

Piccadilly Gardens Redevelopment

Utilities Report

August 2026

PREPARED FOR

Galliford Try on behalf of Manchester City Council

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Utilities Report

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1. Executive Summary

Civic MEP Ltd has undertaken a desk-based Utilities Assessment for the proposed development of Piccadilly Gardens, , Piccadilly, Manchester M1 1LU. The assessment reviews available statutory utility records to identify existing utility infrastructure, assess potential constraints to the proposed public realm works, and identify anticipated diversion, disconnection and new connection requirements.

The assessment identifies several existing utility assets beneath and adjacent to the proposed development, including strategic gas, water, wastewater, telecommunications and electricity infrastructure. Whilst several assets are likely to require protection, diversion or disconnection, no constraints have been identified that would prevent delivery of the proposed scheme, subject to continued engagement with the relevant statutory undertakers.

Summary of Key Findings

Gas Infrastructure

Cadent Gas records identify a 400mmØ low-pressure key distribution main adjacent to the proposed development and a 63mmØ low-pressure branch crossing the site. The key distribution main is expected to remain in situ, subject to agreement with Cadent Gas regarding the proposed SuDS rain garden and associated asset protection measures. The 63mmØ branch is likely to require diversion or, if confirmed redundant, disconnection and removal. No new gas connections are anticipated.

Water Infrastructure

United Utilities records identify a strategic potable water main adjacent to the site together with several smaller distribution mains crossing the proposed development. The strategic main is expected to remain in situ, subject to agreement on easement requirements and asset protection measures. Diversion of the 110mmØ distribution main is anticipated, while the fountain supply and any redundant water infrastructure are expected to be removed.

Wastewater Infrastructure

United Utilities records identify a strategic combined sewer adjacent to the site and a combined sewer crossing the proposed development. No direct conflicts have been identified; however, further investigation will be required to confirm easement requirements, construction constraints and whether any protection or diversion measures are necessary.

Telecommunications

Telecommunications infrastructure operated by Openreach, Vodafone, and Virgin Media is present within the wider area. Openreach appears to be the primary telecommunications provider serving the site, and substantial disconnections and service diversions are anticipated as part of the proposed works. Further site investigations, utility surveys, and engagement with the relevant telecommunications providers will be required during the detailed design stage to confirm the extent of any protection, diversion, disconnection, or new connection requirements.

Electricity Infrastructure

Electricity North West records indicate the presence of an existing primary substation within the site boundary. The substation is currently anticipated to be retained as part of the proposed development to continue serving both the site and the surrounding local area. However, a significant number of low-voltage (LV), medium-voltage (MV), and high-voltage (HV) underground cable routes extend from the substation across areas affected by the proposed development and are therefore expected to require diversion. Formal engagement with Electricity North West will be required to determine diversion requirements, assess available network capacity, establish substation requirements, and identify associated programme and cost implications.

Upon receipt of the finalised site plans, Civic MEP Ltd will undertake a detailed electrical load assessment to determine the anticipated maximum demand for the proposed development. This assessment will be used to support discussions with Electricity North West and establish whether sufficient capacity exists within the local electricity network or whether reinforcement and upgrade works will be required to accommodate the proposed development.

Conflict Summary

The following table summarises the key existing utility assets identified across all disciplines, their conflict status with the proposed Pear Tree Farm development, and the recommended action.

Discipline	Asset	Location	Risk	Action Required
Gas	400mmØ LP Gas Main	Piccadilly & Oldham St	HIGH	Coordinate with Cadent regarding easement-encroaching SuDS proposal and asset protection.
Gas	63mmØ LP Branch	Piccadilly Gardens	Medium	Diversion or disconnection subject to confirmation.
Water	24-inch Key Distribution Main	Piccadilly & Oldham St	HIGH	Coordinate with UU regarding easement-encroaching SuDS proposal and asset protection.
Water	110mmØ	Piccadilly Gardens	Medium	Diversions to on-site assets anticipated. Disconnections possible subject to future engagement with UU.
Wastewater	300mm combined sewer	Piccadilly Gardens	Medium	Further investigation of existing on-site combined sewer and asset protection.
Telecoms	Vodafone cable routes	Piccadilly Gardens	LOW	Openreach, Vodafone and Virgin Media shall be formally notified of proposed work due to proximity of development to existing assets.
Telecoms	Openreach cable routes	Piccadilly Gardens	HIGH	Openreach shall be formally notified due to cable routes beneath proposed works.
Electricity	LV, MV and HV Lines	Primary Substation →Piccadilly Gardens	HIGH	ENW shall be formally notified due to cable routes running beneath proposed works.

Table 1: Conflict Summary Table

Statutory Providers Future Engagement Summary

The following table sets out the formal applications and deliverables required from each statutory utility provider once the development plan is finalised and released for formal utility engagement.

Discipline	Provider	Application Type	Provider Deliverables
Gas	Cadent Gas	Pre-development Enquiry	• Disconnection and diversion quotation. • Programme and cost information.
Water	United Utilities	Pre-development Enquiry	• Disconnection and diversion quotation. • Programme and cost information.
Wastewater	United Utilities	Pre-development Enquiry	• Wastewater network capacity assessment. • If applicable, reinforcement requirements.
Telecoms	Openreach	Pre-development Enquiry	• Disconnection and diversion quotation. • Programme and cost information.
Electricity	ENW	Pre-development Enquiry	• Formal network capacity assessment. • Disconnection and diversion quotation. • Programme and cost information.

Table 2: Statutory provider Future Engagement Summary Table

Related Documents

The following drawings from Document Civic's Existing Utility Infrastructure Drawing Pack are to be read in conjunction with this utility report:

Document	Reference
Existing Electrical Infrastructure	71682-CIV-XX-SW-D-E-11010
Existing Comms Infrastructure	71682-CIV-XX-SW-D-E-30010
Existing Gas Infrastructure	71682-CIV-XX-SW-D-M-30010
Existing Water Infrastructure	71682-CIV-XX-SW-D-P-50010
Existing Wastewater Infrastructure	71682-CIV-XX-SW-D-P-11010

2. Introduction

2.1. Piccadilly Garden Proposed Re-design

The proposed development comprises the comprehensive re-design and enhancement of Piccadilly Gardens. The proposals will comprehensively improve Piccadilly Gardens through new planting, a central lawn, upgraded public realm, improved movement routes, a family-friendly play space, and measures to support safer, more active everyday use.

The proposals seek to enhance the environmental quality, accessibility, safety and functionality of Piccadilly Gardens, creating a high-quality civic destination that reflects its importance within Manchester City Centre.

The utility infrastructure strategy for the Site must support the delivery of the enhanced public realm while protecting existing operational services within and surrounding the site. Key considerations include accommodating existing utility assets, facilitating any required diversions, ensuring sufficient electrical capacity for lighting, supporting sustainable drainage and irrigation systems, and safeguarding utility corridors necessary for the long-term operation and maintenance of the gardens.

2.2. Purpose of this Report

Civic MEP Limited has been appointed to undertake a desk-based utilities assessment for the proposed Piccadilly Gardens development. The purpose of this report is to provide the project team with an understanding of the existing utility infrastructure serving the site, identify any constraints that may affect development, and engage with statutory utility providers via pre-development enquiries to obtain a holistic understanding on the key conflicts, possible solutions, and future engagement.

Specifically, this assessment includes:

- A review of existing utility infrastructure within and surrounding the site, including electricity, gas, potable water, wastewater, and telecommunications networks.
- Identification of existing utility assets, easements, service corridors, diversion requirements, and potential utility constraints.
- Engagement with statutory utility providers via pre-development enquiries to obtain a holistic understanding on the key conflicts, possible solutions, and future engagement.

The findings presented in this report are based on desktop information obtained from statutory utility providers. This information is indicative only and should not be relied upon for the purposes of construction or excavation.

Civic MEP Limited strongly recommends that a Ground Penetrating Radar (GPR) survey is undertaken prior to any intrusive or ground-breaking works. This will help to verify the location of recorded services and identify any unrecorded infrastructure. Civic MEP Limited accepts no responsibility for the accuracy or completeness of the information provided by third parties.



Figure 1: Piccadilly Gardens Proposed Design (20.07.26)

2.3. Existing Infrastructure

The statutory gas provider for the region is Cadent Gas. Cadent's existing infrastructure record maps for Piccadilly Gardens have been obtained by Cornerstone Projects Ltd, on behalf of CIVIC, and subsequently reviewed, the findings are summarised in the following section. Figure 2: Cadent Gas Existing Infrastructure provides an illustration of Cadent's existing gas piping infrastructure within vicinity of the proposed site.

Based on the utility records reviewed, the following gas mains are present within or in close proximity to the site:

- 400mmØ (inserted within a 24-inch SI main) low-pressure (LP) gas key distribution main located beneath Oldham Street and the pedestrian route adjacent to Piccadilly and Piccadilly Gardens.
- 63mmØ LP gas service branch extending from Piccadilly, running beneath Piccadilly Gardens. This asset is understood by Civic, and cross-check with Cadent Gas's Technical Team, to supply a commercial gas meter serving the currently Blank Street Coffee commercial unit on the southern side of the gardens.

A Cadent's 'Specification for Safe Working in the Vicinity of Cadent Assets' sets out the standard easement widths for buildings adjacent to gas mains. A summary of the relevant easements is provided below:

Pressure Tier & Material	Diameter (mmØ)	Easement Width: total (meters)
LP (any material)	≤ 125	1.0 (+ pipe diameter)
LP (any material)	> 125	3.0 (+ pipe diameter)

Table 3: Cadent Gas Standard Easement Widths

2.4. Disconnections and Diversions

The 400mmØ LP key distribution main beneath the pedestrian route adjacent to Piccadilly Gardens will require further coordination with Cadent Gas to determine whether agreement can be reached regarding the proposed SuDS rain garden, which is currently located within Cadent Gas's standard easement, and to establish the appropriate asset protection requirements (e.g. root barrier protection) for the existing distribution main.

From a cost perspective; as a key distribution main, it is considered critical network infrastructure, and the costs and programme implications associated with its diversion are expected to be significantly greater than those of a typical diversion.

If retained, the 63mmØ LP branch located beneath part of the proposed raised lawn will require diverting, as Cadent Gas requires all operational assets to remain accessible and protected by the appropriate easement. It is envisaged that a new utility corridor beneath the proposed pedestrian path could accommodate the diverted pipework while maintaining continued access to utility services serving the adjacent commercial premises.

Alternatively, if the existing service is no longer required, the branch may be suitable for disconnection and abandonment. Cadent Gas has confirmed that the branch serves the commercial gas meter associated with the unit currently occupied by Blank Street Coffee. Subject to confirmation that the meter is inactive or no longer required, and agreement from the meter owner or occupier to decommission the supply, the existing service could be disconnected and abandoned, avoiding the need for diversion.

2.5. New Connections

No new gas connections are anticipated as part of the proposed development.

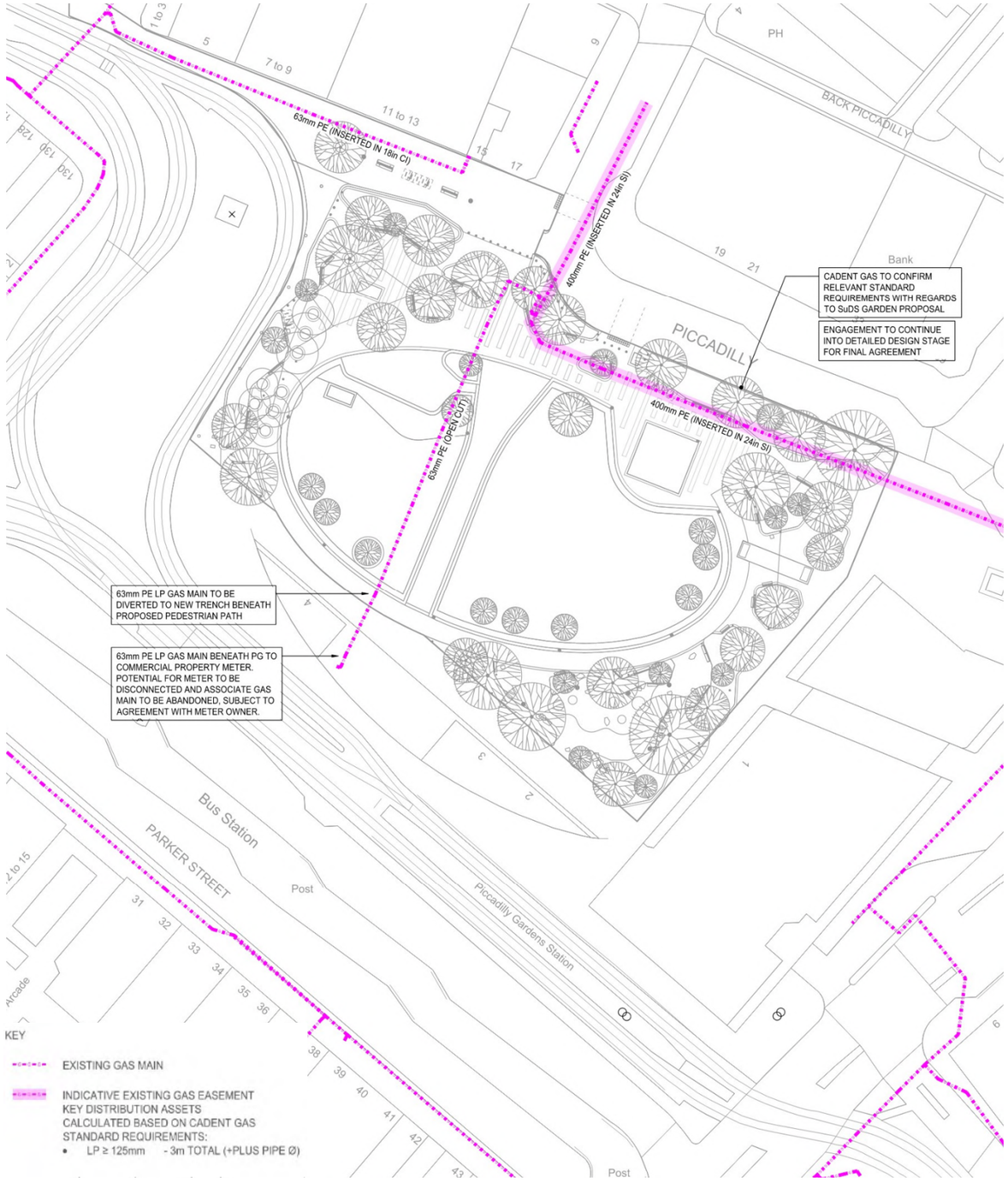


Figure 2: Cadent Gas Existing Infrastructure Overlay

3. Water

3.1. Existing Infrastructure

The statutory water and wastewater provider for the region is United Utilities (UU). UU's existing infrastructure record maps for Piccadilly Gardens have been obtained by Cornerstone Projects Ltd, on behalf of CIVIC, and subsequently reviewed, the findings are summarised in the following section. Figure 3: United Utilities Existing Water Infrastructure provides an illustration of UU's existing water piping infrastructure within vicinity of the proposed site.

Based on the utility records reviewed, the following water mains are present within or in proximity to the site:

- 315mmØ PE / 24-inch CI potable water key distribution main located beneath Oldham Street and the pedestrian route adjacent to Piccadilly and Piccadilly Gardens.
- 110mmØ PE potable water distribution branch extending from Piccadilly, running beneath Piccadilly Gardens. This asset is understood to supply the commercial water meters (CM) serving the commercial units on the southern side of the gardens, together with fire hydrants located to the east and west of the proposed development.
- 9-inch CI potable water branch extending from Piccadilly, running beneath Piccadilly Gardens. This asset is understood to supply a fire hydrant within the gardens, together with the existing fountain.
- A potable water main of unknown diameter located beneath Piccadilly Gardens. The size and function of this asset are to be confirmed by United Utilities during future site investigations and engagement.

United Utilities' Standard Conditions for Works Adjacent to Pipelines defines the minimum clearance requirements for development adjacent to water mains. In particular, buildings must not be constructed over a water main or within the prescribed easement where future excavation or maintenance of the asset could compromise the stability of the structure. A summary of the relevant easement requirements is provided below:

Distribution Main Size (mmØ)	Easement Width: total (meters)
> 300	10.0
≤ 300	6.0

Table 4: United Utilities Water Standard Easement Widths

3.2. Disconnections and Diversions

The extent of any required disconnection and diversion works will be confirmed through a formal application and subsequent engagement with United Utilities' Technical Team. Based on the utility records reviewed and early engagement with United Utilities, the following requirements have been identified:

- The 24-inch CI key distribution main beneath the pedestrian route adjacent to Piccadilly Gardens will require further coordination with United Utilities regarding the proposed SuDS rain garden, which is potentially located within the standard easement (subject to confirmation by GPR survey), together with agreement on any necessary asset protection measures, such as root barriers.
- The existing water main supplying the fountain feature, together with associated infrastructure, is anticipated to be disconnected and removed as part of the proposed development.
- The size and function of the existing water main of unknown diameter require confirmation by United Utilities. Depending on its purpose, the asset may become redundant and could be disconnected and removed.
- The 110mmØ PE water main beneath the proposed raised lawn is likely to require diversion to maintain the required easement and future access. It is envisaged that the diverted main could be accommodated within a new utility corridor beneath the proposed pedestrian path.
- As part of the formal application process, United Utilities will liaise with the relevant Fire and Rescue Service to determine whether any existing fire hydrants require relocation or other modifications.

3.3. New Connections

No new water connections are anticipated as part of the proposed development.

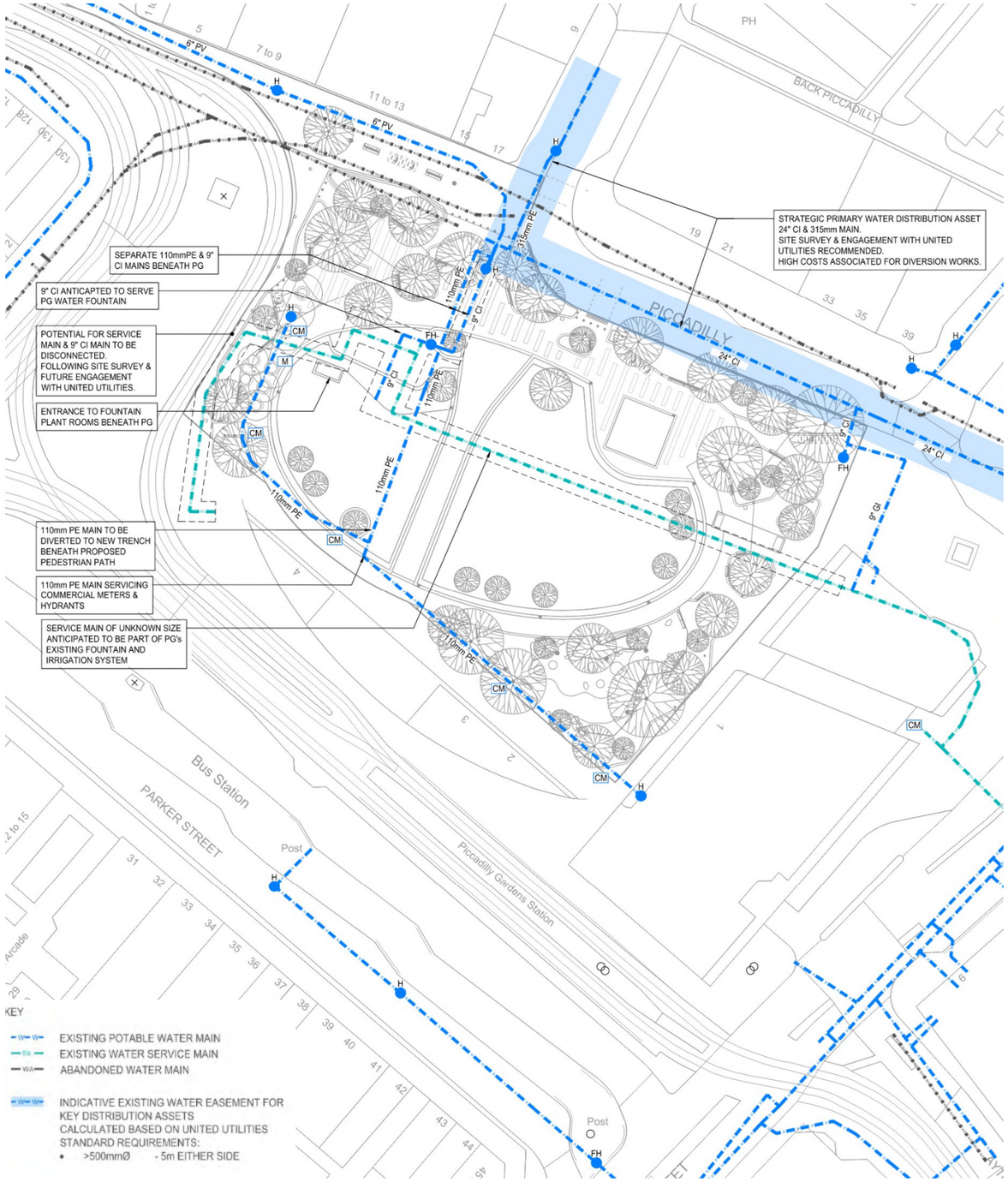


Figure 3: United Utilities Existing Water Infrastructure Overlay

4. Wastewater

4.1. Existing Infrastructure

The statutory water and wastewater undertaker for the region is United Utilities (UU). Existing wastewater network record drawings for Piccadilly Gardens were obtained by Cornerstone Projects Ltd on behalf of CIVIC and subsequently reviewed. The findings are summarised in this section. Figure 4 illustrates United Utilities' existing wastewater infrastructure within the vicinity of the proposed development site.

Based on the utility records reviewed, the following sewer assets are present within or in close proximity to the site:

- 1550/1500mm diameter vitrified clay (VC) combined sewer (key asset) located beneath Oldham Street and the pedestrian route adjacent to Piccadilly and Piccadilly Gardens.
- 300mm diameter VC combined sewer located beneath Piccadilly Gardens. This asset is understood to collect surface water from the surrounding gullies and may also convey foul and surface water from the adjacent commercial and retail building(s).

4.2. Diversions and Disconnections

Based on CIVIC's desk-based assessment and the utility records reviewed, no existing sewer assets have been identified as being in direct conflict with the proposed development.

The 300mm diameter VC combined sewer beneath the proposed development will require further investigation to confirm the applicable easement requirements, any construction or excavation constraints in the vicinity of the asset, and whether diversion or additional asset protection measures will be required.

The location, depth, and operational status of all existing sewer assets should be verified through detailed design development, statutory undertaker engagement, and appropriate site investigations prior to the commencement of construction.

Formal engagement with United Utilities will be required to confirm the extent of any constraints associated with the existing sewer network and to determine the asset protection measures and design requirements applicable to the proposed development.

4.3. New Connections

No new foul water sewer connections are anticipated as part of the proposed development. The surface water drainage system will be upgraded as part of the re-development proposal. For more information, refer to the Civil Engineer's designs.

