



David Wilson Homes

**Proposed Development at
Kingsway, Rochdale OL16 4PR**

Stage 1 Utility Report

Revision V1

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Prepared by: Caitlin Hillman Utility Co-ordinator

Checked by: David Vickers Utility Development Manager

1 Project Description

This Utility Statement has been prepared by Technical and Development Services (Northern) Ltd on behalf of David Wilson Homes in relation to a proposed residential development at Kingsway, Rochdale OL16 4PR.

The purpose of the report is to identify the impact of the proposed development site on existing electricity, gas, water and telecoms infrastructure.

The site consists of 71 residential units accessed from Broad Lane.

The red edge location plan shows the proposed development area which comprises approximately 3.8 acres (1.5 hectares).

The grid reference for centre of the site is: (X: 391074, Y: 411266)



2 Overview

Following a review of the developments effect on existing infrastructure, requirements for proposed infrastructure and relevant applications to utility companies the following overview can be provided. This overview aims to provide clarification of the possible design, programme and cost implications of works required.

Disconnections		
	Item	Cost
No disconnections are anticipated		
Diversions		
Utility	Item	Cost
Electricity		No diversion anticipated
Gas		No diversion anticipated
Water		No diversion anticipated
BT Openreach	Disconnection and removal of overhead lines	Budget £5,000.00
Virgin Media		N/A
Connections		
Utility	Item	Cost
Electricity	Point of Connection	£4,811.20
	Cable Lay to site	£17,600.00
Gas	Point of Connection	Included in Connections Cost
	Pipe Lay to site	£400.00
Water	Point of Connection	Included in Connections Cost
	Branch Cost	£6,155.00
	Pipe Lay to site	£1,400.00
Electricity, Gas and Water Connections on Site	71no Plots at £2,200.00 per plot	£156,200.00
TOTAL BUDGET CONNECTION COST	£186,566.20	

Budget figures provided by TDS Northern Ltd are based on a range of information derived from existing network records and previously secured quotations however TDS Northern do not have access to detailed network information and contractor rates and therefore budget figures should be used as a guide only.

3 Review of Existing Infrastructure

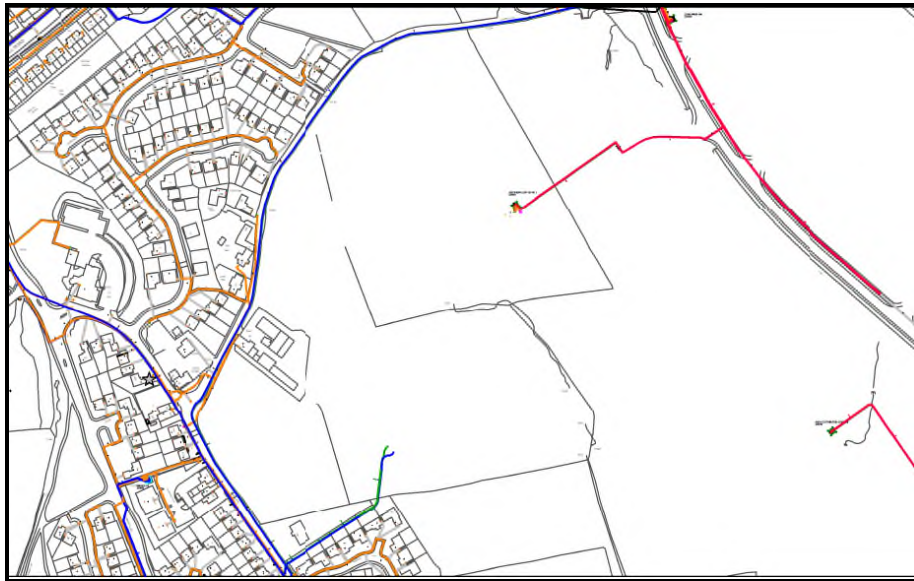
3.1 Electricity

3.1.1 Electricity North West

The existing electricity infrastructure within the vicinity of the site is owned and operated by Electricity North West as a licenced Distribution Network Operator.

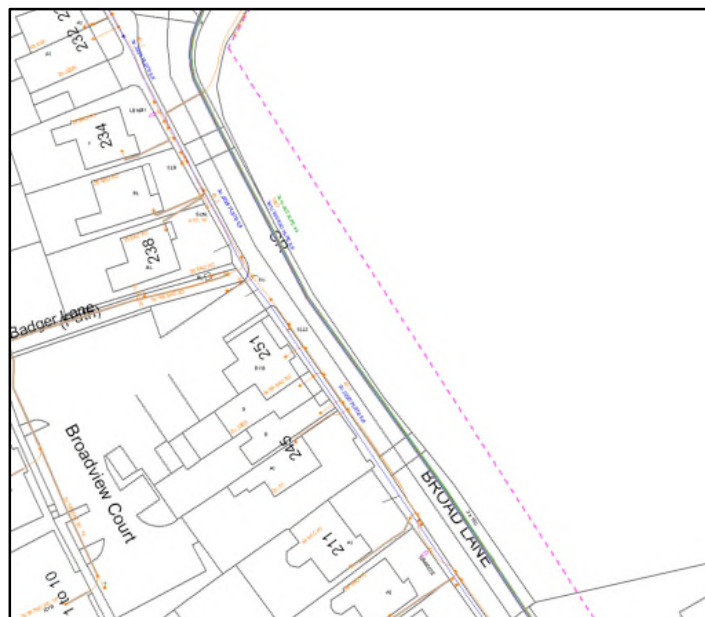
There is an existing High Voltage 6,600V underground network which runs to the West of the proposed development along Broad Lane within the footpath on the development side across the proposed site entrance.

The below plan shows existing network in the vicinity of the site running along Broad Lane to the West and Lower Lane to the North of the proposed development.



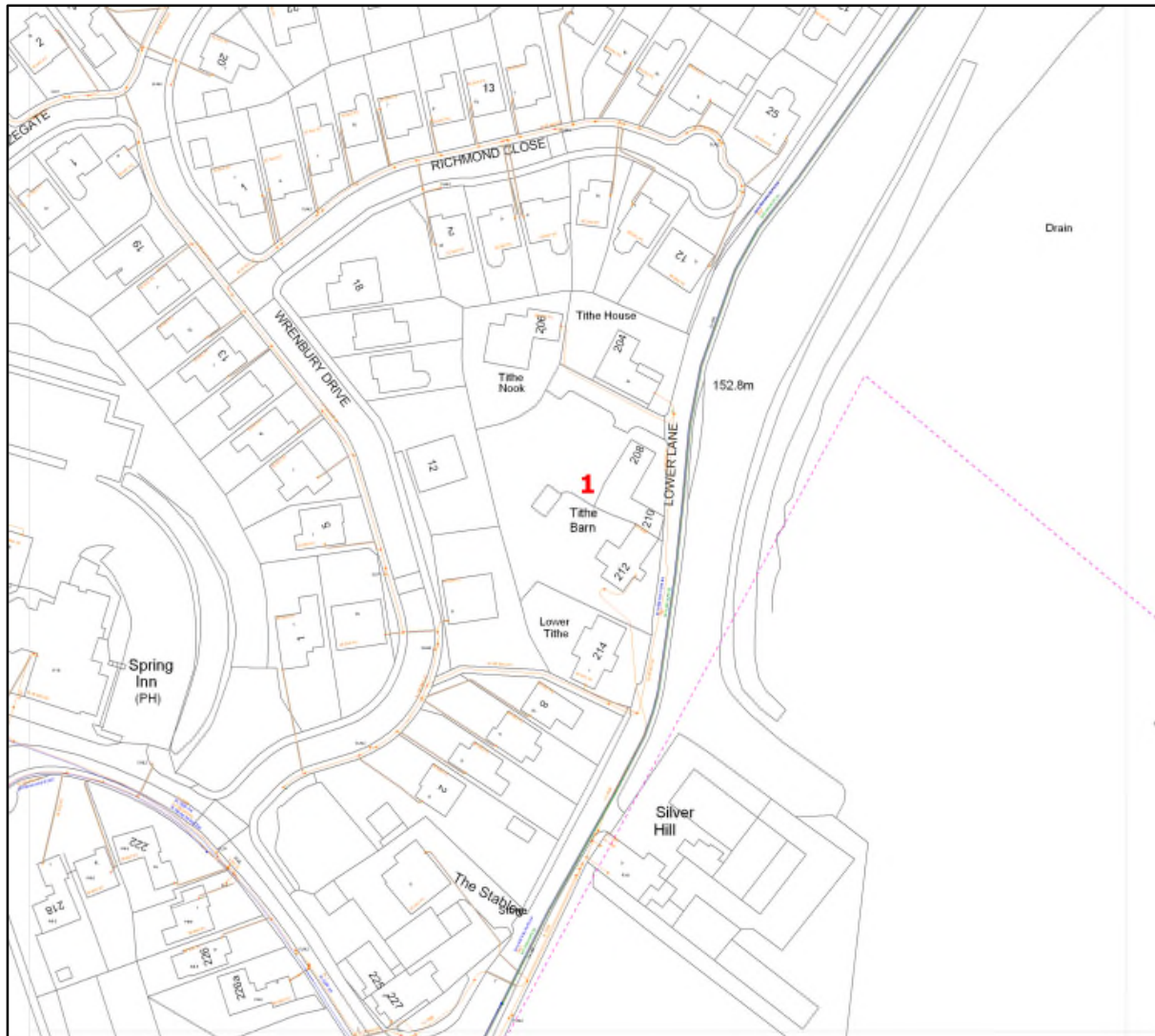
In addition, there are existing Extra High Voltage 33,000V cables running parallel to the High Voltage cables to the West of the proposed development on Broad Lane and North on Lower Lane.

Broad Lane

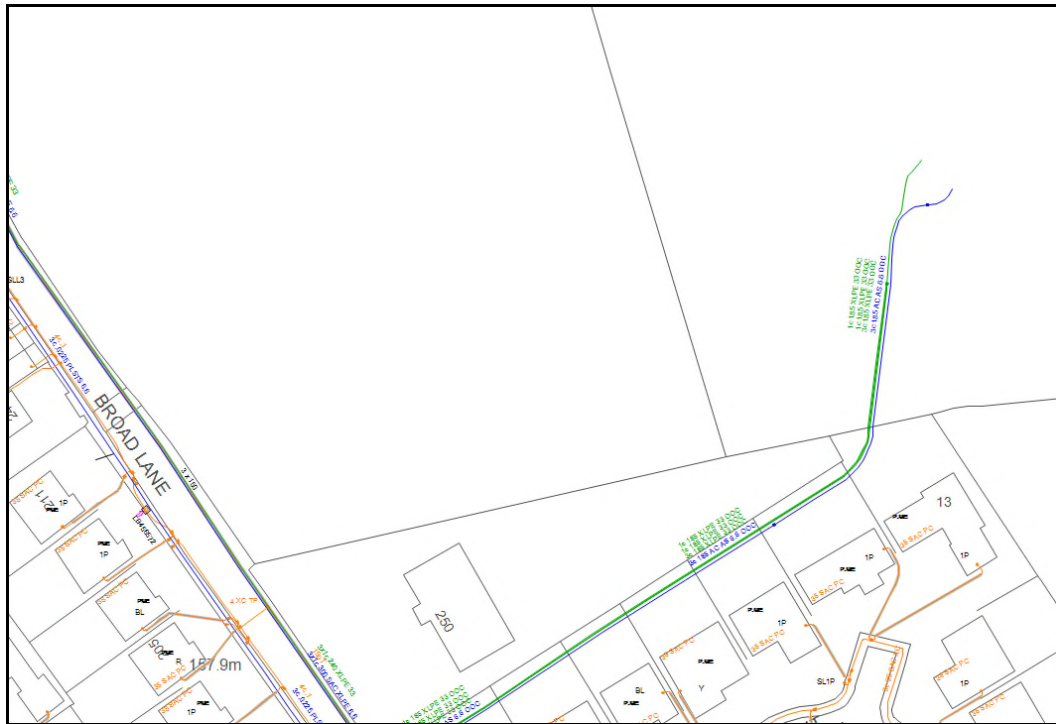


Lower Lane

There is also an existing 415V Low Voltage network which runs along Lower Lane to the North of the proposed development and feeds surrounding street lighting and residential properties Spring Cottage, The Stables and Silver Hill.



