



making the right connections



Leopold Court

Utility Study
Level 1

Document Status				
Issue/Revision	Comments	Date	Prepared By	Checked By
1	Final Issue	03/08/2023	Casey Watmore	Joanne Blackburn
2				
3				

UCML Utility Study – Level 1

Leopold Court,
Leopold Street,
Rochdale

Produced for: Rochdale Borough Council

Prepared by: Casey Watmore – Technical Coordinator

Email – casey.watmore@ucml.co.uk



Utilities Connections Management Limited
Mainetti House, Bedwell Road, Wrexham Industrial Estate, Wrexham LL13 0TS
Tel: 01978 661800 | www.ucml.co.uk

Contents

1.0	Introduction	4
2.0	Scope and Objectives	7
3.0	Assumptions and Exclusions	8
4.0	Cost Summary	9
5.0	Electricity.....	10
6.0	Gas.....	12
7.0	Water.....	14
8.0	Communications	19
9.0	Conclusion	26
10.0	Further UCML Services.....	28
	Appendices.....	31

1.0 Introduction

UCML has been instructed by Rochdale Borough Council (hereafter referred to as 'the Client') to provide a desktop utility study to identify the outline constraints derived from the statutory utility infrastructure on a proposed residential development of 6 no. additional dwellings to the existing site. The site is located at Leopold Court, Rochdale, and this study includes the land within the aerial image as indicated within Figure 1.1 below.