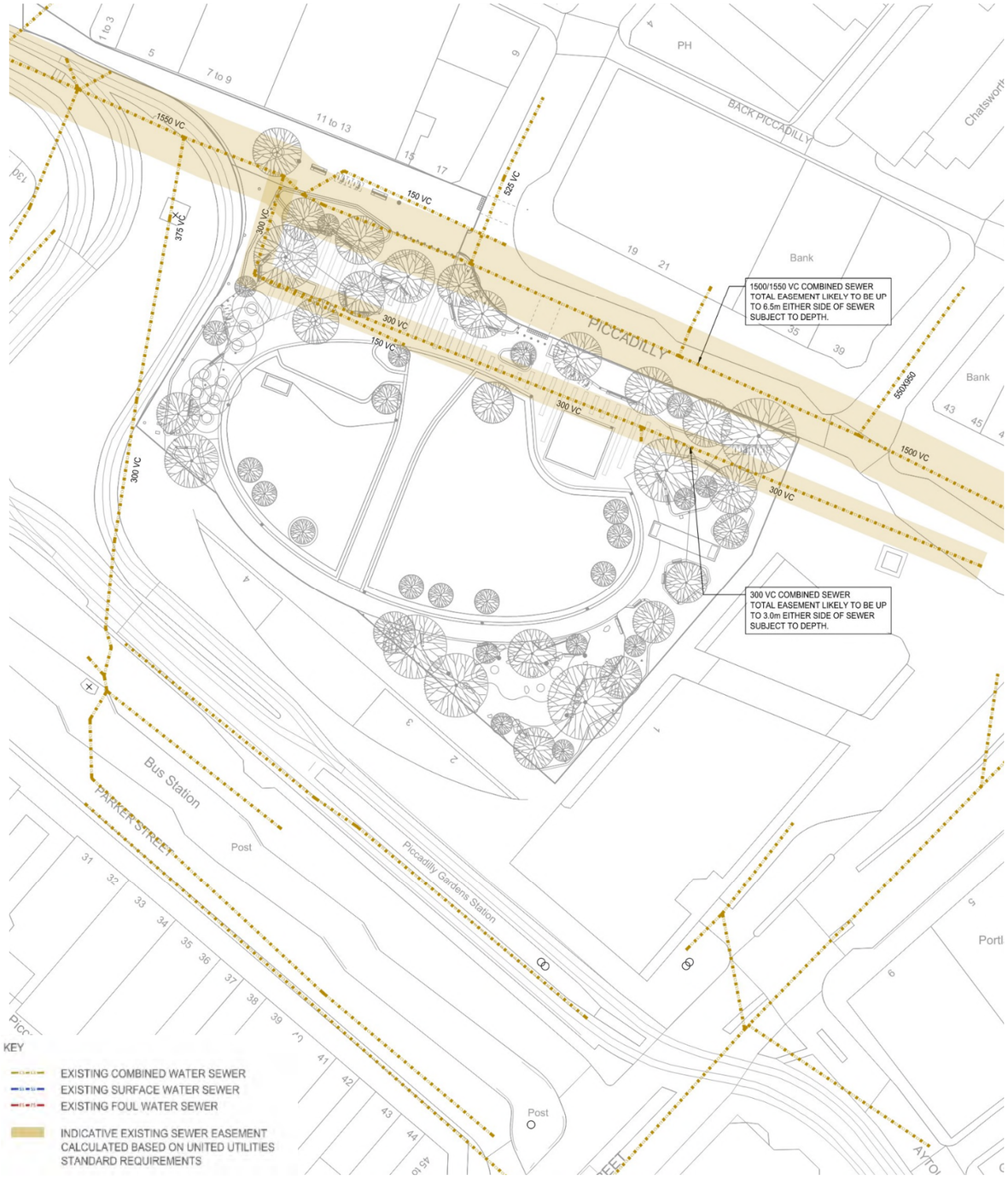


Figure 4: United Utilities Existing Wastewater Infrastructure Overlay

5. Telecommunications

5.1. Existing Infrastructure

There are multiple Telecoms providers operating in the area around the proposed development, namely Openreach, Virgin Media, Vodafone, NEOS, City Fibre and Zayo.

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, Virgin Media and Vodafone and City Fibre, as indicated in Figure 5, 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.

5.2. Disconnections and Diversions

Openreach has the most services at risk of being affected by the development. The cables running from Piccadilly, Market Street and Parker Street into the centre of the site are expected to require disconnection and removal prior to works commencing on site.

Where these telecommunications routes provide services to adjacent properties and businesses, diversion works may be necessary to maintain continuity of service. In addition, the cable route extending southwards towards the bus station is also likely to be impacted by the proposed works and may require diversion or protection measures, subject to confirmation through further surveys and consultation with Openreach.

The Openreach, Vodafone, and Virgin Media cable routes located beneath Piccadilly, immediately north of the site boundary are unlikely to require diversion. Through engagement with Virgin Media, it has been confirmed that their apparatus will not be affected by the proposed development. Virgin Media issued a C3 Not Affected Letter, together with detailed asset drawings and associated guidance documents, on 24.06.2026.

Liaison and utility surveys with each telecommunications provider will be required to confirm the location and extent of their assets, assess any service disconnections that may be necessary, and determine the scope of diversion works required to facilitate the proposed development.

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. As Openreach has the most existing infrastructure in proximity to the site, Openreach is expected to be the main telecoms provider.

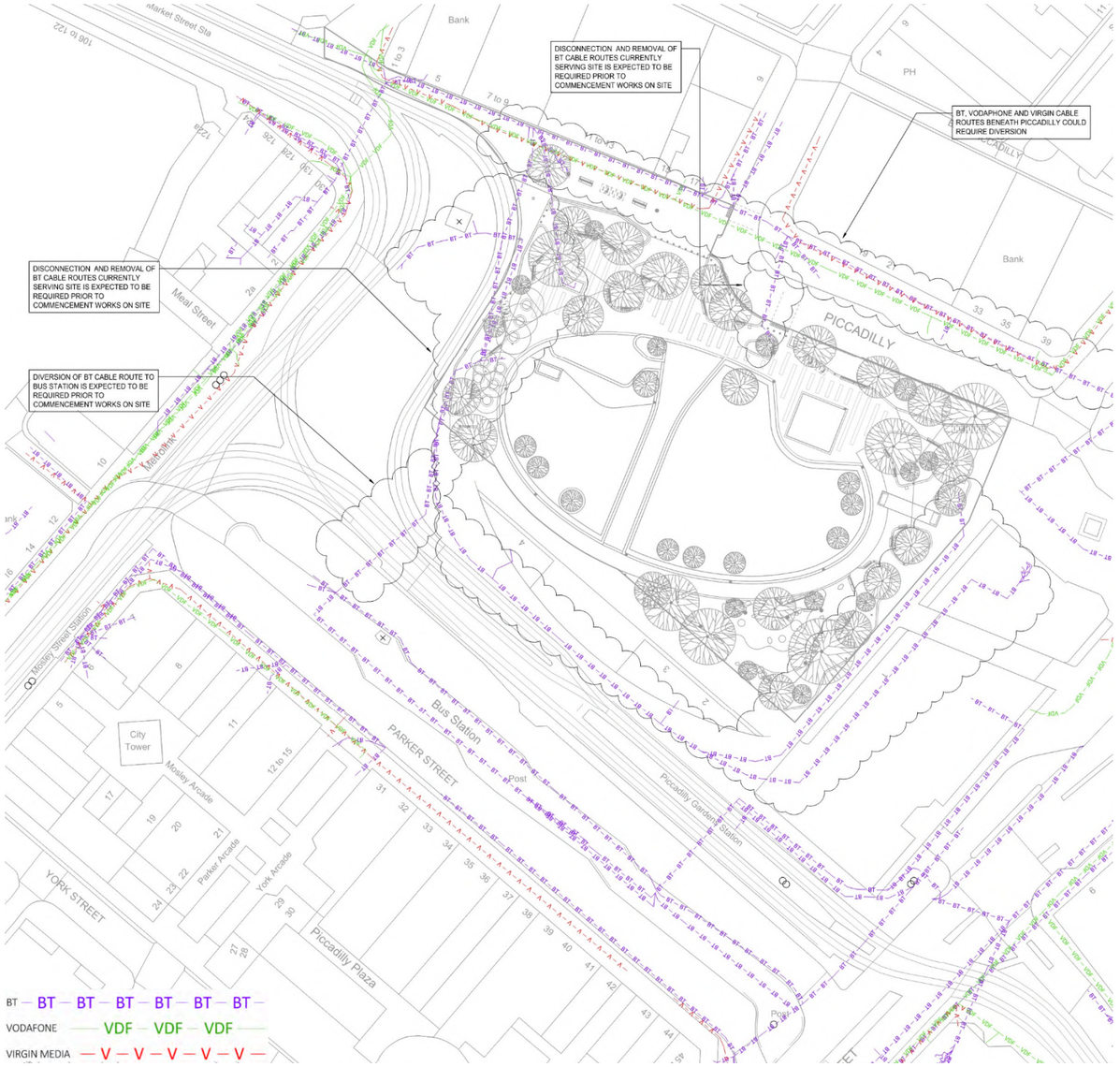


Figure 5: Existing Telecommunications Infrastructure Overlay

6. Electricity

6.1. Existing Infrastructure

SP Electricity North West (ENW) are the Electricity provider for the site. Figure 6 is an extract of ENW's statutory records and shows the electrical utilities in the area

The following observation can be referenced in Civics' Existing Utilities Drawing (Ref: 71682-CIV-XX-SW-D-E-11010). There appears to be an existing primary substation to the right of Queen Victoria's Statue. This substation appears to be serving the Piccadilly Gardens site, as well as a number of buildings in the surrounding area. There is also a substation just outside the site boundary to the northwest of the site on the corner of Sickle Street and Phoenix Street, which to also appears to serve a number of buildings in the surrounding area.

Surrounding the site is a mix of low voltage (LV) [orange], medium voltage (MV, 6-6.6kV) [blue] cables and high voltage (HV 33kV) [green] cables. Several LV and MV cable routes run westward from the primary substation, continuing along the western side of the site on Mosley Street. These cables are located beneath the adjacent footpath, carriageway, and tramline. Additionally, several LV, MV and HV cable routes run eastward from the primary substation, continuing along the eastern side of the site on Piccadilly, Portland Street and Aytoun Street. These cables are located beneath the adjacent footpath and carriageway.

6.2. Disconnections & Diversions

Retention of the existing below ground primary substation will be required, however a large proportion of the LV, MV and HV cables running from the substation across the proposed site could require diversion. The LV routes running into the centre of the site in section 5 of Figure 6 is expected to be disconnected prior to works commencing on site.

CIVIC held a coordination meeting with ENW on 22.07.2026 and subsequently issued the latest site layout plans (referenced in Figure 1), together with the proposed/retained trees plan and Ground Penetrating Radar (GPR) survey information to support ENW's review. A response from ENW is anticipated in mid to late August 2026, which will help inform any design constraints, protection measures, or asset requirements associated with the substation.

6.3. New Connections

The anticipated electrical load for the new development is still unknown. Based on the scale of the development, it is anticipated that the existing primary substation will serve the site.

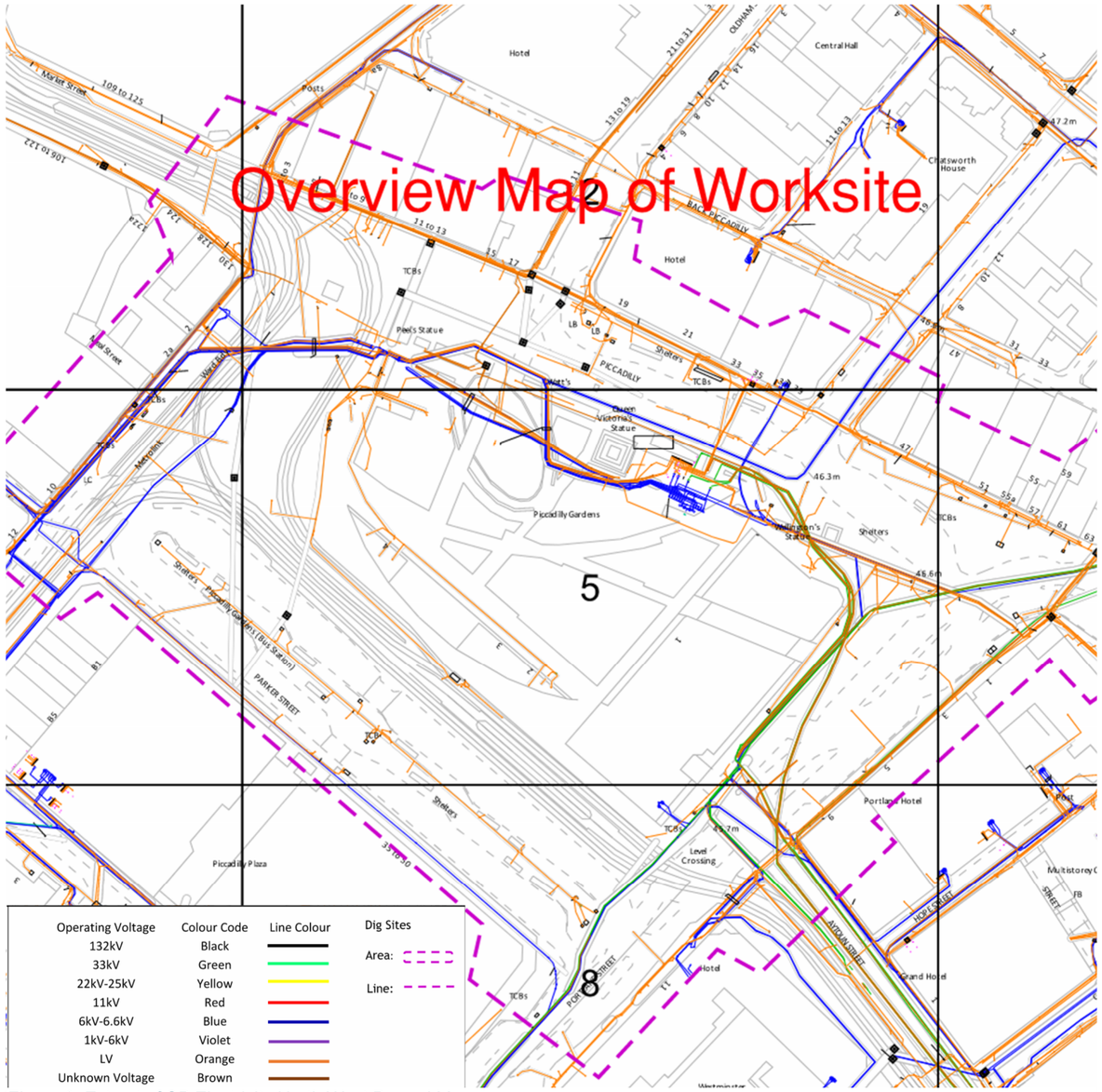


Figure 6: Extract of SP Electricity North West Record Map

7. GPR Survey

7.1. GPR Overview

The Ground Penetrating Radar (GPR) survey indicates that the majority of the services previously identified as requiring diversion or disconnection were not detected within the survey area (refer to Figure 7). The survey also identified several low-voltage (LV) electrical routes that are not shown on the available utility record drawings. These findings are discussed further in the following sections.

It should be noted that GPR data is indicative only and should be interpreted alongside statutory utility records. The absence of a GPR response should not be taken as confirmation that buried infrastructure is absent, and further verification through intrusive investigation may be required.

7.2. Gas

The extent of gas infrastructure captured by the GPR survey reflects Cadent's record map information. It is noted however that the GPR survey does not show the full extent of the Cadent's record information beneath Piccadilly Gardens. Trail pits will be required during the formal diversion or disconnection application to confirm the location and depth of the existing gas mains.

7.3. Water

The water infrastructure identified during the GPR survey correlates with United Utilities' record drawings. However, the survey did not identify the full recorded extent of the recorded water network beneath Piccadilly Gardens. In particular, the detected infrastructure terminates at the connection to the 9-inch cast iron (CI) and 110mm polyethylene (PE) water mains located to the north of Piccadilly Gardens.

These mains are understood to supply both the commercial units to the south of Piccadilly Gardens and the existing water feature. Their locations and depths should be confirmed through intrusive investigation, including trial pits, as part of the formal diversion and/or disconnection process.

7.4. Wastewater

The wastewater infrastructure identified during the GPR survey correlates with United Utilities' record drawings. The survey also identified sections of surface water drainage connecting into the combined sewer network.

These assets have been identified by the Civil Engineering design team and are being considered as part of the proposed development design.

7.5. Telecommunications

The GPR survey only shows a small amount of Openreach services with the site boundary, the most significant of which is the route heading southwest from halfway up Mosley Street to the existing bus station and heading southeast. Based on the GPR findings, the extent of Openreach infrastructure within the site boundary appears to be less than previously indicated in utility records and, therefore, the scale of diversion works may be significantly lower than that outlined in Section 5.2.

It is proposed that all existing communication networks within the site boundary are either diverted or decommissioned, disconnected and stripped back to the site boundary prior to works commencing on site.

7.6. Electricity

The GPR survey identified a significant number of electrical services across the site, with recorded depths ranging from approximately 0.1 m to 2.23 m below ground level. The survey also indicates that several existing HV and LV electricity cables extending from the area adjacent to Peel's Statue towards Mosley Street are located further south than shown on the existing utility records.

The GPR survey data has been issued to Electricity North West (ENW), and CIVIC has requested confirmation of the location and extent of ENW's existing assets to verify the survey findings and update the utility information where necessary.

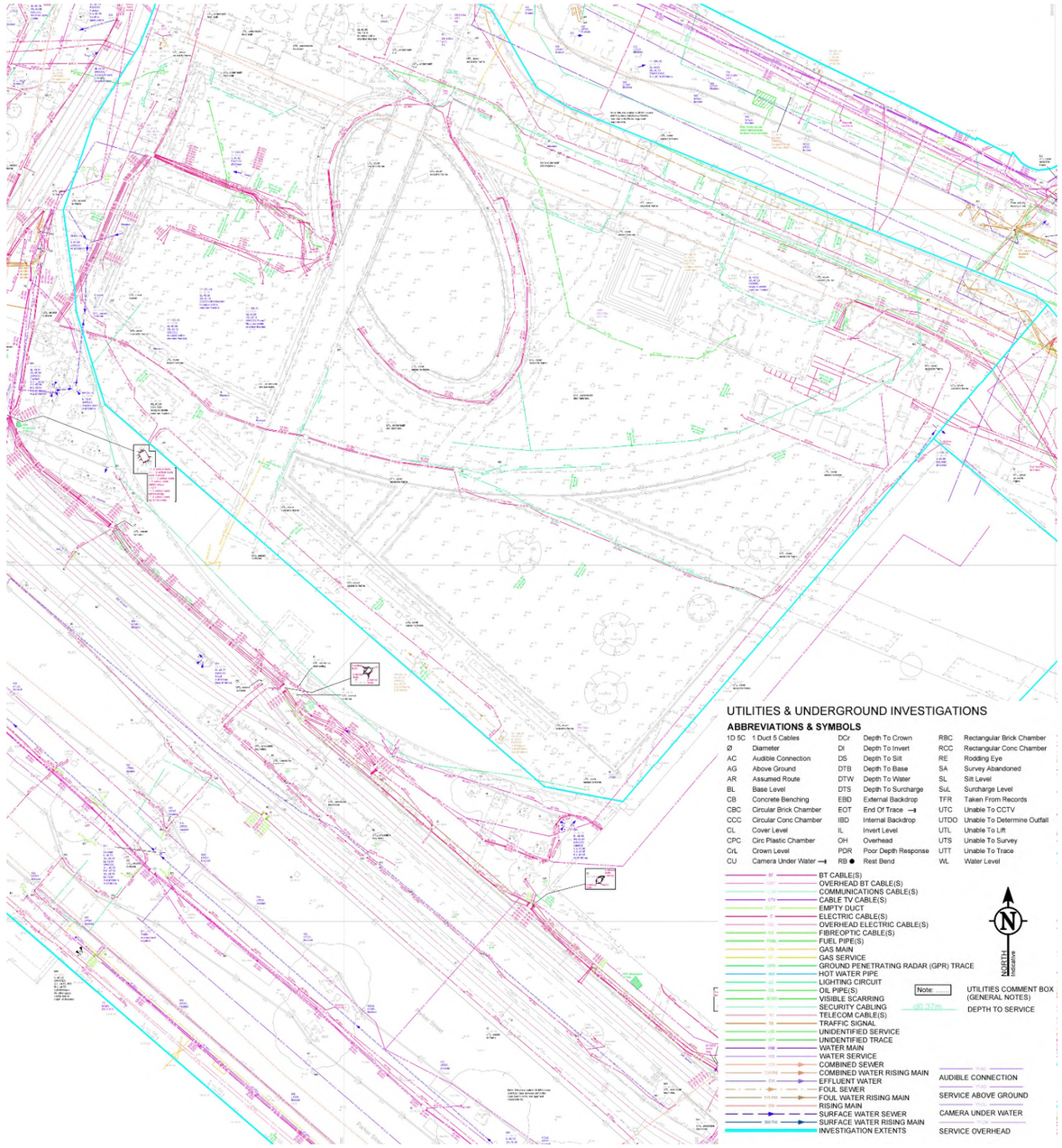
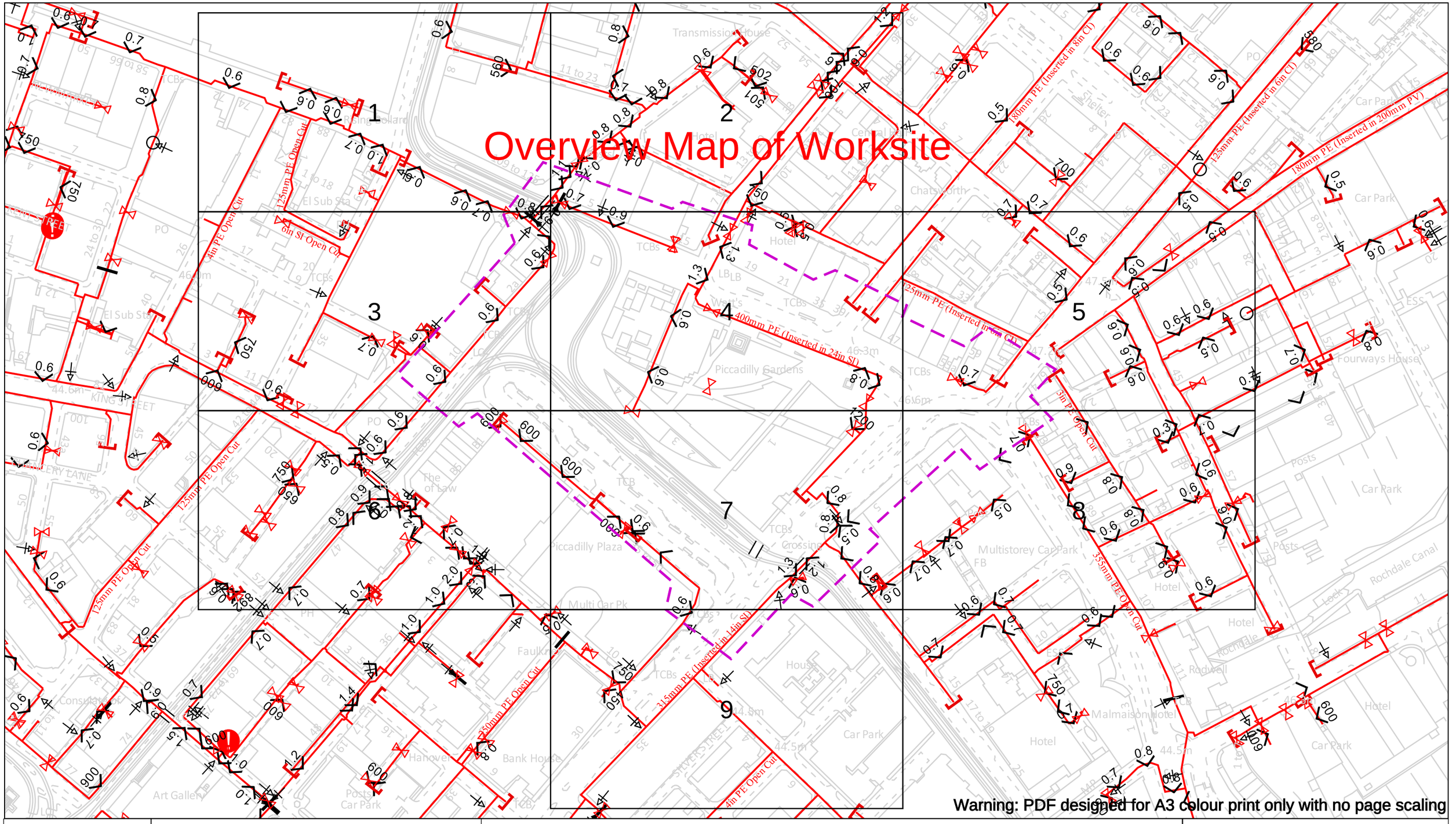


