

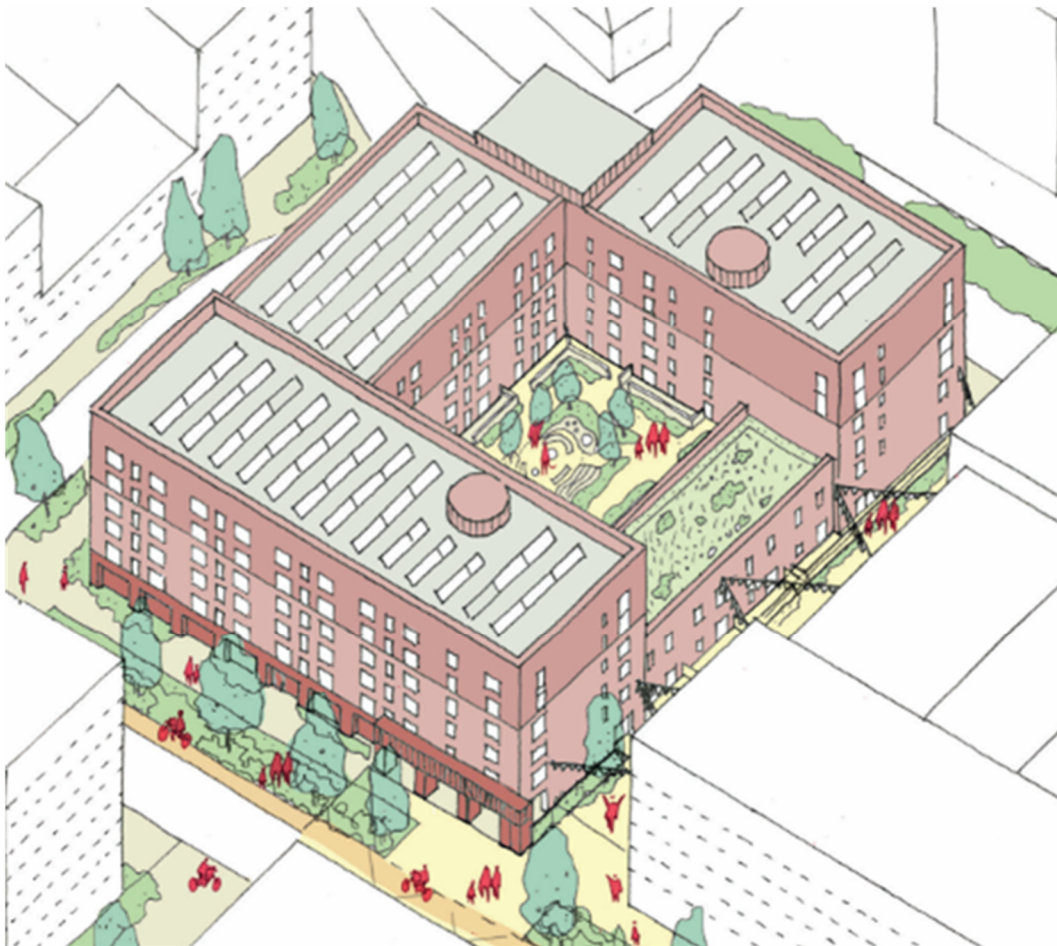
Alpha House

Utilities Statement

October 2025

PREPARED FOR

Wythenshawe Community Housing Group and Muse Places



Sketch produced by Levitt Bernstein

Utilities Statement

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1. Introduction

The following report outlines the constraints and considerations to be made regarding utilities for the development of Alpha House, Wythenshawe. Covered herein are disconnections, diversions and new connections for gas, water, electricity and telecoms services. The report concludes by identifying major risks and recommending next steps.

The report relies on desktop information shared by the utility providers; this information should not be relied on for commencement of work. We advise that a ground penetrating radar (GPR) survey is undertaken prior to breaking ground to confirm the location of chartered services and identify any uncharted services. Civic do not take responsibility for the accuracy or quality of the desktop information provided

1.1. Site Overview

The site is located in Rowlandsway, Wythenshawe, M22 5RG, between Rowlandsway and Wavell Road. Figure 1 shows the site, outlined in red, in its wider context.