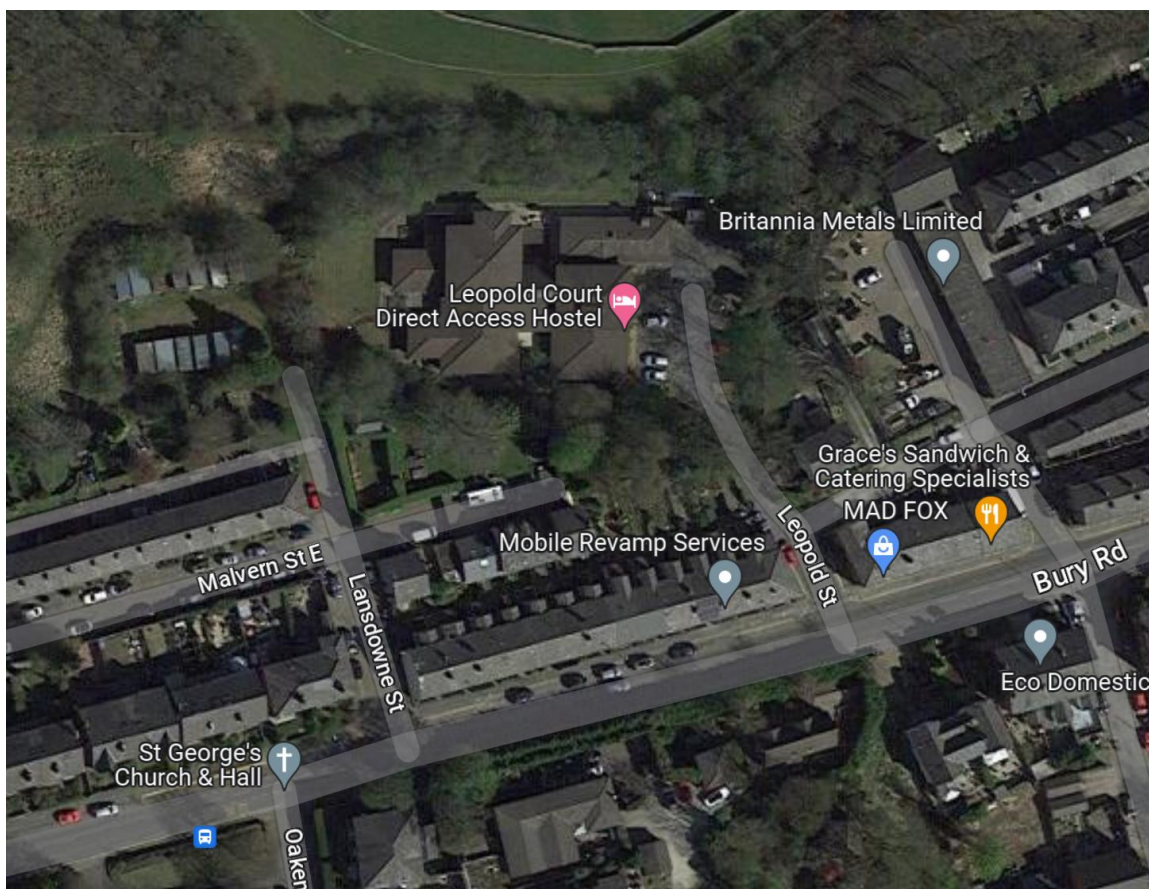


Figure 1.1 – Aerial view of existing site

UCML has been commissioned to provide a desktop utility study defining potential cost and timescale risks that could impact on the overall delivery of the project. The principal aim of this utility study is to identify the key constraints derived from statutory utility infrastructure on the proposed development. The information provided within this desktop study is based on review of the Pod Location Sketch (pods marked in blue) provided to UCML by Rochdale Borough Council, indicated in Figure 1.2 below.