Figure 7: Extract of Survey Solution's GPR Survey

Appendix A

Cadent Gas Record Maps

Overview Map of Worksite



Date Requested: 28/05/2026
Job Reference: 41668578
Site Location: 384391 398254
Requested by:
Mr Duncan Phillips
Your Scheme/Reference: 71682

Scale: 1:2050 (When plotted at A3)

View extent: 200m, 115m

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of an emergency call 0800 111 999

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

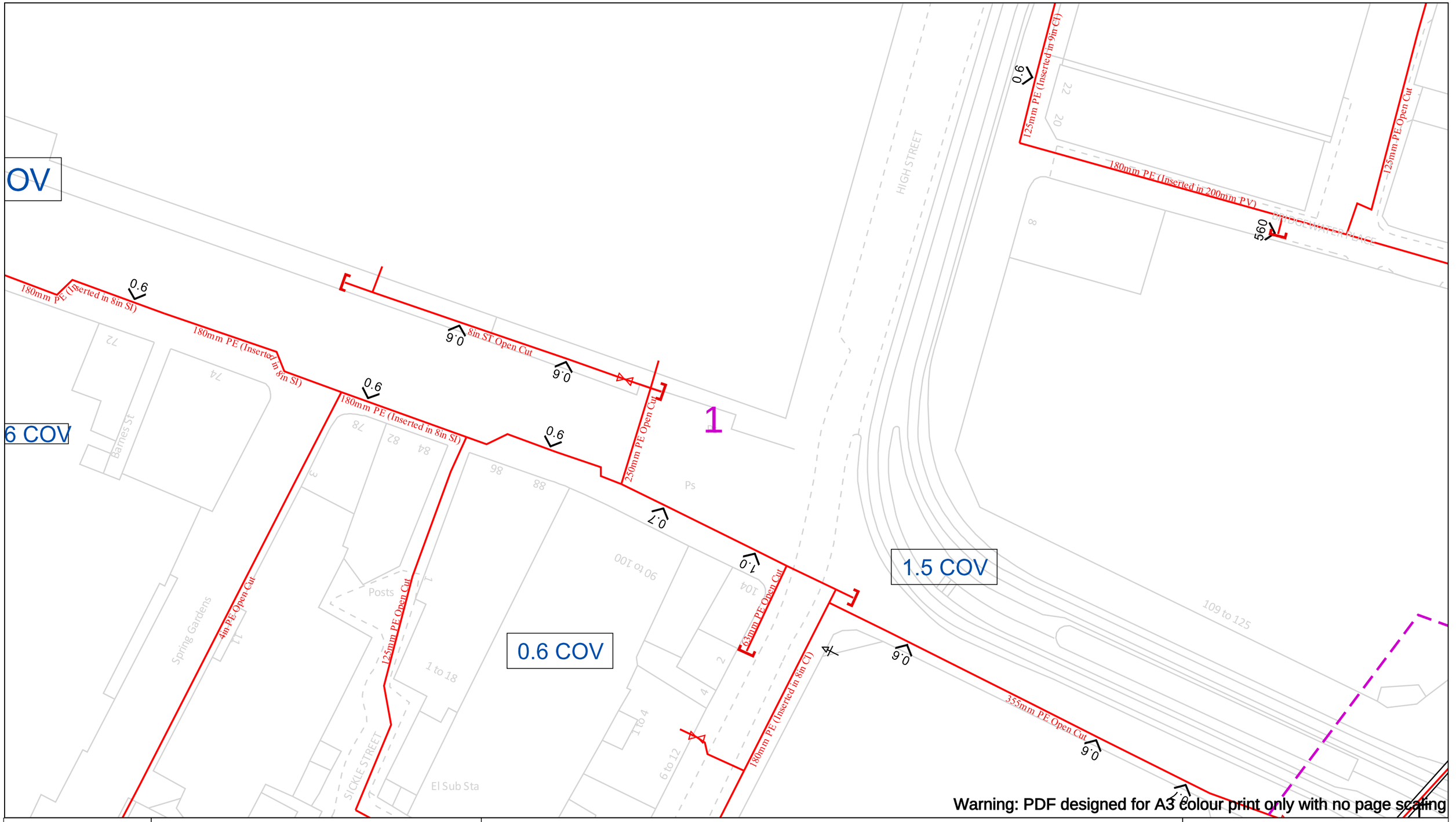
Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.
Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

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Your Gas Network

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Date Requested: 28/05/2026
Job Reference: 41668578
Site Location: 384391 398254
Requested by:
Mr Duncan Phillips
Your Scheme/Reference: 71682

Scale: 1:500 (When plotted at A3)

View extent: 200m, 115m

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In case of an emergency call 0800 111 999

50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

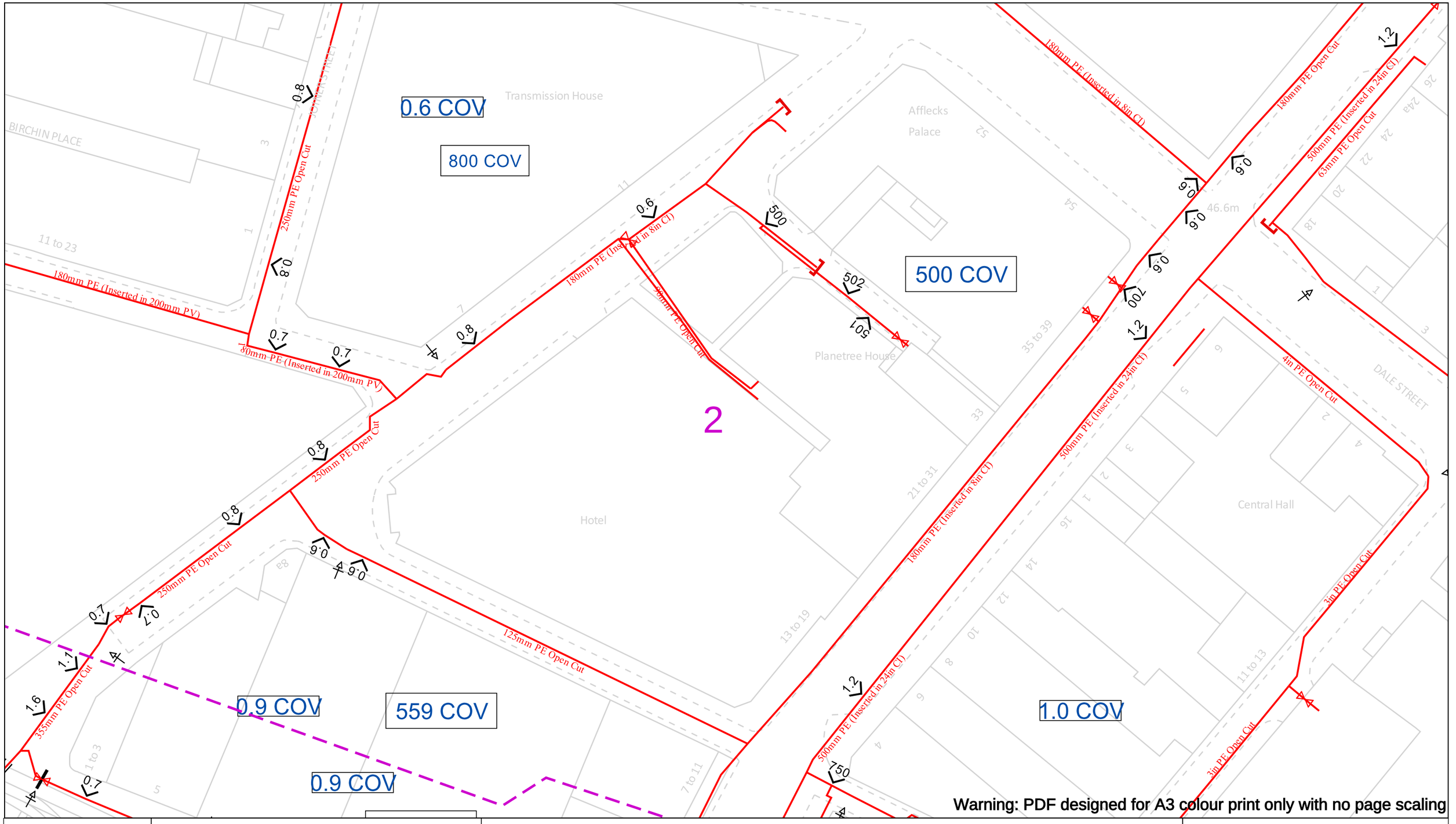
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

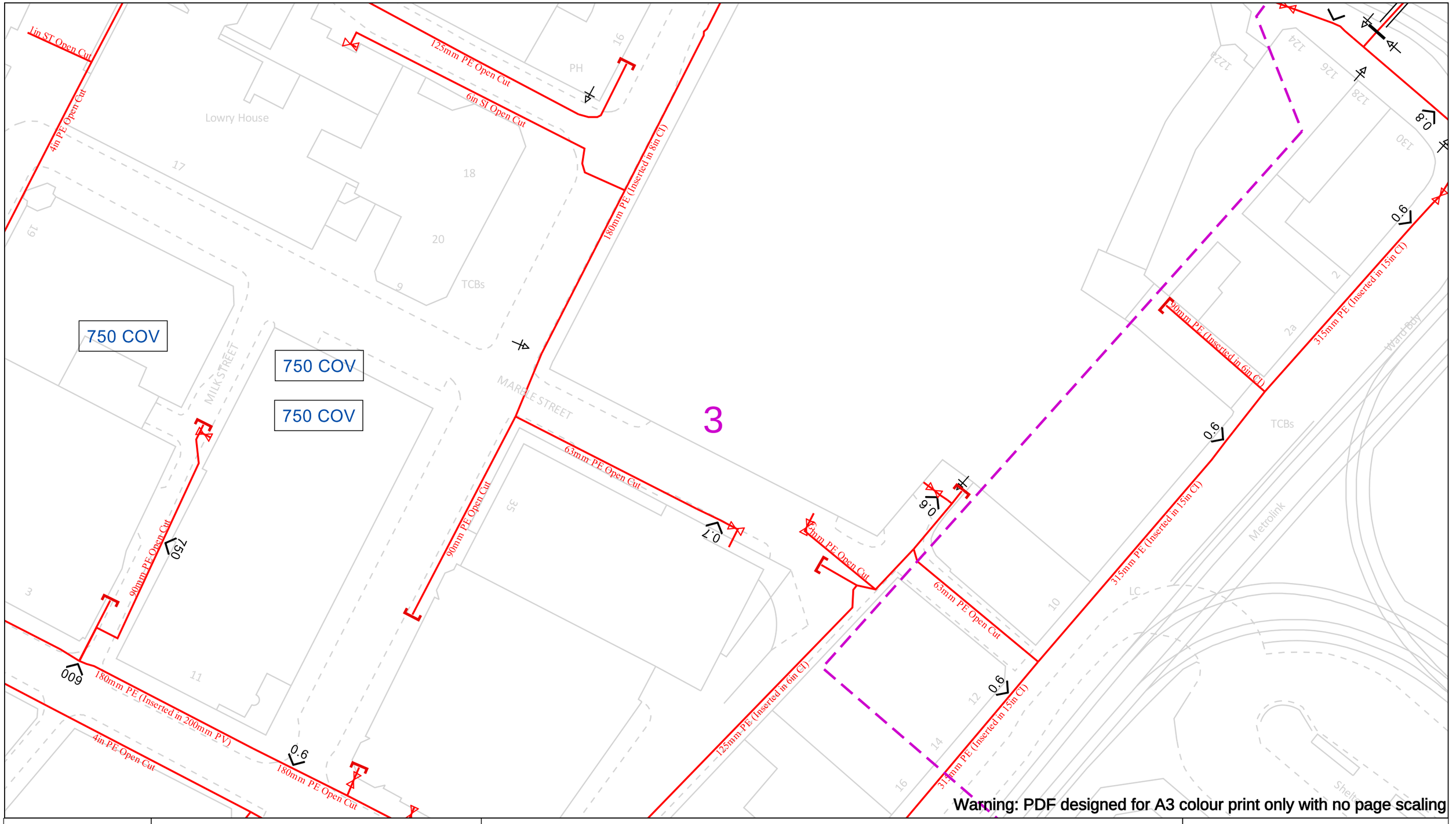
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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559 COV
500 COV
0.7 COV
1.3 COV
4
63mm PE (Inserted in 18in CI)
400mm PE (Inserted in 24in CI)
3in PE Open Cut
180mm PE (Inserted in 8in CI)
90mm PE Open Cut
63mm PE Open Cut
400mm PE Open Cut
400mm PE (Inserted in 24in SI)
11 to 13
15
17
19
21
33
35
37
39
47
TCBs
Hotel
Peel's Statue
LB
Shelters
Watt's Statue
Queen Victoria's Statue
Wellington House
Piccadilly Gardens
Wellington's Statue
46.3m
6.0
1.3
0.5
0.6
8.0

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Valve
Depth of cover
Syphon

Diameter Change
Material Change
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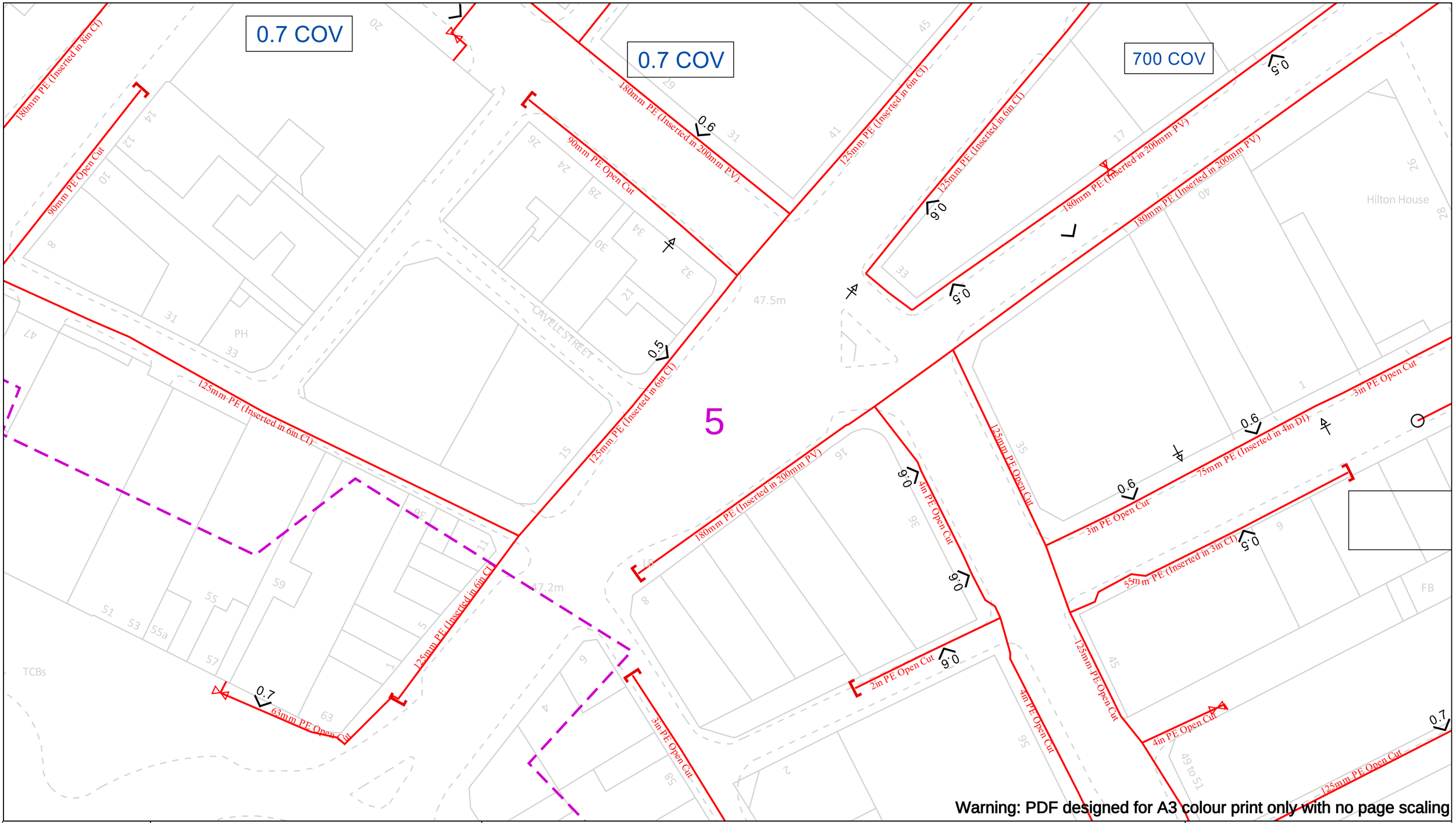
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Line:

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Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

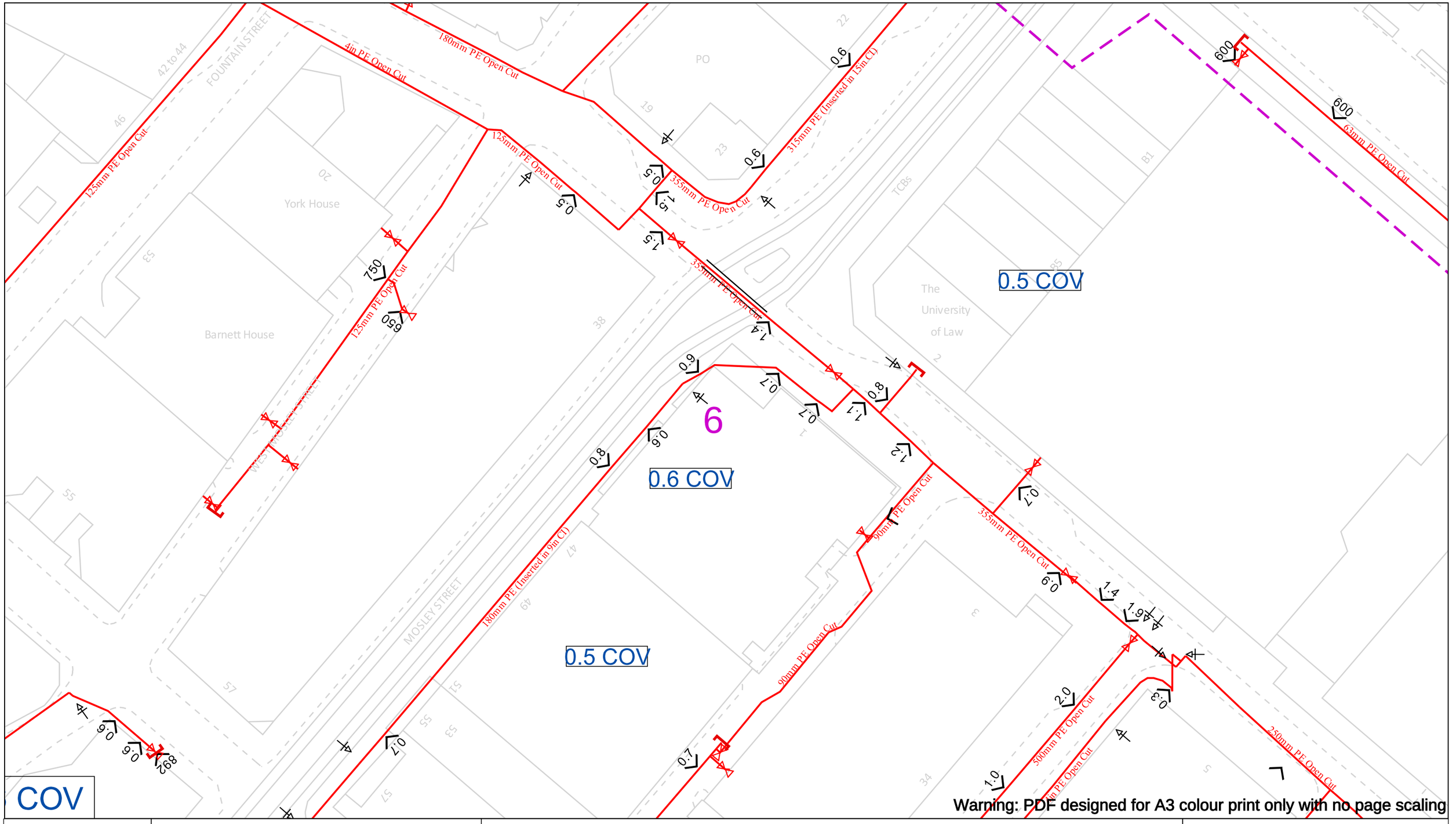
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LP Mains
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IP Mains
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Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

