

WATERFOLD PARK, BURY

TPIF (Portfolio No.1) LLP

Waterfold Park – Utilities Statement

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Consulting

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RECORD OF REVISIONS.

Date.	Revision.	Description of change.
07/10/2023	P01	First Issue – Draft for Comment
10/10/2023	P02	Planning Issue

Date: 10.10.2023

Revision: P02

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1. Executive Summary

This report has been prepared by Cudd Bentley Consulting on behalf of TPIF (Portfolio No.1) LLP to provide supporting information for a Full Planning Application for the proposed redevelopment of existing premises, comprising full demolition; erection of new building for Class B8 purposes with ancillary offices; installation of external plant and gatehouse; hardstanding for servicing and parking; attenuation pond; and boundary enclosure.

The report details the concept utility service proposals for the proposed development, in support of the development Planning Application.

The intent of this report is to provide an overview of the utility services provisions to support the development, highlighting where appropriate current utility company negotiations and proposal status.

The Architectural, Structural Engineering, Costing and Landscaping reports have been undertaken out by other parties, with Cudd Bentley Consulting assisting with co-ordination. This report therefore, is to be read in conjunction with the other design team reports.

This report details the extent of the statutory services that are in the vicinity of the site and impact on the proposed development works.

A Groundwise utilities search has been undertaken of the site constraints. The utilities maps and content provided within this report has been based upon the Groundwise information received to date.

The utility company's data is uncontrolled and should not be relied upon for accuracy, therefore may be used for guidance only. Cudd Bentley Consulting recommends that a detailed survey be carried out using a combination of Ground Penetrating Radar Survey (GPRS) and visual inspection, including more intrusive investigations (lifting manhole covers etc) to further verify the positions of below ground services as indicated on the received asset plans and in advance of any site works and/or excavations being commenced.

Applications have been submitted to the local utility asset owners to allow new connections and diversions of existing apparatus for the proposed development. The schedule on the following page provides summary only of the anticipated works each utility provider will be undertaking.

<u>Operator</u>	<u>Works</u>
Electricity North West	New Connections - Contestable and Non-contestable works and quotations awaited. Disconnections - Non contestable works and quotation received.
BT Openreach	New Connections - Proposal submitted and quotations awaited. Disconnections - Proposal submitted and quotations awaited.
Virgin Media	Disconnections Proposal submitted and quotations awaited.
Murphys (Water)	New Connections Proposal submitted and quotations awaited.
United Utilities (Water)	Disconnection proposal and quotations awaited.
GTC (gas)	Disconnection Final Detailed proposal and quotations awaited.

2. Introduction

The proposed re-development is for the provision of comprising full demolition; erection of new building for Class B8 purposes with ancillary offices; installation of external plant and gatehouse.

The plot is located to the East of the M66 near the Heap Bridge Interchange.

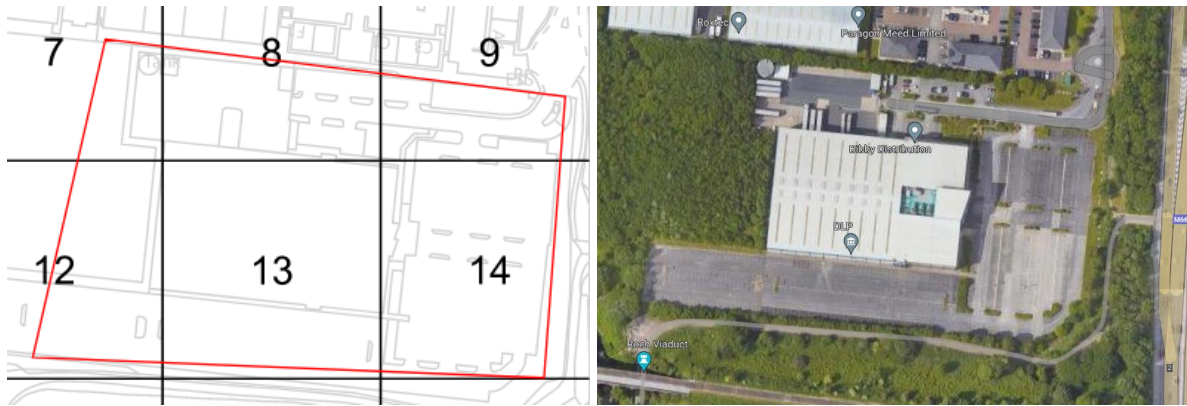


Figure 1; Proposed development site

The provision of all new services within the boundary in 'figure 1' will be provided to the proposed development.