To the South of the site, there are 3no. 33,000 V OOC (Out of Commission) Extra High Voltage cables and 1no. 6,600V OOC (Out of Commission) High Voltage cable which runs into the proposed development.



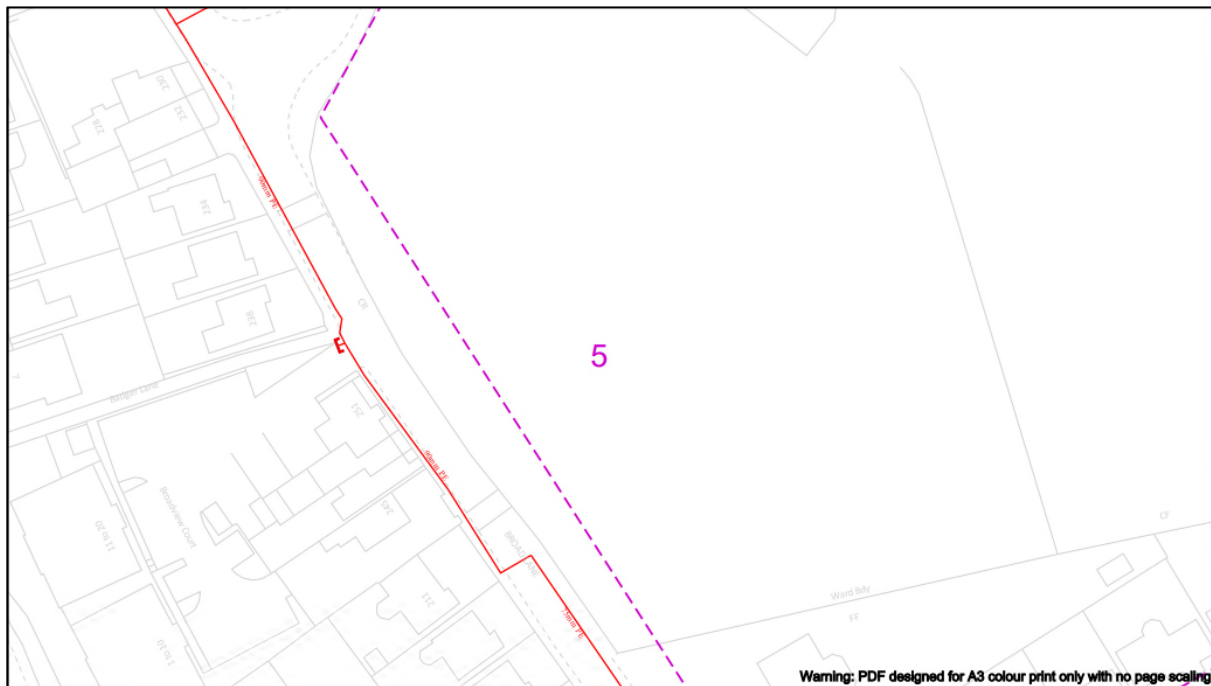
(For more detailed plans see the **APPENDIX 1**).

3.2 Gas

3.2.1 Cadent

The existing gas infrastructure within the vicinity of the site is owned and operated by Cadent as a licenced Gas Transporter.

Asset plans show a 75 mm (in 4" CI) PE Low Pressure main running in the footpath on the development side to the West along Broad Lane. The main changes to a 90 mm (in 2" ST) Low Pressure main. It then continues to run in the footpath in a Northerly direction for the full length of the proposed development just past no. 230 Broad Lane.



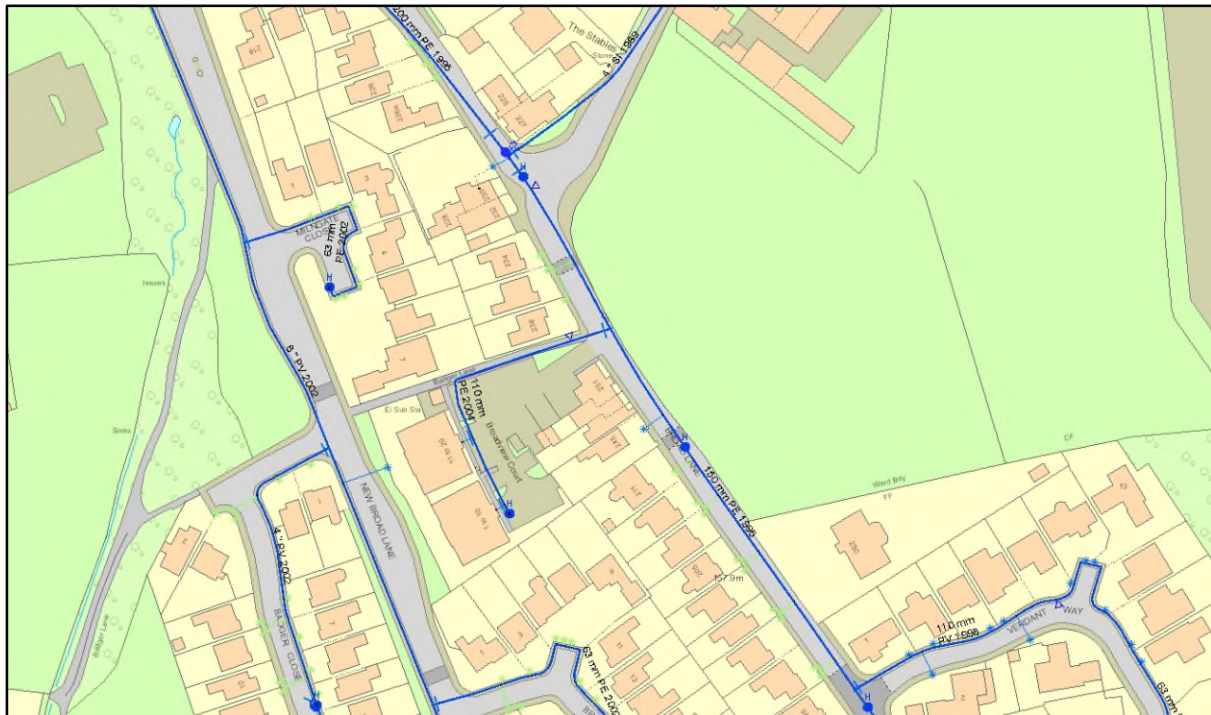
The main then crosses the carriageway and changes to a 32 mm PE stub main (in 4" CI) and continues to the gable end of no. 227 Broad Lane where it terminates.
(For more detailed plans see the **APPENDIX 1**).

3.3 Water

3.3.1 United Utilities

The existing water infrastructure within the vicinity of the site is owned and operated by United Utilities as a licenced water network operator.

The below plan shows existing distribution mains in the vicinity of the site running along Broad Lane to the West and Lower Lane to the North of the proposed development.



From outside of no. 207 Broad Street, a 150 mm distribution main runs in the carriageway in a Northerly direction. There is a fire hydrant which is located opposite no. 211 Broad Street. The distribution main then continues along Broad Street up to no. 227 Broad Street where it turns in an Easterly direction to continue to run along Lower Lane. (For more detailed plans see the **APPENDIX 1**).

3.4 Telecoms

3.4.1 BT Openreach

BT Openreach own and operate existing telecommunications infrastructure within the vicinity of the proposed site under its rights derived from the telecommunications act.

BT Openreach infrastructure plans indicate underground and overhead infrastructure within the vicinity of the site to the West and North serving the existing residential properties.

The below plans show existing overhead and underground infrastructure records in the vicinity of site.



Openreach infrastructure plans also indicate a pole and overhead infrastructure on Broad Lane on the opposite side to the development.

From the pole outside of no. 245 Broad Street, the infrastructure runs to a further pole which is located outside of no. 238 Broad Street. The infrastructure then continues running along Broad Street.

BT Openreach plans also show a further pole and cabinet to the North of the development. The infrastructure is located outside of no. 227 Broad Lane, it then continues to run to another pole located

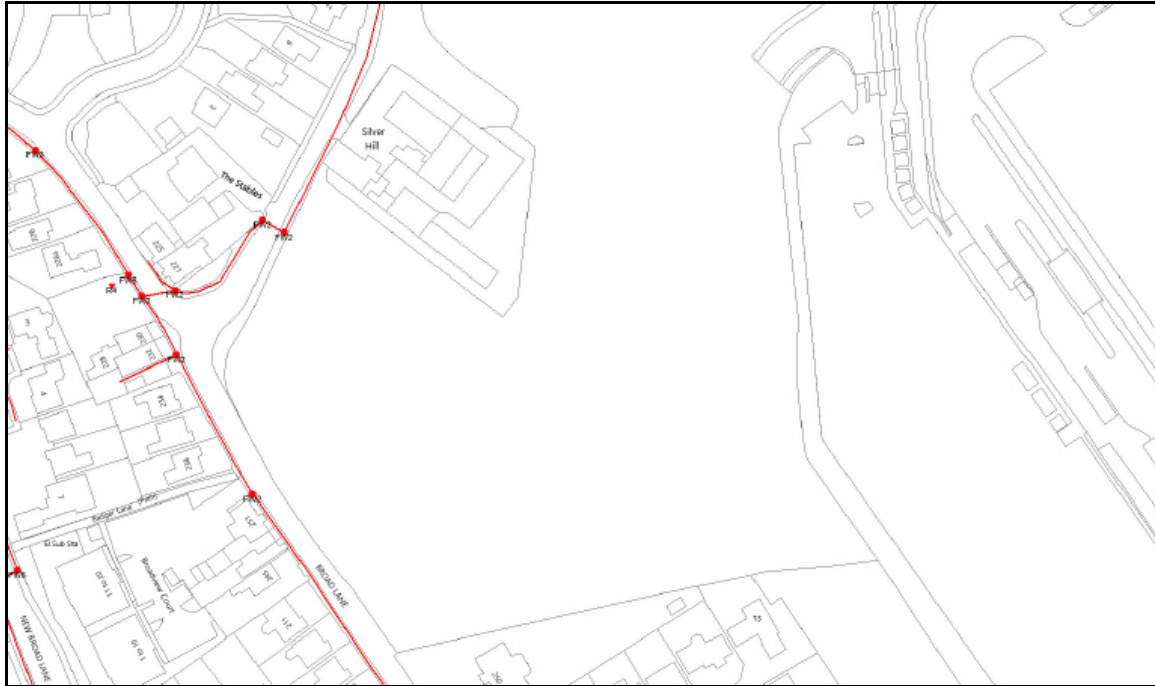
outside of no. 8 The Stables on Lower Lane. The infrastructure continues to run in an Easterly direction and appears to run along a section which is close to the proposed site boundary to the East. The infrastructure then continues to run across a section of the site to the East and then terminates past the site boundary.