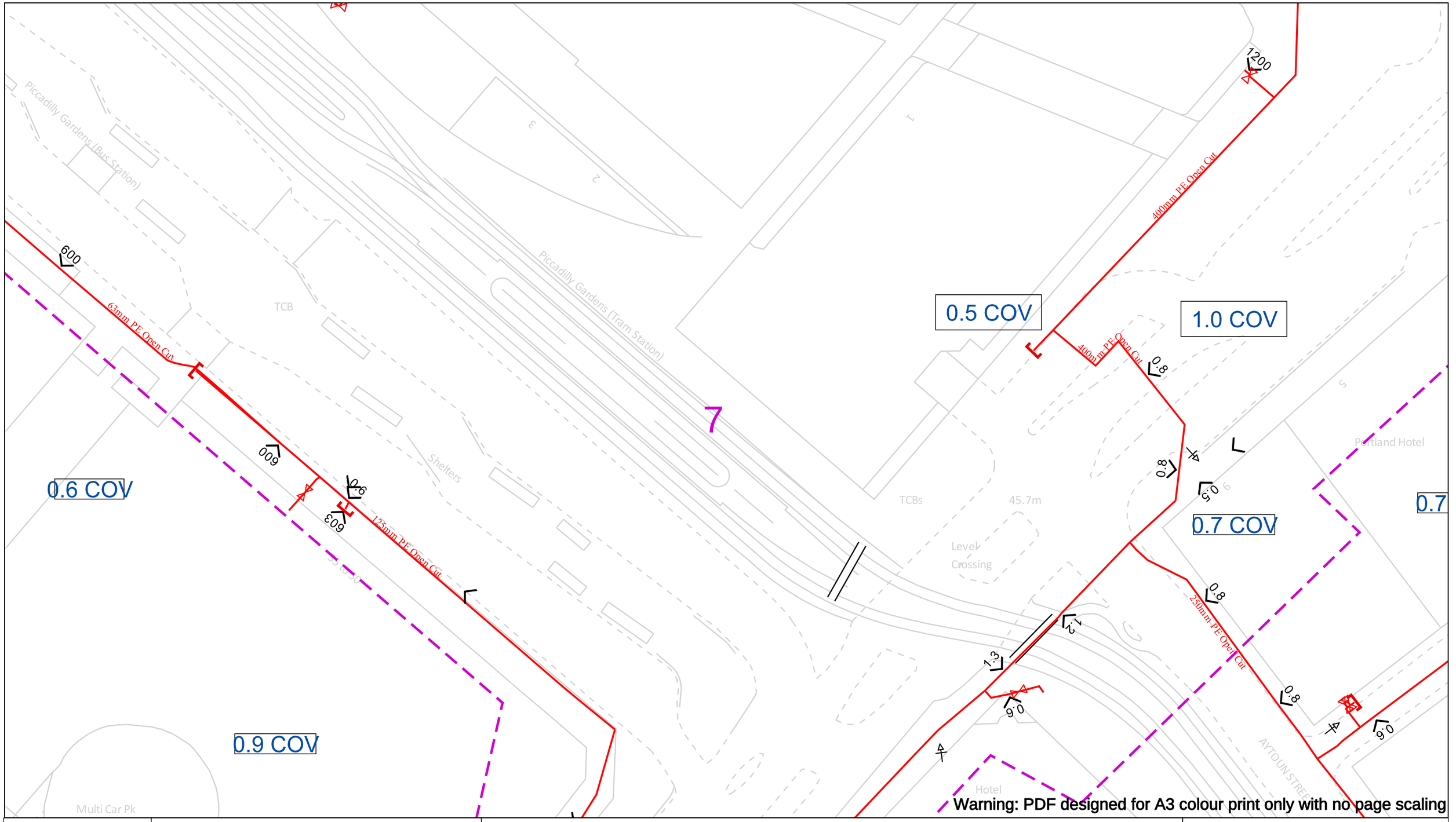
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50m

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Valve
Depth of cover
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Diameter Change
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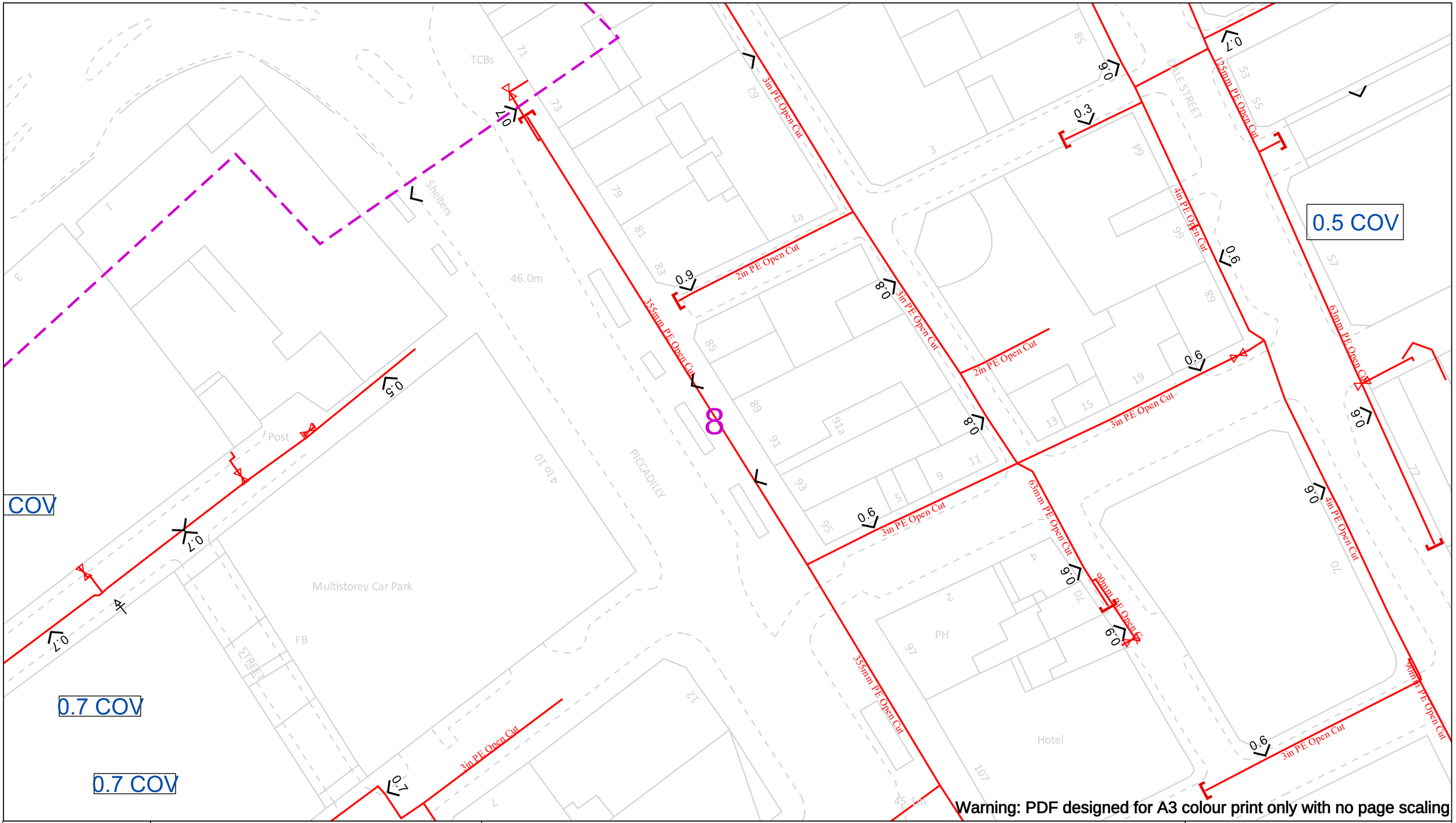
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Valve
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Syphon

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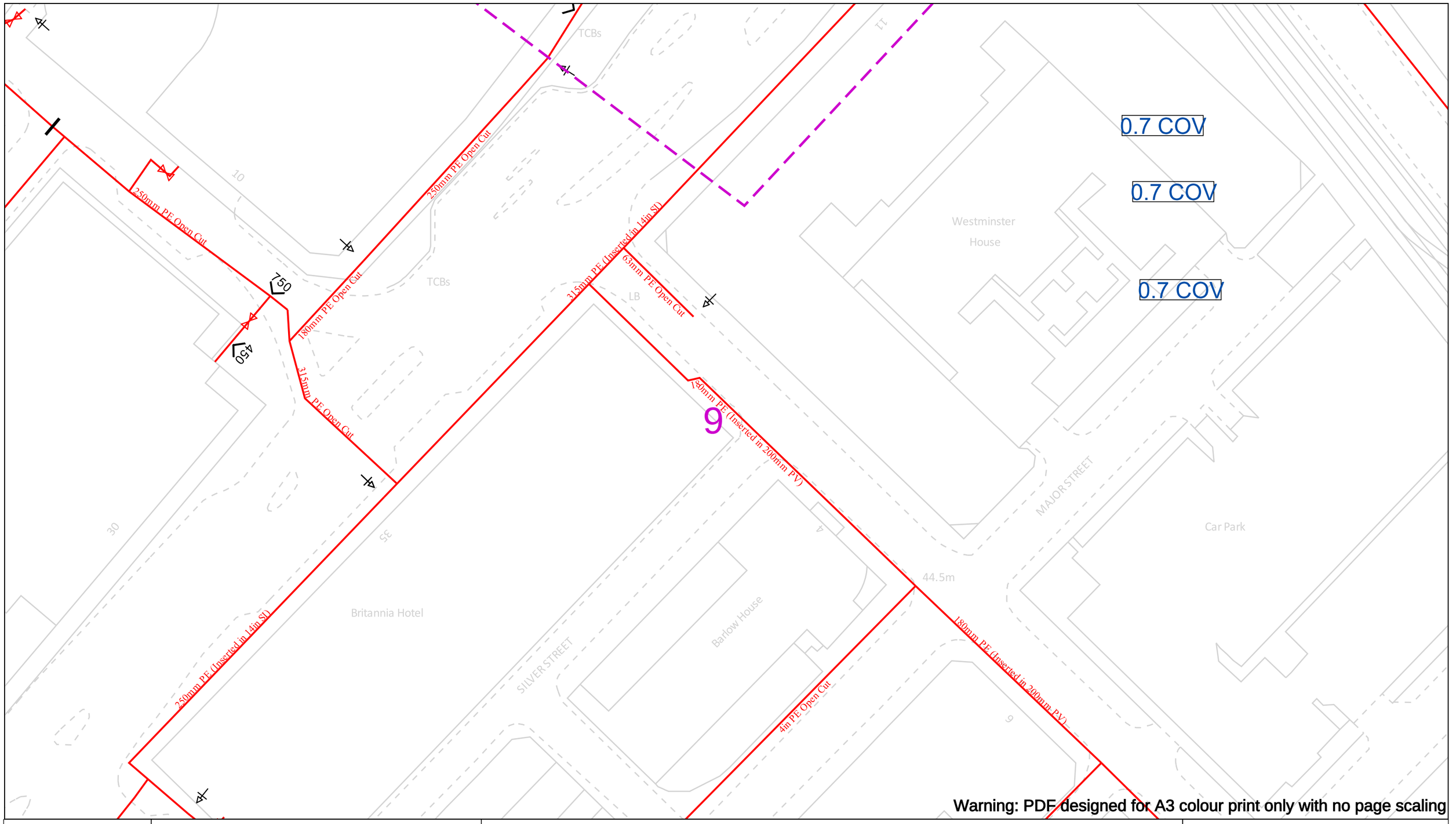
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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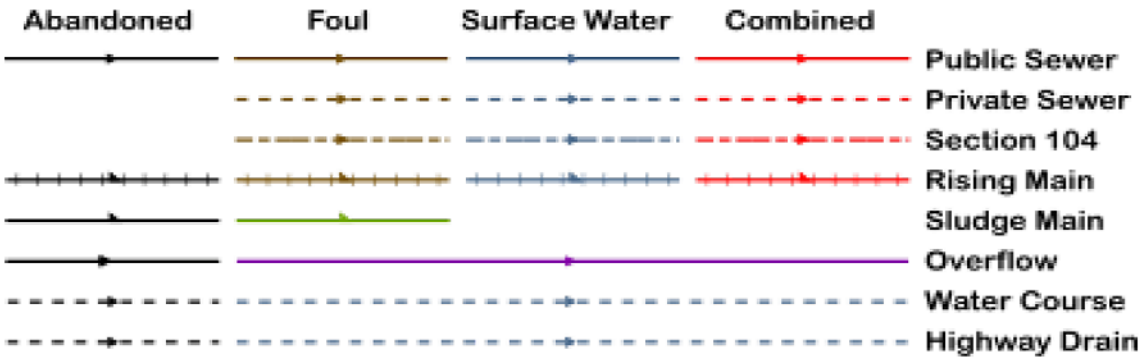
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Appendix B

United Utilities Water and Wastewater Record Maps

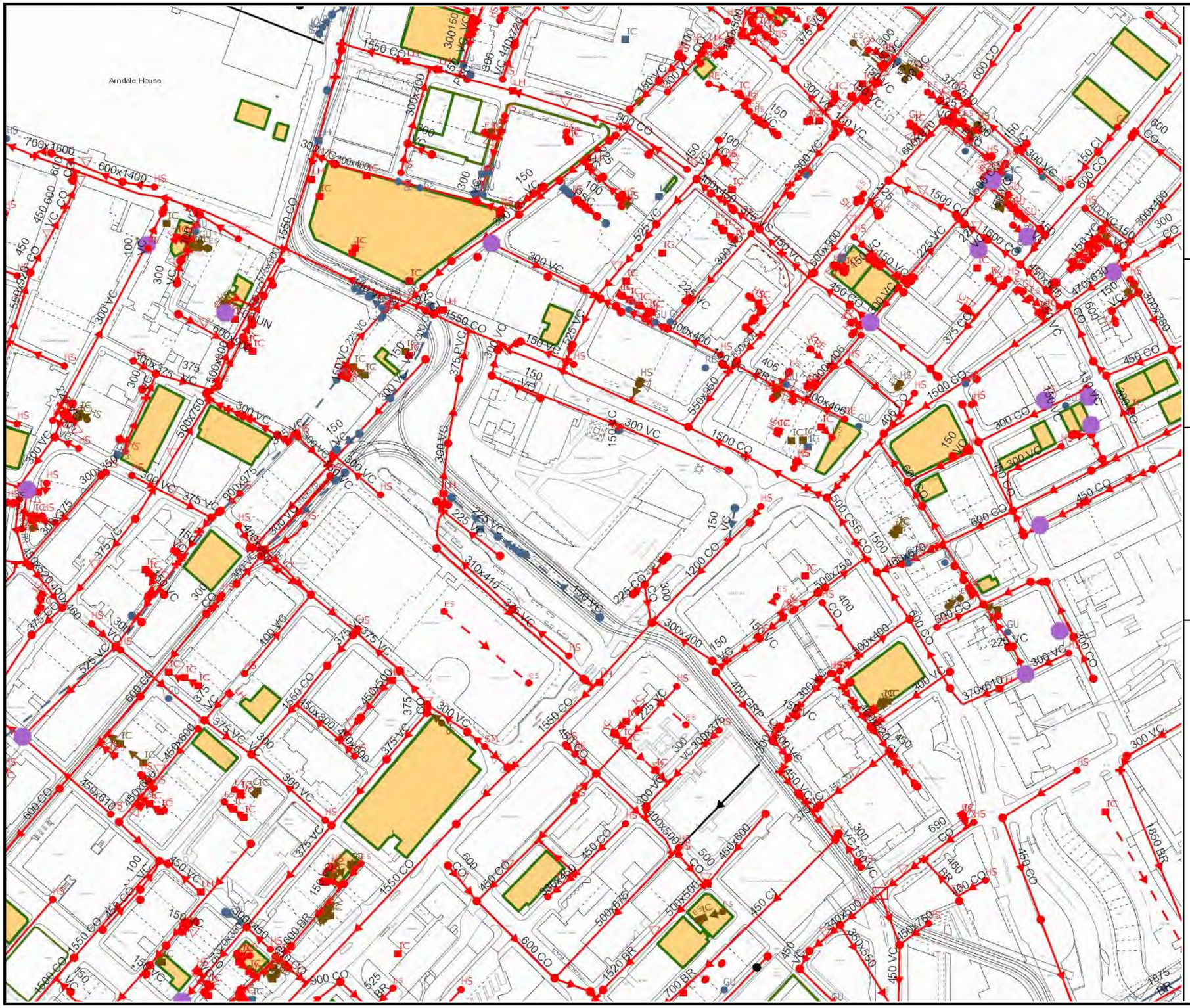
United Utilities
Water for the North West

Wastewater Symbology



All point assets follow the standard colour convention: red – combined, brown - foul, blue – surface water, purple - overflow

- Manhole
- HS Head of System
- ES Extent of Survey
- RE Rodding Eye
- IN Inlet
- DP Discharge Point
- HY Vortex
- PE Penstock
- WO Washout Chamber
- VA Valve
- AV Air Valve
- NRV Non Return Valve
- SO Soakaway
- GU Gully
- CA Cascade
- FM Flow Meter
- HA Hatch Box
- OI Oil Interceptor
- SM Summit
- DS Drop Shaft
- OP Orifice Plate
- Side Entry Manhole
- Outfall
- Screen Chamber
- IC Inspection Chamber
- Bifurcation Chamber
- LH Lamp Hole
- T Junction / Saddle
- CA Catchpit
- VC Valve Chamber
- Vent Column
- Vortex Chamber
- Penstock Chamber
- T Network Storage Tank
- V Sewer Overflow
- WwTW Ww Treatment Works
- Ww Pumping Station
- Septic Tank
- CK Control Kiosk
- DNM Network Monitoring Point
- Change of Characteristic



United Utilities

Water for the North West

SEWER RECORDS

Address or Site Reference

71682,

Scale: 1:2500

Date: 29/05/2026

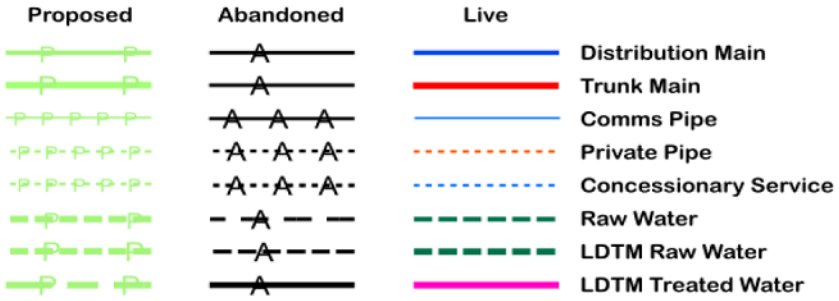
Printed by: Property Searches

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

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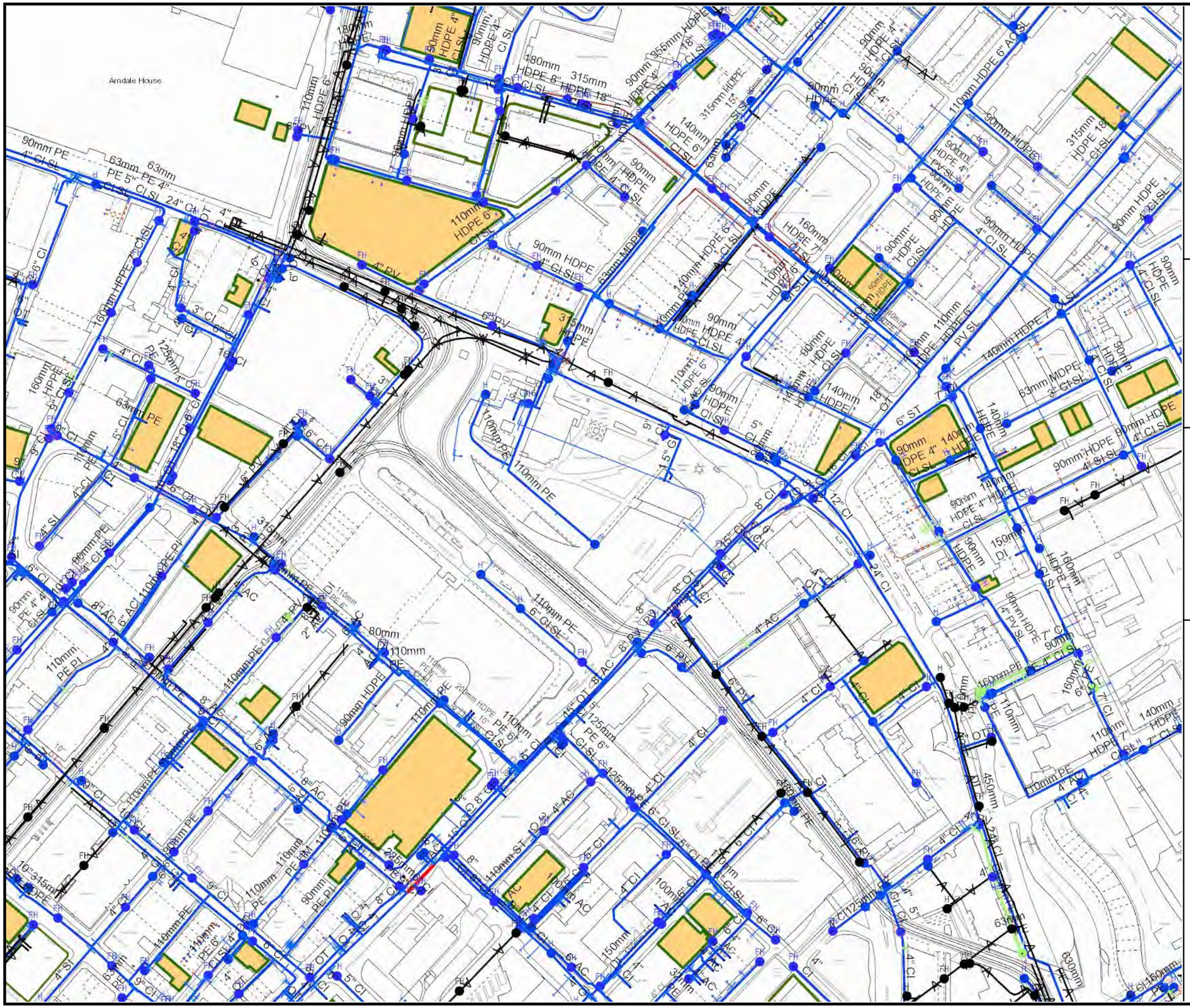
United Utilities
Water for the North West

Clean Water Symbology





Symbology for proposed assets is the same as above, but shown in green
Symbology for abandoned assets is the same as above, but shown in black