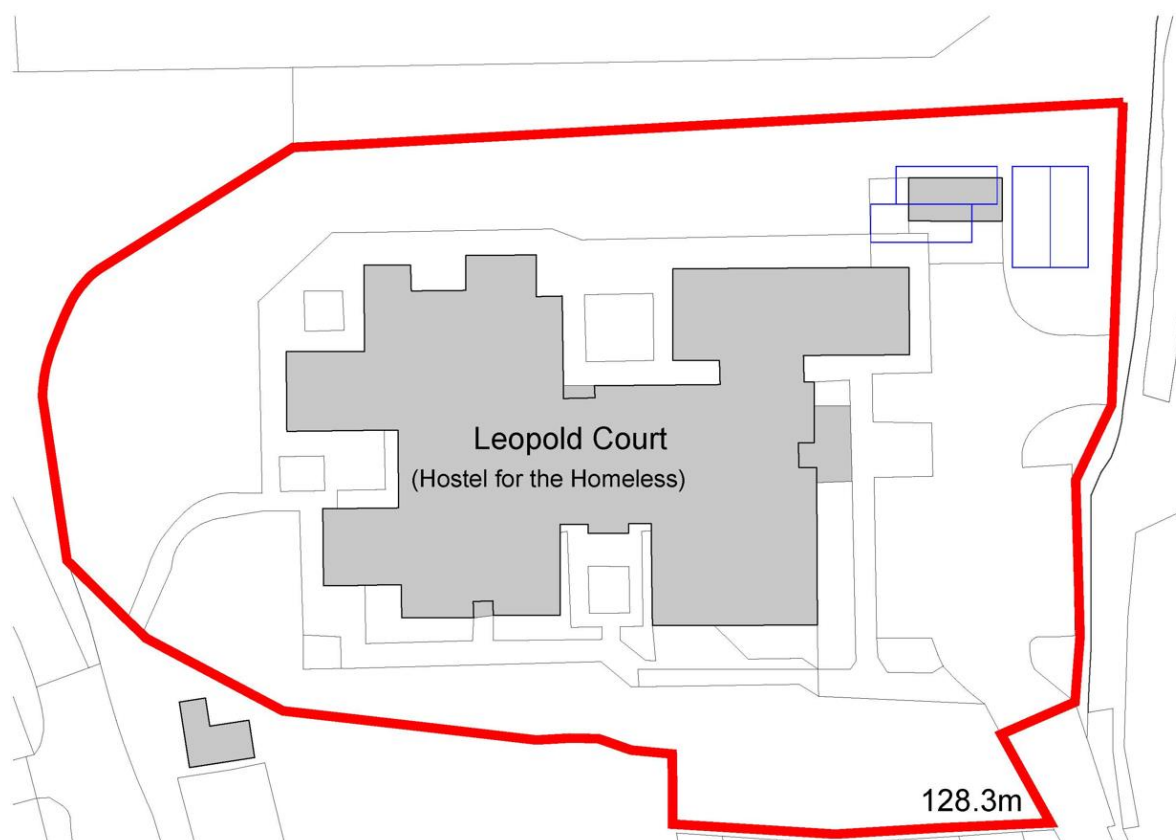


Figure 1.2 – Site Layout Plan

This desktop study has been produced using the statutory records received from each relevant body. The host statutory network operators which operate in the vicinity of the development site and covered within this study are listed in Table 1.1 below.

Utility	Statutory Operator
Electricity	Electricity North West
Gas	Cadent Gas
Water	United Utilities
Telecoms	Openreach / Virgin Media / Vodafone

Table 1.1 – Host Statutory Network Operators

UCML is not responsible for the accuracy or quality of the information provided on statutory utility infrastructure records and has attempted to use reasonable skill and care in investigating the existing site services. Unless stated otherwise, UCML has not made any provision for out-of-area water mains, private networks, unrecorded networks, Liquid Petroleum Gas (LPG) networks, street lighting, CCTV, traffic signals/illuminated signage, data

centre networks, electricity generation installations, interconnectors, or drainage/sewerage networks.

Please note, all information on the drawings contained within this utility study and elsewhere is indicative only. The verification of the details and plant location given on the relevant infrastructure records should be undertaken using the following methods;

- The use of plant location equipment to trace all underground plant.
- The use of hand dug trial holes to confirm the precise location of plant.
- The use of suitable paint or markers on the surface to clearly indicate the position of buried apparatus.

All works undertaken are to be in accordance and compliance with the Construction Design and Management 2015 Regulations, published Health & Safety Guidelines, and the agreed working practices of the relevant utility companies. The following assumptions must be made in regards to any existing utility apparatus;

- All mains, services cables, and pipes should be assumed live until proven dead prior to any excavation, demolition or groundworks commencing.
- Any existing building is assumed to have live services until proven otherwise.
- Any site is assumed to have existing utility apparatus located within the boundary until proven otherwise.
- Service connections are not indicated on all utility infrastructure records. Where no service connections are indicated, their presence should be anticipated until proven otherwise.

2.0 Scope and Objectives

Utilities Connections Management Limited (UCML) is an independent Utility Consultancy providing services relating to the provision of utility connections to all types of developments.

This desktop utility study aims to provide a 'snapshot' in time of the current statutory utility networks and review the potential connection, diversion, and disconnection works that may be required to accommodate the development proposals. The objective of the commission is to provide a level of information relating to budgetary costs and risks, without incurring significant costs relating to distribution network studies. It should be noted that as this study is desktop in nature, no site visits or surveys have been undertaken during its completion.

The scope of works undertaken by UCML may be summarised as follows;

- Obtain the statutory Network Operators' infrastructure records.
- Review the existing utility distribution networks within the local area of the site.
- Provision of budget costs for proposed disconnection, diversion, and connection works.
- Identification of possible abnormal costs associated with existing and proposed infrastructure.
- Highlighting of abnormal legal requirements including wayleaves and easements.

UCML's desktop utility studies provide a detailed overview of the statutory electricity, gas, clean water, and telecommunications infrastructure in the vicinity of a proposed site, ideal for:

- Due diligence prior to land purchase to allow negotiation.
- Risk assessment prior to tender.
- Assistance with site layout design to minimise impact on existing utilities, taking statutory utility infrastructure legal requirements into account.
- Detailed planning statements.
- Investment analysis.