The existing disused office building on the site will be demolished to make way for the erection of a residential development (Use Class C3) comprising a part 2, part 6 storey building together with ancillary communal facilities, associated access, car and cycle parking, refuse storage, landscaping, amenity space, signage and other associated works



Figure 1. Existing Site Location Plan

Figure 3 shows the proposed site layout plan. This shows the limits of the construction area within the site boundary. Generally, there is adequate of clearance between the building and the site boundary, with the exception of the northeast where there is as little as 600mm. This is an important consideration when looking at the requirement of diversions in subsequent sections.



Figure 2. Proposed site Layout Plan

2. Gas

The gas provider for the site is Cadent Gas. Figure 3 is an extract of Cadent Gas’ statutory records and shows the gas utilities in the area. Low pressure gas mains surround the majority of the site. Under Rowlandsway to the west there is a 180mmØ main routing under the near footpath; this continues round to the north under the near footpath of Wavell Road. To the east of the site the 180mmØ main routes on the far side of the road. To the south there is a 125mmØ main routing below a service road to serve the adjacent building.

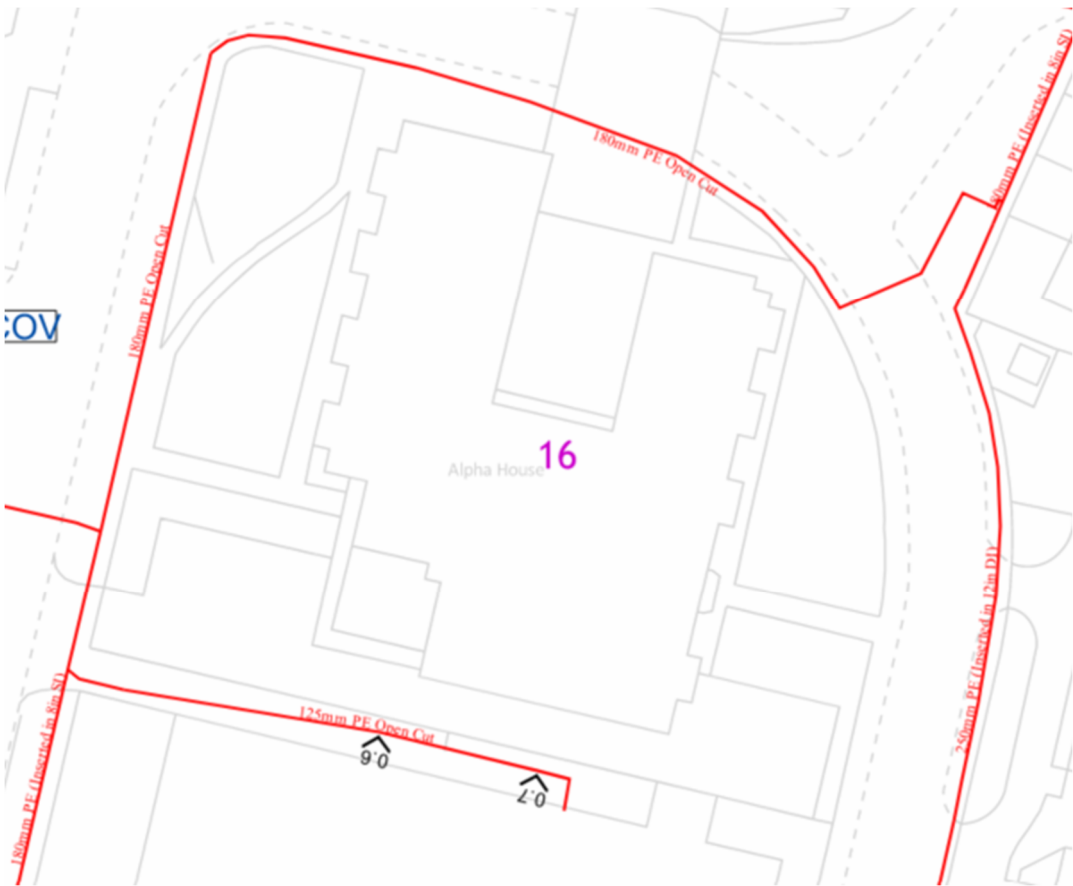


Figure 3. Cadent Gas Existing Infrastructure

Dig Sites	Area:	Line:
	LP Mains	Valve
	MP Mains	Diameter Change
	IP Mains	Depth of cover
	LHP Mains	Material Change
	Syphon	Out of Standard Service