United Utilities

Water for the North West

WATER MAIN RECORDS

Address or Site Reference

71682,

Scale: 1:2500

Date: 29/05/2026

Printed by: Property Searches

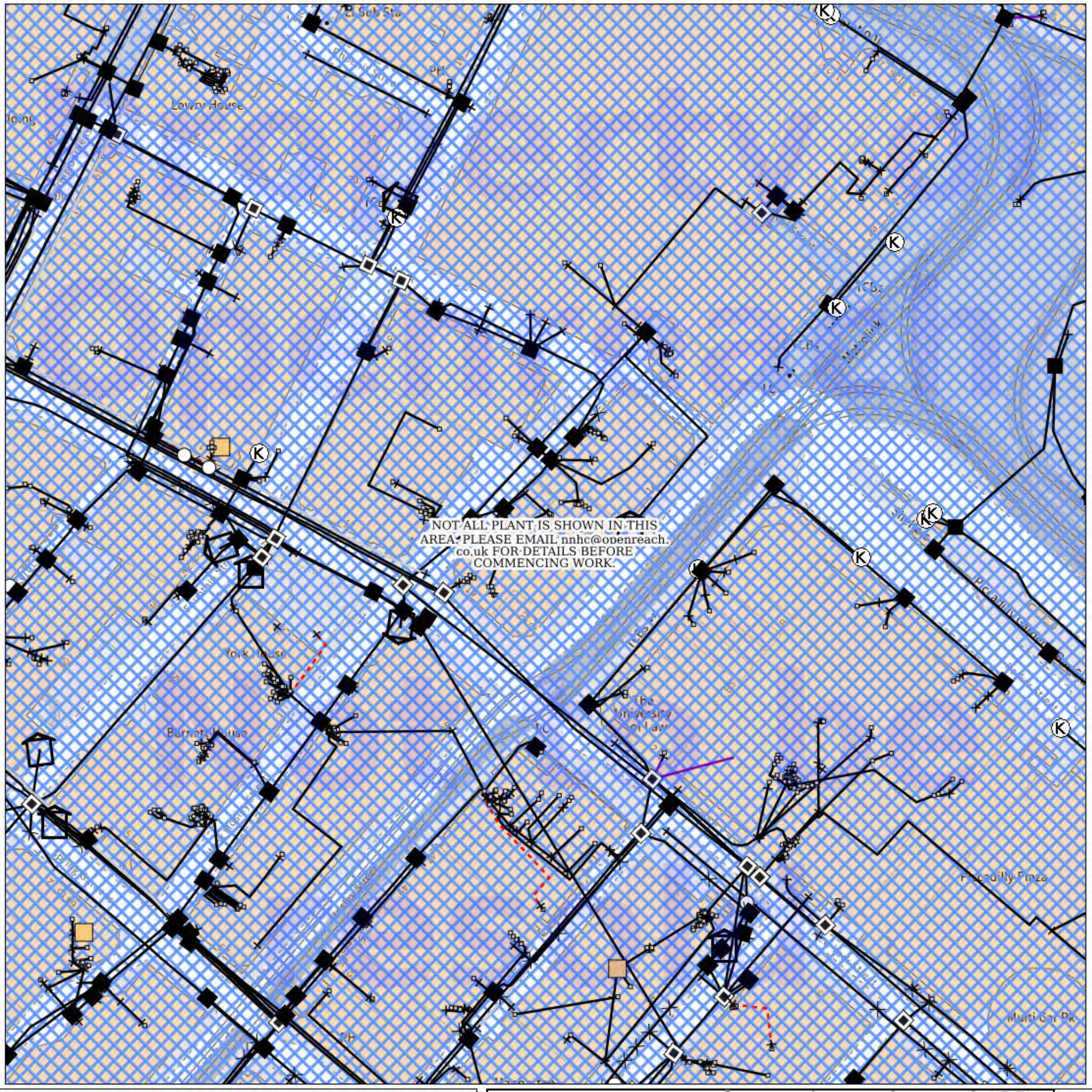
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Appendix C

Telecommunication Record Maps

Maps on Demand Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made newar to BT apparatus which may exist at various depths and may deviate from the marked route.

openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

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KEY TO BT SYMBOLS

	Planned	*Live*
PCP		
Pole		
Box		
Manhole		
Cabinet		

Change Of State	+	Hatchings	
Split Coupling	×	Built	
Duct Tee	▲	Planned	
Building		Inferred	
Kiosk	K	Duct	

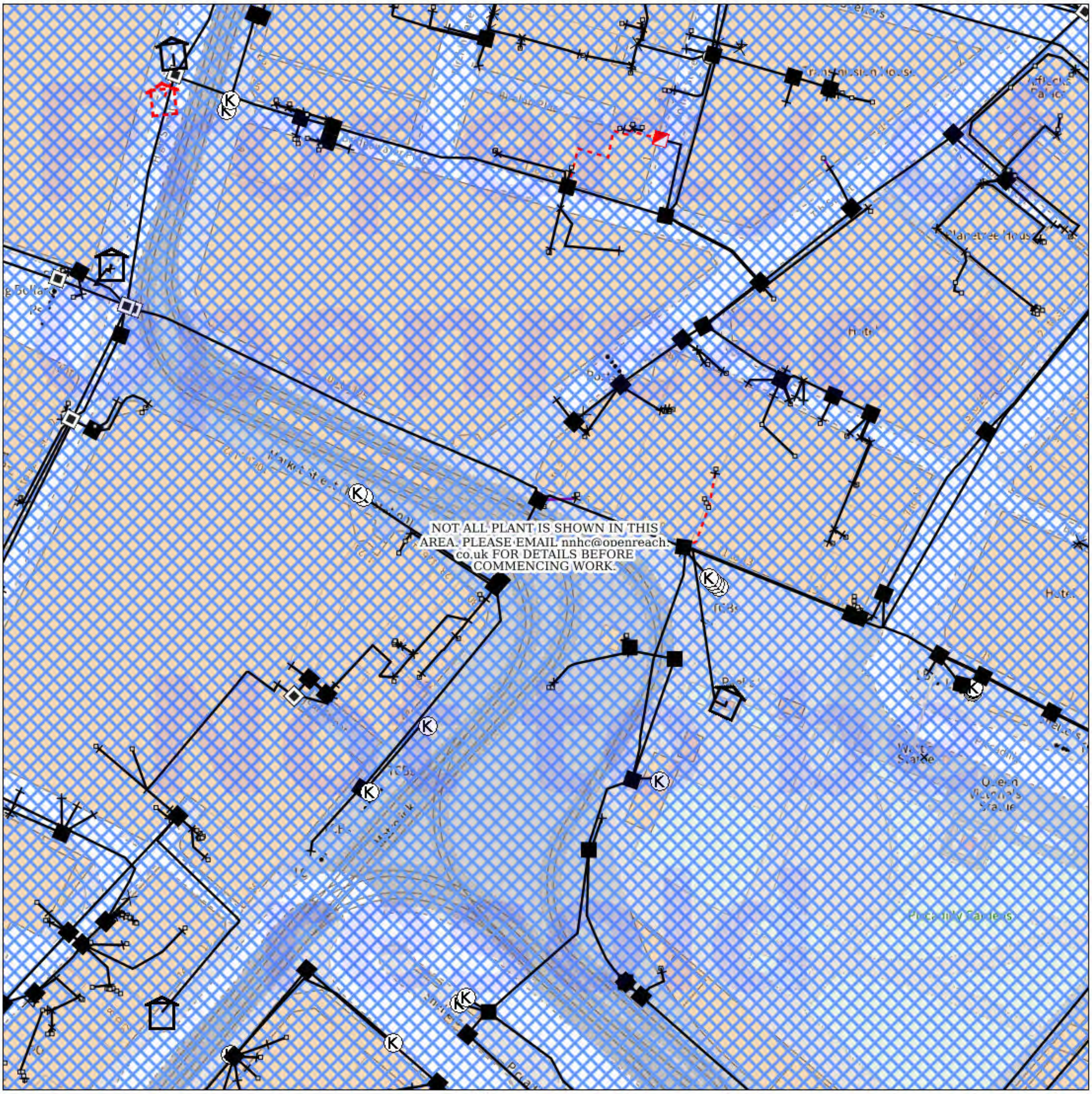
Other proposed plant is shown using dashed lines.
BT Symbols not listed above may be disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.

	Pending Add	*In Place*	*Pending Remove*	*Not In Use*
Power Cable				
Power Duct				N/A

BT Ref : CRS10111A
Map Reference : (centre) SJ8418798247
Easting/Northing : (centre) 384187,398247
Scale : 1:250
Issued : 28/05/2026 10:11:18

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Maps on Demand Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made newar to BT apparatus which may exist at various depths and may deviate from the marked route.

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email cbyd@openreach.co.uk

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KEY TO BT SYMBOLS

	Planned	*Live*
PCP		
Pole		
Box		
Manhole		
Cabinet		

Change Of State	+	Hatchings	
Split Coupling	×	Built	
Duct Tee	▲	Planned	
Building		Inferred	
Kiosk	K	Duct	

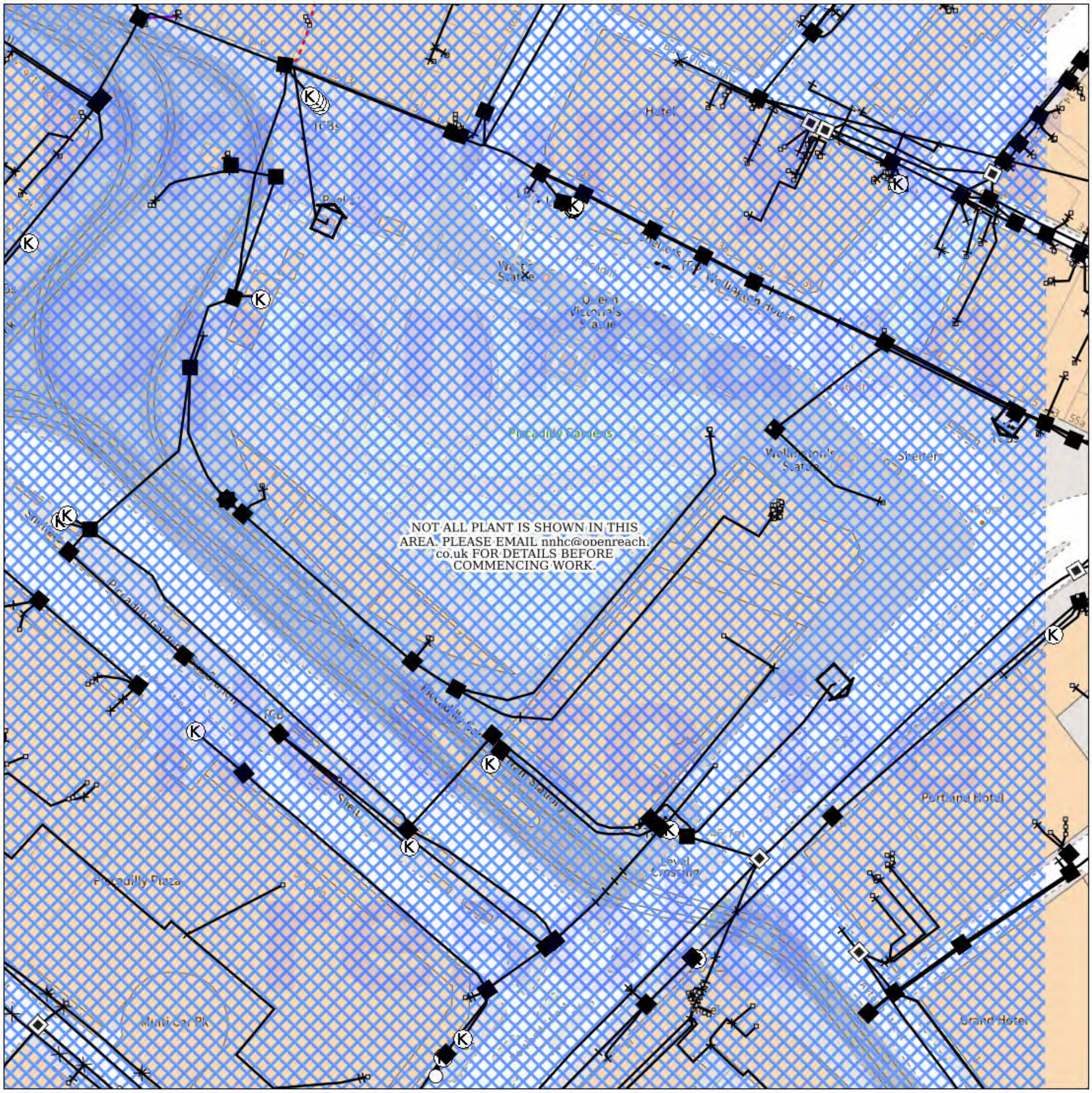
Other proposed plant is shown using dashed lines.
BT Symbols not listed above may be disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.

	Pending Add	*In Place*	*Pending Remove*	*Not In Use*
Power Cable				
Power Duct				N/A

BT Ref : LAU11044T
Map Reference : (centre) SJ8429598358
Easting/Northing : (centre) 384295,398358
Scale : 1:250
Issued : 28/05/2026 11:04:16

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Maps on Demand Plant Information Reply



IMPORTANT WARNING

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KEY TO BT SYMBOLS

	Planned	*Live*
PCP		
Pole		
Box		
Manhole		
Cabinet		

Change Of State	+	Hatchings	
Split Coupling	×	Built	
Duct Tee	▲	Planned	
Building		Inferred	
Kiosk	K	Duct	

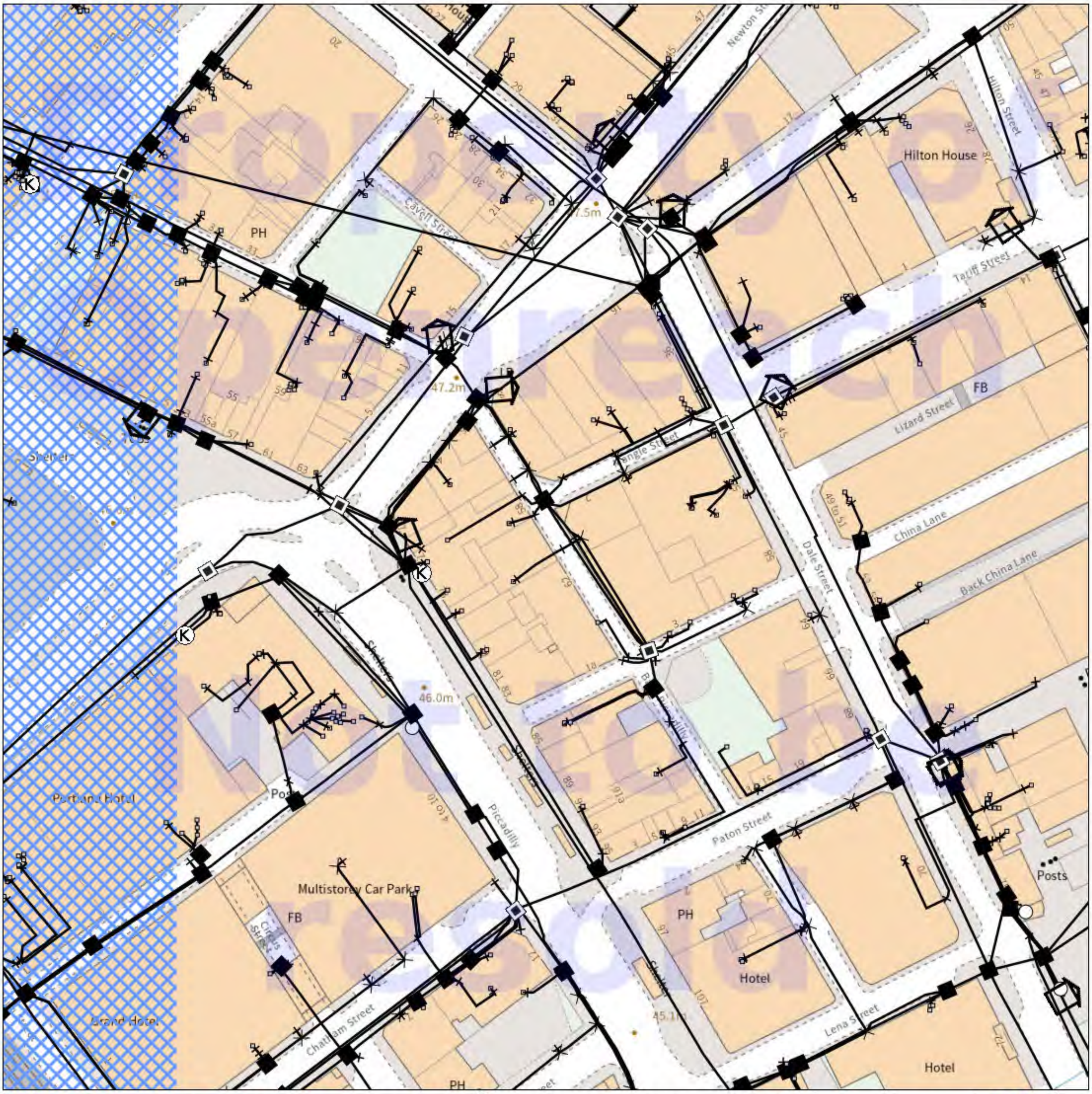
Other proposed plant is shown using dashed lines.
BT Symbols not listed above may be disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.

	Pending Add	*In Place*	*Pending Remove*	*Not In Use*
Power Cable				
Power Duct				N/A

BT Ref : DXY10117T
Map Reference : (centre) SJ8438798247
Easting/Northing : (centre) 384387,398247
Scale : 1:250
Issued : 28/05/2026 10:11:30

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Maps on Demand Plant Information Reply



IMPORTANT WARNING

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KEY TO BT SYMBOLS

	Planned	*Live*
PCP		
Pole		
Box		
Manhole		
Cabinet		

Change Of State	+	Hatchings	
Split Coupling	×	Built	
Duct Tee	▲	Planned	
Building		Inferred	
Kiosk	K	Duct	

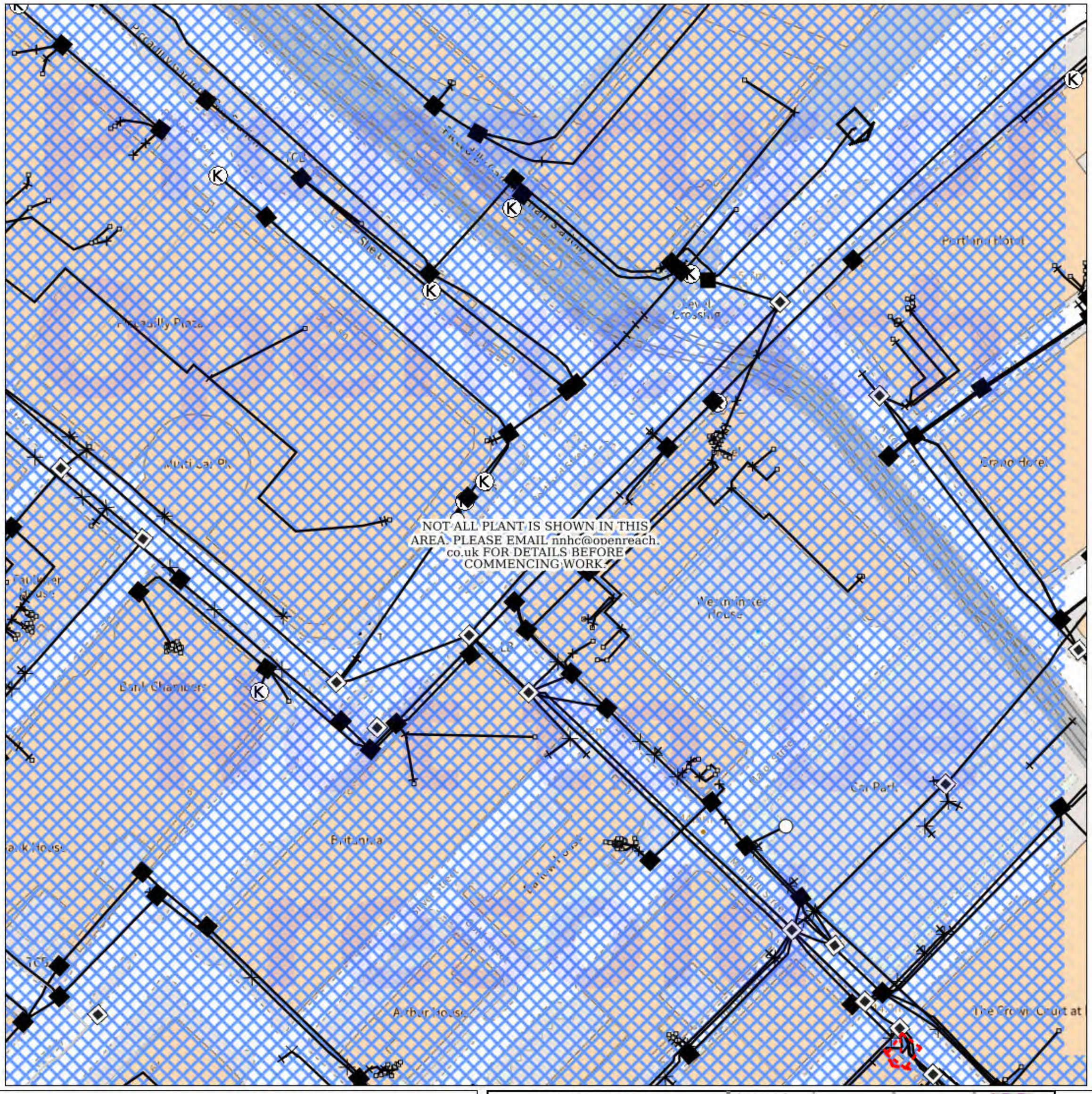
Other proposed plant is shown using dashed lines.
BT Symbols not listed above may be disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.

	Pending Add	*In Place*	*Pending Remove*	*Not In Use*
Power Cable				
Power Duct				N/A

BT Ref : SUR10117W
Map Reference : (centre) SJ8458798247
Easting/Northing : (centre) 384587,398247
Scale : 1:250
Issued : 28/05/2026 10:11:40

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Maps on Demand Plant Information Reply



IMPORTANT WARNING

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KEY TO BT SYMBOLS

	Planned	*Live*
PCP		
Pole		
Box		
Manhole		
Cabinet		

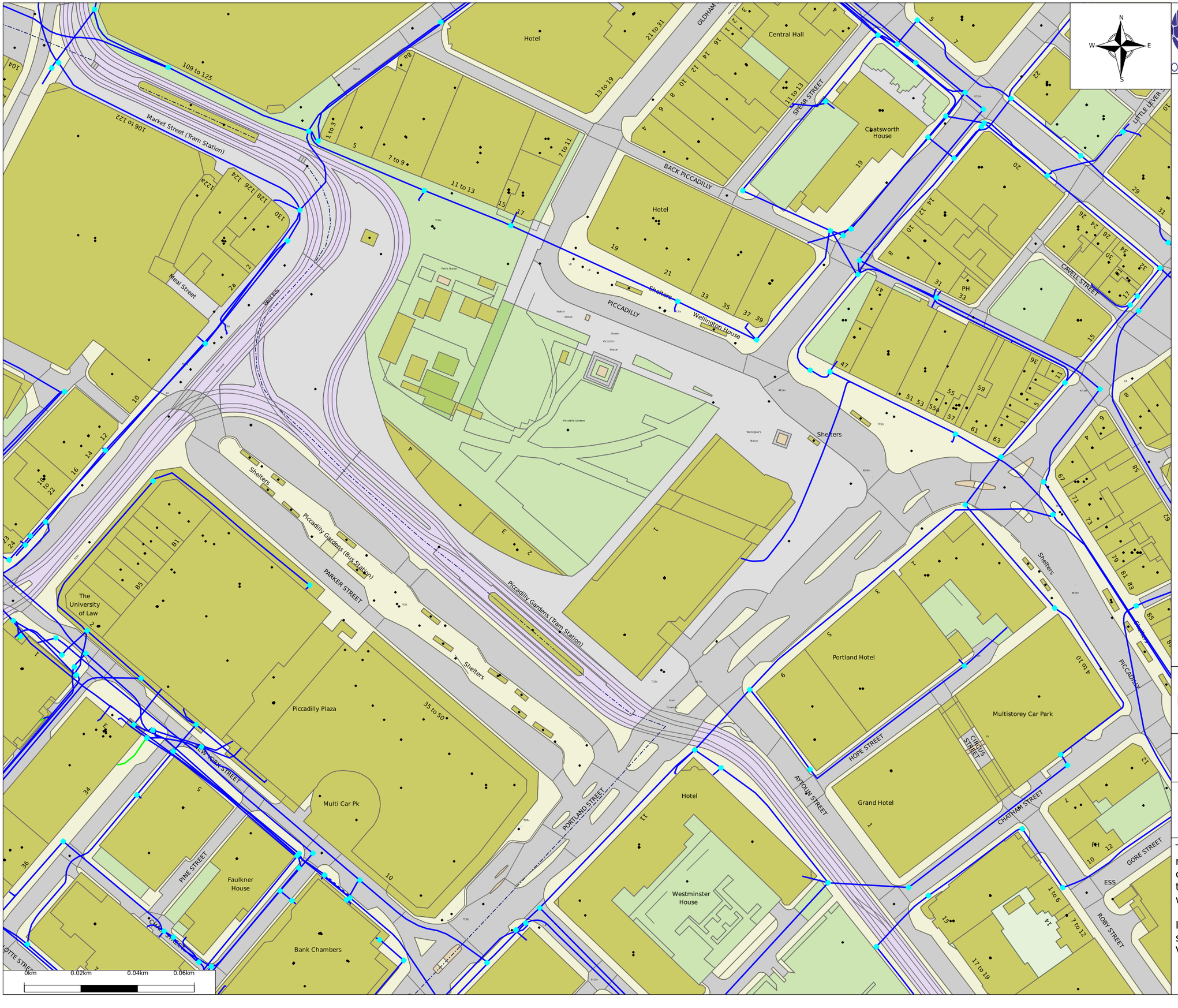
Change Of State	+	Hatchings	
Split Coupling	×	Built	
Duct Tee	▲	Planned	
Building		Inferred	
Kiosk	K	Duct	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above may be disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.