The proposed site services will comprise:

- Electric
- Telecoms
- Water
- Drainage (by others)

3. Utility Search Summary

Cudd Bentley Consulting has undertaken a review of the statutory services (below and above ground) that are in the vicinity of the site and impact on the proposed development works.

Utilities within the vicinity of the proposed development

Data Supplier	Type	Date Received
ENW (Electricity North West)	Electricity	14/08/2023
GTC	Gas	14/08/2023
BT Openreach	Telecoms	14/08/2023
United Utilities	Water	14/08/2023
Virgin Media	Telecoms	14/08/2023

Figure 2; Potentially Affected Services

Unaffected Utilities

Data Supplier	Type	Date Received
Eclipse Power	Electricity	14/08/2023
ESP	Electricity	14/08/2023
Utility Assets Ltd	Electricity	14/08/2023
Mast Data	Mobile Phone Masts	14/08/2023
C.A. Telecom - Colt	Telecom	14/08/2023
CityFibre	Telecom	14/08/2023
Instalcom Ltd (Lumen Technologies)	Telecom	14/08/2023
MBNL	Telecom	14/08/2023
Sky UK Ltd	Telecom	14/08/2023
Telent NRTS	Telecoms	14/08/2023
Verizon	Telecom	14/08/2023
Vodafone	Telecom	14/08/2023
Zayo	Telecom	14/08/2023
Network Rail	Transport	14/08/2023
Energy Assets Group Ltd	Various	14/08/2023
HSE	Various	14/08/2023
Leep Utilities	Various	14/08/2023
LinesearchbeforeUdig	Various	14/08/2023
EXA	Telecoms	14/08/2023
ESP	Electricity	14/08/2023
Rochdale Metropolitan Borough Council	Street Lighting	14/08/2023

Figure 3; Unaffected Services

4. Electricity

Electricity North West (ENW) the local Distribution Network Operator (DNO) have provided asset plans indicating the high and low voltage services within the vicinity of the proposed development.

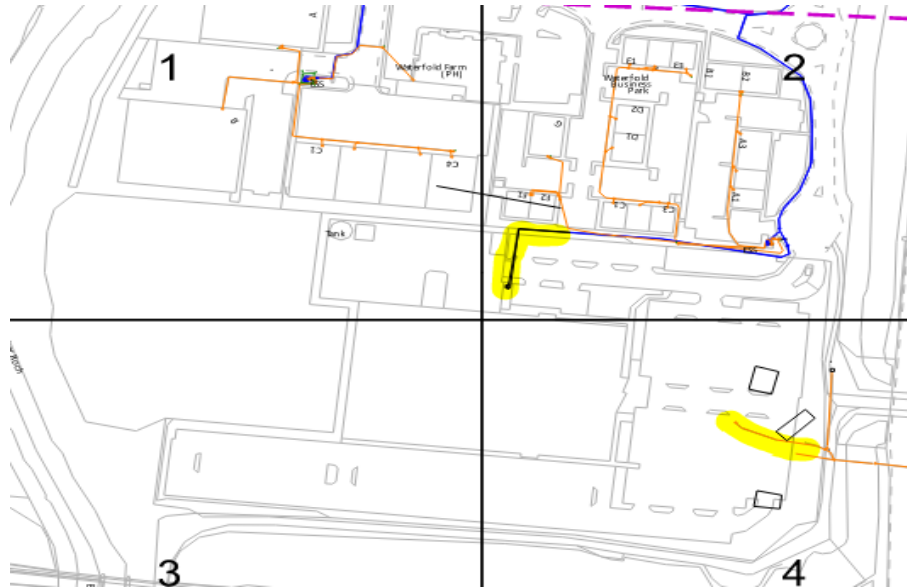


Figure 4; High & Low Voltage Mapping

There are currently High Voltage 11,000v underground cable routes entering the development plot from the North and terminating at on site substation arrangements. These services will be replaced / diverted to avoid clash with the proposed development works.



An application has been made for new incoming utility service supply to support the anticipated load.

Electricity North West (ENW) proposals are to support the planned development from the local HV network via the provision of a new on site substation.

5. Telecoms

Openreach have provided asset plans indicating the services within the vicinity of the proposed development.



