BURO HAPPOLD

All Saints Library

Utilities Statement

1350B-BHE-XX-XX-DN-M-200003

065290

18 November 2025

Revision P02

Copyright © 1976 - 2025 Buro Happold. All rights reserved

Revision	Description	Issued by	Date	Checked
P01	Stage 4 Issue	JW	03/11/25	M. Ren
P02	Issued to incorporate comments	JW	18/11/25	M. Ren

https://burohappold.sharepoint.com/sites/065290/02_Documents/04_Reports/MEP/02_Planning Reports/1350B-BHE-XX-XX-DN-M-200003 - Utilities Statement P02.docx

Report Disclaimer

This Report was prepared by Buro Happold Limited ("BH") for the sole benefit, use and information of Manchester Metropolitan University for Planning. BH assumes no liability or responsibility for any reliance placed on this Report by any third party for any actions taken by any third party in reliance of the information contained herein. BH's responsibility regarding the contents of the Report shall be limited to the purpose for which the Report was produced and shall be subject to the express contract terms with Manchester Metropolitan University. The Report shall not be construed as investment or financial advice. The findings of this Report are based on the available information as set out in this Report.

author	**Jon Whiteley**
date	**18th November 2025**
approved	**Mei Ren**
[redacted]	
date	**18th November 2025**

Copyright © 1976 - 2025 Buro Happold. All rights reserved

Contents

1 Introduction **4**

1.1 Introduction 4

1.2 Site Description 4

1.3 Description of Development 4

2 Utilities Overview **5**

2.1 Electric 5

2.2 Water 6

2.3 Gas 6

2.4 Telecoms 7

2.5 Drainage 7

Copyright © 1976 - 2025 Buro Happold. All rights reserved

1 Introduction

1.1 Introduction

This report has been produced to provide an overview of the status of the various Utilities connections, diversions and disconnections that will be required for the development in order to satisfy the requirements of Manchester City Council planning.

During the previous design of the library, taken to RIBA Stage 4, BuroHappold made applications to the various utilities providers in order to obtain quotations for the works for budgeting purposes. Several of these quotations are still applicable and valid, whilst others require updating which will be carried out as the design progresses.

The information included within this report is for information purposes only.

1.2 Site Description

This 0.6 hectare Site in Manchester City Centre is bound by Oxford Road to the east, by the Mancunian Way to the north, Manchester Metropolitan University's Faculty of Business and Law to the west, and All Saints Park to the south. The Site currently comprises the vacant All Saints Library Building- a seven-storey brick building. The building on site is considered no longer fit for purpose and has been vacant since summer 2024. The Site is subject to a planning application (submitted August 2025) for demolition – due to be determined early December 2025.

Key Site Characteristics:

- Existing Use: Vacant library, considered not fit for purpose.
- Ecology: No protected species recorded on site. The Rochdale Canal Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) lies within 10km, no nationally designated or non-statutory sites are within 2km. The site is largely hardstanding with negligible ecological importance.
- Flood Risk: Located within Flood Zone 1 (indicating a less than 1 in 1,000 annual probability of river or sea flooding) and the Conurbation Core Critical Drainage Area.
- Heritage: The Site contains no known designated or non-designated heritage assets. It is not within a conservation area; the nearest being the Whitworth Street Conservation Area c. 470 m to the north. There are 11 listed buildings within a 200m radius.

1.3 Description of Development

The proposed overall quantum of development is set out within Table 1.1.

	Proposed Parameters
Site area (inside red line)	0.6ha
Height AOD (metres)	74m
Height (metres)	36.765m
Total Floorspace – GIA (sqm)	12,021m^2
Total Floorspace – GEA (sqm)	13,080m^2
Use	Use Class F1 (Learning and non-residential institutions)

Copyright © 1976 - 2025 Buro Happold. All rights reserved

2 Utilities Overview

2.1 Electric

Existing

There are currently 2no existing HV/LV substations located within the redline boundary of the site as detailed below.

The existing All Saints Library building is currently served by a low voltage (LV) supply terminated within the ground floor LV Switchroom. This supply is derived from the existing 1.6MVA Electricity North West Ltd (ENWL) substation housed within the building – "POLY CENTRAL BLDG - 171964" which is understood to serve both the All Saints Library and other non-Manchester Metropolitan University owned LV supplies along Oxford Road. This substation is integral to the building and is accessed from the rear of the building off the service road.

The existing Sandra Burslem building adjacent the library is served by a low voltage (LV) supply sourced from a separate substation located to the rear of the existing library along the service road – "MMU SCHOOL OF LAW – 177545". This substation consists of an ENWL owned ring main unit (RMU) and a client owned 1MVA transformer, both housed within an external substation housing. The client owned transformer is currently managed by ENWL under a COMA agreement.