2.1. Diversion

Cadent require a stand-off distance from their mains of 3m (for powered excavators) or 1.5m (for hand digging). To the north, west and south of the proposed building footprint there is more than 3m clearance from the site boundary. This suggests that the gas mains in these areas will not require diverting, despite them routing under the near footpath.

To the northeast of the site the gas main routes in closer proximity to the proposed building footprint. As a minimum, hand digging will be required in these areas as the distance from the proposed building footprint is less than 3m. It is

possible that the distance may also be less than 1.5m, triggering the need for a diversion. To determine this a GPR survey and trial pits are recommended to confirm the exact location of the service to identify if a diversion is required.

Refer to section 6 for the results of the GPR survey.

2.2. New Connections

The proposed building is to be fossil fuel free, therefore no new gas connection is envisaged.

3. Water

United Utilities are the water provider for the site. Figure 4 is an extract of United Utilities' statutory records and shows the water utilities in the area. To the west of the site, along Rowlandsway, there is an 8" main routing in the near footpath. This is shown branching with a 4" main into the northwest of the site. No services are shown to the north and south of the site. To the east of the site is a 6" main under the far footpath.

It is indicated that a fire hydrant is present in the northwest corner of the site as well as directly east of the site.



Figure 4. United Utilities Existing Infrastructure

3.1. Diversion

United Utilities require a stand off distance of 5m for pipes above 300mmØ, or 3m for pipes up to 300mmØ. Where demolition, piling or any other construction technique which induces significant vibrations are to take place within 10m of their assets, United Utilities require seismic monitoring to be undertaken to prevent damage to the pipeline.

The pipes local to the sites are less than 300mmØ. To the west of the site where the 8" main is located, there is more than the required 3m between the building footprint and the site boundary suggesting a diversion will not be required. There is no other main in close proximity to the building footprint.

Refer to section 6 for the results of the GPR survey. To confirm information United Utilities may request trial pits to confirm the location of their services prior to any work commencing.

3.2. New Connections

As a new building is to be constructed on the site, a new water connection is required to serve the building. It is envisaged that this will enter from the northwest of the building. Civic will engage with United Utilities to agree a preferred point of connection.

4. Electricity

Electricity Northwest are the Electricity provider for the site. Figures 5 and 6 is an extract of Electricity Northwest's statutory records and shows the electrical utilities in the area.

There is an existing substation within Alpha House at the south of the site. The existing substation currently serves Alpha House, local street fixtures to the north of the site, the existing building housing the “Bingo Hall” and an existing LV connection to a property adjacent to Wavell Road as confirmed by Electricity Northwest.

Surrounding the site is a mix of low voltage (LV) [orange] and medium voltage (MV) [red] cables. To the west of the site along Rowlandsway is an LV and an MV cable route under the near footpath; the MV cable is shown very close to the site boundary. To the north of the site there is a MV cable routing along the far footpath. To the east of the site there is a LV cable routing close to the site boundary under the near footpath; this is fed from the existing substation within Alpha House. To the south of the site there are a number of cables shown routing to the existing substation location.

