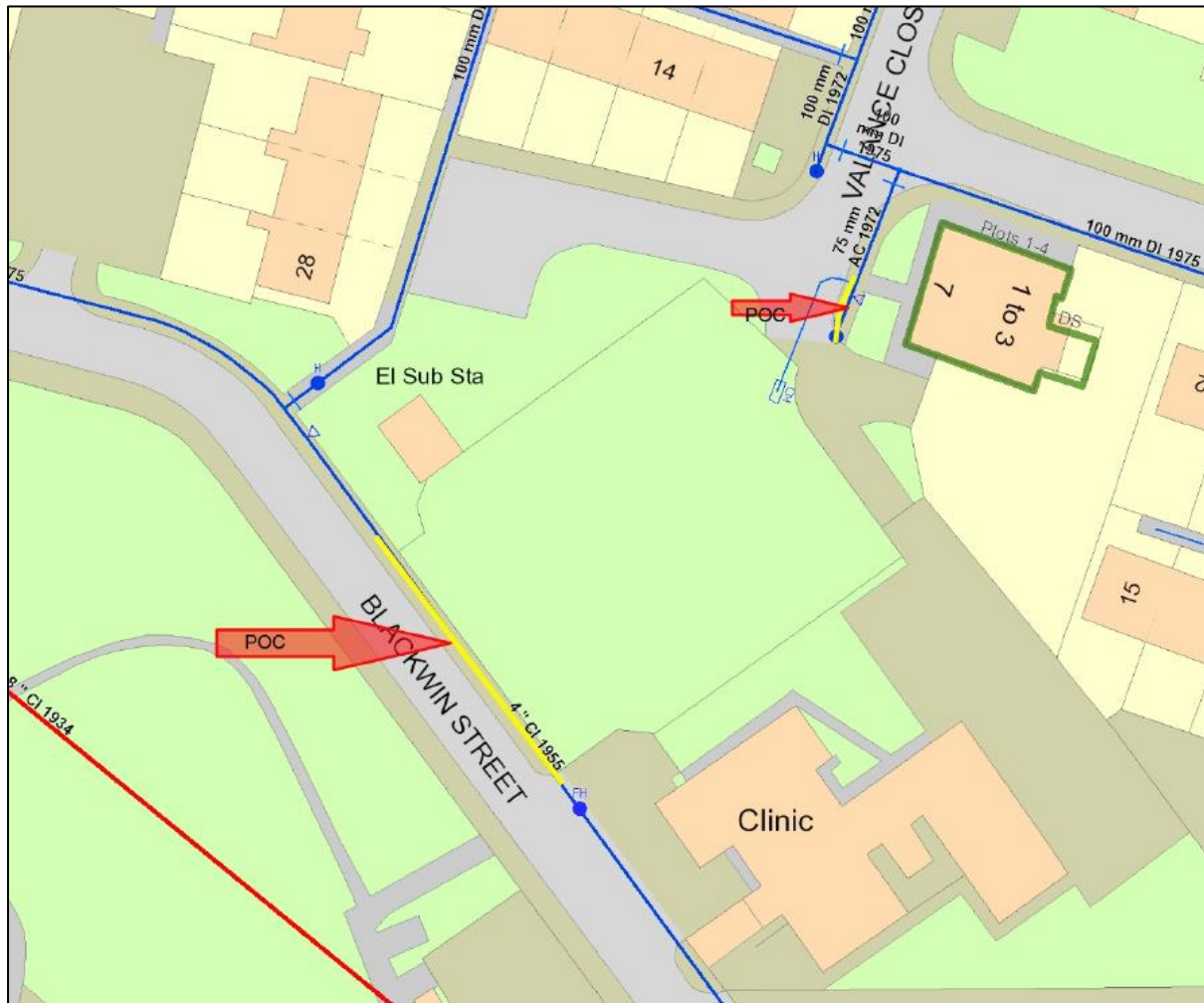
5.3 Water

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 28th June 2021, reference JAD/4100493224. The specified point of connection is from the 4" CI Main on Blackwin Street, on the site boundary, and a 75mm AC main on Valance Close, approximately 10m from the site entrance.

The below plan shows the location of the connection.



