

CWC

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Victoria Park

Utility Planning Statement

Date: 30/09/2022

Ref: 2482-CWC-XX-XX-RP-ME-0001

Revision Record

Date	Reference	Revision	Prepared By	Checked By	Authorised By
30/09/2022	2482-CWC-XX-XX-RP -ME-0001	P1	K. Kujawa/ G. Fannon	J.Barnett	J.Barnett
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31/10/2022	2482-CWC-XX-XX-RP -ME-0001	P2	K. Kujawa	J.Barnett	J.Barnett
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1.0 Introduction

The following document outlines the Utility strategy for the new Residential scheme Victoria Park. The site is located on the corner of Laindon Road and Daisy Bank Road in Victoria Park

1.1 Site description

The existing site Victoria Park Probation Centre is due to be demolished.

1.2 Development description

The proposed new design of a mix of dwelling types comprises of 72 units including apartments block onto Daisy Bank Road with houses on Laindon Road;

- Block 1 four storey apartments block - 23 number of one bed apartments and 14 number of two bedroom apartments
- Block 5, 6 and 8 - 13 number of three bedroom townhouses
- Block 2, 3, 4 and 7 - 17 four bedroom townhouses
- 1 six bedroom house
- Block 4 - 2 number of 2 bedroom maisonettes and 1 bedroom flats attached to a terrace

1.3 Purpose of the Planning Utility Statement

The report has been prepared to provide an initial summary of the utility services requirements for the Victoria Park Residential Scheme