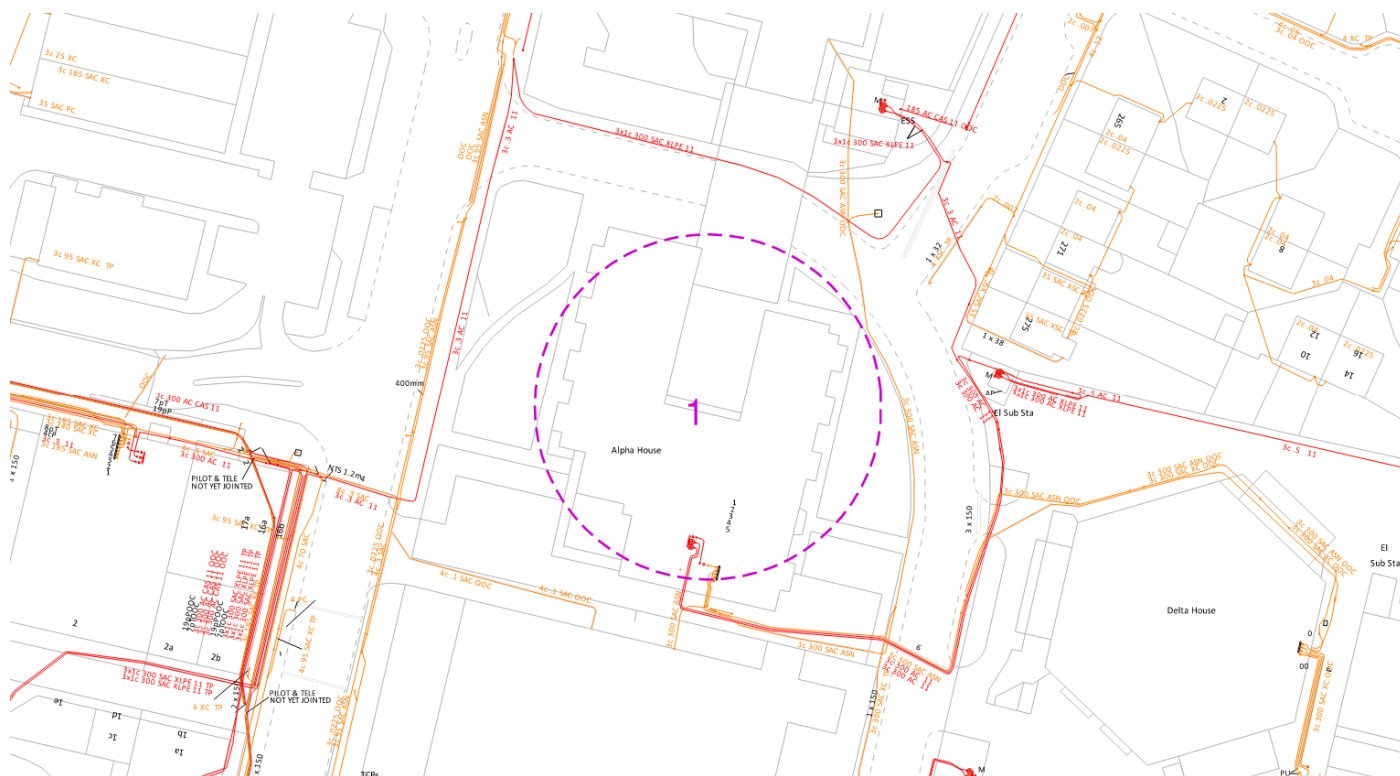


Figure 5. Electricity Northwest Existing Infrastructure adjacent to the site

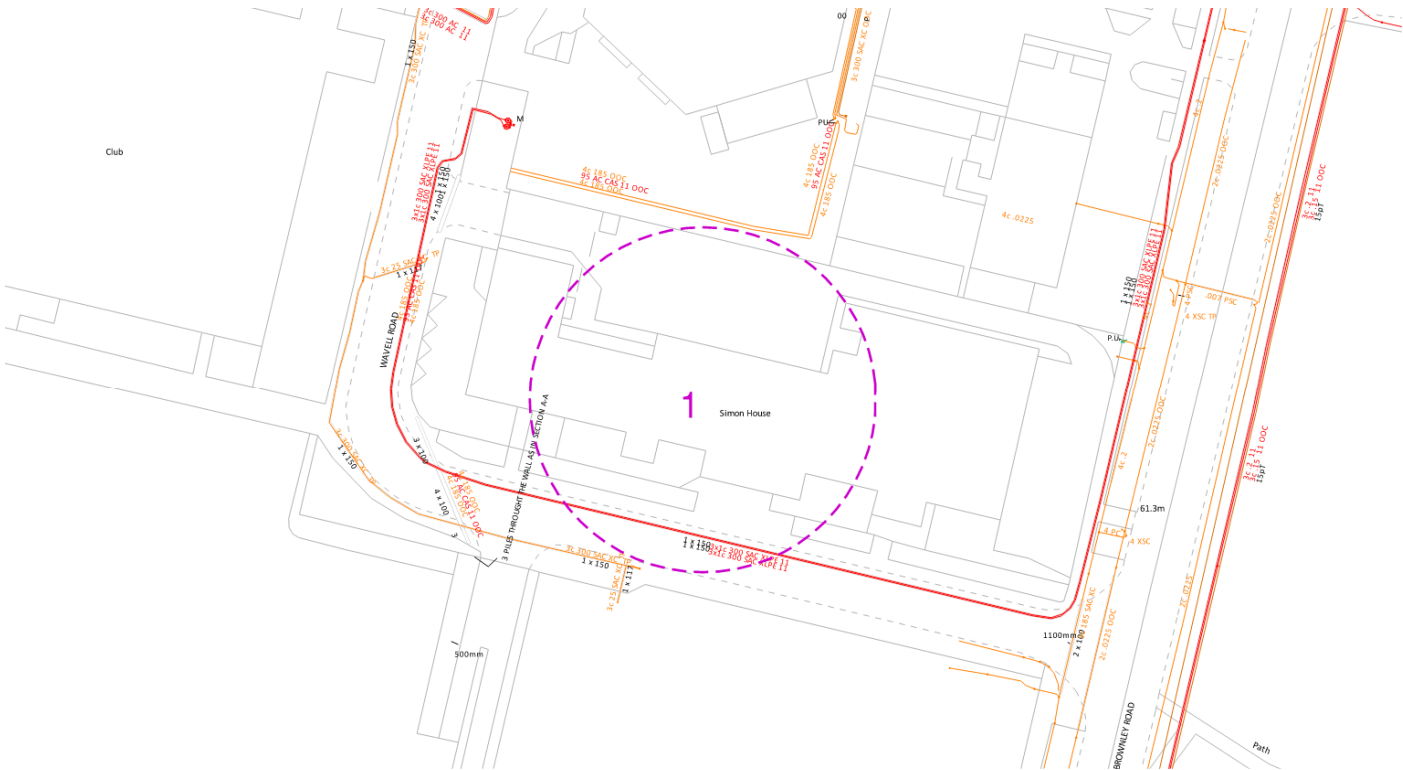


Figure 6. Electricity Northwest Existing Infrastructure serving Wavell Road from the Alpha House Substation

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

4.1. Disconnections & Diversions

Through discussions with Electricity Northwest, outline arrangements have been agreed for the diversion of their apparatus. The existing substation shall be removed, the local LV network including street furniture currently fed from this substation shall be re-supplied from the local LV network west of the site. A new integral substation will be constructed to serve Alpha House in line with Electricity Northwest integral substation design requirements.

As the existing substation within the site is being removed, buildings currently served by this will require disconnecting. The substation itself also requires disconnecting from the MV network and removing.

Electricity Northwest has highlighted that a lease is currently in place for which there may be a cost implication to the customer for its surrender.

4.2. New Connections

The anticipated electrical load for the new development is 550kVA, requiring a new substation for the building. It is anticipated that the substation shall house a 750kVA transformer, however the rating of the transformer as well as the new location is currently in negotiation and development with Electricity NorthWest as denoted earlier in the report.

5. Telecoms

There are multiple Telecoms providers operating in the area around the proposed development, namely Openreach, Virgin Media, CSP Glide Fibre, EXA, Neos Networks and Zayo Group.