5.4 Telecoms

5.4.1 BT Openreach

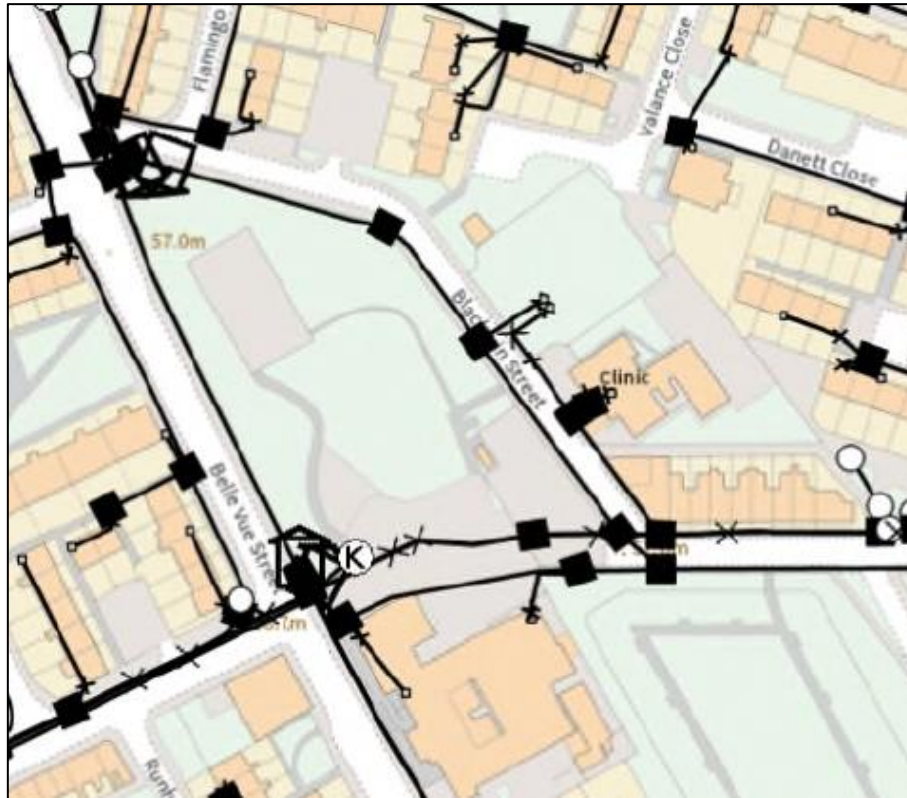
Access to good broadband is vital in today's world. It is intrinsic to growing a sustainable local economy, vital for education, home working and an increasingly central part of community cohesion and resilience, particularly in rural areas. In addition, local authorities and other public services are increasingly reliant on digital infrastructure to provide services and interact with residents. This means not just ensuring a premise is ready to receive high speed broadband into the home or business, but also that network is actually in place to deliver high speed broadband to the premise.

The Government recognises that, reliable broadband internet access is essential for homes throughout the country to benefit from online services, and for UK businesses to compete globally. The National Planning Policy Framework (NPPF), which came into force in 2012, recognises the importance of infrastructure in delivering sustainable economic growth, and states that 'Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.

The UK currently has superfast connectivity to 95% of premises, however Fibre to the Premises (FTTP) is only available to 4% which falls significantly behind that of world leaders. It is the government's current target, via its Department for Digital, Culture, Media & Sport, that 15 Million premises should be connected to full fibre broadband by 2025, with Nationwide coverage by 2033. In their Future Telecoms Infrastructure Review, the government proposes changes to legislature that encourages FTTP to all new build development.

As a result, Openreach launched their Fibre First initiative to deliver FTTP connectivity to 4.5m million premises by March 2021, which is expected to be followed by their ambition for achieving 15 million premises passed by around 2025 and then possibly the "majority" of the United Kingdom at a later date. Openreach have offered free FTTP connections to new housing developments over 30 plots for a number of years and in January 2019 reduced the threshold to 20 properties or more.

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 the development 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.

6 Budget Multi-Utility Quotes

6.1 Aptus Utilities – Electricity, Gas and Water

A budget quotation from Aptus Utilities was received 5th July 2021 (Ref: 2107.007) for the sum of **£32,150.00**.

Based on 8 plots.

The following indicative summary of works is applicable:

Activity	Included	Excluded
Estimated point of connection non-contestable charges	✓	
Estimated connection charges	✓	
Water and sewerage infrastructure charges where applicable	✓	
OFFSITE WORKS		
Assumed points of connection (within close proximity of site entrance, <10m)	✓	
Offsite excavation, mains installation and reinstatement	✓	
Traffic Management (S38) & Council Notice fees for offsite works	✓	
ONSITE WORKS (unmade ground)		
Onsite excavations & backfill of mains trenches	✓	
Provision and installation of sand for mains laying	✓	
GAS		
Provision and installation of domestic meters	✓	
Gas resessed meter boxes provision	✓	
Gas service ducting provision	✓	
ELECTRIC		
Electric resessed meter boxes provision	✓	
Electric service ducting provision	✓	
Hockey sticks and clips provision	✓	
WATER		
Water infrastructure charges	✓	
METERS		
All meters supplied installed/managed for all utilities	✓	

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.

The electricity connection will be provided from the 415V Low Voltage cable on Blackwin Street for the 4 properties to the South, approximately 5m from the site entrance and from the 415V Low Voltage cable on Valance Close for the 4 properties to the North, approximately 15 meters from the site entrance. The 415V Low Voltage cable to the West of the

The gas point of connection will be from the 63mm PE Low Pressure main on Valance Close, 38 meters from the Northern site entrance to supply 4 properties, and the 63mm PE Low Pressure main on Blackwin Street, 55 meters from the Southern site entrance to supply 4 properties.

The water point of connection will be from the existing 4" CI Main on Blackwin Street, at the site entrance, and the existing 75mm AC main on Valance Close approximately 10m from the site entrance.

BT have underground cables running from Blackwin Street into the proposed development to a change of state, BT have confirmed that their infrastructure should not be affected and will not require a diversion.

The Multi Utility solution to feeding the site can be delivered by Aptus Utilities at a cost of £32,150.00.

APPENDIX 1 – Existing Utilities

APPENDIX 2 – Development Impact on Existing Infrastructure

APPENDIX 3 – Point of Connection

APPENDIX 4 – Budget Multi-Utility Quotes