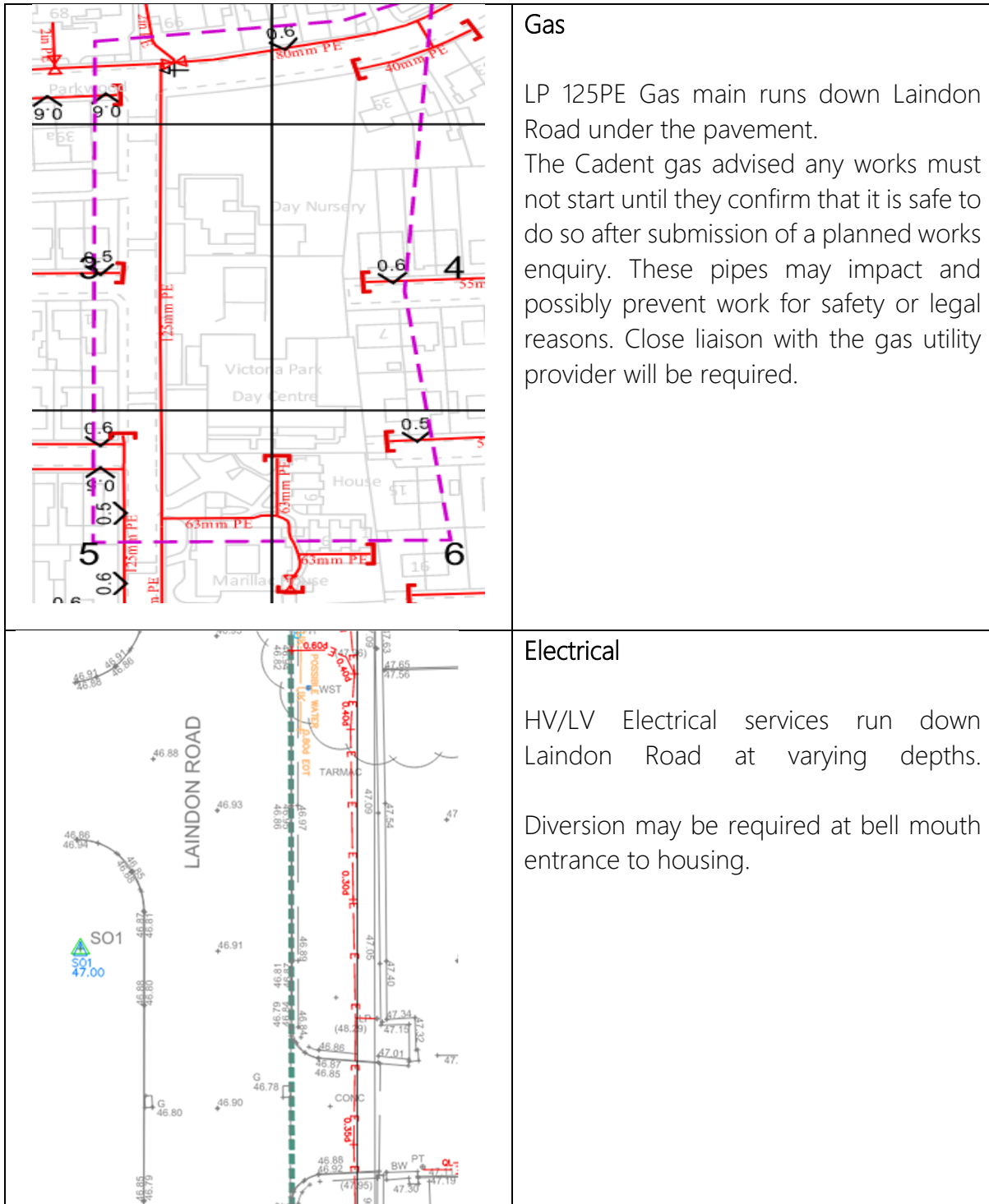
2.0 Existing Site Utility Services

The below information has been extracted from the utility information obtained to the date

For the full information regarding affected utilities please refer to

- Appendix 6821274 Utilities Report- Landmark Information
- Appendix Topo 21J026
- Appendix 43834MCUG-01 GPR survey

	Water There is 125mm water pipe runs under Landon Road. New cold water connections are required for residential scheme development. Application has been sent to United Utilities to provide estimated for new water connections.
	Wastewater There is 225 combined pipe runs on Landon Road and Daisy Bank Road. The new development to be connected to public sewer



3.0 Proposed Utility Services

Utility diversions are likely to be required in location of the new proposed bell mouth entrances to the apartment block and housing estate. Therefore the potential for digging of slit trenches is recommended to understand the extend of diversion works required.

A pre-demolition utility survey, including Ground Penetrating Radar (GPR) has been requested to identify where the existing services to site are located. GPR scan has been completed see appendix 2.

3.1 Incoming LV Electrical Supply

From the point of connection on Scarsdale Road, the Independent Network Operator (IDNO) Ameen will lay a new high voltage (HV) main to the new proposed 800kVA ENWL owned substation, which be installed within the site boundaries adjacent to Daisy Bank Road to the north of the site.

A three phase low voltage (LV) connection will be taken from the new substation to the proposed apartment block and will terminate into the LV switchroom. A three phase connection will be taken from the substation and spliced to provide single phase connections to each of the houses.

3.2 Data and Telephony

New fibre connections will be required to the apartment block and houses. Applications have been lodged with Clearfibre, Glide and 4th Utility.

The new fibre optic link will provide data and voice communications (via VoIP).

Traditional copper telephone lines will be required for connections to the fire alarm, security systems and lift. We assume that these will be procured directly by the client's IT team, however ducts should be provided within the contract to the site boundary as directed by BT Openreach.

3.3 Mains Water Supply

New incoming mains connections will be required to the development. The water pipework from the mains point of connection shall be taken up to the site boundary, then from the site boundary to the apartment block and houses.

The mains for the apartment block shall connect to a cold water storage tank with booster pumps (located adjacent to the tank) to provide boosted cold water to appliances throughout the building.

A utility meter will be located within each house and each apartment within the apartment block; with a dedicated landlords utility to be located within the apartment block plant space to serve the landlords water services.

Fire hydrants – Fire engineer to determine suitability of existing fire hydrant locations (fire hydrants located close to development boundary are shown on proposed utilities arrangement drawing.)

3.4 Gas Supply

New gas connection might be required for cooking and potentially heating as well to houses subjected to further engagement with local community and final Client confirmation of the requirements.

The architect to allow for for external gas meter boxes for planning stage, subjected to final Client's decision.

4.0 New connections, disconnections, and diversions

The GPR scan does not show full mains route. There is information missing regarding the location and depth of the services. Further ground investigation is required slit trench to pinpoint the location and depth of any buried underground services.

Table 1. New connection

Services	Comments
Water	New water connection to the site required
Gas	New gas connection to blocks 2, 3, 5, 6 and 7 – 23 units subjected to final Client's confirmation.
HV/LV	New LV Connections into all blocks
BT	New comms connections to all blocks

Table 2. Disconnection

Services	
Water	Disconnect and cap off the water connection to existing Probation Centre
Gas	Disconnect and cap off the 2 gas connection to existing Probation Centre site on Laindon Road
HV/LV	Disconnect LV connection to existing Probation Centre site on Laindon Road
BT	N/A

Table 3. Diversions

Services	
Water	To be confirmed after further underground services investigation

Gas	To be confirmed after further underground services investigation
HV/LV	Potential LV cable diversion required at bell mouth entrance to housing
BT	To be confirmed after further underground services investigation