	Pending Add	*In Place*	*Pending Remove*	*Not In Use*
Power Cable				
Power Duct				N/A

BT Ref : FCK11044I
Map Reference : (centre) SJ8438298119
Easting/Northing : (centre) 384382,398119
Scale : 1:250
Issued : 28/05/2026 11:04:40

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Legend

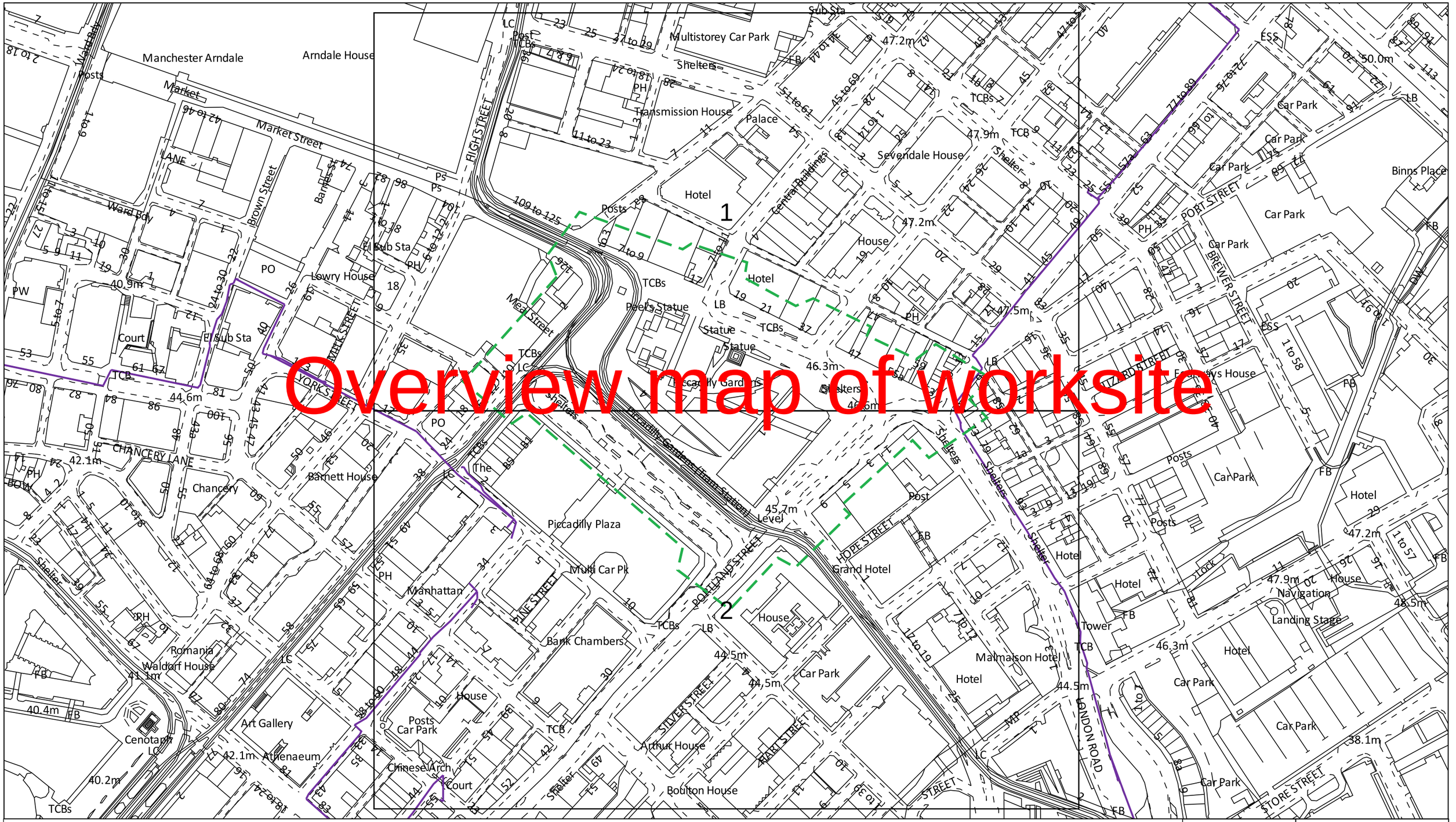
- Access Chamber.Location Active Manhole
- Access Chamber.Location Active Carriageway Chamber
- Access Chamber.Location Active Footway Chamber
- Access Chamber.Location Inactive Footway Chamber
- Underground Route.Route Active - Owned
- Underground Route.Route Active - Leased
- Underground Route.Route Inactive - Owned

Vodafone Limited (No01471587) registered office is at Vodafone House, The Connection, Newbury, Berkshire, RG142FN

Plot Date : 29/05/2026	Scale : 1:1250

This plan shows apparatus owned by members of the Vodafone Group of companies (including legacy telecommunication companies currently within the group)

Information with regard to such apparatus should always be obtained from Vodafone or its appointed agents.



Date Requested: 28/05/2026
Job Reference: 41668578
Site Location: 384391 398254

Requested by:
Mr Duncan Phillips
Your Scheme/Reference: 71682

Scale: 1:2562 (When plotted at A3)

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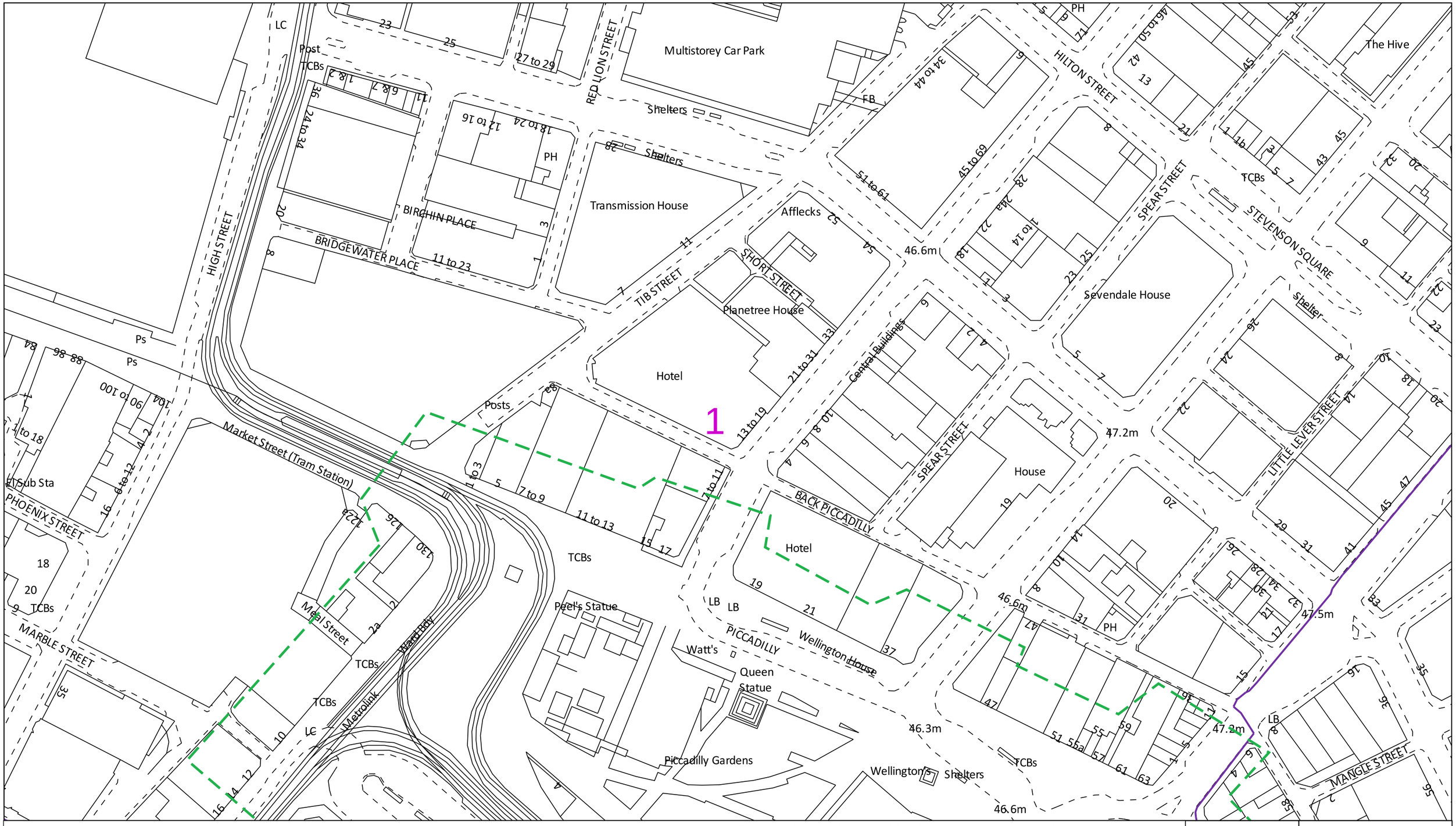
Neos Network Underground Route

Emergency Number: 0345 305 3337

Registered Office:

Inveralmond House,
200 Dunkeld Road,
Perth, PH1 3AQ

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0 100 m

Dig Sites Area: Line:

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Date Requested: 28/05/2026
Job Reference: 41668578
Site Location: 384391 398254

Requested by:
Mr Duncan Phillips
Your Scheme/Reference: 71682

Scale: 1:1250 (When plotted at A3)

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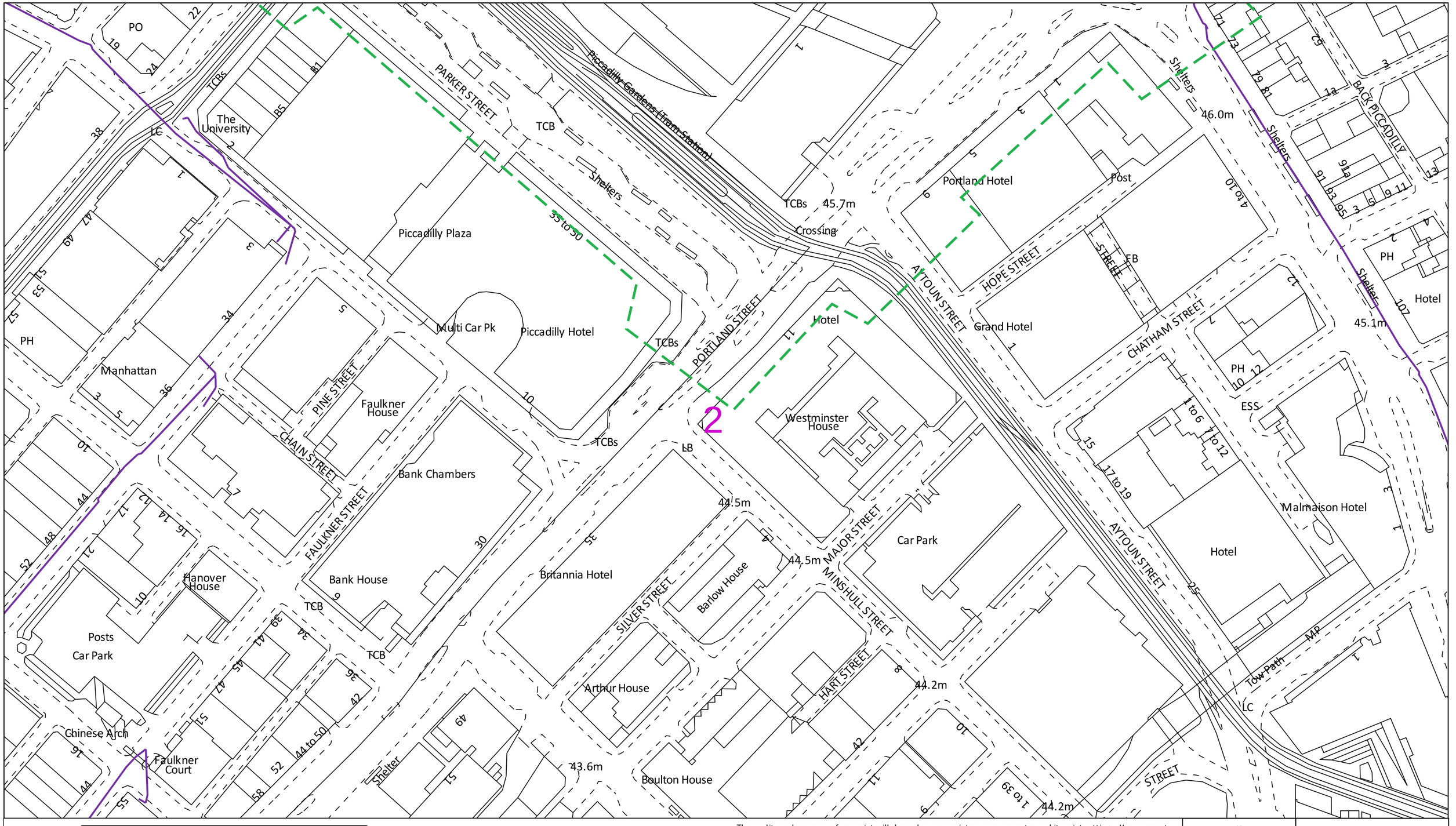
Neos Network Underground Route

Emergency Number: 0345 305 3337

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0 100 m

Dig Sites Area: Line:

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Date Requested: 28/05/2026
Job Reference: 41668578
Site Location: 384391 398254

Requested by:
Mr Duncan Phillips
Your Scheme/Reference: 71682

Scale: 1:1250 (When plotted at A3)

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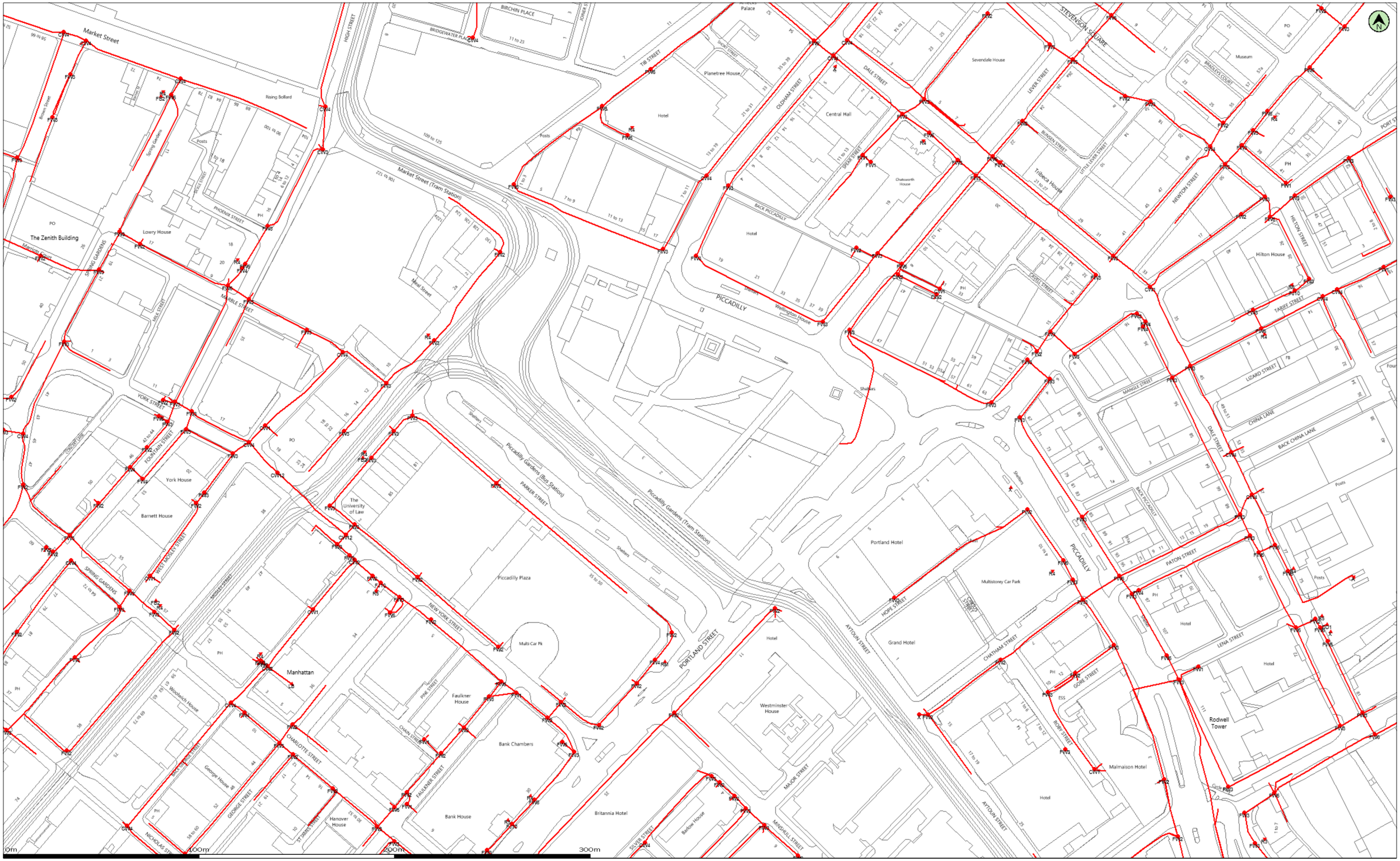
Neos Network Underground Route

Emergency Number: 0345 305 3337

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Plans generated by DigSAFE Pro™ software provided by LinesearchbeforeUdig.



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This plan has been prepared to assist in identifying the location of Virgin Media apparatus. While we have taken care to ensure its accuracy, we cannot guarantee that it is complete or error-free. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. This plan should not be relied upon as the sole source of information when carrying out excavation or other works. The actual position of any underground services must be confirmed on site using appropriate cable detection equipment and other verification methods before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan. Should you find, whilst carrying out the works, that apparatus belonging to Virgin Media Limited, is not marked, or is incorrectly marked, can you please take such steps as are reasonably practicable to inform Virgin Media Limited of its location and (so far as appears from external inspection) its nature and whether it is in use. This plan is produced by Virgin Media Limited. © Crown copyright and database rights 2026 OS AC0000818557

Duct, Trench | Chamber / Pole | Cabinet

melanie@cornerstoneprojects.co.uk

71682

Zayo Group UK Ltd
4th Floor Harmsworth House
13-15 Bouverie Street
London, EC4Y 8DP

JSM Group Ltd
Sterling House
Mutton Lane, Potters Bar
Hertfordshire, EN6 3AR
T: 01992 655 919
zayoplantenquiries@jsmgroup.com

Legend

- Zayo Duct
- Zayo Chamber
- Enquiry Area

Date requested: 28 May 2026
Requested by: Mr Duncan Phillips
Company: Cornerstone Projects
Job reference: 41668578
Your reference: 71682

Scale on A3 paper: 1:2563

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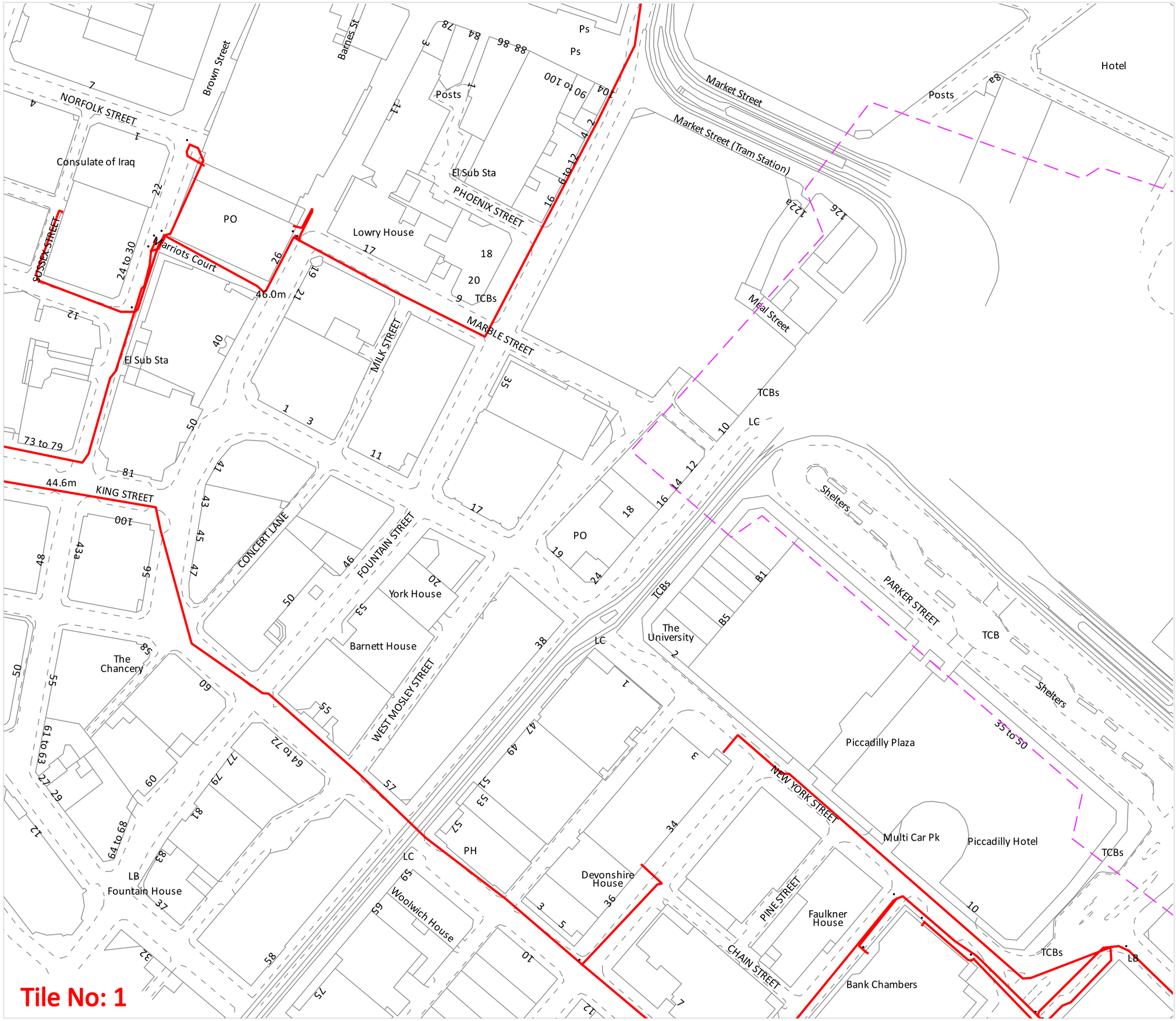
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Overview



Zayo Group UK Ltd
4th Floor Harmsworth House
13-15 Bouverie Street
London, EC4Y 8DP

JSM Group Ltd
Sterling House
Mutton Lane, Potters Bar
Hertfordshire, EN6 3AR
T: 01992 655 919
zayoplantenquiries@jsmgroup.com

Legend

- Zayo Duct
- Zayo Chamber
- Enquiry Area

Date requested: 28 May 2026
Requested by: Mr Duncan Phillips
Company: Cornerstone Projects
Job reference: 41668578
Your reference: 71682

Scale on A3 paper: 1:1250

Warning: PDF designed for colour print only with no page scaling. This Information is given as a guide only and its accuracy cannot be guaranteed.

