

Capacity Check Report



21st May 2025
23519 – Modular
Youth Hub, Site 22 -
Field of Os, Fielden
Ave, Manchester
M21 9QE

91 Market Street Hoylake Wirral CH47 5AA
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VAT Reg. No. 851 4941 19
Company No. 5132353

Table of contents:

<u>Utility/Service</u>	<u>Included</u>	<u>Notes</u>
Water	Yes	
Sewer	Yes	
Electricity	Yes	

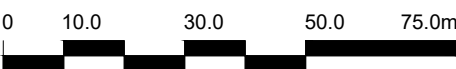
Order Summary



1

Location Plan

1:1250



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P-00 Planning Issue		25.07.24	LC	CH
Rev.	Description	Date	Drw.	Chk.

Client
YIF
Youth Investment Fund
Project
Modular Youth Hub
Unity Arts, Field of Os
Drawing Title
Proposed Location Plan
Drawing Status
PLANNING

Corstorphine & Wright

Tamworth Studio
5 Aldergate, Tamworth, B79 7DJ
01827 671 23
corstorphine-wright.com

Drawing No. 23519-0222		Revision P-00		
Drawn SK	Checked LC	Paper Size A3	Scale 1:1250	Date 19.03.24

WATER

Admin Services - Cornerstone Projects Ltd

From: developerserviceswater@uuplc.co.uk
Sent: 09 April 2025 13:33
To: adminservices@cornerstoneprojects.co.uk
Subject: Cost Estimate - Scout Hut, Fielden Avenue, Chorlton-cum-Hardy, Manchester M21 9QE - 07292634
Attachments: Budget Quote Letter - Case 07292634.pdf

Good Afternoon Gina ,

Ref:Scout Hut, Fielden Avenue, Chorlton-cum-Hardy, Manchester M21 9QE

Following on from our last discussion, please find attached you cost estimate for the above site.

Please note these costs are based on the following assumptions:

- They have been calculated by a desk top assessment
- There are no engineering difficulties
- The land is not contaminated
- No Traffic Management is required and there are no exceptional circumstances

Please note when or if a formal estimate is required we will need further information.

If you would like to discuss this with me in the meantime please give me a call on 01925 429 014 or email and I will get back to you as soon as possible.

Kind regards,



Deborah Livesey
Customer Case Manager
Developer Services
Customer Services
T: 01925 429014
unitedutilities.com

If you feel you have received a good service from myself, please can you take two minutes to fill in the survey below. This would be much appreciated!

If you have received a great service today why not tell us?
Visit: unitedutilities.com/wow



Your budget estimate for Scout Hut, Fielden Avenue, Chorlton-cum- Hardy, Manchester M21 9QE

Information about your charges

We now have all the information we need to be able to provide you with a budget estimate. I have included a breakdown of these costs which are based on the information you provided. Please be aware these costs are indicative and are likely to change as we acquire more information, as outlined in the assumptions below.

Your details	
Name	Cornerstone Projects Limited
Address	91 Market Street
Town	Hoylake,
Postcode	CH47 5AA
Your Reference	
Relating To	Scout Hut, Fielden Avenue, Chorlton-cum-Hardy, Manchester M21 9QE
Our Reference	07292634
Date issued	08/04/2025

These costs are based on the following assumptions:

- They have been calculated by a desk top assessment
- There are no engineering difficulties
- The land is not contaminated
- No Traffic Management is required and there are no exceptional circumstances

Please note when or if a formal estimate is required we will need further information.

Budget Estimate 1x63 mm PE Connection 40 mm Int Meter

Net Value	£6,859.47
Income Offset	£0.00
Total Net Value	£6,859.47
Total VAT	£1,037.59
Total Amount Due	£7,897.06

Information about your charges

Road closure



Contaminated land



Break tank and pumped system/storage

If your property is above two storeys high we suggest that in order to provide a suitable water supply, you should include a break tank and pumped system. We also recommend you install storage facilities equivalent to half a day’s normal usage.