5.0 Health and Safety Considerations

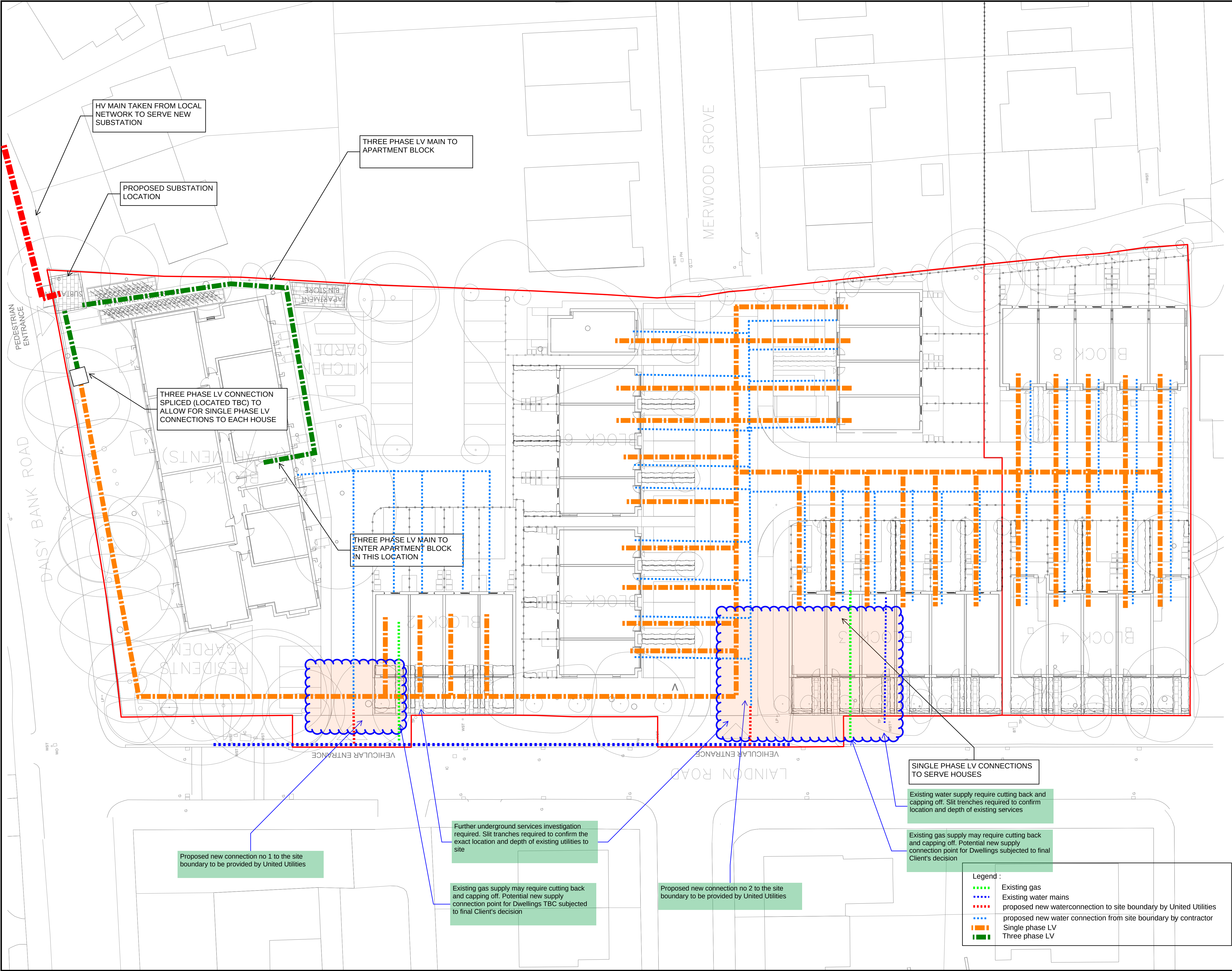
The project team to investigate ground contamination and asbestos report to be provided prior demolition.

An GPR scan has been completed (see appendix 2) to identify the location and depth of services and that this has indicated do utility diversions are required.

Existing utility services shall be disconnected and made safe prior to works commencing, unless retained for site use, following careful safety assessment, which should include consideration of back-flow prevention.

Where existing electrical services are present and are being worked on, safe isolation procedures should be carried out and protective devices removed and/or locked off and suitable notices in place prior to works commencing.