Proposed

A maximum demand calculation has been carried out during RIBA Stage 3 which has indicated that the anticipated maximum demand for the building is anticipated to be in the region of 1MVA.

It is currently proposed that a new ENWL owned and operated substation be established within the library, sized to suit the anticipated maximum demand and in accordance with the access requirements of ENWL. This new substation is to be located at ground floor level within the building, adjacent the proposed LV Switchroom.

Should the load increase during the next design stage over 1MVA then the supply would need to be provided at high voltage (HV) rather than low voltage (LV) and therefore a HV intake room would be required in order to house an ENWL owned ring main unit which would in turn serve a ManMet owned HV/LV transformer.

The existing substation located within the building – "POLY CENTRAL BLDG - 171964" is to be isolated, disconnected and removed as part of an enabling works package prior to demolition of the building. The existing LV supplies serving the non-University assets are to be resupplied by ENWL from elsewhere.

In order to clear the site for future development it is proposed that the existing "MMU SCHOOL OF LAW – 177545" substation located at the rear of the building be isolated, disconnected and removed. Prior to the substation being isolated and removed a new LV supply is required to serve the Sandra Burslem building. It is proposed that this supply shall be sourced from the existing Manchester Metropolitan University Business School LV Switchgear. Additionally, the LV Switchgear within the Sandra Burslem building provides a secondary power supply to the firefighting lifts within the Manchester Metropolitan University Business School. It is understood that the entire Business School has recently been backed up by a standby diesel generator and therefore the firefighting lift is provided with a secondary supply from the generator.

Copyright © 1976 - 2025 Buro Happold. All rights reserved

2.2 Water

Existing

The building is currently served by a dedicated incoming water supply from the United Utilities infrastructure. The mains water supply for the All Saints Library and All Saints Building enter the building in the basement boiler room, where it is sub-metered. The main billing meter is located external to the building at the site boundary towards Oxford Road. Due to the extensive demolition and strip-out works, along with the increased building size and occupancy it is proposed that the existing supply be isolated and stripped out.

Proposed

It is proposed that 2no new water connections are provided to the building. The first connection will be a metered connection to serve the domestic water services within the building, with the second being an un-metered connection to serve the sprinkler system.

A new water main connection is to be provided within Oxford Road, connecting in to the existing United Utilities owned water main. From this connection pipework will be routed along the rear service yard to the ground floor domestic water plantroom and to the sprinkler plantroom.

2.3 Gas

Existing

The gas supply to the All Saints library building is derived from the Cadent owned gas main within Oxford Road. A medium pressure gas main is routed from Oxford Road, along the service road where it enters the All Saints library basement. A gas governor located within the basement then reduced the pressure from medium pressure to low pressure. The existing gas supply serves the existing gas boilers within the basement which in turn provide heating and hot water to the library.

In addition to the above, a tap-off is provided from the medium pressure gas main along the service road into a gas governor located within the gas room in the external substation housing. A low pressure gas main is then routed below ground from this gas governor to serve the Sandra Burlsem building, rising within an external riser adjacent the library.

Proposed

In order for the existing substation housing to be removed, the existing gas meter and governor serving the Sandra Burslem building requires relocating. The re-routed pipework will serve a new gas meter kiosk located adjacent the Sandra Burslem building, inside which the gas meter and gas governor will be housed.

A second low pressure gas connection is to be provided from the new gas meter, capped off in the gas governor enclosure in order to provide a point of connection should any future temporary gas boilers be provided in the event of complete failure of the air source heat pump system.

Copyright © 1976 - 2025 Buro Happold. All rights reserved

2.4 Telecoms

Existing

The existing library building is currently provided with multiple incoming telecoms and fibre connections which previously served a Server Room within the building. The existing Server Room has been relocated by the University as part of a separate project and it is proposed that all existing telecoms connections to/from the library will be isolated and disconnected prior to the contractor taking possession.

Proposed

It is proposed that the library building is provided with 2no new incoming fibre optic connections following diverse routes. A new fibre connection shall be provided to the University Business School 4.2, with the second connection being to the Birley Fields data centre.

Refer to the Hoare Lea IT design information for further details of the proposed incoming telecoms connections to the building.

2.5 Drainage

Refer to the Drainage Strategy Report (1350B-BHE-XX-XX-RP-C-200001 dated 18th November 2025) for details of the existing/proposed below ground drainage system.

Copyright © 1976 - 2025 Buro Happold. All rights reserved

[redacted]
Buro Happold Limited
2nd Floor, Eastgate
2 Castle Street, Castlefield
Manchester
M3 4LZ
UK

T: +44 (0)161 233 5000
[redacted]