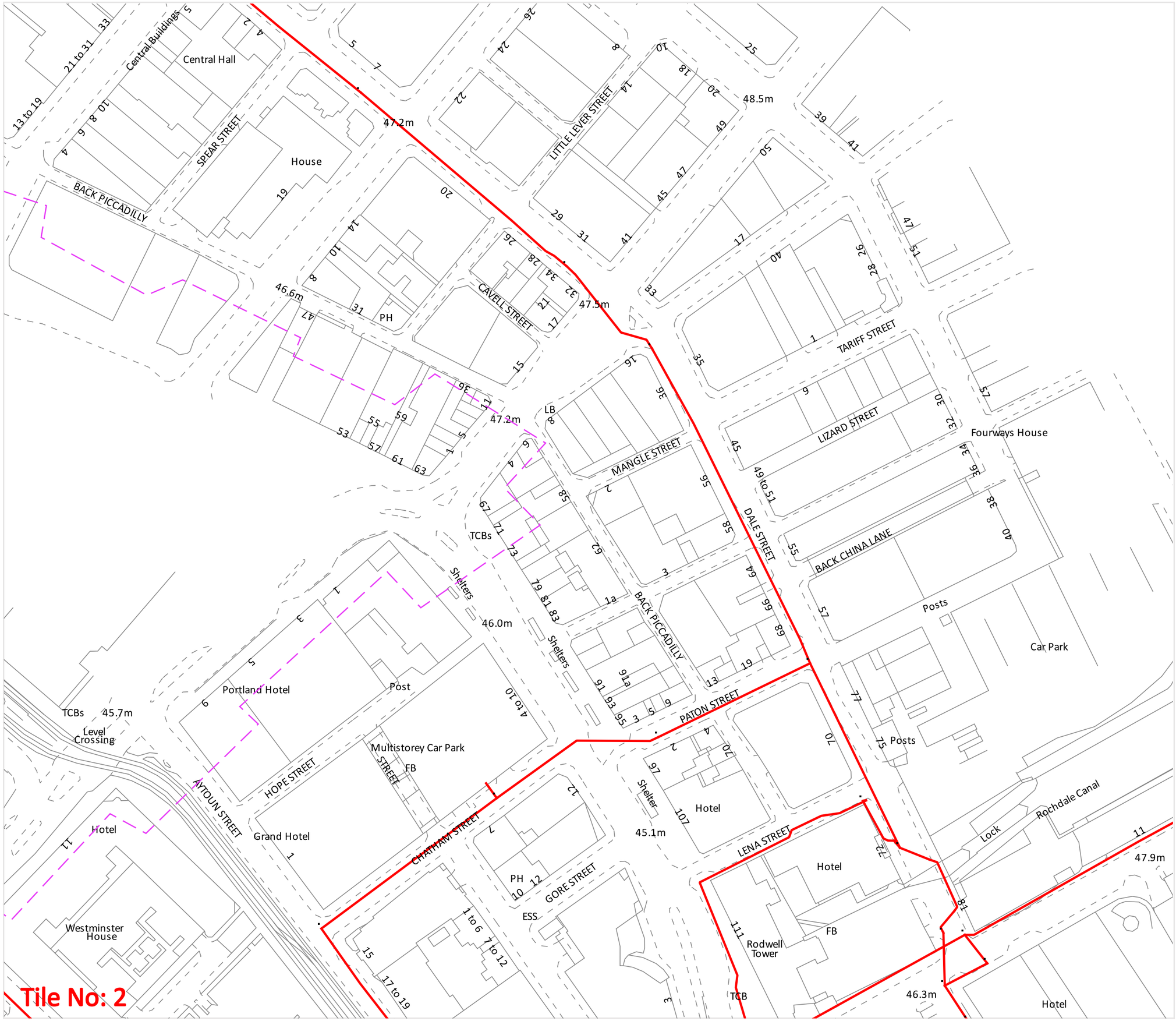
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Tile No: 2

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13-15 Bouverie Street
London, EC4Y 8DP

JSM Group Ltd
Sterling House
Mutton Lane, Potters Bar
Hertfordshre, EN6 3AR
T: 01992 655 919
zayoplantenquiries@jsmgroup.com

Legend

- Zayo Duct
- Zayo Chamber
- Enquiry Area

Date requested:	28 May 2026
Requested by:	Mr Duncan Phillips
Company:	Cornerstone Projects
Job reference:	41668578
Your reference:	71682

Scale on A3 paper: 1:1250

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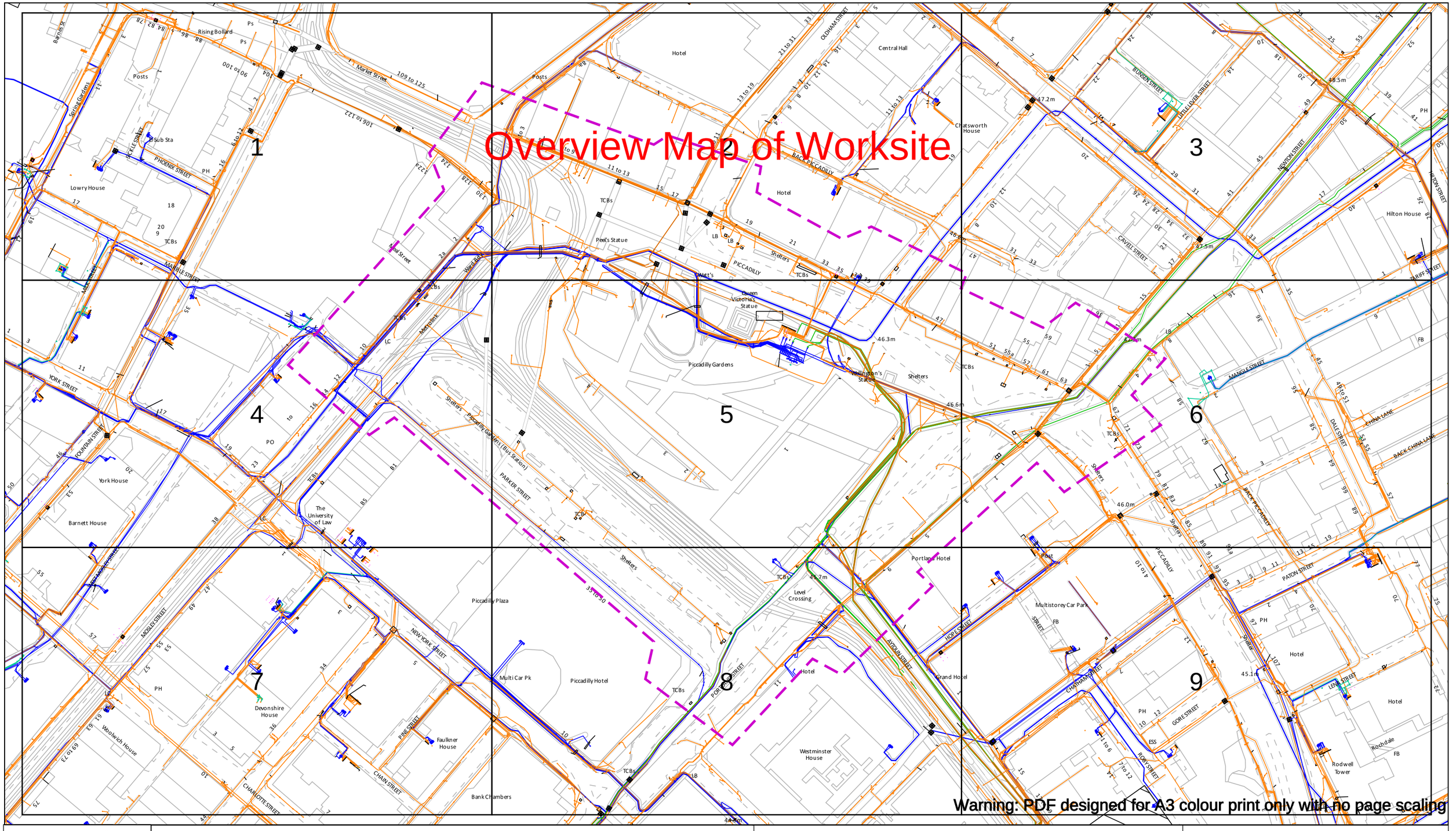
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Appendix D

Electricity North West Record Maps

Overview Map of Worksite



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In an emergency call 105, 24 hours a day

Date Requested: 28/05/2026
Job Reference: 41668578
Site Location: 384391 398254
Requested by:
Mr Duncan Phillips
Your Scheme/Reference: 71682

Scale: 1:1538 (When plotted at A3)

IMPORTANT INFO

Unless otherwise indicated the depth of Electricity North West Limited cables are in accordance with NJUG (450mm for Low Voltage & 600mm for 11kV cables) 33kV and 132kV cables are laid at depths as marked. The depth and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indications on this drawing or from any regulatory loss of income or incentive, or expense, which may be suffered by Electricity North West Limited and which is caused or contributed to by any loss of supply as a result of any damage caused to Electricity North West Limited's equipment. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited.

Reference should be made to HSE Guidance, HS(G)47 "Avoiding Danger from Underground Services" and GS6 "Avoiding Danger from Overhead Power Lines". Electricity North West Limited, Borron Street, Portwood, Stockport, Cheshire, SK1 2JD Registered in England and Wales. Registered No 02366949

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

Dig Sites

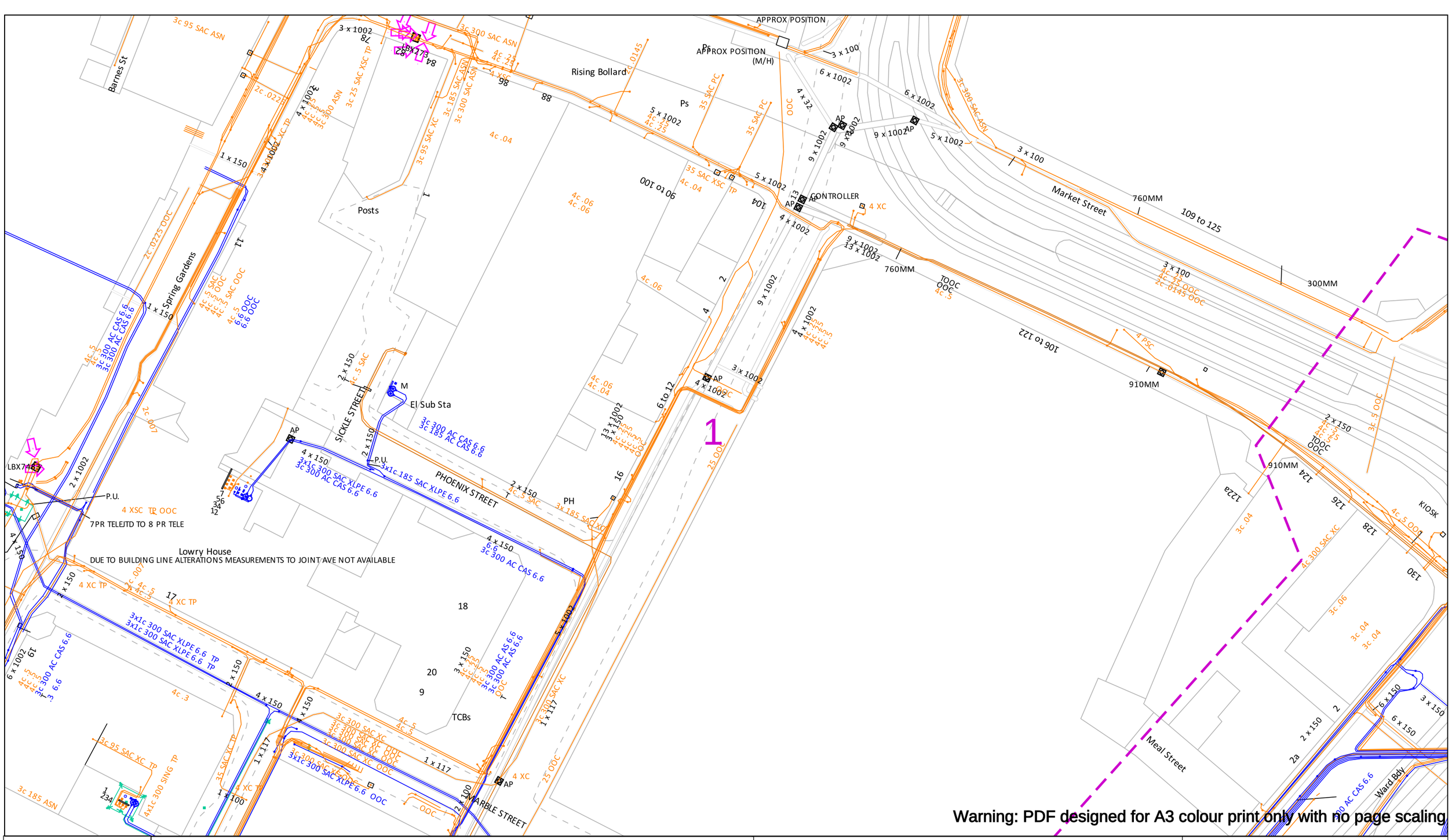
Area:

Line:

SP Electricity North West

Electricity North West
Borron Street
Portwood, Stockport
Cheshire, SK1 2 JD
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk

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In an emergency call 105, 24 hours a day

Date Requested: 28/05/2026
Job Reference: 41668578
Site Location: 384391 398254
Requested by:
Mr Duncan Phillips
Your Scheme/Reference: 71682

Scale: 1:500 (When plotted at A3)

IMPORTANT INFO

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

Dig Sites

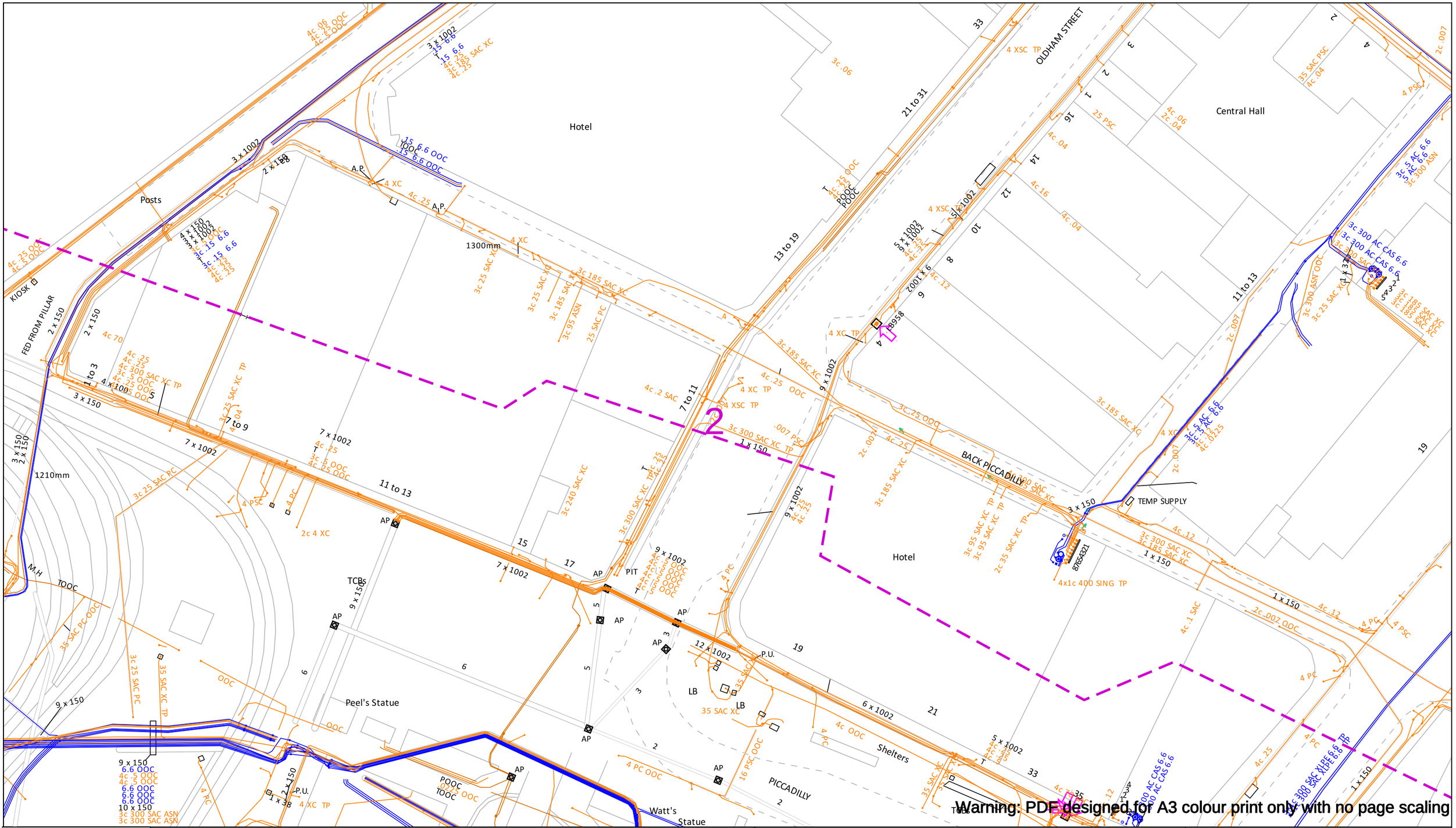
Area:

Line:

SP Electricity North West

Electricity North West
Borron Street
Portwood, Stockport
Cheshire, SK1 2 JD
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk

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In an emergency call 105, 24 hours a day

Date Requested: 28/05/2026
Job Reference: 41668578
Site Location: 384391 398254
Requested by:
Mr Duncan Phillips
Your Scheme/Reference: 71682

Scale: 1:500 (When plotted at A3)