Network reinforcement



Private land



Zone of Interest



Flats and Apartments



Information about your charges

Infrastructure charges

Infrastructure charges provided on your quote are based on the current years pricing. Infrastructure charges are always payable based on the prices published in our 'New connection and developer services charges scheme' for the year that the service connection is made for connections serving one individual premise or that the meter is installed to each premises where one connection is to serve multiple premises. The value of the charge we have provided you with is only indicative.



Service connection administration fees

The service connection administration fees provided on your quote are based on the current years pricing. Service connection administration fees are always payable based on the prices published in our 'New connection and developer services charges scheme' for the year that your connection is made for connections serving one individual premise or that the meter is installed to each premise where one connection is to service multiple premises. The value of the charge we have provided you with is only indicative.



Traffic management charges

This quote includes anticipated costs for traffic management, in some instances this may be subject to change. Traffic management requirements will not be confirmed until the highways authority authorise the work permit, this may be as late as the day before we are due to start work on your site and therefore additional or differing traffic management may be invoiced to you. Differing traffic management may include the requirement for manually controlled traffic lights and where this occurs there will be a charge of £2089.96 per day in addition to the temporary traffic light charges.



Your quote

This quote has been developed based on the information you have provided. Where the work required differs from what is originally anticipated based on the information you have provided, any additional costs incurred will be charged to you and a requote fee will be payable by you. This may include, but is not limited to, additional lengths of pipework, changes to excavation or reinstatement requirements, additional work required due to the obstruction of third party services or traffic management changes.



Changes to regulatory guidance

From time to time there may be changes to regulatory guidance which may result in additional charges being made payable for new connections completed. Where this is the case and your work is not completed within the charging year that this quote has been issued, you will be liable to pay any relevant additional charges.



Environmental component charges

Environmental component charges provided on your quote are based on the current years pricing. Environmental component charges are always payable based on the prices published in our 'New connections and developer services charges scheme' for the year that your connection is made for connections serving one individual premise or that the meter is installed to each premise where one connection is to serve multiple premises. The value of the charge we have provided you with is only indicative.

Currently the environmental component charge is only payable for household premises, but this is subject to change and may be payable on both household and non-household connections in the future. Where this is the case, the charge will become payable even if an indicative cost has not been provided in your quote.



Full breakdown of your budget estimate

Contestable Work

This is work that can be carried out by other providers that are Lloyds accredited also known as self-lay providers (SLPs). You can find a list of these companies on the Lloyds Register website www.lr.org

Charges Scheme Ref	Material Description	Charge Item Description	Unit Price	Quantity	Net Total	VAT %	VAT	Total
5.2.2	COM 63MM CONN SURF	63mm service connection (up to 2m) - Surfaced	£3,713.42	1	£3,713.42	20%	£742.68	£4,456.10
5.2.5	C IN INT 25-40 MTR	Installation of 25mm to 40mm meter - internal	£380.86	1	£380.86	20%	£76.17	£457.03
11.1.4	COM PARKING BAY	Parking bay suspension (each bay)	£297.90	1	£297.90	20%	£59.58	£357.48
5.2.5	COM PR 40 MTR	Provide 40mm meter	£188.48	1	£188.48	20%	£37.70	£226.18
Total Contestable Work					£4,580.66		£916.13	£5,496.79

Non-Contestable Work

This is work that can only be carried out by United Utilities as it is on our water networks

Charges Scheme Ref	Material Description	Charge Item Description	Unit Price	Quantity	Net Total	VAT %	VAT	Total
5.2.1	APP FEE 1ST CONN	Water connection off an existing main application fee - single water connection	£349.31	1	£349.31		£69.86	£419.17
5.2.1	CONEXISTADMSINGCOM	Water connection off an existing main administration fee single connection	£257.98	1	£257.98	20%	£51.60	£309.58
7.1	RM INFRA WATER	Infrastructure charges for domestic use in premises other than houses or flats with their own water supply (using the relevant multiplier or other appropriate means) - Water	£393.72	2	£787.44		£0.00	£787.44

Full breakdown of your budget estimate

7.1	RM INFRA SEWERAGE	Infrastructure charges for domestic use in premises other than houses or flats with their own water supply (using the relevant multiplier or other appropriate means) - Sewerage	£442.04	2	£884.08		£0.00	£884.08
Total Non-Contestable Work					£2,278.81		£121.46	£2,400.27
Total					£6,859.47		£1,037.59	£7,897.06

SEWER

United Utilities Grasmere House, 2nd Floor
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP

21.05.2025

Dear **Gino**,

Pre-Development Enquiry for **SITE 22 - Field of Os, Fielden Ave, M21 9QE** UU Reference Number:
07282082

We have assessed your application based on the information provided. This pre-development advice on your drainage strategy will be valid for 12 months. Your strategy will need review by other authorities as part of the planning process. We advise conducting necessary site investigations to confirm viability of your proposals.