The only networks that have services within the vicinity of the new development and that are at risk of being affected by the development are Openreach and Virgin Media as indicated in Figures 7 and Figure 8, however a survey with the respective Telecoms providers will be required in order to determine if there is any impact to the existing infrastructure posed by the development.

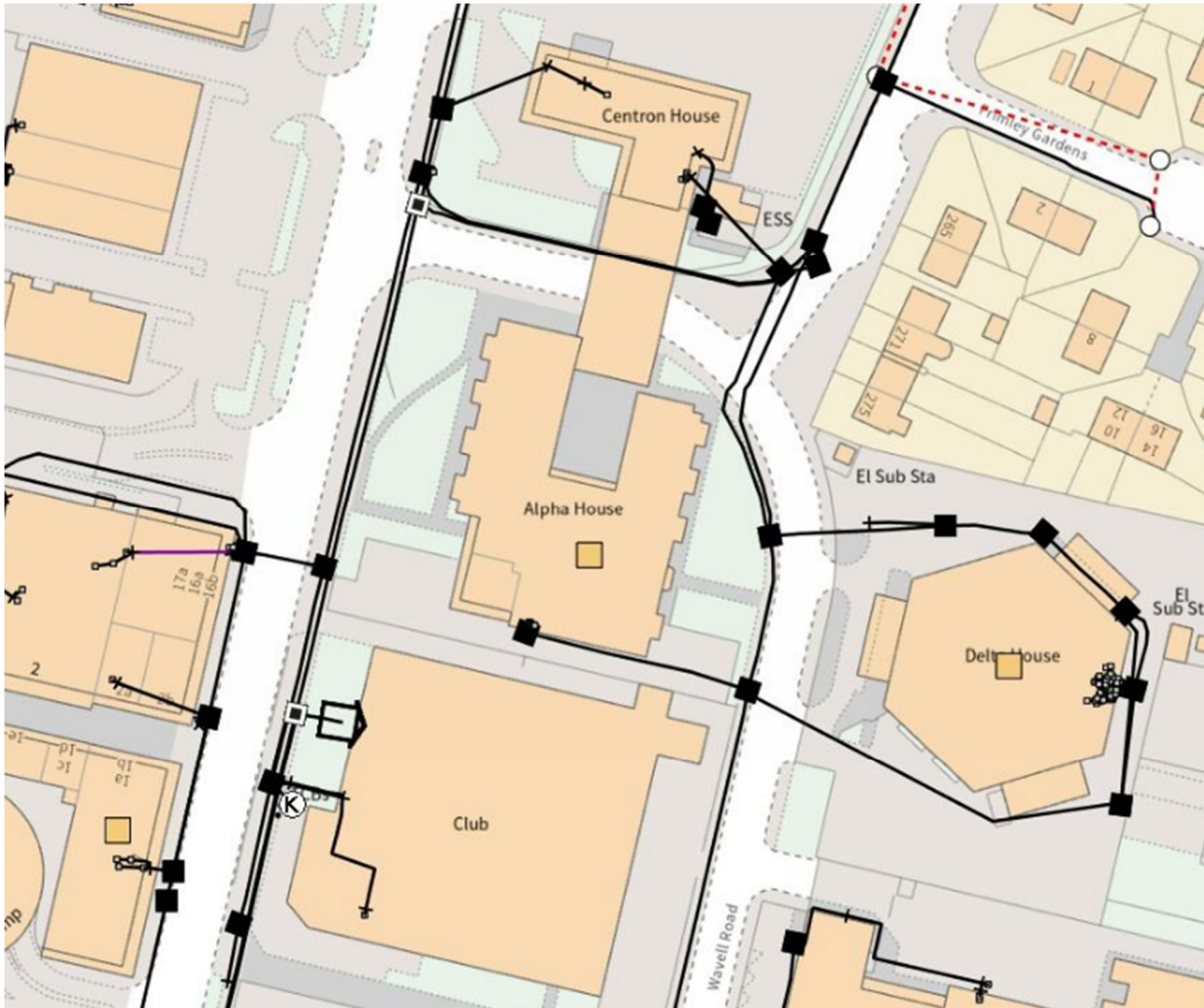


Figure 7. Openreach Existing Infrastructure



Figure 8. Virgin Media Existing Infrastructure

5.1. Disconnection

Based on the above record drawings, there is a potential existing Openreach and Virgin Media Infrastructure connection to the site which will require survey works conducted by their respective teams in order to finalise the disconnection of all telecoms equipment within the proposed site.