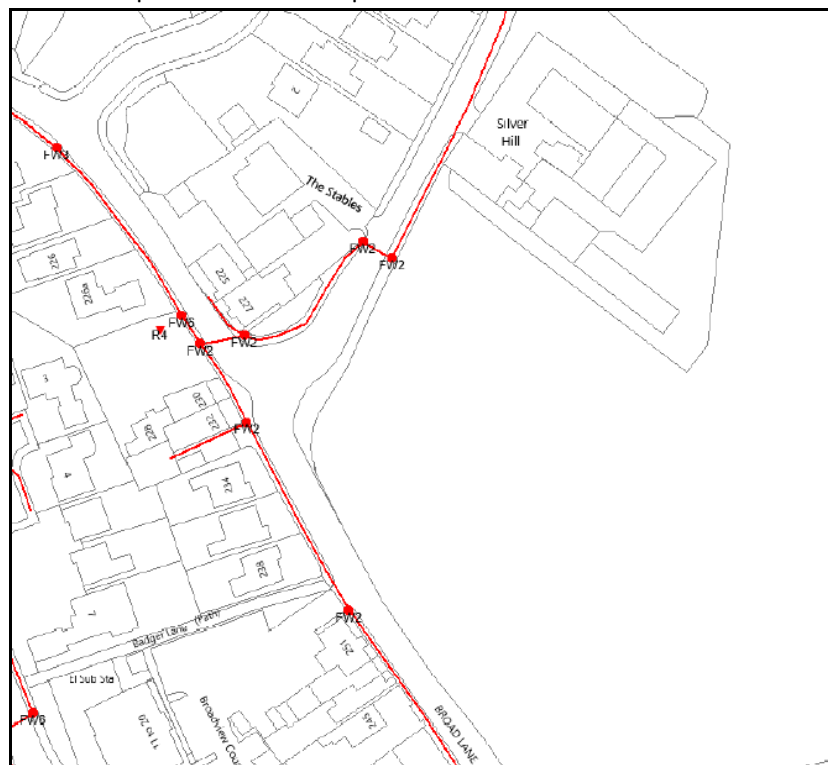
3.4.2 Virgin Media

Virgin Media asset plans show plant within the vicinity of the site to the North and East.

The below plan shows the existing infrastructure in the vicinity of the site.



To the West of the proposed development, ducts and chambers are shown running in the footpath along Broad Lane on the opposite side to the proposed development. The infrastructure is then shown to cross over the road from opposite no. 227 Lower Lane until no. 8 The Stables then crosses the road and continues to run in the footpath on the development side.



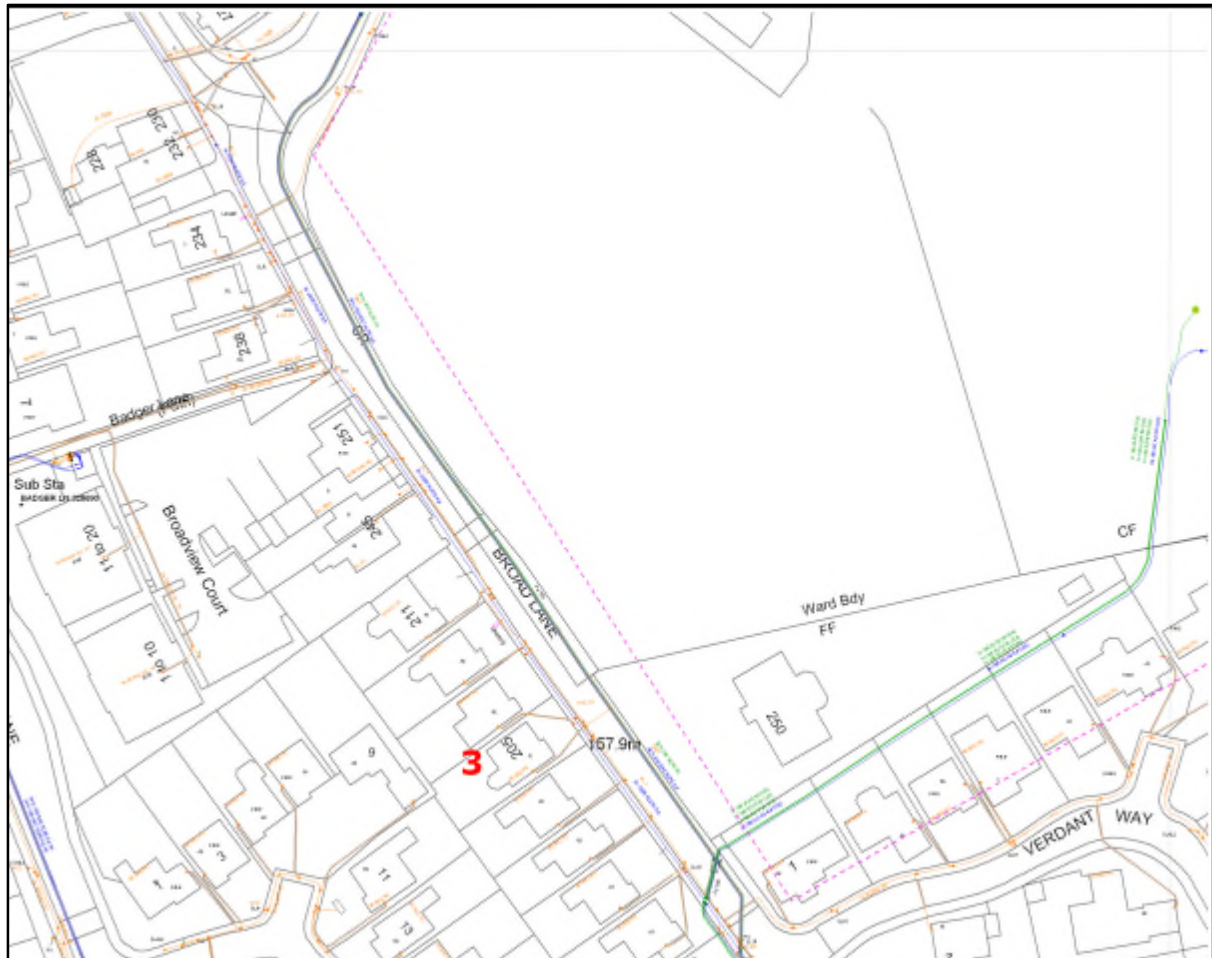
4 Development Impact on Existing Infrastructure

4.1 Electricity

4.1.1 Electricity North West

Existing High Voltage underground network is located to the West of the proposed development along Broad Lane within the footpath on the development side across the proposed site entrance.

Following trial hole investigation works Electricity North West have confirmed that it will not be necessary to divert any of the existing cables, email dated 11th February 2020.



4.2 Gas

4.2.1 Cadent Gas

Existing Cadent Gas Low Pressure mains are located along Broad Lane.

Due to the position of this infrastructure, it is anticipated that a diversion of Low-Pressure distribution mains running in proximity in the footpath near to the proposed new site entrance may need to be diverted.

An application was made to Cadent Gas on the 11th October 2019 and a response was received on the 31st October 2019. A diversion of their assets may not be required. Cadent have advised that their records show a PE main crossing the road at the boundary line between no. 209 and no. 211 Broad Lane. The proposed site plan shows the new vehicle accessway is to be built just north of this crossing. Cadent advise that trial holes be conducted to confirm that the main will definitely remain outside of the new carriageway. However, Cadents' records can't be guaranteed to show the exact location of their assets.

4.3 Water

4.3.1 United Utilities

An existing 150 mm distribution main runs in the carriageway in a northerly direction along Broad Lane. Due to the position of this infrastructure, it is anticipated that a diversion may not be required.

4.4 Telecoms

4.4.1 BT Openreach

Existing overhead and underground BT infrastructure are shown running along Broad Lane in the vicinity of the site opposite the proposed development. BT infrastructure also runs across a section of the site to the East.

Due to the position of BT Openreach's infrastructure, a diversion may be required. An application was made to BT Openreach on the 28th September 2021 however no response has been received. A budget cost of £5,000.00 has been included in this report.



4.4.2 Virgin Media

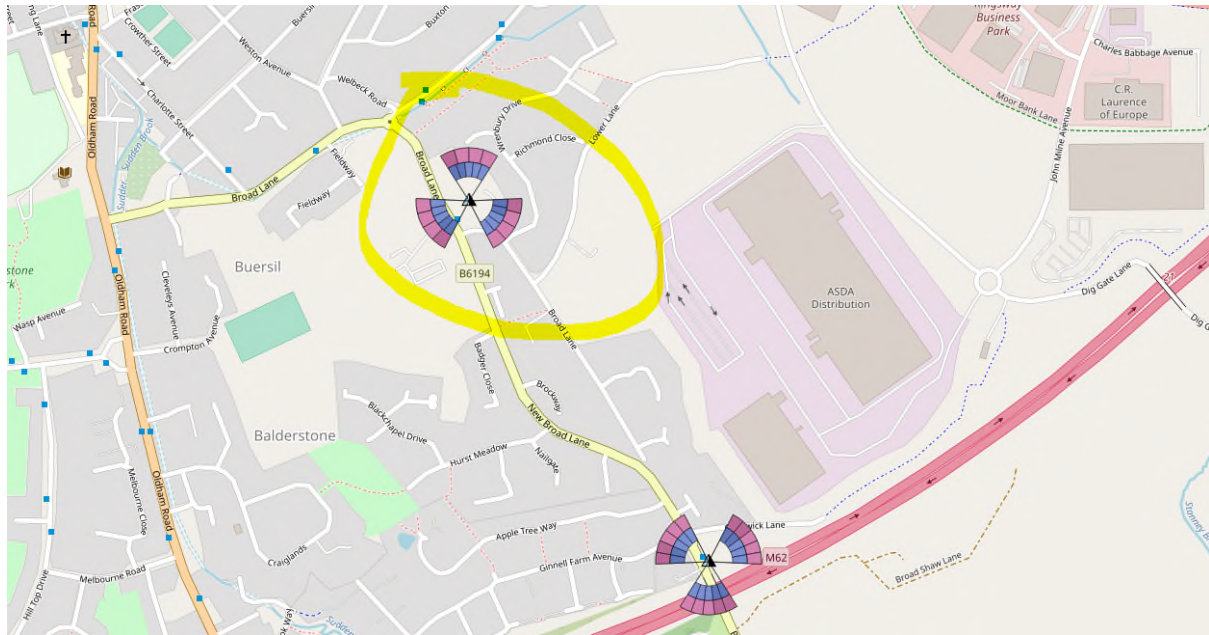
Existing Virgin Media ducts and chambers are shown running in the footpath along Broad Lane on the opposite side to the proposed development.

Due to the position of Virgin Media's infrastructure, a diversion is not anticipated.

4.5 Other

4.5.1 Mobile Masts

There are mobile masts within the vicinity as per the below asset plan.



