



Part of the **Contollo** Group

Statutory Utilities Report
Brotherton House, Cornfield Drive,
Wythenshawe,
Manchester,
M22 9QX

Client

Muse places and
Wythenshawe community
housing group.

Consulting Engineers

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CONTROLLED DOCUMENT			
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Rev.	Date	By	Summary of Changes	Chkd	Aprd
A	03/09/2025	JRS	Preliminary Issue	NG	JM
B	20.10.25	JRS	Updated to include Part R connectivity	JM	NG
C	13.11.25	NG	Updated to include comments	JRS	JM
D	24.11.25	NG	Updated with comments	JM	SS
E	26.11.25	NG	Client comments added	SS	JM

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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.

Initial meetings and overview of existing services indicates that the local area network has sufficient capacity to supply utilities to the site.

The routes along Poundswick Lane and Cornfield Drive indicate services supplying the site will require enhancements. This will be an increase in the water supply and additional sub-stations. These have been indicated on the site plans

Engagement with utility providers indicated that no major disruption is envisaged.

ENWL reference 005500354072A

United Utilities reference 08233716

2.0 Introduction

This document is intended to provide an indication of the utility services required for the Brotherton House, Cornfield Drive, Wythenshawe, Manchester, M22 9QX, which comprises of :-

“Erection of extra care apartments (Use Class C2) older living apartments, and dwellinghouses (Use Class C3), car and cycle parking, landscaping and other associated works following demolition of existing buildings”

Demolition of existing buildings on the Site .

Main vehicular entrance from Cornfield Drive to be retained;

Erection of 109 no. dementia and extra care apartments (Use Class C2) in a 5 storey building with the proposed mix:

Dementia Care o 6 x 1B2P o 4 x 2B3P Extra Care 33 x 1B2P 66 x 2B3P ·

Erection of 82no. older living apartments (for adults aged 55 and over) (Use Class C3) in a part 5, part 4 storey building with the proposed mix:

35 x 1B2P o 47 x 2B3P · Erection of 25no townhouses (ranging between 2 and 3 storeys) (Use Class C3) with the proposed mix:

12 x 2B3P o 13 x 4B6P ·

Total – 216 ·

Provision of on-site parking broken down as follows: Extra Care – 35no. spaces; Older Living Apartments – 30no. spaces; Townhouses – 25no.spaces (1 space per property)

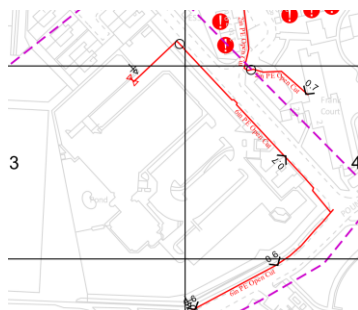
The project is the first phase of a wider development for the regeneration of Wythenshawe town Centre, through targeting realistic and deliverable interventions in the short term, seeks to promote the town Centre as a vibrant and diverse centre which acts as a focal point for retail, leisure and wider services where people want to spend time. This in turn will assist the regeneration and rejuvenation of the local area

3.0 Existing Services

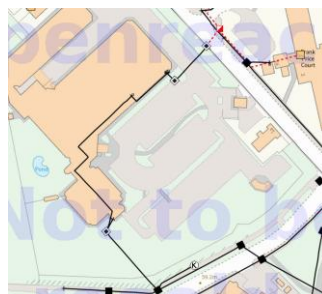
Indicates that the water and electrical services on the site supply the existing building.

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.

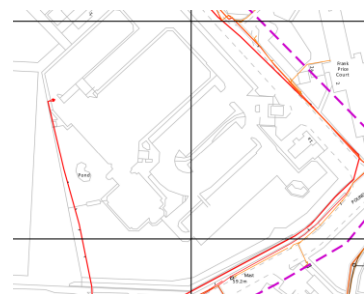
Disconnections



Disconnect and remove gas supply



Disconnect and remove BT



Disconnect HV



Vodafone disconnected and removed.



EXA fibre optic isolated and removed.



Slit trenches should be developed back of pavement to establish services locations.

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 the site a new sub-station would be required. This will be subject to the final utility loads being assessed.

The existing supply enters the site from Poundswick Lane.

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 Diversified	Notes
	Extra care	3.70	110	407.00	0.95	428.42	1.00	428.42	
1.00	Apartments	3.40	79	268.60	0.95	282.74	1.00	282.74	
	Landlords	60.00	1	60.00	0.95	63.16	1.00	63.16	
	TH	3.40	25	85.00	0.95	89.47	0.75	67.11	
	Retail 1	60.00	1	60.00	0.95	63.16	0.75	47.37	
						Total		888.80	

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

Water

An existing water routes along Cornfield Drive 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
Extra care	4.5	108	Internal
Apartments	4.0	108	Internal
Houses	0.5	25	External

In addition to the above advice has been sought on the location of the fire hydrants which may result in an additional hydrant on site to meet the required distances to the main entrance.

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.