5.2. Diversion

Based on the above record drawings it is not anticipated that any diversion works shall be required as part of the development, however prior to construction it is recommended that a ground penetration radar survey is conducted to locate the existing communications ducts and ensure all existing infrastructure is protected during construction.

5.3. New Connections

It is anticipated that a new fibre to the premises installation shall be provided for the project, however further discussions are required to determine which and how many network providers are required.

6. Ground Penetrating Radar Survey

A GPR survey has been undertaken for this site to identify the extent of the underground services in and around the site, see Figure 6. This allows locations shown on desktop surveys to be confirmed, and uncharted services to be identified.

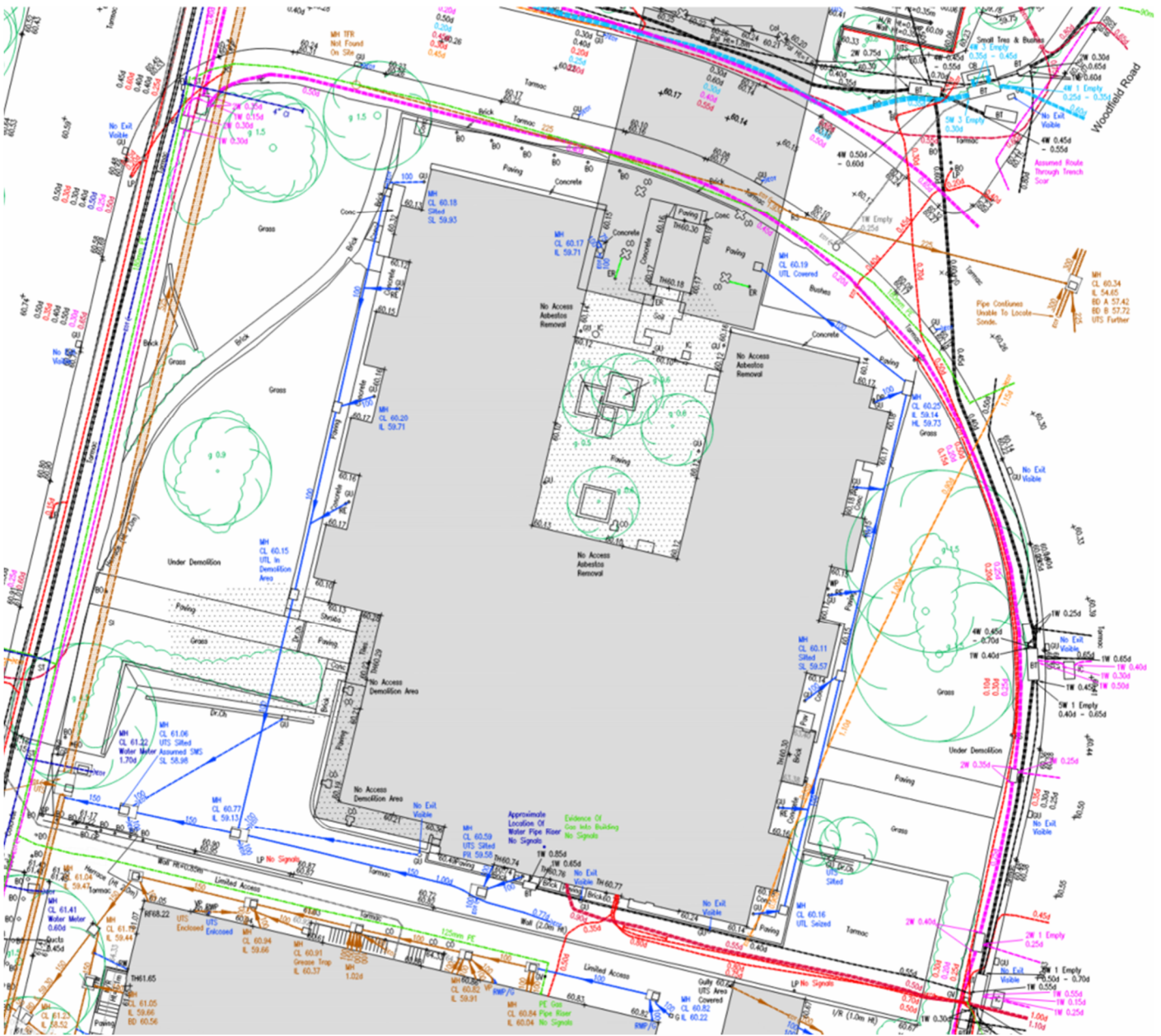


Figure 6. GPR Site Survey

6.1. Gas

The gas services are shown in green in Figure 6. The GRP survey confirms the route of the gas main around the site shown in the desktop information. It details the route of the main in the northeast corner of the site under the footpath, showing it step into the middle of the footpath in the area where the proposed building footprint nears the site boundary. This suggests that there is potential a diversion can be avoided by use of hand digging. A trial pit will be required to confirm the exact location.

The survey notes "Evidence of Gas Into Building No Signals" on the south of the site. This suggests that this may be the point of connection for the existing building supply. It should be verified on site that the gas has been disconnected. If present, the MPRN should be noted from the meter to enable the disconnection to be arranged.

6.2. Water

The water services are shown in dark blue in Figure 6. The GPR survey confirms the route of the water services shown in the desktop survey. It details main routing along Rowlandsway, showing it branch towards the site at two points; in the northwest with a 4" cast iron main and in the southwest. In the southwest the main is shown to have a stop tap at the point of branching and an access chamber, however the trace ends near to the site boundary. A water meter is noted here at a depth of 1.7m.

The survey notes "Approximate Location of Water Pipe Riser No Signals" on the south of the site. This suggests this may be the point of connection for the existing building supply. It should be verified on site that the water main has been disconnected. If present, the meter number should be noted to enable the disconnection to be arranged.