5 Points of Connection

5.1 Electricity

5.1.1 Electricity North West

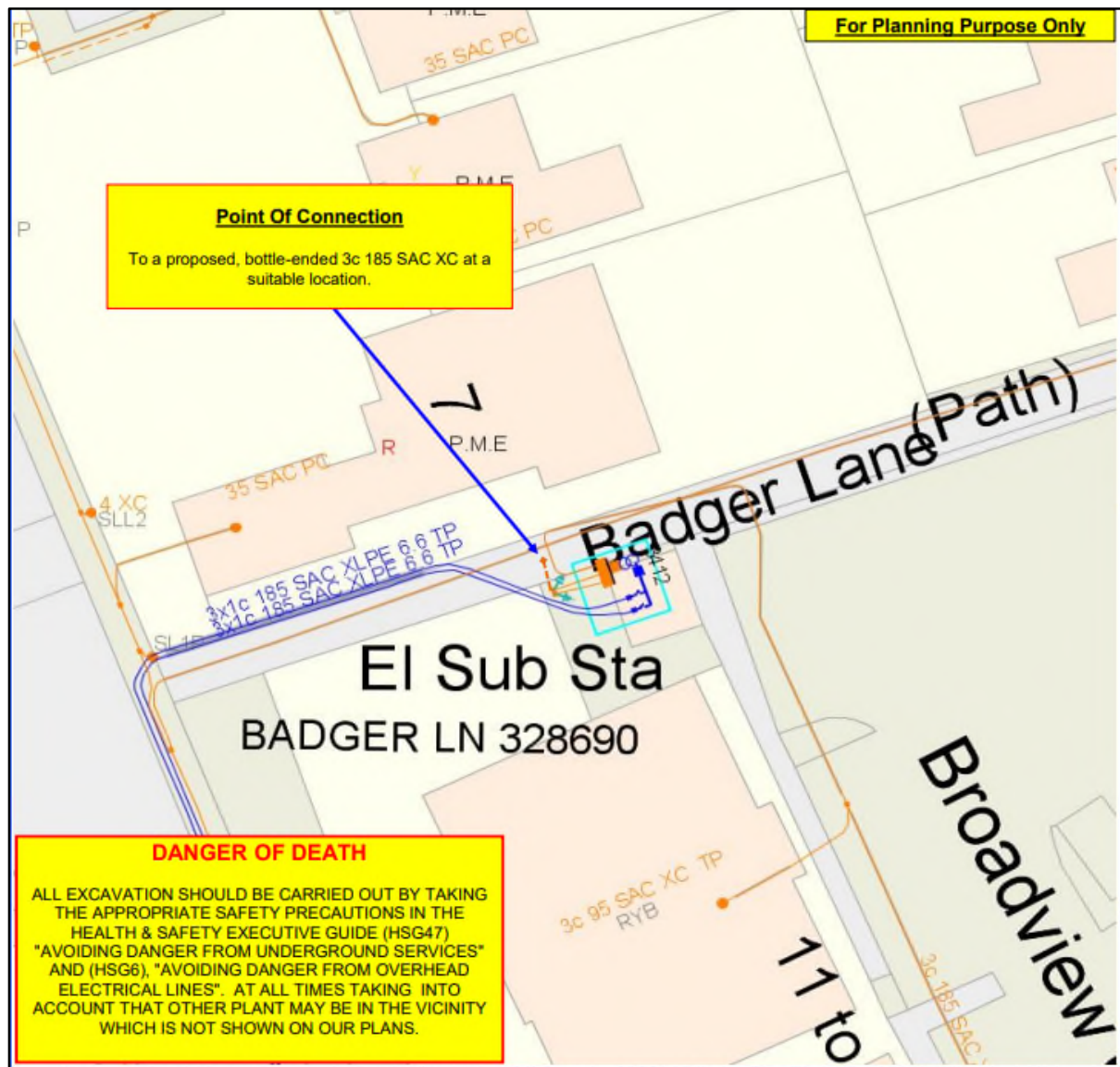
In order to determine the capacity of the local electricity network to service the site, an application was made to Electricity North West for a point of connection.

A response was received from Electricity North West on the 17th September 2021 (reference 005500213182A) for a cost of £5,773.44 inc VAT.

The point of connection has been identified on the Electricity North West Limited Low Voltage Network from the Substation on Badger Lane.

The point of connection is 88 metres from the site boundary.

The below plan shows the location of the connection.

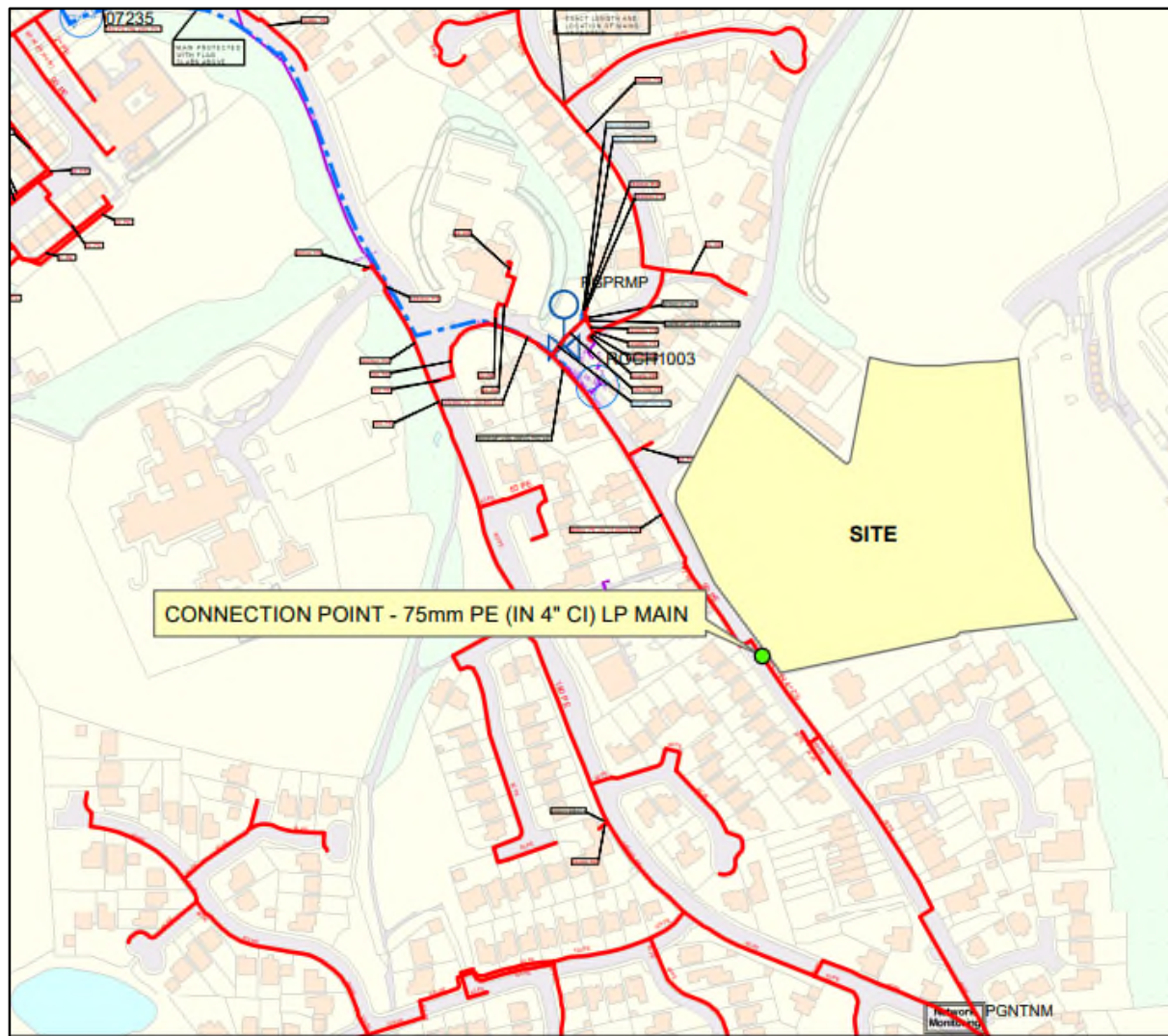


5.2 Gas

5.2.1 Cadent Gas

In order to determine the capacity of the local gas network to service the site, an application was made to Cadent Gas for a land enquiry. A response was received from Cadent Gas on the 3rd September 2021 (reference 180013686). The point of connection is 2 metres from the site boundary and is a Low Pressure main.

The plan below shows the point of connection.



5.3 Water

5.3.1 United Utilities

In order to determine the capacity of the local water network to service the site, an application was made to United Utilities for a pre-development enquiry.

A response was received from United Utilities on the 9th September 2021 (reference 4100411651).

United Utilities have advised that the point of connection for the water supply to the development is along a section of the existing 150mm PE water main, located on Broad Lane.

In addition, United Utilities have also advised that based on the information provided, they would advise to allow a budget of £581.00 per plot for water and wastewater infrastructure charges for the planned 71 new connections. At present this charge is outside the scope of VAT.

The point of connection is approximately 7 metres from the proposed site entrance on Broad Lane.

The plan below shows the point of connection.



5.4 Telecoms

5.4.1 BT Openreach

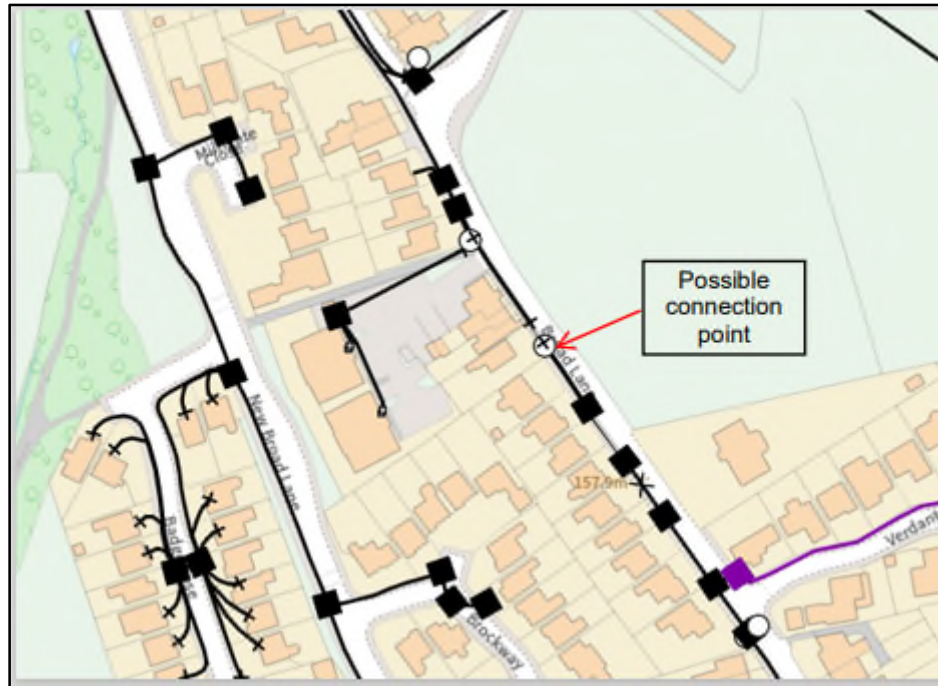
Access to good broadband is vital in today's world. It is intrinsic to growing a sustainable local economy, vital for education, home working and an increasingly central part of community cohesion and resilience, particularly in rural areas. In addition, local authorities and other public services are increasingly reliant on digital infrastructure to provide services and interact with residents. This means not just ensuring a premise is ready to receive high speed broadband into the home or business, but also that network is actually in place to deliver high speed broadband to the premise.

The Government recognises that, reliable broadband internet access is essential for homes throughout the country to benefit from online services, and for UK businesses to compete globally. The National Planning Policy Framework (NPPF), which came into force in 2012, recognises the importance of infrastructure in delivering sustainable economic growth, and states that 'Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.

The UK currently has superfast connectivity to 95% of premises, however Fibre to the Premises (FTTP) is only available to 4% which falls significantly behind that of world leaders. It is the government's current target, via its Department for Digital, Culture, Media & Sport, that 15 Million premises should be connected to full fibre broadband by 2025, with Nationwide coverage by 2033. In their Future Telecoms Infrastructure Review, the government proposes changes to legislature that encourages FTTP to all new build development.