Figure 6; BT Openreach Mapping

The BT asset maps identify below ground cabling routes, both inside and outside the site boundary. Applications have been made for the disconnection and diversions necessary to clear the site in readiness for full demolition and redeployment construction works.

A further application has been made to BT Openreach for provision of a detailed estimate to provide full specification for the provision of new services to support the development.

The proposed buildings will be registered with BT Openreach for 'FTTP' – Fibre to the premises.

6. Water

United Utilities have provided asset plans indicating their services are not within the proposed site boundary. A private service pipe route has been identified and currently being investigated.



Figure 8; Water Asset Mapping

A quotation application for the provision of a new MDPE supply to the new unit on the proposed development plot, from connections from the site wide water main infrastructure has been submitted.

New services will be extended from the local utility network to provide a dedicated individual supply to the unit.

7. Gas

Cadent are the main gas provider to the local area, and they have provided asset plans indicating their services are not within the proposed site boundary.

A quotation application for the provision of new Low Pressure (LP) capped connection supply (for future tenant use) to the proposed unit on the development plot has been made.

8. Water Sewers

Severn Trent have provided asset plans indicating the services within the vicinity of the proposed development.

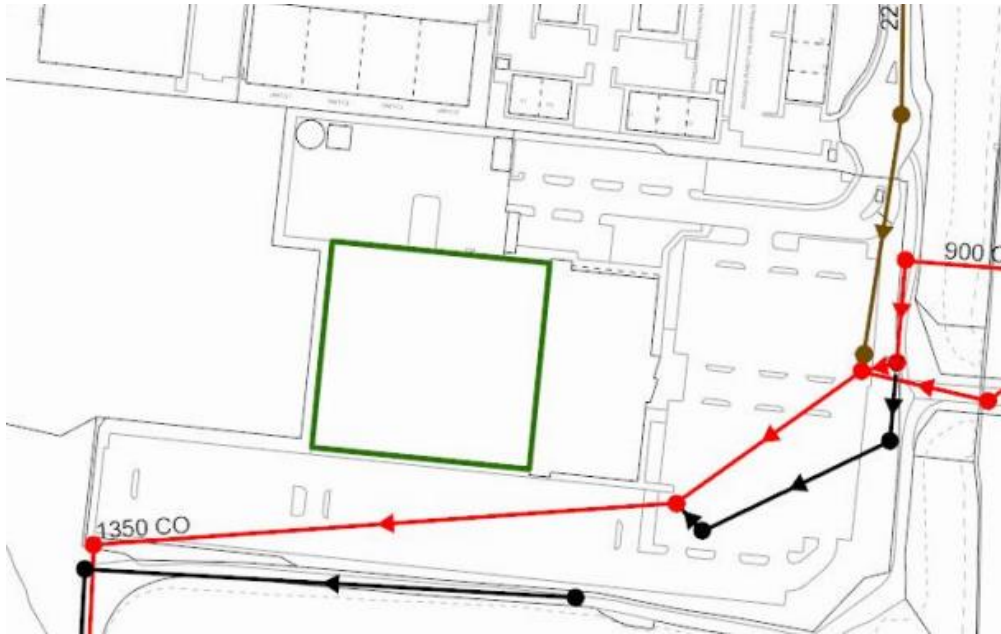


Figure 10; Water Sewer Asset Mapping

Any commentary on the new drainage systems shall be by the appointed Structural/Civil Engineer.