3.0 Assumptions and Exclusions

In view of the limitations of the available information, the following assumptions have been made to produce this utility study;

- All estimated loads have been based on information provided in the Network Operators Distribution Code and other documented standards.
- The information provided within the desktop study is based on the development site area as identified on the proposed site layout plan shown in Figure 1.2 within the introduction. Any land falling outside of the provided boundary is outside of the scope of this desktop study and, should it be incorporated within the proposed development boundary, this may affect the information and recommendations provided within this desktop study.
- The desktop study has been produced based on the specification provided by the Client/Developer at the time of instruction. Any changes to the size, type, number of specification of the development (for instance the extent of EV charging provision and/or use of Low Carbon heating solutions) may affect the information and recommendations provided within this desktop study.
- In the timescales and budget costs quoted, no allowances have been made in respect to the following unless stated otherwise;
 - Wayleaves, easements, or access rights.
 - Reinforcement charges.
 - Land transfers or lease arrangements for substation requirements if applicable.
 - Abnormal off-site civils.
 - Specialist traffic management (non-standard).
 - On-site civils and builders work.
 - Seasonal Embargoes.

It should be noted that all budgetary figures quoted are exclusive of any Value Added Tax (VAT) that may be applicable unless stated otherwise.

4.0 Cost Summary

Matrix Key	
	Do not envisage any major issues.
	Could cause delay that can be measured in weeks, and can also be prevented.
	Could cause delay that can be measured in months, and may be prevented.
	Could cause major delay, that may not be mitigated.
Utility	Risk
Electricity	
Disconnection Works – None currently anticipated.	
Diversiory Works – None currently anticipated.	
Connections – £9,000.00	
Total Electricity Costs - £9,000.00	
Gas	
Disconnection Works – None currently anticipated.	
Diversiory Works – None currently anticipated.	
Connections – Not applicable (development utilising a low carbon strategy)	
Total Gas Costs - £Nil	
Water	
Disconnection Works – None currently anticipated.	
Diversiory Works – None currently anticipated.	
Connections – £11,500.00	
Total Water Costs - £11,500.00	
Telecoms – Openreach	
Disconnection Works – None currently anticipated.	
Diversiory Works – None currently anticipated.	
Connections – £9,600.00	
Total Openreach Costs - £9,600.00	
Telecoms – Virgin Media	
Disconnection Works – None currently anticipated.	
Diversiory Works – None currently anticipated.	
Connections – <i>It can be assumed that Virgin Media will provide a connection proposal for the development at no cost to the developer.</i>	
Total Virgin Media Costs - £Nil cost.	
Other	
Vodafone – Not affected.	
Budgetary sums exclude Value Added Tax, on-site civils, and principal contractor preliminaries.	

Table 4.1 – Cost Summary and Risk Matrix Table

5.0 Electricity

The electricity distribution network in the vicinity of the development site is under the ownership of Electricity North West and is operated within the terms of its Electricity Distribution License issued by Ofgem. The local electricity distribution network in the immediate vicinity of the site comprises of underground cables and associated substations operating at Extra High Voltage (EHV), High Voltage (HV) and Low Voltage (LV).

The diagram below illustrates the location of existing Electricity North West infrastructure which has been extracted from its network records. The cables shown in blue are operated at 6-6.6kV (HV), and those shown in orange are operated at 415 Volts (LV). Please refer to the infrastructure record appended to this study for further detail.