Modelled Flood Risk

I can confirm that we do not have modelled flood risk within the vicinity of the proposed development.

Please note that our modelling data is indicative, and only representative of the 1:100year storm event.

[Please see **comment 2** of the attached guidance sheet](#)

Asset Protection

1. We have reviewed our records and can confirm that there does not appear to be any charted public sewers located within the boundary of the proposed development.

[Please see **comment 3** of the attached guidance sheet and **Working Near Our Pipelines Guidance document**](#)

Foul Water

Foul flow from this site will be allowed to drain into the public foul water/combined sewer system.

Our preferred point of discharge would be to the 225mm combined public sewer South of your proposed development at an unrestricted rate.

Manhole reference SJ81945300, **Grid reference** 381538, 394368

[Please see the images on **page 3** for clarification](#)

Surface Water

Follow the National Planning Policy Guidance drainage hierarchy and provide evidence for discounting higher options before considering public sewer discharge. Consult the Lead Local Flood Authority regarding surface water concerns.

[Please see comment 4 within the guidance sheet](#)

Infiltration

[Please see comment 4 within the guidance sheet](#)

Public Sewer

United Utilities will consider a connection to the 225mm diameter public combined sewer within Fielden Avenue located South of the proposed site at a pass forward flow to be agreed by the Lead Local Flood Authority. United Utilities requests that any agreed rate does not exceed 5l/s.

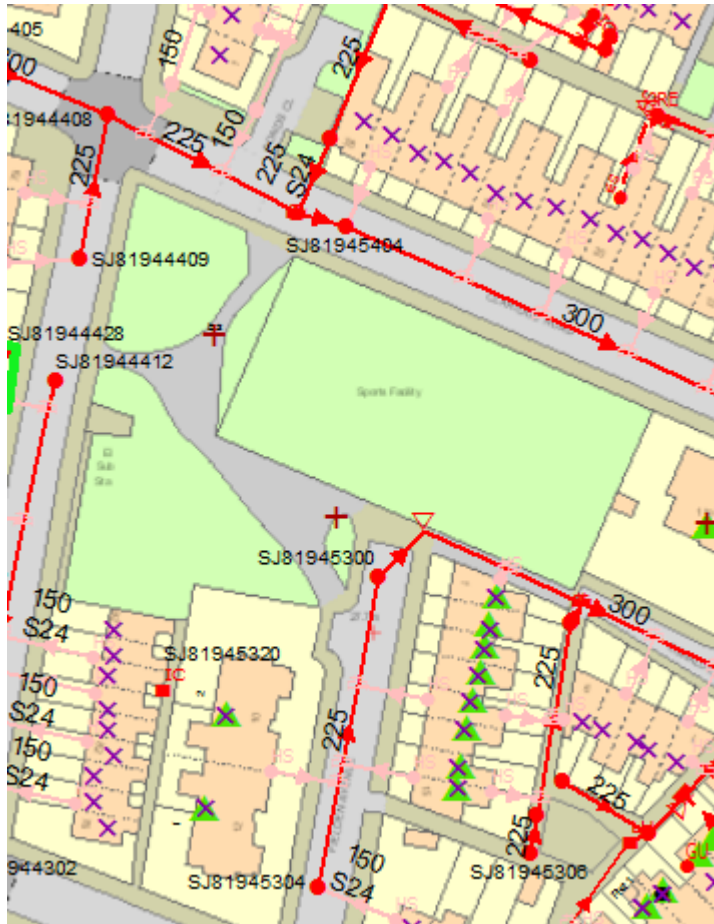
Manhole reference SJ81945300, **Grid reference** 381538, 394368