As a result, Openreach launched their Fibre First initiative to deliver FTTP connectivity to 4.5m million premises by March 2021, which is expected to be followed by their ambition for achieving 15 million premises passed by around 2025 and then possibly the "majority" of the United Kingdom at a later date. Openreach have offered free FTTP connections to new housing developments over 30 plots for a number of years and in January 2019 reduced the threshold to 20 properties or more.

BT Openreach own and operate existing telecommunications infrastructure within the vicinity of the proposed site under its rights derived from the telecommunications act. The below plan shows existing BT Openreach infrastructure records in the vicinity of the site where black denotes existing infrastructure and red denotes proposed infrastructure.



Infrastructure records show that the development has infrastructure within close proximity of the site and can be registered with BT Openreach FTTP to assist them with planning the proposed infrastructure to the development and as part of BT Openreach's 'Fibre First' Initiative. It is likely the development will be served with full Fibre to the Property infrastructure benefitting from speeds up to 1.0GBPS.

6 Summary

It can be concluded from the formal responses received from the host asset owners of the gas, water and electricity infrastructure that all the main utilities are all available within the local area to serve the proposed development. These connection points are within the local road network with minimal impact on the surrounding environment.

No major reinforcement is required.

The electricity point of connection has been identified on the Electricity North West Limited Low Voltage Network from a substation along Badger Lane.

The gas point of connection will be from off the existing 90 mm PE Low Pressure main.

The water point of connection is along a section of the existing 150mm PE water main, located on Broad Lane.

A diversion of Electricity North West's High Voltage and Low Voltage cables are not required as per trial hole investigation works.

A diversion of Cadent Gas Low-Pressure distribution mains is not anticipated.

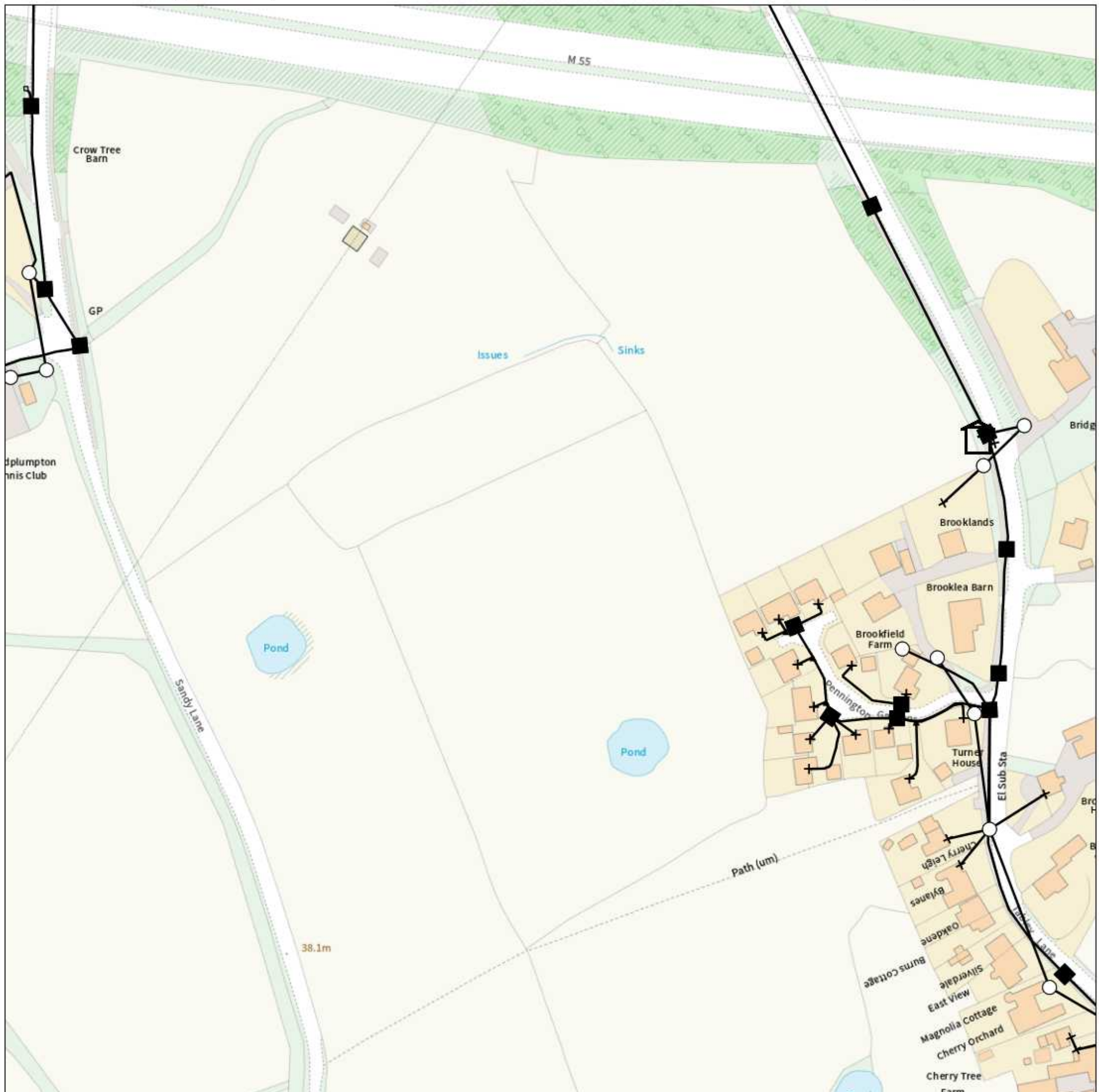
A diversion of United Utilities Water 150 mm distribution main is not anticipated.

A diversion of BT apparatus may be required.

A diversion of Virgin Media's assets is not anticipated.

APPENDIX 1 – Affected Infrastructure

Maps by email 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 near to BT apparatus which may exist at various depths and may deviate from the marked route.



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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

KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling	×	Built	
Pole			Duct Tee	▲	Planned	
Box			Building		Inferred	
Manhole			Kiosk		Duct	
Cabinet			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 : PWO10184L

Map Reference : (centre) SD4999433589

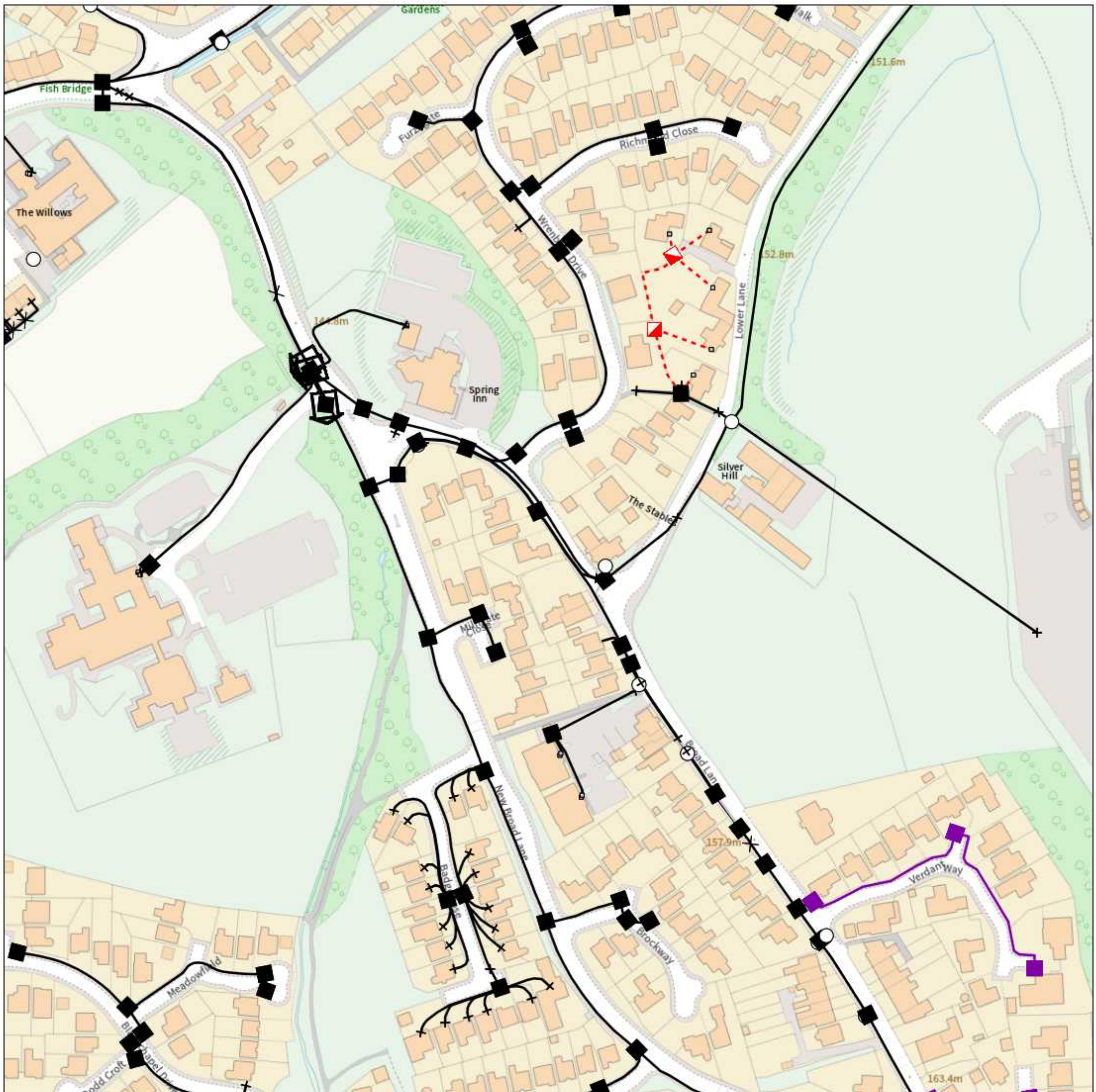
Easting/Northing : (centre) 349994,433589

Issued : 29/09/2021 10:19:00

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

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Maps by email Plant Information Reply



IMPORTANT WARNING

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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

KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling	×	Built	
Pole			Duct Tee	▲	Planned	
Box			Building		Inferred	
Manhole			Kiosk		Duct	
Cabinet			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 : CRM09255E

Map Reference : (centre) SD9107411266

Easting/Northing : (centre) 391074,411266

Issued : 28/09/2021 09:26:03

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APPENDIX 2 – Diversions

From: Headington, Sean <Sean.Headington@balfourbeatty.com>

Sent: 31 October 2019 15:41

To: ANGELA.BROWN@T-D-S.COM

Subject: Diversion Enquiry for KINGSWAY, ROCHDALE OL16 4PR

Good Afternoon, Angela

In response to your diversion query regarding the above scheme, I'm inclined to say one may well be unnecessary.

The attached Gasmap shows a PE main crossing the road at the boundary line between 209 and 211 Boundary Lane. Your proposals show the new vehicle accessway is to be built just north of this crossing. I would ask you to conduct trial holes to confirm that the main will definitely remain outside of the new carriageway, however, as Cadents' records can not be guaranteed to show the exact location of their asset.

Please feel free to contact me if you need anything further, or if you have any new information that may affect this decision.

Cheers,

Sean Headington

Design Officer GDSP | Balfour Beatty | Services | UK Gas & Water

Tel: +44 (0)7936 334103 | E: sean.headington@balfourbeatty.com

Balfour Beatty, Chaddock Lane, Worsley, Manchester M28 1XW

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25/11/2019



TDS
Northern House,
3A Kennerleys Lane,
Wilmslow,
SK9 5EQ

For the attention of Angela Brown

Our ref: 5500160988 A

Dear Madam,

RE: Kingsway Rochdale OL16 4PR

In response to your enquiry dated, I enclose cable records showing the approximate positions of all known Electricity North West Limited's apparatus for the area you specified and would draw your attention to the explanatory notes which have been added to the enclosed plans.