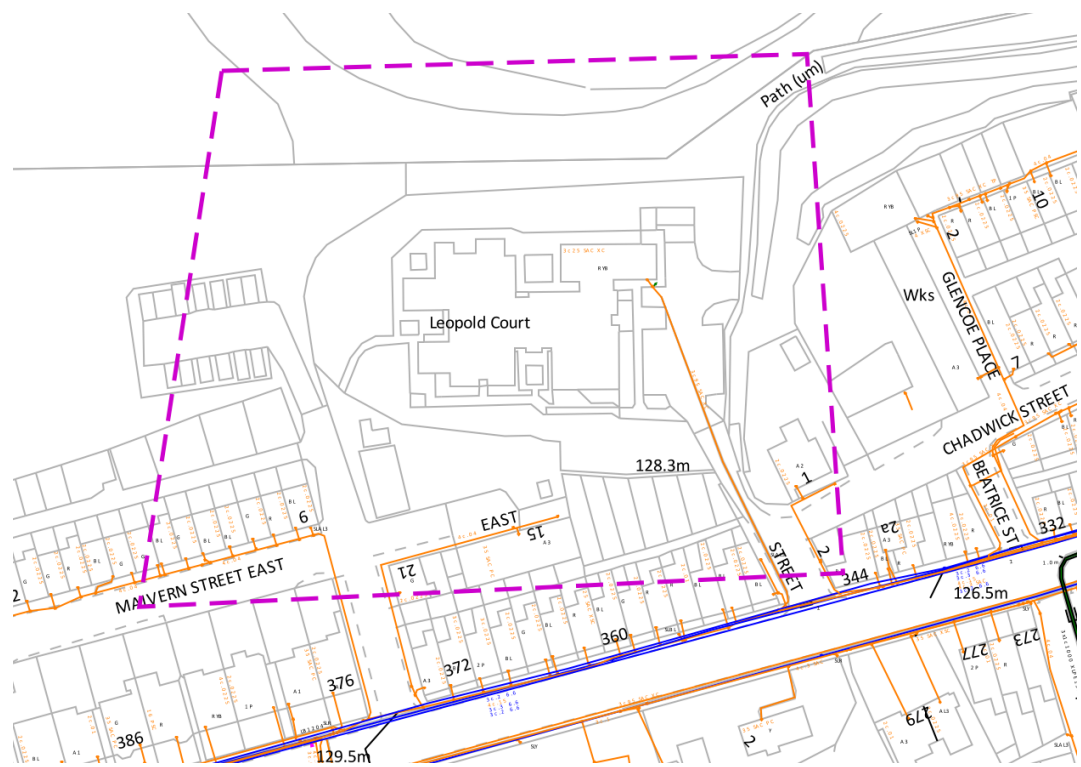


Figure 5.1 – Existing Electricity Infrastructure Plan

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

Disconnections: Electricity North West infrastructure record indicates a Low Voltage cable routed within the site boundary, which is providing supply to Leopold Court building currently occupying the development site. The client has confirmed that this building is being retained therefore, disconnection works are not currently anticipated.

Diversions: Electricity North West infrastructure record indicates 3 no. 6-6.6kV High Voltage cables and 2 no. Low Voltage cables routed within the site side footpath of Bury Road. Given the location of this apparatus in relation to the site boundary, it is assumed to be unaffected by the development proposals.

Electricity North West infrastructure record also indicates 2 no. sections of Low Voltage cable routed within both footpaths of Leopold Street. As this apparatus is indicated as terminating before the site boundary, it can be assumed that it will be unaffected by the development proposals.

Connections: It is envisaged there may be sufficient capacity in the existing Low Voltage (LV) network to provide supply to the proposed development. A Point of Connection (POC) application is recommended to confirm the actual availability of capacity within the local network. To this study, UCML has assumed a connection can be taken at Low Voltage (LV). Allow a **budget cost of £9,000.00** for connections.

6.0 Gas

The local Gas Distribution Network in the vicinity of the development site is owned and operated by Cadent Gas under its Gas Transportation License issued by Ofgem. The gas network in the immediate vicinity of the site comprises of gas mains and apparatus operating at Medium Pressure and Low Pressure.

The following diagram is an extract from Cadent Gas statutory records and details the currently indicated position of existing infrastructure, however it may be prudent to undertake a below ground survey to ensure there are no services present which are not recorded on statutory records. Please refer to the infrastructure record appended to this study for further detail.