6.3. Electricity

The electrical cabling is shown as red in Figure 6. The GRP survey confirms the route of the electrical services matches the record information obtained by the Utility provider. As discussed in the previous sections there are no further impacts, however the contractor will need to be mindful of all existing cabling running within the pavement on the boundary of the site if any excavations are taking place.

6.4. Telecoms

The telecoms cabling is shown as black and pink in Figure 6. The GRP survey confirms the route of the communications cabling matches the record information obtained by the Utility providers. As discussed in the previous sections there are no further impacts, however the contractor will need to be mindful of all existing cabling running within the pavement on the boundary of the site if any excavations are taking place.

7. Overview

Service	Summary and Key Risks	Next Steps and Recommended Action	
Cadent Gas	- Risk of diversion requirement due to proximity of services to northeast of building footprint. - No new connection required.	Trial pits likely required to confirm service location to verify if a diversion required.	
United Utilities	- Based on current information no diversion is expected. - Fire hydrant present local to site. - United Utilities may request trial pits to verify service locations.	- New connection to be progressed. - United Utilities may request trial pits to verify service locations.	
Electricity Northwest	Outline arrangements have been agreed with Electricity Northwest for the diversion of their apparatus A new integral substation will be constructed to serve Alpha House.	Disconnection of Bingo Hall to be verified and carried out if required.	
Openreach	Risk of diversion requirement due to proximity of services to west of building footprint.	Civic to contact Openreach regarding any apparatus that may be present in Alpha House.	
Virgin Media	An existing Virgin Media connection may be present to the site which will require disconnection.	Civic to contact Virgin Media regarding any apparatus that may be present in Alpha House.	
Zayo Group / BT Group	No information received yet.	Liaise with service providers to obtain utility maps	
CPS / EXA / Neos Networks	Services will not be affected by development.	No action required.	

Key



Further investigation required.



No further action.

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