Appendix A – Initial Proposed Utility Service Layouts

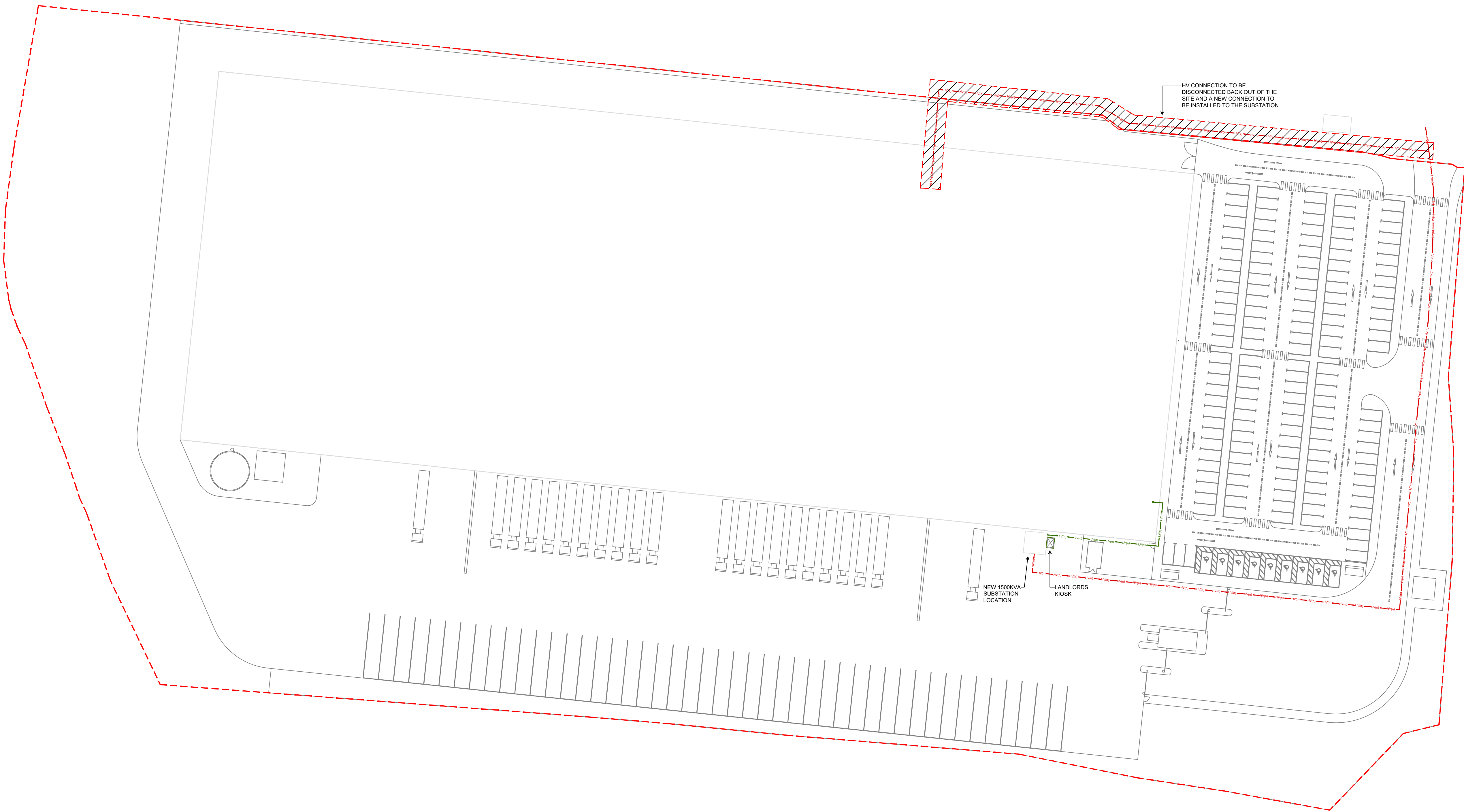
NB: Final arrangements are subject to receipt and full liaison with the individual Utility company Providers

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LEGEND

- LY SERVICE ROUTE - EXISTING
- LY SERVICE ROUTE - PROPOSED
- LV SERVICE ROUTE - EXISTING
- LV SERVICE ROUTE - PROPOSED
- LANDLORDS ENCLOSURE



REV	DESCRIPTION	BY	CHK	APP	DATE
Revised	Description	Drawn By	Engineer	Approved	Date



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PRELIMINARY

Client

TPIF (Portfolio No.1) LLP

Project/Site Location

WATERFOLD BUSINESS PARK

Drawing Title

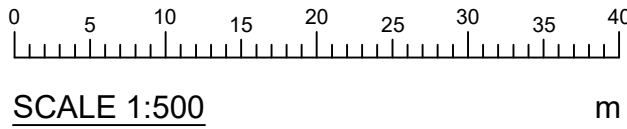
EXISTING & PROPOSED EXTRENAL ELECTRICAL SERVICES LAYOUT