6.0 Appendix 1 Utility arrangements



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This drawing shall be read in conjunction with the CWC Mechanical and / or Electrical Specification(s).
DO NOT SCALE FROM THIS DRAWING

DRAWING BACKGROUND(S):

GENERAL NOTES:

- DO NOT SCALE FROM THIS DRAWING.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE COMPLETE TENDER DOCUMENTATION PROVIDED BY THE ARCHITECTURAL AND ENGINEERING DESIGN TEAMS.
- THIS DRAWING PORTRAYS THE RIBA STAGE 4 PERFORMANCE DESIGN FOR TENDER PURPOSES AND IS NOT A CONSTRUCTION OR INSTALLATION DRAWING. CO-ORDINATED INSTALLATION DRAWINGS ARE TO BE PROVIDED BY THE CONTRACTOR. ALL INSTALLATIONS ARE SUBJECT TO FINAL SPATIAL AND SITE COORDINATION.
- THE CONTRACTOR SHALL REMAIN RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO TENDER RETURN. THE CONTRACTOR SHALL ALSO BE REQUIRED TO CHECK DIMENSIONS AND LEVELS PRIOR TO PLACING ORDERS FOR MATERIALS OR SERVICES AND BEFORE COMMENCING ANY MANUFACTURE OR FIXINGS AT ANY POINT.
- AGREE ALL EQUIPMENT SETTING OUT WITH THE CLIENT TEAM PRIOR TO CONSTRUCTION.

DRAWING SPECIFIC NOTES:

- ALL INCOMING UTILITY SERVICES TO BE IN ACCORDANCE WITH NUIG RECOMMENDATIONS.

P01	30.09.22	PRELIMINARY ISSUE	GF	JB
Rev	Date	Description	Eng	Chk

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Client

BRITANNIA GROUP

Project
**VICTORIA PARK
DAISY BANK ROAD
MANCHESTER**

Drawing Title
**PROPOSED UTILITY SERVICES
LAYOUT**

Status
PRELIMINARY

Project No. 2482	Drawn GF	Scale / Paper Size 1:500 @ A1
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Drawing No. 2482-CWC-XX-XX-DR-N-9002	Rev P01
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7.0 Appendix 2 GPR scan



	Foul		CATV		CCTV	
	Surface		E		Electric	
	Combined		S		Street lighting	
	Drainage (unspecified)		TM		Traffic management	
	BT		GAS		Gas	
	Telecoms		W		Water	Service depth (m)
	Fibre optics		F		Fuel	Pipe diameter (mm)
	CATV		UK		Unknown / miso	End of trace
	Utility Survey Boundary		Ducting		UTT	Unable to trace

Please refer to PAS128:2014 Table 1 - "Quality level of survey outputs (normative)" for in anticipated accuracy of quality levels.

All utilities are located to PAS128 QL-B2 unless otherwise stated.

The following table identifies the PAS128 quality level based on the test notes shown on the drawing:

Quality levels ending with a "0" refer to a utility that has been located with post processing Ground Penetrating Radar (GPR).

Drawing caveats, please note:

- LSS carry out surveys in accordance with site procedures using approved detectors.
- Depth data is limited by the accuracy of the detection equipment. Average accuracy is +/- 10% of depth with GPR and +/- 5% of the depth with electromagnetic technologies.
- It is LSS procedure to use statutory undertakers plans prior to and during the survey as a guide for the survey team.
- In accordance with British Telecom's national policy survey companies are not permitted to raise BT inspection chamber covers.
- Drainage rods obtained from manholes, if not able to be traced by LSS survey methodologies, are assumed to be fixed time between manholes.
- LSS advise that excavations in the vicinity of services are carried out with due diligence, please refer to HSG647.

Topographical Survey

Trees are drawn to scale showing the average canopy spread. Descriptions and heights should be used as a guide only.

All building names, descriptions, number of storeys, construction type including roof line details are indicative only and taken externally from ground level.

All below ground details including drainage, voids and services have been identified from above ground and therefore all details relating to these features including: sizes, depth, description etc will be approximate only. All critical dimensions and connections should be checked and verified prior to starting work.

Services and features may not have been surveyed if obstructed or not reasonably visible at the time of the survey.

Measurements to internal walls are taken to the wall finishes at approx 1m above the floor level and the wall assumed to be vertical.

General

The contractor must check and verify all site and building dimensions, levels, utilities and drainage details and connections prior to commencing work. Any errors or discrepancies must be notified to Survey Solutions immediately.

The accuracy of the digital data is the same as the plotting scale implies. All dimensions are in metres unless otherwise stated.

The survey control listed is only to be used for topographical surveys at the stated scale. All control must be checked and verified prior to use.

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Do not scale from this drawing.

Levels are related to Existing Site Datum
Value N/A
Survey tied to an existing Topographical Survey Drg No: 21J026/001
August 2022 Supplied by client.
Coordinates are related to **National Grid** (GPS)

Any discrepancy found between an Ordnance Survey benchmark and an OSGB15 computed orthometric height is likely to be due to bench mark subsidence or uplift and, assuming precise GPS survey has been carefully carried out, the orthometric height given by OSGB15 should be considered correct in preference to archive benchmark heights. OSGB15 converts GPS ellipsoid heights to orthometric heights above mean sea level.



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