[Please see images on page 3 for clarification](#)

WASTEWATER PRE-DEVELOPMENT ENQUIRY

Site Images

Location Plan



Points of connection snapshots



Pre Development Enquiry Guidance

Version 1 (September 24)

(This document should be read in conjunction with PDE response letter)



Water for the North West

Comment no.	Technical Guidance
General Guidance	
1	Sewer Access If your investigations require access to our public sewer network, we ask that you contact our network engineers with a request for an access certificate via our main contact telephone number 0345 6723 723 or refer to the link below: https://www.unitedutilities.com/builders-developers/working-near-our-assets/ Sewer Adoption Under S104 If you intend to offer sewers for adoption, design per current Design and Construction and local practices which have now replaced Sewers for Adoption 6th Edition.. S104 Pre-Design Assessment We recommend submitting a pre-design assessment. This is a free service to discuss the high level design and potential challenges. Please see link to application form in guidance sheet. Adoption of Sewers • Designs must comply with current Design & Construction Guidance. • S104 1b Pre-design assessment, and S104 for adoption of new sewers applications can be found at Sewer adoptions - United Utilities • Submit pre-design assessment to SewerAdoptions@uuplc.co.uk. • No construction should commence until detailed design is approved in writing. Sewer Connections: • Formal S106 application required for sewer connections. Application details available at: www.unitedutilities.com/builders-developers/wastewater-services/sewer-connections/ Water Assets • Contact DeveloperServicesWater@uuplc.co.uk regarding clean water assets on site. • Further information: Water pre-development - United Utilities Additional Considerations • Land drainage, overland flows, and track drainage are not accepted into public sewer network. Useful Resources: • Codes for Adoption: www.water.org.uk/technical-guidance/developers-services/codes-for-adoption/ • Design & Construction Guidance: www.water.org.uk/sewerage-sector-guidance-approved-documents/ • United Utilities website: www.unitedutilities.com/builders-developers/ Contact Information: • Main contact number: 0345 6723 723 • Sewer Adoptions and Pre-Development: SewerAdoptions@uuplc.co.uk
2	Flooding Events Please note that United Utilities Water Limited (UUW) can only record and check flooding events which are reported to us, and we must comply with our Regulators instructions on the qualification of flooding events. Our response does not include: • any sewer flooding events caused by blockages or collapses which are the result of third-party actions, natural events, or other actions over which UUW has no control and not a facet of sewer capacity; • any historical sewer flooding events that have been resolved from investment in our infrastructure.

	Further consideration. - For low-lying sites, care should be taken to ensure that the property is not at increased risk of flooding. It could affect the detailed design of your site and result in the need to incorporate appropriate mitigating measures in your drainage scheme. - Consult Lead Local Flood Authority (LLFA) for surface water drainage concerns. - Check Environment Agency guidelines if site is in a Groundwater Source Protection Zone.
3	Asset Protection - Due to the accuracy of the records and the public sewer transfer legislation in 2011, not all public sewers are shown on our records. We ask that you proceed with caution and conduct adequate site investigation works. If any uncharted sewers are identified while conducting your investigation, we ask that you contact United Utilities at the earliest opportunity so that we can offer guidance and update our records. - Obtain asset data records before planning development United Utilities - Property Search : - Please be aware that any proposed diversion may require modelling. This process may take up to 6 months to reach an acceptable design. - Maintain minimum easement in line with our easement local practice, unless there is a formal easement in place, in which case the specified easement width would apply. easement-local-practice.pdf (unitedutilities.com) - Contact United Utilities for guidance on work near assets or if diversion is necessary.
4	Surface Water Drainage Hierarchy Follow the hierarchy as per National Planning Practice Guidance: 1. Infiltration 2. Discharge to waterbody 3. Discharge to surface water sewer or highway drain 4. Discharge to combined sewer (last resort) For guidance, The Northwest SuDS Pro-Forma provides information on the appropriate evidence required at each stage of the hierarchy, to demonstrate how each level has been discounted. The Lead Local Flood Authority has responsibility for all surface water drainage concerns and their input to your proposal is critical. You should also consider whether it is necessary to discuss your proposal with the Environment Agency, or Internal Drainage Board (if operating in your area). The Local Planning Authority are the determining authority for any application for planning permission and the appropriate authority for determining the cost viability of a proposed drainage scheme, such assessments are outside of the jurisdiction of United Utilities. SuDS (Sustainable Drainage Systems) - Prioritise multi-functional SuDS in accordance with national planning policy. - Design SuDS components as per CIRIA SuDS Manual (C753). - Consult the North West SuDS Pro-Forma for required evidence at each stage of the drainage hierarchy. Infiltration Surface water runoff generated from this development should discharge to the ground via infiltration system where feasible. A detailed evidence-based feasibility assessment must be carried out in line with Chapter 25 of the CIRIA SuDS Manual 2015 to determine whether infiltration is a suitable method of surface water disposal. Particular attention must be paid to Ground Water Source Protection Zones to ensure that the risk of pollution to these valuable resources is not compromised. Details can be obtained from the government website: https://www.gov.uk/guidance/groundwater-source-protection-zones-spzs#find-groundwater-spzs If your site is in a Groundwater Source Protection Zone, you should have regard to the Environment Agency's approach to Groundwater Protection. Information on this is available via the link below: https://www.gov.uk/government/publications/groundwater-protection-position-statements Please note that such a location could have implications for the principle of your development and the need for additional mitigating measures to protect the groundwater environment and public water supply in the detailed design of your site. Surface Water Discharge Rates Please note the given discharge rate is based on the site area believed to be developed. If there are significant areas of the site that will not be developed, the discharge rate should be reduced accordingly.
5	Please note that this guidance is current as of the date of issue. Always check for the most up-to-date regulations and guidelines when planning your development.