Scale	Size	Drawn By	Engineer	Approved	Date
1:500	A0	RJ	RJ	RD	Aug/23

Drawing Reference

6473-CBC-00-XX-DR-U-96001

P02



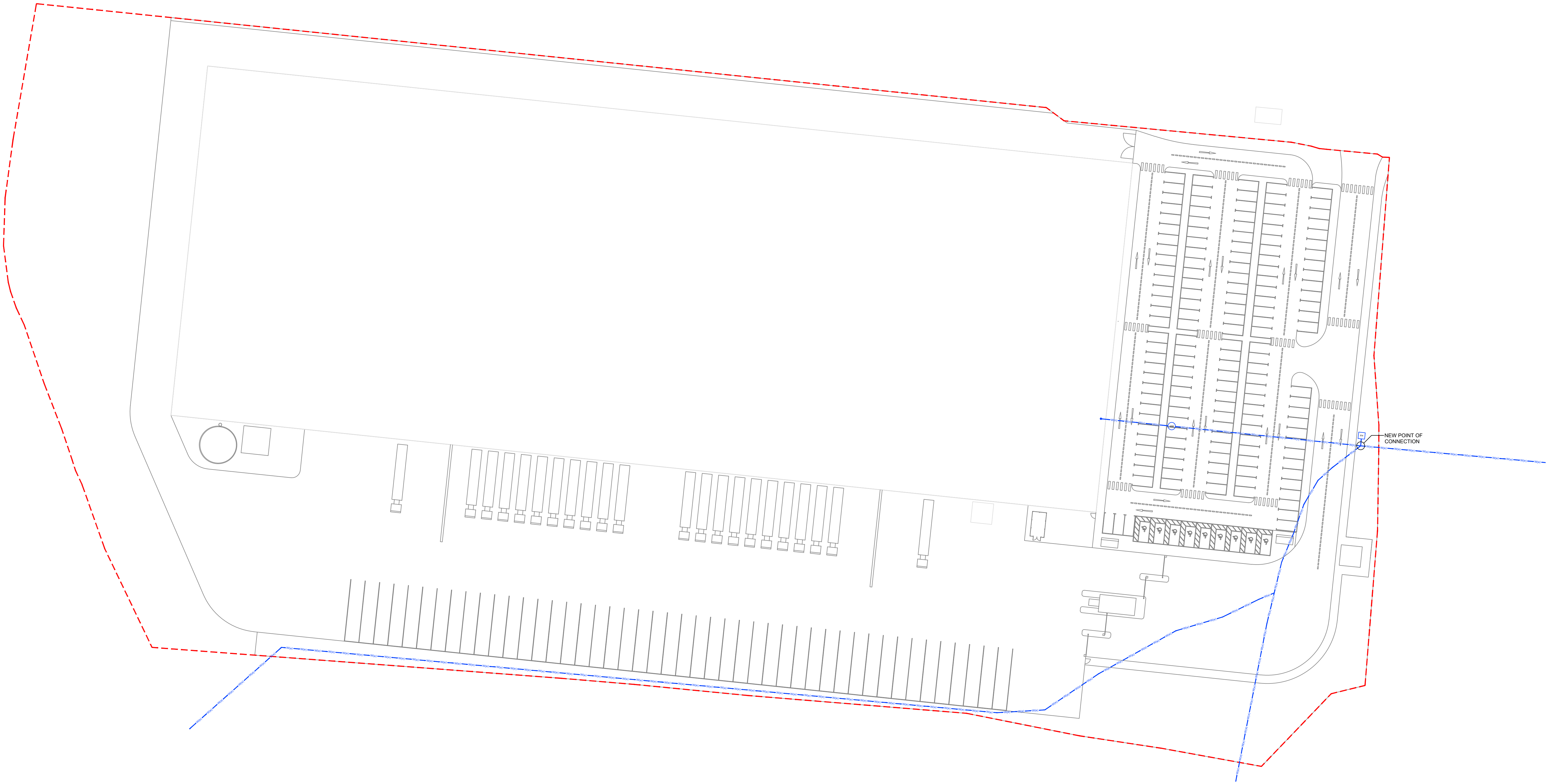
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LEGEND

- WATER MAIN - EXISTING
- WATER MAIN - PROPOSED
- FIRE HYDRANT
- METER



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WATERFOLD BUSINESS PARK

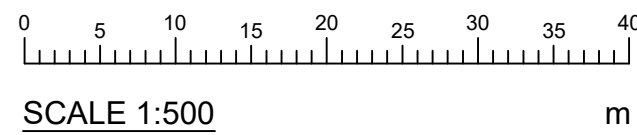
Drawing Title

EXISTING & PROPOSED EXTERNAL
WATER SERVICES LAYOUT

Scale	Size	Drawn By	Engineer	Approved	Date
1:500	A0	RJ	RJ	RD	Aug/23
Drawing Reference					Revision