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Unknown Voltage	Brown	

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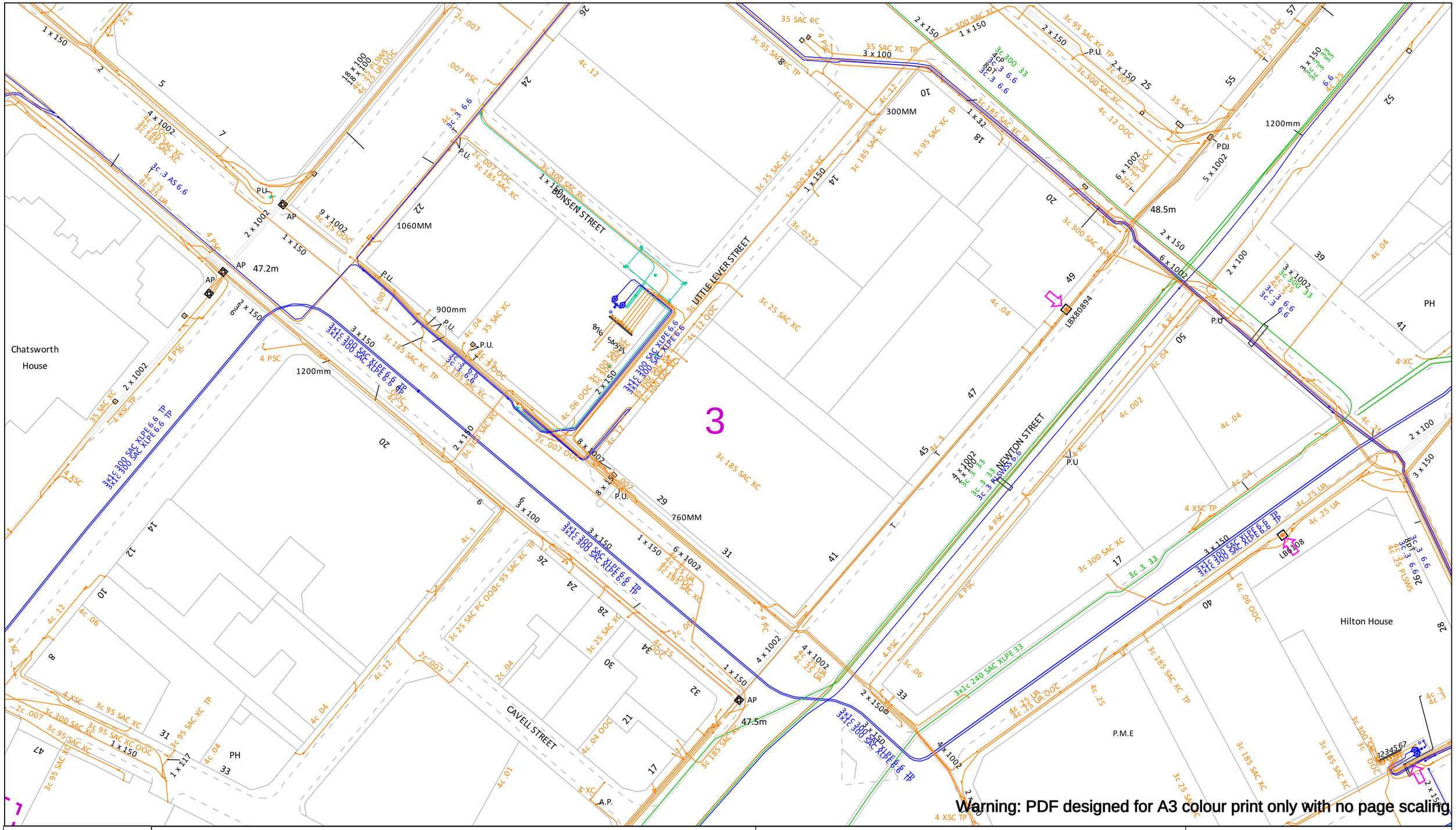
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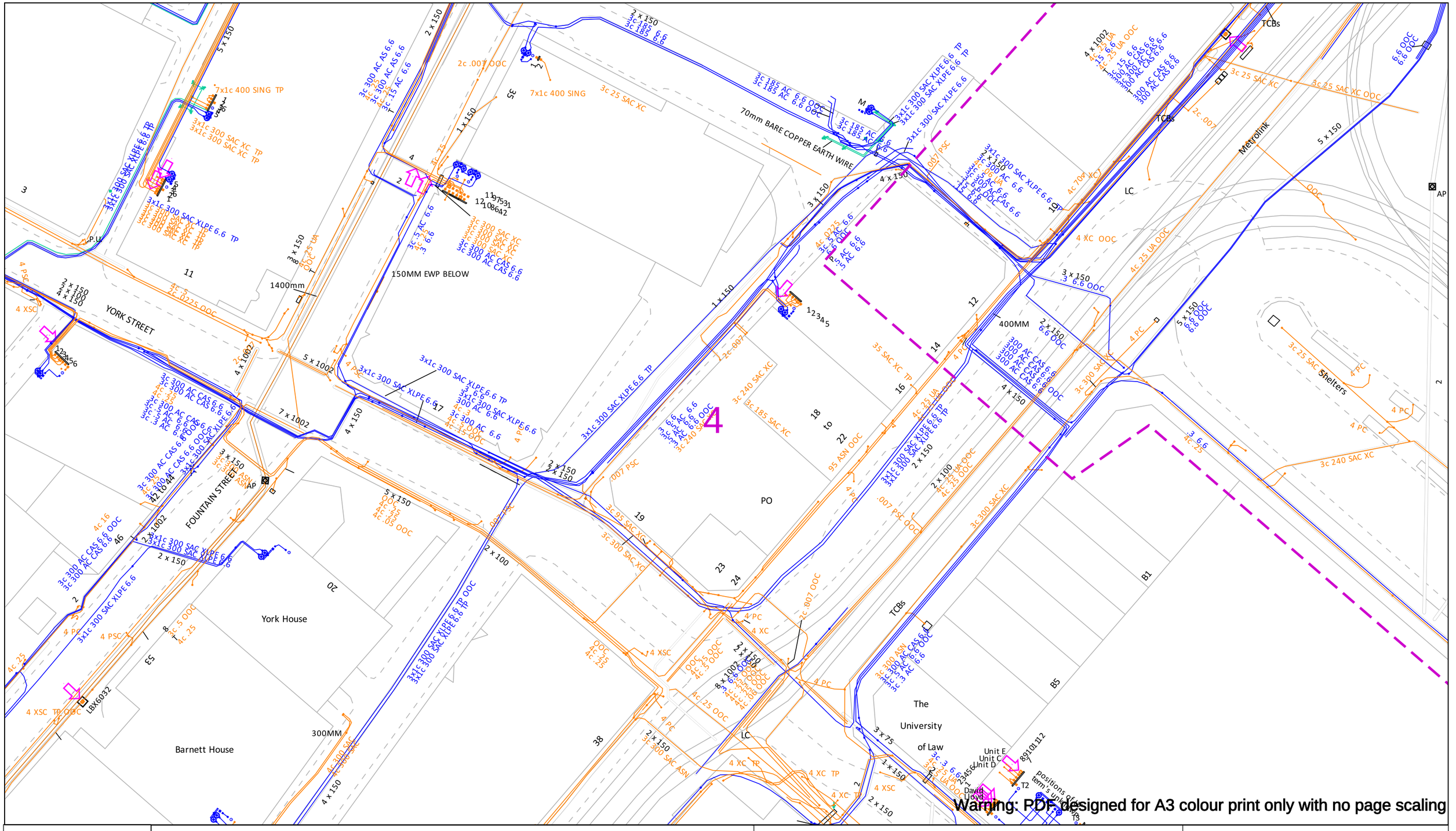
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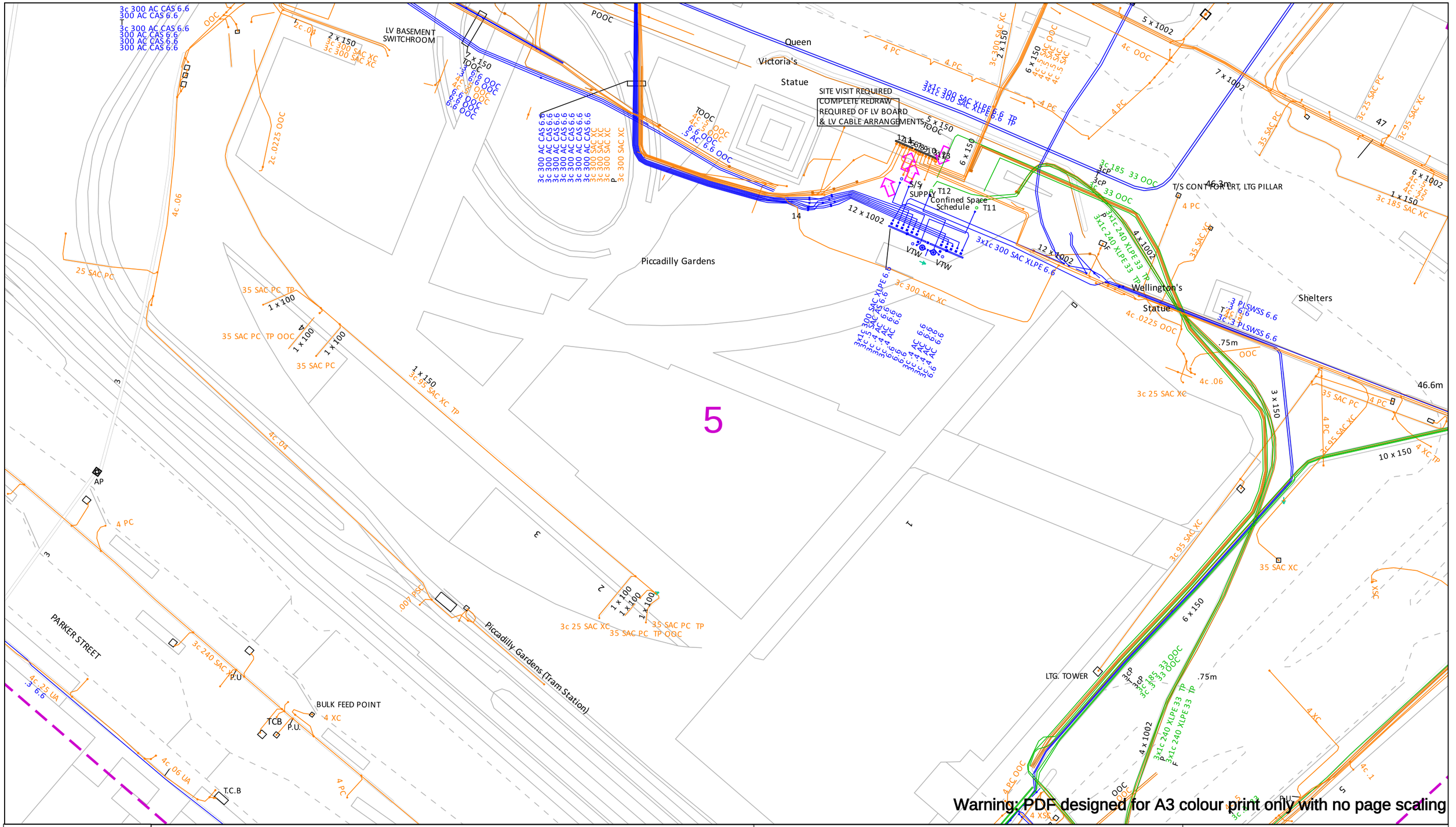
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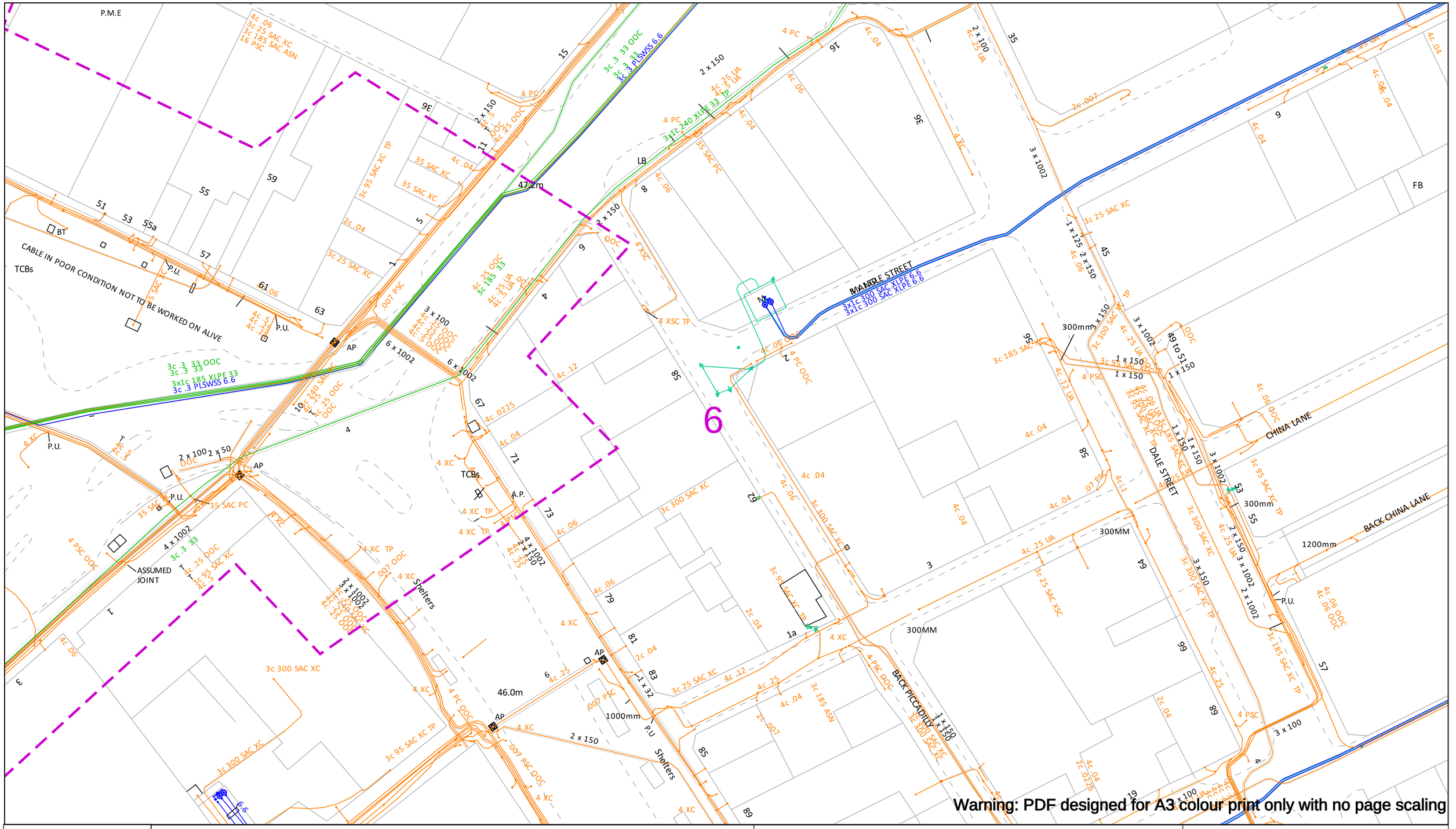
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3c 300 AC CAS 6.6
300 AC CAS 6.6
T
3c 300 AC CAS 6.6
300 AC CAS 6.6
300 AC CAS 6.6
300 AC CAS 6.6
OOC
2c .04
2 x 150
3c 300 SAC XC
3c 300 SAC XC
LV BASEMENT SWITCHROOM
POOC
Queen
Victoria's
Statue
SITE VISIT REQUIRED
COMPLETE REDRAW
REQUIRED OF LV BOARD
& LV CABLE ARRANGEMENTS
4 PC
4 PC
3c 300 SAC XC
2 x 150
6 x 150
4c 5 SAC OOC
4c 5 SAC OOC
4c 5 SAC OOC
5 x 1002
4c OOC
7 x 1002
4 PC
4 PC
3x1c 300 SAC XLPE 6.6
3x1c 300 SAC XLPE 6.6 TP
TOOC
5 x 150
TOOC
6 x 150
3c 185 33 OOC
3CP
3CP
3c 33 OOC
T/S CONT FOR LRT, LTG PILLAR
46.3m
4 PC
3c 25 SAC PC
47
3c 95 SAC XC
35 SAC PC
6 x 1002
4c OOC
4c OOC
4c OOC



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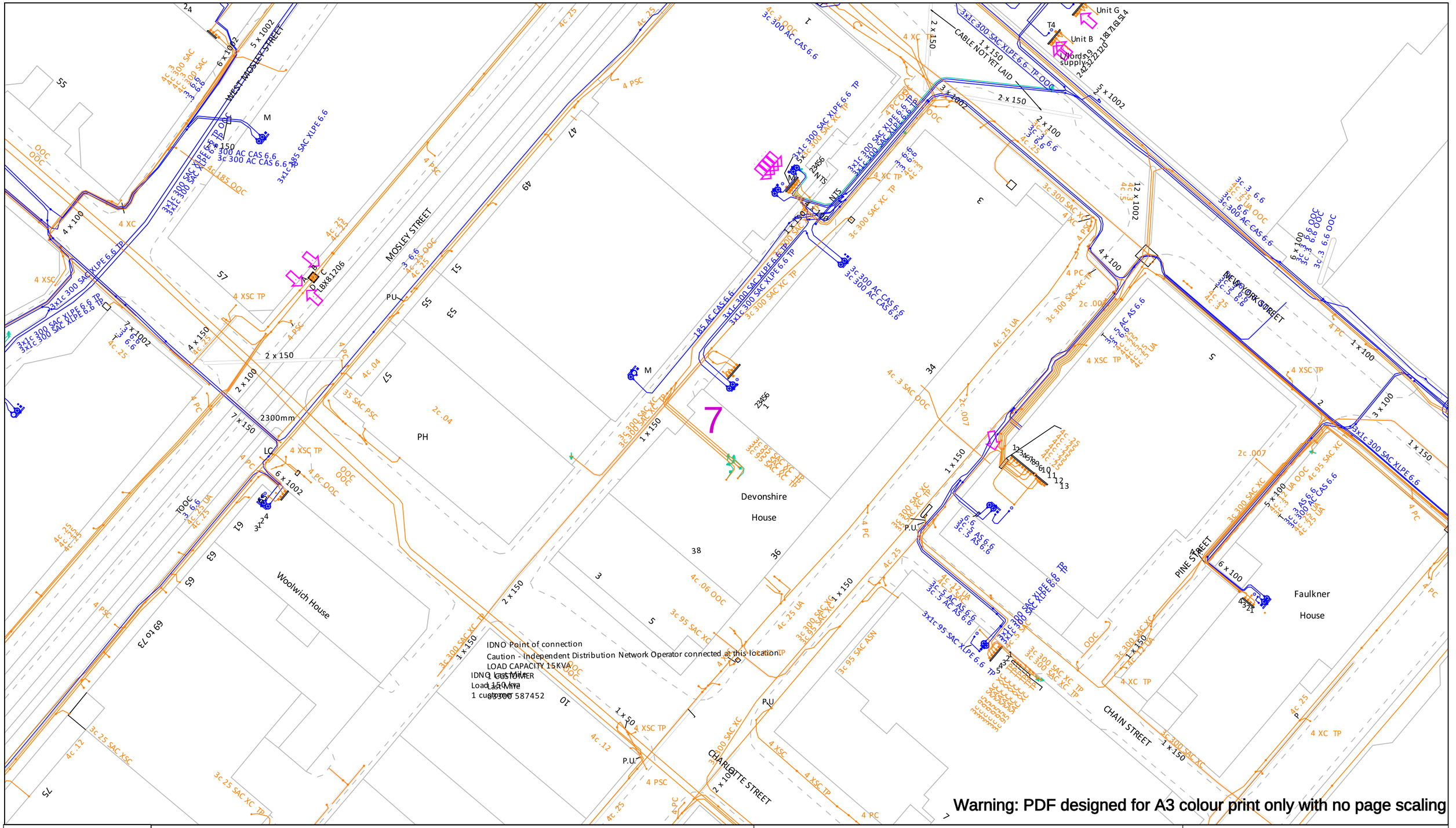
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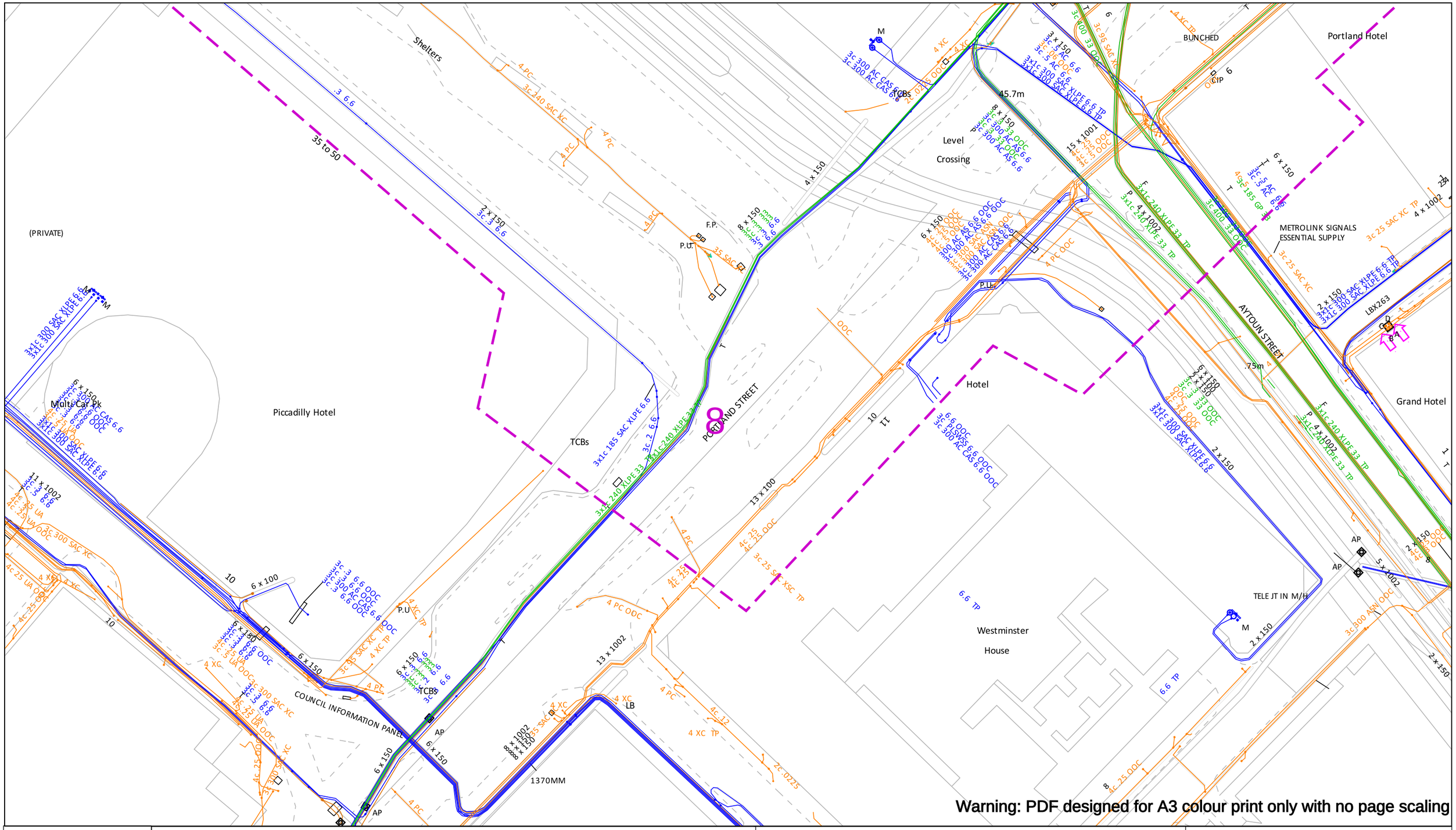
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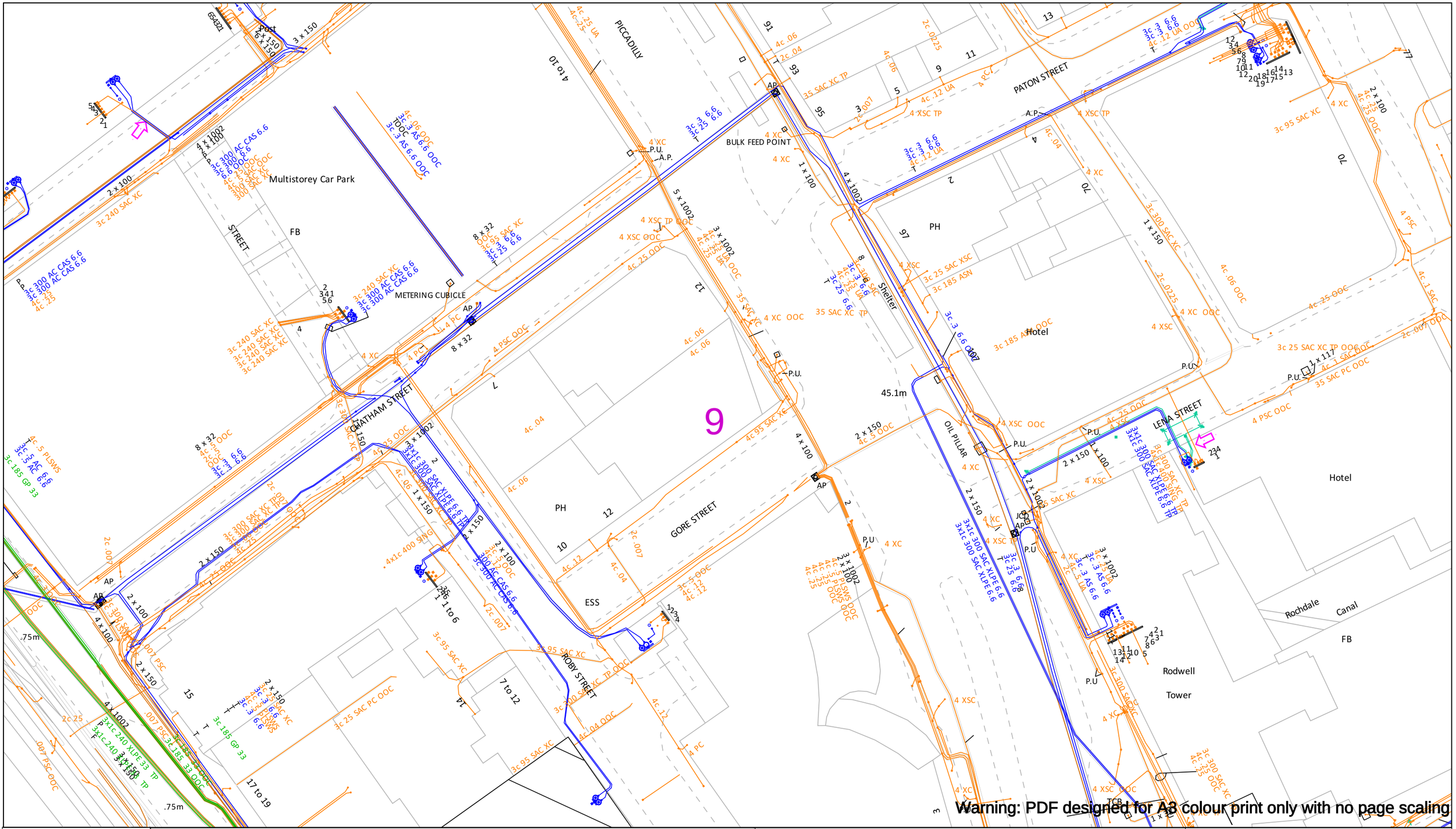
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