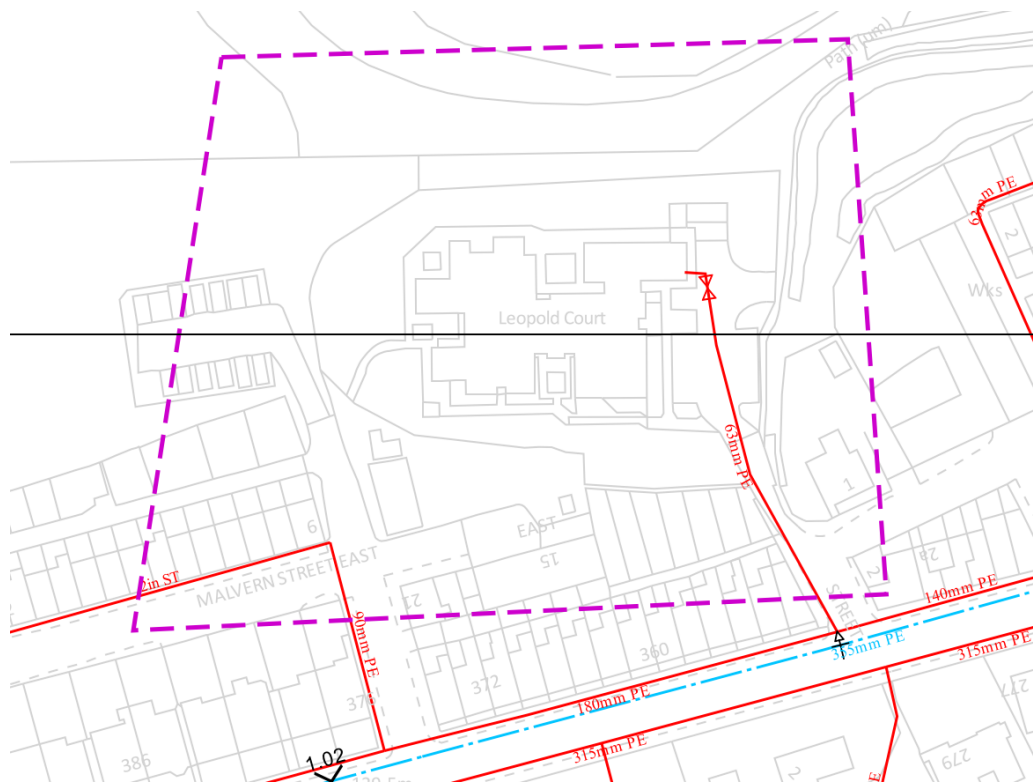
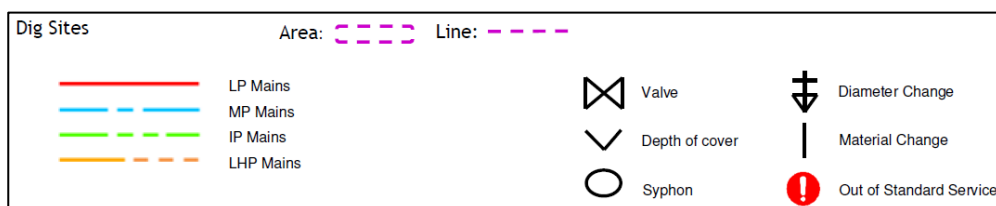


Figure 6.1 – Existing gas infrastructure plan



Disconnections: Cadent Gas infrastructure records indicate a 63mm Polyethylene Low Pressure main routed within the site boundary which is providing supply to the existing Leopold Court building currently occupying the development site. The client has confirmed that this building is being retained therefore, disconnection works are not currently anticipated.

Diversions: Cadent Gas infrastructure records indicate a 335mm Medium Pressure main and a 140mm Polyethylene Low Pressure main routed within the carriageway and site side footpath of Bury Road. Based on review of the proposed red line boundary plan, this apparatus is located outside of the boundary and will not be affected by the development proposals.

Connections: The client has confirmed that the proposed development will utilise a low-carbon heating strategy; therefore, no gas connections will be required.

