TACE

Part of the Contollo Group

Statutory Utilities Report
C2 The Birtles
Birtles House, Unit 1
Market Place, Civic Centre,
Wythenshawe, Manchester,
M22 5RE

Client
Muse places and
Wythenshawe community
housing group.

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B	28.10.25	JRS	Updated to include Part R connectivity	JM	NG
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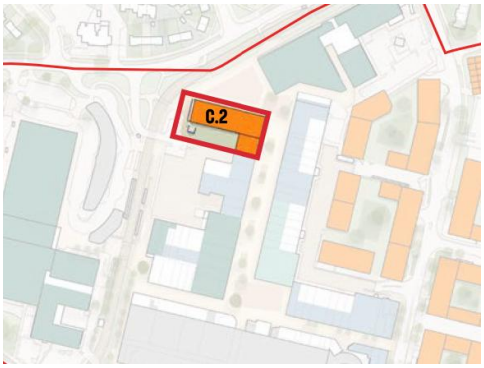
1.0 Executive Summary

TACE have been engaged to assess the below development in order to determine the feasibility of acquiring suitably sized new incoming services for a residential housing project:



TACE have also made assessments of the likely utilities work needed to prepare the site with any diversions and disconnections, together with easements to infrastructure around the site's perimeter.

The new services applications are based on the load assessments for electrically heated dwellings.

Meetings have been held with Electricity Northwest & United Utilities to enable an overview of existing services and provide an indication that the local area network has sufficient capacity to supply utilities to the site.

This will be an increase in the water supply and a potential additional sub-station.

Initial indication is that no major disruption is envisaged.

2.0 Introduction

This document is intended to provide an indication of the utility services required for the Wythenshawe residential scheme, C2 The Birtles at Birtles House, Unit 1 Market Place, Civic Centre, Wythenshawe, Manchester, M22 5RE, The scheme comprises of :-

Erection of 81 no. residential apartments (Use Class C3a) with retail uses at ground floor (Use Class E), associated landscaping, servicing, car and cycle parking and other associated works following demolition of the existing buildings."

Demolition of existing retail and office building; · Landscape Buffer between Site and tram line ·
Erection of 81 no. affordable apartments (Use Class C3a) and workplace / retail units (Use Class E) Apartments
26 x 1B2P, 55 x 2B3P
Retail A NIA 92sqm, Retail B NIA 88sqm, Retail C 88sqm ·
6 storeys in height
The project is the first phase of a wider development for the regeneration of Wythenshawe town Centre, through targeting realistic and deliverable interventions in the short term,

seeks to promote the town Centre as a vibrant and diverse centre which acts as a focal point for retail, leisure and wider services where people want to spend time. This in turn will assist the regeneration and rejuvenation of the local area

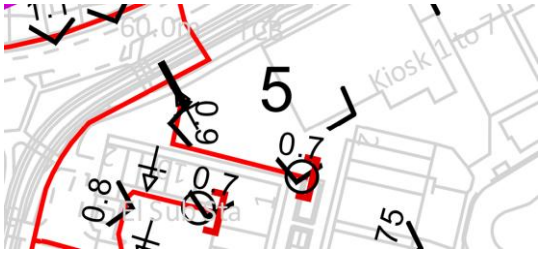
3.0 Existing Services

Indicates that the water and electrical services on the site supply the existing building.

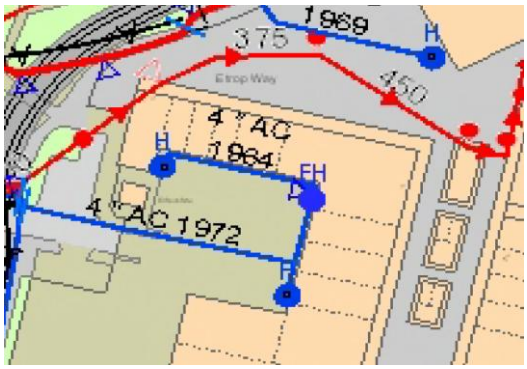
There Are existing services which serve the existing retail units and former market stalls. Gas , water, electricity and BT have been identified local to the site.

Diversions/Disconnections

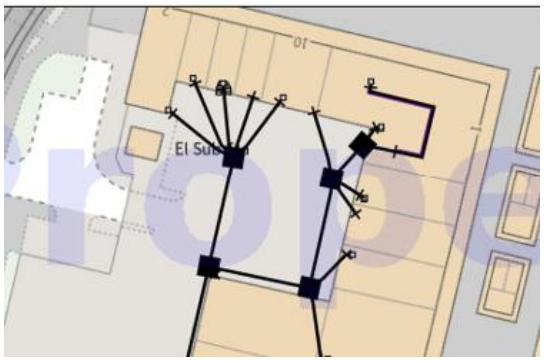
Disconnect existing electrical services.



Disconnect existing gas services



Disconnect existing water supply-
Note civils to review Drainage



Disconnect Openreach services

4.0 Proposed Services Strategy

TACE has made several assumptions to initiate the new services applications, as follows:

Electricity

The site will present a significant load and whilst a substation is available locally on Etrop Way, This will need to be extended to include an additional sub-station. This addition is indicated on the site plans.

This will be subject to the final utility loads being assessed.

Our initial load assessment is tabled below and has been issued to ENWL.

		Individual Load kW	Quantity	Load Sub Total kW	Power Factor	Sub Total kVA	Diversity	Sub Total kVA Diversifed	Notes
1.00	Apartments	3.40	75	255.00	0.95	268.42	1.00	268.42	
	Landlords	50.00	1	50.00	0.95	52.63	1.00	52.63	
	Retail 1	100.00	1	100.00	0.95	105.26	0.75	78.95	
						Total		400.00	

ENWL have indicated that 7.9Mw of spare capacity is available in the local network.

Water

An existing water routes Ainley Road to Etrop Way to enter the existing site. The Loading units used in the design have resulted in the below which have been issued to Unted Utilities.

Area	Load from schedule (l/s)	Pipe size (mm)	Meter
Apartments	3.7	108	internal

In addition to the above advice has been sought on the location of the fire hydrants which has been confirmed and allocated within the scheme proposals.

Landlords' services have been requested as part of the applications.

Gas

In line with decarbonisation, it is not proposed to provide gas to the site as part of this proposal.

Telecommunications

Description
The development will meet the following key requirements:

- **RA1: Gigabit-ready physical infrastructure**
  - All dwellings will be equipped with internal physical infrastructure (e.g. ducts, conduits, termination points) capable of supporting gigabit broadband speeds.
  - Infrastructure will be installed in a manner that allows future upgrades without structural alterations.

- **RA2: Connection to a gigabit-capable network**
  - Each dwelling will be connected to a public electronic communications network capable of delivering gigabit speeds.
  - Where connection is not feasible, appropriate justification will be provided in line with the exemptions outlined in the Approved Document.

This development is designed to meet the digital connectivity standards required under Part R, ensuring future-proofed homes that support high-speed broadband access. The proposal aligns with national objectives for improved digital infrastructure and supports sustainable, connected communities.