ELECTRIC

Admin Services - Cornerstone Projects Ltd

From: Murray, Alex <[REDACTED]>
Sent: 09 April 2025 15:37
To: adminservices@cornerstoneprojects.co.uk
Subject: Electricity Connection Quotation - 005500341495A - SITE 22 - Field of Os Fielden Avenue, Chorlton-cum-Hardy, Manchester, M21 9QE
Attachments: Budget Quote Letter 005500341495A.PDF

Good Afternoon,

RE: Electricity Connection Quotation - 005500341495A - SITE 22 - Field of Os Fielden Avenue, Chorlton-cum-Hardy, Manchester, M21 9QE

Please see your estimated cost to install a new 3 phase connection to this site.

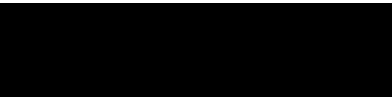
Please note this is an estimated cost only. If you would like to move forward with the works you would need a firm quotation from Electricity North West. The firm quotation cost may differ as a full network study is required prior to quotation.

If you would like to move forward with the works or have any queries regarding this estimated cost please call me on 0161 455 5540 or reply to this e-mail.

Kind Regards

Alex Murray

Domestic Connections – Design Technician
Electricity North West – Frederick Road Depot (Salford)



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Cornerstone Projects Ltd
91 Market Street
Hoylake
Wirral
CH47 5AA

Phone: :01614555540

Email: [REDACTED]

Date: 09 April 2025

Our Reference: 5500341495/A

Dear Gina Randles

Re: Electricity connection(s) to your site at SITE 22 - Field of Os, Fielden Avenue, Chorlton-cum-Hardy, Manchester, M21 9QE

Thank you for your recent enquiry requesting a budget cost for a new service at the above site. I am pleased to provide you with an indicative cost for the connection, based on the information you have provided to us.

Your Estimate

This estimate is based upon the details submitted in your request for a maximum demand of 60 kVA, and is based on Electricity North West completing all elements of the work.

The indicative cost for the provision of the new / modified connection including any diversion / reinforcement works is £3,932.13 plus VAT of £786.43, totalling £4,718.56.

What happens next?

If you want to proceed with this project you will need to send in an application form. We will then provide you with a firm quotation for both the contestable & non contestable elements of the work.

We will contact you to answer any questions you may have and support you as needed.

I would like to thank you for your enquiry and hope that our estimate meets your needs. If you need anything please feel free to contact us. You can find our details at the top of this letter.

Yours sincerely,

Alex Murray
Electricity North West Limited