From our interpretation of the information you have provided, it appears that it will not be necessary to divert any of the existing cables. However it will be necessary for the client to carry out trial hole investigation works in the area highlighted, to determine if the existing high voltage cables will be affected by the proposed construction of the new site entrance.

If you require up to date records, they can be obtained from <http://www.enwl.co.uk/our-services/know-before-you-dig!>

All work in the vicinity of underground electric cables must be in accordance with the requirements of the HSE document HS (G) 47, "Avoiding Danger from Underground Services".

It is particularly important to locate cables using cable avoidance equipment and confirm location by safe digging techniques.

Any work carried out in the vicinity of any overhead conductors by you or your contractors must be carried out in accordance with the requirements of the Health and Safety Executive (HSE) document GS6 "Avoidance of Danger from Overhead Electric Lines".

Please ensure that all your operators are aware of these requirements.

In the event that you discover Electricity North West apparatus and require the cable identifying please contact our operations team on 0800 195 4141.

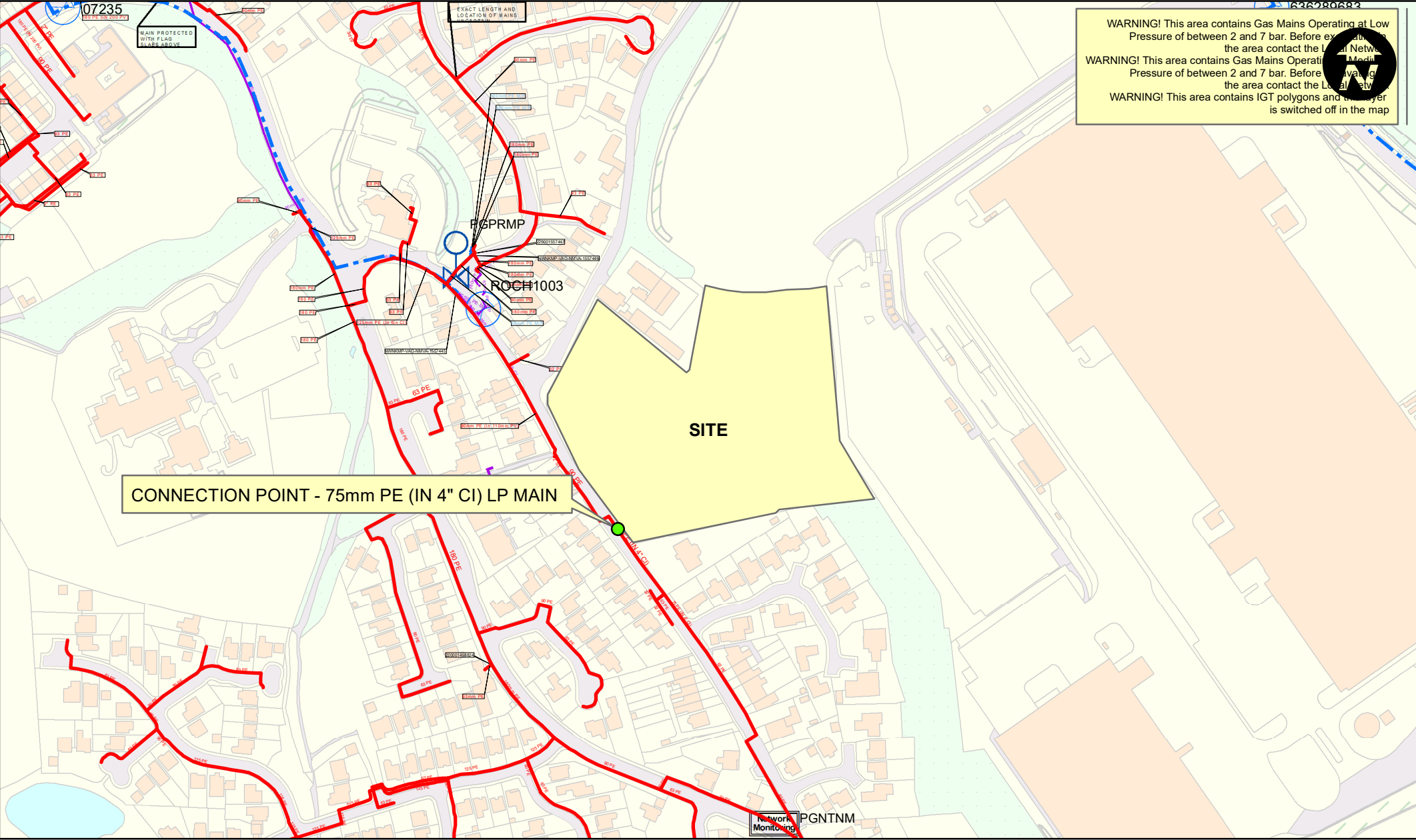
If, in the course of your site investigations it is discovered that cable diversions are necessary, please do not hesitate to contact this office so that costs can be prepared. Please note that if this situation arises, we require approximately 30 days to provide a design and estimate for the works and then following payment, approximately 8-14 weeks to start work on site depending on local authority restrictions.

If you require any further information or assistance please telephone me on the details provided below.

Kind Regards

Chris Cliff
Design Engineer
Infrastructure Solutions
Electricity North West Limited
Tel No: 08433 114 382
chris.cliff@enwl.co.uk

APPENDIX 3 – Points of Connection



SCALE: 1:500 @ A4 USER ID: James Mason DATE: 31-Aug-2021 10:26:12 INTERNAL USE ONLY OS Ref: 391209, 411220 CENTRE: <Centre>	L/P GAS MAIN M/P GAS MAIN I/P GAS MAIN H/P GAS MAIN N/H/P GAS MAIN PROPOSED PIPE - LP PROPOSED PIPE - MP PROPOSED PIPE - IP ABANDON - LP ABANDON - MP Out Of Standard Service	SCHEME: <NG GDFO Scheme Name> DESIGN: <NG GDFO Design Number> REVISION: <NG GDFO Revision>	This plan shows those pipes owned by Cadent in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard 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 error 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 any 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.	180013686	Cadent This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved..
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Network Enquiry No : 180013686
Your Reference : OL16 4PR

Cadent Gas Limited

National Gas Emergency Service - 0800 111 999* (24hrs)
*calls will be recorded and may be monitored

Mathew Capper
TDS Northern LTD
3A KENNERLEYS LANE
CHESHIRE
WILMSLOW
SK9 5EQ

Date : 3rd September 2021
Contact : Performance and Support
Direct Tel : 0845 3666758
Email : networkdesign@cadentgas.com

www.cadentgas.com

Dear Mathew,

Re: Land Enquiry for Proposed Development Site at NEW SUPPLY, KINGSWAY PARCEL, BROAD LANE, BUERSIL, MILNROW, ROCHDALE, OL16 4PR.

Thank you for your enquiry which we received on 27th August 2021. I enclose details of Cadent Gas plant in the vicinity of your proposed supply.

The nearest main with sufficient capacity is 2 metres from the site boundary and it is a Low Pressure main.

This Developer Enquiry response is a reflection of the network at the time delivered and is not a guarantee of gas flow or capacity due to the changing dynamics of the gas distribution network. If you wish to secure capacity and connect to the network please submit quotation Connections Request via the official connections route allowing for further analysis to verify the capability of the network again. Standard design pressures have been used. Refer to www.Cadentgas.com Please note. The alternative proposed connection point for connection to the 90mm PE LP main can also be accepted.

Plans attached: Yes

A copy of the Cadent Connections Charging Statement referenced in this letter can be found on Cadent's website:

<http://cadentgas.com/Get-connected>

If you require a printed version please contact us on the details provided above.

I trust this meets with your requirements at this stage. If you have any queries please do not hesitate to contact Performance and Support on the above number.

Yours sincerely,



Laura Cheshire



Your Guidance for your Point of connection enquiry



TDS Northern Ltd
Northern House
3A Kennerleys Lane
Wilmslow
SK9 5EQ
FAO Mathew Capper

United Utilities Water Limited
Developer Services Water
Water Connections
Second Floor Grasmere House
Lingley Mere Business Park
Lingley Green Avenue
Warrington WA5 3LP

Telephone: 0345 072 6067
Email: developerserviceswater@uuplc.co.uk

Your Ref:
Our Ref: 4100411651
Date: 9th September 2021

Dear Mathew,

Location: **Kingsway Parcel W, Rochdale OL16 4PR**

Based upon the information provided in your recent enquiry, and the current guidelines, the point of connection for your development will be the nearest practical point on the existing network.

The point of connection for your development will be supplied from the existing 150mm PE water main, located on Broad Lane, as shown on the attached drawing.

The non-contestable works required to provide water to your development are a 110mm branch; for budgetary purposes we suggest you make an allowance of £6,155.00 exc. of VAT. Please note this cost does not include for any additional Traffic Management.

Existing United Utilities water assets

To help plan your development I have enclosed a copy of our asset records. This shows that we have no operational assets within the boundaries of your proposed development.

It is the responsibility of the developer to arrange for the disconnection of the existing services to site.

Note billing only accepts written requests to email: customer.services@uuplc.co.uk

You will need to attach the bill and the request to disconnect and confirm if the property was domestic or commercial.

Important note

This copy of our asset records is only provided to help you assess the likely risks when planning your development at a desk top stage. It is not intended to be used for planning any actual excavation or construction work. You are reminded that a Health and Safety plan should include an up to date record of all underground equipment.

Infrastructure Charges

Based on the information you have provided we would advise you to allow a budget of £581.00 per plot for water and wastewater infrastructure charges for the planned 71 new connections. At present this charge is outside the scope of VAT.

Infrastructure Credits

We have no record of any water or sewerage connections to previous premises on this site within the last 5 years. This means that we are unable to offer any infrastructure credits against new connections on your proposed development.

Income Offset

Income offset is levied against the Infrastructure Water charge and is applicable to all plots which are using water for domestic purposes which have not received an infra credit. The per plot allowance for this is £778.00 so in this instance the amount due to you for the 71 number of plots is £55,238.00. Please note this figure is only applicable for connections made in this financial year.

What to do next:

If you decide to proceed with your development, you can choose between requisitioning your new clean water directly from us, or you can employ a contractor directly to self-lay the new mains. A list of approved installers is available at Lloyds Register www.lr.org.

We have a booklet "Obtaining water supplies for new developments - Guidance notes for developers" which is available on request or can be downloaded from our website unitedutilities.com. This document contains information to help you make the right choice for your new water main or water connection.

The information given is valid for up to 6 months, if you need any further information or assistance, please do not hesitate to contact me at this office.

Please do not hesitate to contact us should you need further assistance on 0345 072 6067 or email to Developerserviceswater@uuplc.co.uk, always using our reference number provided on this letter.

Regards

Rachel Yates

Enc. UU assets plan
 Standard Conditions for Works Adjacent to Pipelines

Water Industry Act Section 47(3) Counter Notice

Please note that in accordance with Section 47(3) of the Water Industry Act 1991, United Utilities Water requires compliance with the conditions below, prior to the connection of any service connection to any of United Utilities Water's mains that form part of your requisition application.