6473-CBC-00-XX-DR-U-96001

P02

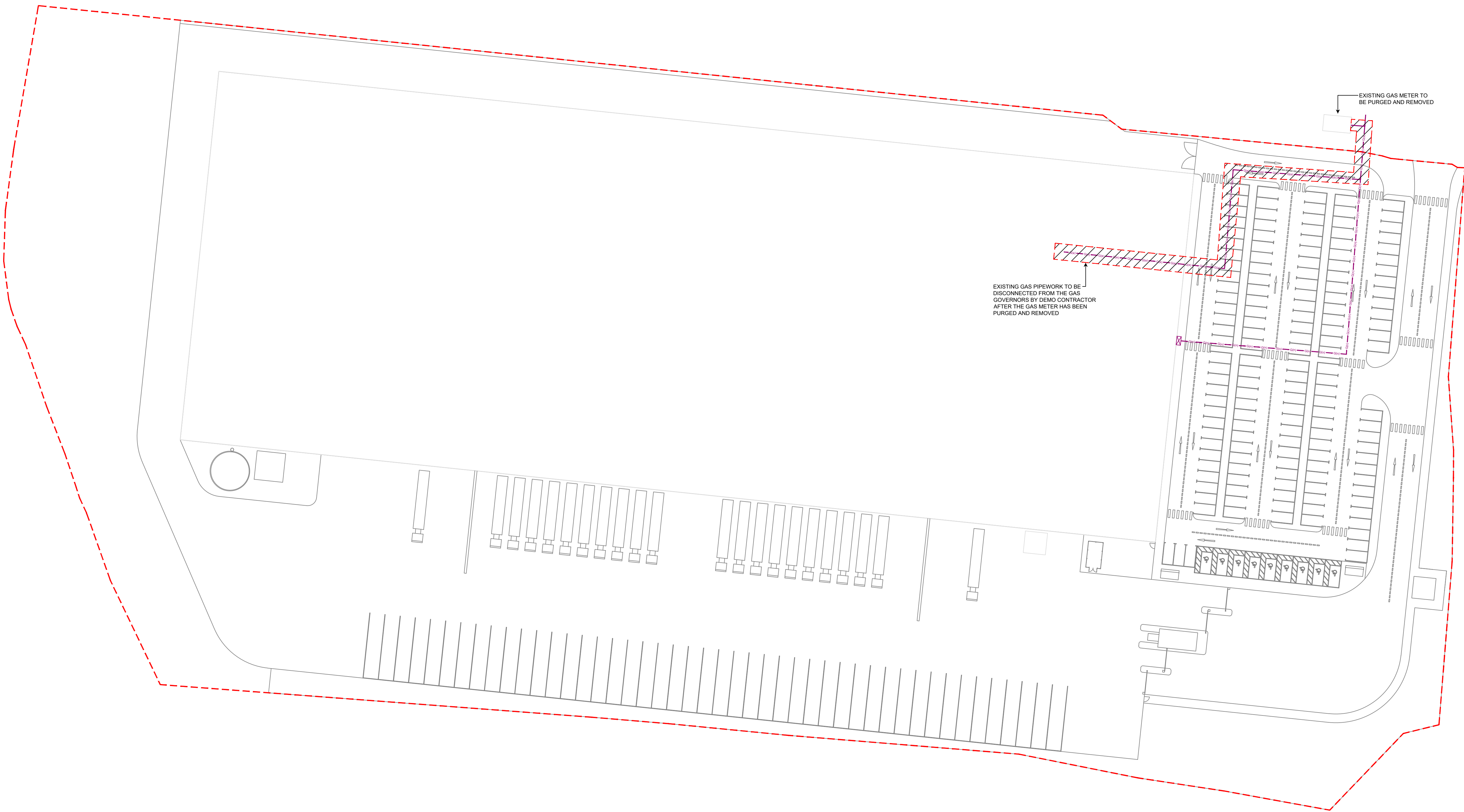


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LEGEND

- EXISTING GAS MAIN
- PROPOSED GAS MAIN
- GAS METER



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PRELIMINARY

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WATERFOLD BUSINESS PARK

Drawing Title

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GAS SERVICES LAYOUT

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Drawing Reference	Revision				

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