- Advance security may be required to be lodged with United Utilities Water equal to the total value of any connections and associated ancillary works. We will in due course estimate the cost of these works and provide you with the value of any security that may be required.
- Premises under separate occupation must be supplied by separate individual service pipes.
- Where it is deemed appropriate by United Utilities Water, a meter will be installed to determine the volumetric charge for the supply of water which can be connected by our contractor or by an approved third party in accordance with United Utilities Water's specification.
- Laying of the service pipe to a depth of no less than 750mm and no more than 1350mm below finished ground level, within the private land from the Street boundary into your premises. Service pipes must be installed to United Utilities Water's current specifications, and have a stopcock fitted. Standard connections (up to 25mm OD) shall consist of an un-jointed appropriate type and construction of pipe with marker tape laid no more than 400mm below finished ground level. Provision for volumetric metering must be installed fully in accordance with United Utilities Water's current specifications.
- If you are installing new plumbing or making alterations to existing internal plumbing arrangements, you must ensure that the plumbing complies with the Water Supply (Water Fittings) Regulations 1999 and with United Utilities Water's specification for the purposes of ensuring it will be reasonably practicable to install and connect a meter.
- Where your development or property requires water to be delivered at a height greater than 10.5 metres below the draw off point of the reservoir or tower supplying the area it is a requirement, in accordance with Section 66 of the Water Industry Act 1991, that you install a cold water storage cistern to cover twenty-four hours demand.
- Any outstanding charges payable as a result of a disconnection notice or any charges payable for any outstanding compliance requirement from any Section 75 notice that has been served (waste, contamination or misuse) have been paid in full.

In addition to the statutory conditions above, if you have yet to provide us with a full postal address for the property/s to be connected, please remember that we will need this information before we can make any service connection/s. If you have not yet obtained or agreed this information with your local planning authority, we strongly recommend that you contact your planning representative as soon as possible to prevent your connection being delayed later on in the process.

Kingsway/Broad Lane

Scale Approx : 1250



Abandoned	Live	
		Distribution Main
		Trunk Main
		Comms Pipe
		Private Pipe
		Raw Water
		LDT M Raw Water
		LDT M Treated Water

- | | |
|--|---------------------------|
| | Air Valve |
| | AC Valve, Open |
| | AC Valve, Closed |
| | Stop Tap |
| | Flow Meter |
| | Domestic Meter |
| | Commercial Meter |
| | Pump |
| | Non Return Valve |
| | Pressure Management Valve |
| | Hydrant |
| | Fire Hydrant |
| | Bore Hole |
| | Water Tower |
| | Valve House |
| | Pumping Station |
| | Water Treatment Works |
| | Supply Reservoir |
| | Impounding Reservoir |
| | Service Reservoir |
| | Change of Characteristic |

DO NOT SCALE

Approximate Scale 1 :1250



NOT FOR RESALE OR NON-APPROVED USE

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.

Crown copyright and database rights [2021] Ordnance Survey 100022432.

Mr Mathew Capper
Technical & Development Services,
Northern House,
3A Kennerleys Lane,
Wilmslow,
SK9 5EQ

Our Ref: 5500213182/A

T: 0800-195-4141
DD: 07919690970
E: Hugh.Chambers@enwl.co.uk

17 September 2021

Dear Mr Mathew Capper

Re: New Supply at Kingsway Parcel W Broad Lane, Rochdale,, OL16 4QT

Thank you for your recent enquiry requesting a quotation in relation to the above.

Our price for carrying out the statutory works, detailed in the project specification, is £4,811.20 plus VAT of £962.24 totalling £5,773.44.

The quotation is valid for a period of 180 days from the date of this letter. A detailed price breakdown can be found on the following pages.

The works and the assumptions made in calculating our price are based on your application and are detailed in the Project Specification. Please take time to read through and check these details and should you wish to make any amendments please notify us at the earliest opportunity.

The offer is subject to Electricity North West General Conditions of Contract and the Project Specification. A full copy of the Electricity North West Limited General Conditions of Contract (business) can be viewed at <https://www.enwl.co.uk/get-connected/our-services/terms-and-conditions/>. If you are unable to access the internet please contact us on 0800 048 1820 and we will post a copy to you.

There is a new Competition in Connections Code of Practice that came into effect on the 30th October 2015. This party enables third party connectors to undertake more activities associated with a new connection. Further details can be found on our website.

To enable you to comply with the Construction (Design and Management) Regulations 2015, a full method statement will be provided to you once we acknowledge receipt of your signed Customer Acceptance Form. The statement will reflect the generic and site-specific risks and the working methods adopted by our appointed contractor for works undertaken on behalf of Electricity North West. If you wish to proceed, please return the following by email to cic@enwl.co.uk or by post to the address above

- Completed Customer Acceptance Form.
- Payment for the full amount of the price stated including VAT at the appropriate rate by cheque payable to Electricity North West Limited or BACS / CHAPS transfer.
- Design Approval pack from a NERS accredited company.

There are occasions where we receive two or more applications for connections which make use of the same part of the Distribution System. These may become "Interactive Connection Applications", which would result in a change to your quotation. We have a strict process to ensure fairness and you can find some guidance on Interactivity on our website <https://www.enwl.co.uk/get-connected/apply-for-a-new-connection/interactivity/>. When compiling this quotation, no interactivity with other connection schemes existed. However, since our network is dynamic, there is a possibility that this scheme may become interactive if applications are made before you accept this quotation. In this scenario we will be obliged to contact you with a notice of interactivity and a new quotation

We would like to thank you for your valued enquiry and look forward to working closely with you in due course. If you require any further assistance please do not hesitate to contact me.

Yours sincerely,

Hugh Chambers
Electricity North West

Description of the works**The charges included are for POC charges:**

- For additional bespoke information, please refer to the project specification.
- Assessment and Design

The charges do not include for:

- Land acquisition costs for legal consents etc
- Electricity North West HV &/or LV network energisation connection.
- Damage to crops / land during operational access / work etc.
- Unidentified HV &/or LV infrastructure diversion works.
- Out of hours working.
- For additional bespoke information, please refer to the project specification.

Quotation price

The quotation price is provided based upon your application and the information you provided. The quotation only contains the non contestable charges associated with the new connection, this may include any contestable diversion and reinforcement costs.

Non Contestable Charges

If you require a full description of the non contestable charges these can be viewed on our website

<https://www.enwl.co.uk/get-connected/apply-for-a-new-connection/common-charging-methodology/>. If you are unable to access the internet please contact us on 0800 048 1820 and we will post a copy to you.

Determinations

We hope you are satisfied with the service Electricity North West has provided and hope that any possible disputes have been resolved satisfactorily. However if a situation should arise and we are unable to reach a mutually acceptable solution, you can contact The Energy Ombudsman, who will assist in resolving the dispute. You can contact The Energy Ombudsman in writing to PO BOX 966, Warrington, WA4 9DF, by telephone on 0845 055 0760 or online at www.energy-ombudsman.org.uk

BREAKDOWN OF CHARGES

Non Contestable Charges		
Connection Charges	Quantity	Charge
Assessment Charges	1	£1,240.00
Design Charges	1	£650.00
Operational Work	1	£276.00
Connections – Construction Work		
Underground		
HV &/or LV Cable Installation	1	£114.52
Joints, Joint Holes & Terminations	4	£2,123.63
Services	1	£25.20
Labels & Nameplates	1	£316.33
Total Non Contestable Charge		£4,745.68

Contestable Charges		
Connections – Construction Work	Quantity	Charge
Other charges		
Local Authority Permit Charges	1	£65.52
Total Contestable Charge		£65.52
Total Charge		£4,811.20

CUSTOMER ACCEPTANCE FORM

Customer: Technical & Development Services,

Our Reference: 5500213182/A

Project title: New Supply at Kingsway Parcel W Broad Lane

Site address: Rochdale,,OL16 4QT

I accept your offer, dated 17 September 2021 for the works referenced above and any subsequent charges, as detailed in the project specification.

I agree to pay £4,811.20 plus VAT of £962.24 totalling £5,773.44 and payment for the full amount.

I acknowledge and agree that the works are subject to the Electricity North West General Conditions of Contract, a copy of which I have read.

I acknowledge that I must appoint an electricity supplier to the site before the connection/s can be made live.

The site will be ready for Electricity North West to commence works on _____ **(please enter date)**.

However I have read and understand clause 7 of the Electricity North West General Conditions of Contract, in relation to commencement of the works.

Signature of customer or authorised signatory on behalf of customer:	
Date:	
SITE CONTACT DETAILS	
Contact Telephone Number:	
END USER DETAILS*	
Company/Customer Name:	
Customer Contact:	
Customer Telephone:	
Full Postal Address:	
Contact Name & Address (if different to site address):	

* If there are multiple End Users, please provide additional details.

WAYLEAVE DETAILS (if different from End User)**

Name and Address of Landowner:	
Landowner Telephone:	

** If there are multiple Landowners, please provide additional details.

Acceptance must include payment by cheque, made payable to Electricity North West Limited or by BACS/CHAPS in accordance with the guidance available on our website via the following '[Payment Guide](#)'

If you are going to self approve your scheme design in line with the [Competition in Connections Code of Practice](#) please tick here (). The ENWL's user guide can be located on our [website](#)

POC PROJECT SPECIFICATION

Connections

A system study has now been carried out based on the information you provided:

Total load requirement of your connection is 130 kVA and consists of:

A new POC for 130kVA for 71 new domestic supplies. ENW to bring the existing safe end out of the substation curtilage and into the footpath for the customer to connect on to.

The quotation is based on all works being carried out during normal working hours. If this is not possible you will be notified of any additional costs.

The quotation does not include for any traffic management/permits. If required you will be notified of any additional costs.

LV Point of Connection 1

A Point of Connection has been identified on the Electricity North West Limited Low Voltage Network to be taken from an existing 185 cable as shown on the enclosed plan. The cable is supplied from Badger Lane 328690 Way 4 Substation via a 315kVA transformer and 315 A fuses.

Percentage Volt Drop at POC = 0.11% (including the new load)

Percentage Volt Drop at POC = 0% (excluding the new load)

Earth Loop Impedance at POC = 0.04Ω

Our quotation excludes all works from the point of connection to your interface.

This Point of Connection is valid for 180 days from the date of this quotation.

Offer Conditions

Application for a Point of Connection

- 1) The Point of Connection (POC) will be determined on the basis of the information on your application form and will not be guaranteed if any undeclared characteristics of the proposed load are found to cause electrical disturbances to the electricity network greater than those inferred on the original application form.
- 2) The IDNO is responsible for providing true and accurate load information to Electricity North West Limited.
- 3) All Connections for Embedded Distribution Networks shall comply with Electricity North West Limited ES 225.
 - Assessment & Design charges
 - Inspection Charges
 - Initial Energisation Cost*
 - Associated Diversion Work
 - Associated Reinforcement Work
 - Operation & maintenance charges (only if over and above the minimum cost scheme)
 - Costs for obtaining legal consents for the development

* The Initial Energisation Cost is for energisation of the installation at the POC only and will only be included in the offer if the network connection/s is a non-contestable joint/s or termination/s. It does not include for any on site non-contestable jointing work that may be requested following the initial energisation or for the energisation of any low voltage network if the POC was provided at high voltage.

- 2) The above charges become contractual on acceptance of the point of connection and will be included in the Electricity North West Limited 'Agreement to Adopt' contract which will be issued following design approval.

- 3) In certain circumstances diversion and reinforcement works are open to competition and are therefore classed as contestable (See Page 71, Section 6.12, Methodology and Charges for Connections Statement). If appropriate and if requested, a breakdown of the non-contestable elements for diversion and reinforcement costs may be supplied.
- 4) Indicative costs are given in Electricity North West Limited 'Statement of Methodology and Charges for Connection to the Electricity Distribution Network' which can be found on Electricity North West Limited web site: www.enwl.co.uk

Operational / Legal Consents

- 1) The Independent Connection Provider(ICP)/developer is legally responsible for and must make their own arrangements to obtain any legal consents to install or lay any electric line or cable on land owned by a third party. e.g. on privately owned land outside the development site. Electricity North West Limited will only obtain legal consents in so far as they are necessary or desirable for the operation of Electricity North West Limited network after asset adoption.

This will include any legal consents which the developer is required to grant for electric lines or cables within the development site which will be adopted by Electricity North West Limited. No electric lines or cables shall be installed in land not owned by the developer before agreement is reached with the landowner. This POC is, therefore, dependant on the ICP/developer being able to reach agreement with any third party landowner for any electric lines or cables, or any part thereof, which will be installed at or from the POC.

Please note that the date of energisation for the installation will not be arranged until all operational/legal consents have been completed with Electricity North West Limited.

- 2) Operational/Legal Consents include:

- Any easement, wayleave or licence required for any electric line or cable laid from the POC in private land which does not or will not form part of the public highway.
- Any lease or freehold transfer of land required for substations.
- Any Planning or statutory consent required in respect of any of the above.

- 3) The ICP/developer will be responsible for the cost of reinstating any damage to land not within the development site and for any for any costs associated with the acquisition of Operational/Legal Consents.

Health and Safety

- 1) The following information is given to assist you in maintaining safe working practices on the site:

Electricity North West Limited plans carry an endorsement stamp that is there for your safety. Before any machines are used, all of Electricity North West Limited underground assets should be located by manual excavation. All excavation should be done by taking the appropriate safety precautions in the 'Health and Safety Executive Guidance Note G47' 'Avoiding Danger from Underground Services'; taking cognisance of the fact that other plant may be in the vicinity which is not shown on the plans. Please ensure that the current issue of plans is referred to before commencing work on site.

Acceptance of Point of Connection

- 1) If you wish to accept the Point of Connection, a completed 'Acceptance' form with payment in full must be returned before the validity date expires. If your acceptance is not received before the expiry date then the available capacity on our network could be made available to subsequent applicants.
- 2) Your design submission must be submitted within 30 days of acceptance of the POC and must include the Design Submission Check List form. If your design is not received within the time stated then your acceptance will lapse and the point of connection could be allocated to another applicant without notice. Under exceptional circumstances you may apply in writing for a further 30 days extension. You will also be liable for any abortive costs incurred in failure to comply with the above.
- 3) These forms are an integral part of the design submission and the process of design approval will not start until they have been received. Any errors on the forms will also delay the start of the process.

- 4) Following design approval, Electricity North West Limited will issue the ICP with an 'Agreement to Adopt' contract. The ICP will then be responsible for obtaining all required signatures on the 'Agreement to Adopt'. Electricity North West Limited will not undertake any activities associated with the electricity connection works until this Agreement has been signed, this includes any audits of the work intended to be adopted. It should be noted that Electricity North West Limited will not adopt any new connections work that we have not had an opportunity to audit until we are satisfied that the installation meets Electricity North West Limited standards.

Excavation

- 1) Our price for the relative works associated with the new connection are based on the assumption that all underground cable trenching carried out by Electricity North West will be in surfaces as detailed below. Should the surface/grounding of any of the cable route change before works are completed you may be required to pay for any extra associated excavation costs.

The contestable element of the works may be undertaken by you and If you wish to carry out the associated works please contact us so we can amend the quotation. If you decide to undertake these works you will need to include them within your design submission.

Non Contestable HV &/or LV connections works:

- 1 metres in finished footpath.
- 2) In order to prevent abortive visits your site supervisor will ensure the site will be ready.
- 3) In order to minimise the time any excavation undertaken by you is open you are to liaise with our representative to ensure that our necessary labour, plant, and materials will be available, prior to commencement of the excavation.
- 4) All on-site excavation, reinstatement, compaction and final landscaping, will be your responsibility unless otherwise specified by us.
- 5) All trenches will be back filled with suitable base material. Should we require any imported materials for back filling then additional charges will apply.
- 6) Should any excavation in unforeseen rock outbreaks, adverse ground, buried made surfaces, or for any dewatering be necessary, we will provide evidence of the problem and additional charges will apply.
- 7) As a means of safe working, all excavation should be carried following the guidance of the HSG47 documents published by the Health and Safety Executive and via www.hsebooks.co.uk.
- 8) As a means of safe working, all excavation should be carried following the guidance of the HSG47 documents published by the Health and Safety Executive and via www.hsebooks.co.uk.
- 9) If any new work is being undertaken that you have not detailed within your application (i.e. your proposed site entrance) and may reduce/increase the depth of Electricity North West existing assets, you must provide trial holes for measurements to be taken off the depth of the existing cable(s).
- 10) If work is required to alter the cover or divert any existing cables, modify or underground existing overhead lines, other than those identified, additional costs will be fully chargeable to you.

Generation

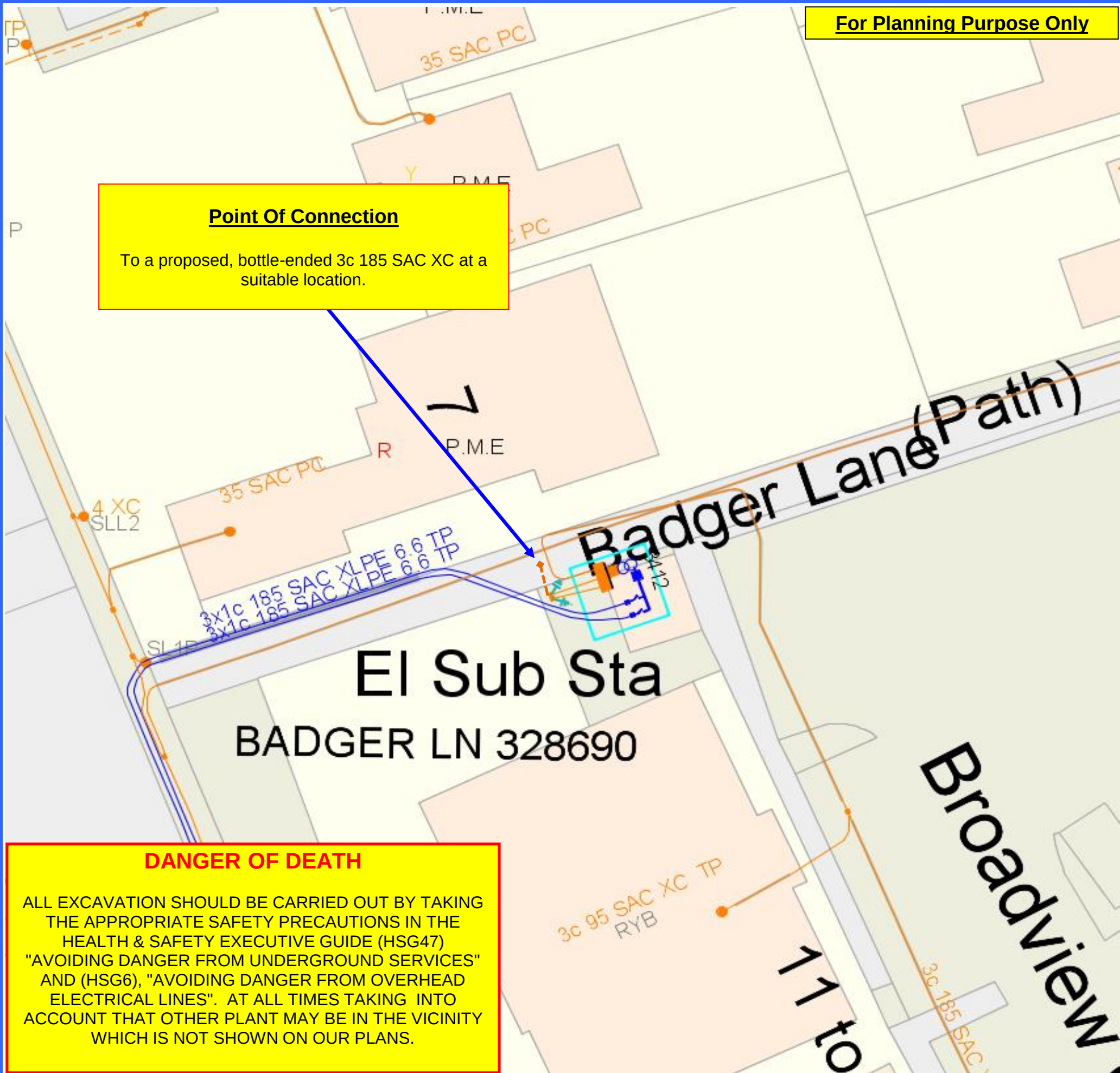
- 1) Unless it is included within your application, you must contact Electricity North West Limited if you intend to provide facilities to allow the export of electricity (including by means of CHP, solar cells, wind turbines etc) into the electricity distribution network or operate on site generation that interconnect with our supplies, including as a means of an emergency supply. We reserve the right to amend our price and programme of works in association with these facilities.

Non-Linear Loads (motors, welders and rectifiers)

- 1) Motors, Welders, and other equipment likely to affect the supplies to other consumers must not be connected without prior approval from Electricity North West Limited.
- 2) For all non-linear loads, it is your responsibility to ensure that the cumulative effect of any harmonic-generating equipment (e.g. Rectifiers, invertors & variable speed motor drives) complies with Industry Standards. If complaints are received from other customers connected to the Distribution System regarding supply disturbance and these can be directly attributed to your equipment, then Electricity North West Limited reserve the right to insist that you disconnect the offending equipment remedial action is taken by yourself, at your expense.

Disconnection

- 1) We have not included the costs for any existing service disconnection/s in our quotation. For all disconnections please contact Electricity North West Customer Service on 0800 048 1820.



For Planning Purpose Only



PROJECT DETAIL

Title: 130kVA IDNO POC

Address: Kingsway, Rochdale. OL16 4QT.

Scheme Ref Number: 5500213182

Drawn By: H. Chambers

Date: 16/09.21

Grid Reference: (X) 391069
(Y) 411185

Scale: N.T.S

Point of Connection Expiry Date:
Valid for a period of 180 days from the date of the Quotation

POINT OF CONNECTION
TECHNICAL DETAIL

Cable Size @ P.O.C : 3c 185 SAC XC

Voltage : 240/415 Volts

Minimum Cable Size :

Loop or Teed (HV only)

Feeder Name / No : 328690 Badger Ln

Transformer Size : 315 kVA

Fuse Size : 315 Amps

Earth Loop Impedance : 0.004 ohms

% Voltage Drop

1) Including site load 0.11 %

2) excluding site Load %

Generation:

Voltage Rise relative to primary BB : %

Positive sequence R+JX (% on 100MVA base)

Notes :

For reference only

DANGER OF DEATH

ALL EXCAVATION SHOULD BE CARRIED OUT BY TAKING THE APPROPRIATE SAFETY PRECAUTIONS IN THE HEALTH & SAFETY EXECUTIVE GUIDE (HSG47) "AVOIDING DANGER FROM UNDERGROUND SERVICES" AND (HSG6), "AVOIDING DANGER FROM OVERHEAD ELECTRICAL LINES". AT ALL TIMES TAKING INTO ACCOUNT THAT OTHER PLANT MAY BE IN THE VICINITY WHICH IS NOT SHOWN ON OUR PLANS.

This plan is issued by Electricity North West Limited. Unless otherwise indicated Electricity North West Limited cables are laid at depths in accordance with NJUG 2 (typically 450mm for Low Voltage & 600mm for 11KV cables in footpath). 33KV/132KV cables are laid at depths as marked. The depths and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However, third parties may have altered the surface level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from that 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. 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 in the cable records.