7.0 Water

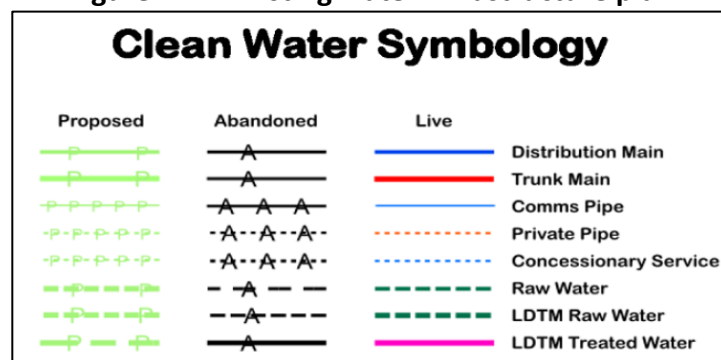
The local clean water distribution network in the vicinity of the development site is owned and operated by United Utilities within the terms of its statutory license issued by Ofwat. The clean water network in the immediate vicinity of the site comprises of distribution water mains and associated apparatus. Please refer to the infrastructure record appended to this study for further detail.

The following diagram is an extract from United Utilities statutory records and details the current indicated position of existing infrastructure, however it may be prudent to undertake a below ground survey to ensure there are no unknown services which are not recorded.

Please note on rare occasions 'out of area' water supply authorities have water mains crossing other water supply authority areas. This is typically trunk or raw water mains transporting water extracted from reservoirs or water courses between areas. Unless stated otherwise, UCML's utility study covers the statutory water network operator for this region as identified within the introduction only.



Figure 7.1 – Existing water infrastructure plan



Disconnections: United Utilities infrastructure records do not typically indicate individual service connections however, their presence should be anticipated until proven otherwise. In this instance, as the client has confirmed that the existing building is being retained, disconnection works are not currently anticipated. A site survey may be prudent to confirm no further supplies are present.

Diversions: United Utilities infrastructure records indicate a 4" Cast Iron main routed within the western side footpath of Leopold Street. Based on review of the proposed red line boundary plan, this apparatus is located outside of the boundary and will not be affected by the development proposals.

Connections: It is envisaged there may be sufficient capacity in the existing infrastructure to supply the proposed development. However, a pre-development enquiry is recommended to confirm the availability of pressure within the existing network.

From April 2018, off-site network reinforcement costs have been funded through the collection of infrastructure charges applicable to each new connection. Infrastructure charges are calculated based on the estimated costs of all off-site reinforcement works required to facilitate connections to new developments within United Utilities supply area over a rolling 5 year period, based on the total anticipated number of new connections within that supply area. Please note, the infrastructure charge costs can vary year on year and therefore long term developments may be affected by the possible variance in infrastructure charges. Each water company has a differing infrastructure charge based on their individual network and anticipated levels of reinforcement works, and the cost of the infrastructure charges for clean and waste water are likely to differ.

The infrastructure charges applicable to developments within United Utilities' region for the current scheme of charges (2023-2024) are £302.00 per plot for clean water and £279.00 per plot for sewerage, both of which are applied to the clean water connection costs. Based on these infrastructure charges, allow a **budget cost of £11,500.00** for mains and connections. This cost is based on a connection from the 4" Cast Iron main routed within Leopold Street.

A Phase 2 ground investigation and risk assessment will be required to precisely identify contaminated and uncontaminated ground within the site. The level of contamination on-site will determine the material used for the water mains and service pipes on-site. If the level of contamination is low, standard polyethylene pipe could be used. However, if the level of contamination on-site is determined to be high, the site will require the use of barrier pipe laid in a sterile trench. Should the use of barrier pipe be required, this will increase the cost of connections significantly.

From April 2020, water companies have transitioned to new charging rules which stipulate that any applicable income offset will be paid against infrastructure charges instead of the

mains requisition cost. Therefore, based on these new charging rules, the full construction cost for the mains requisition is payable by the developer upfront, where previously the applicable income offset was payable to the developer by the relevant water company following completion of the connection.

As the income offset is paid by United Utilities against infrastructure charges paid by the developer, it is now be applicable to all connections (including any made to existing water mains) where infrastructure charges are payable. The income offset payment is set by each water company at a set charge per plot, and for connections in United Utilities area for 2023-2024 it has been set at £778.00. If no infrastructure charges are payable for a connection, no income offset payment will be available. For plots that qualify for the applicable Infrastructure Charge Discount Scheme which is discussed below, the full income offset amount will still apply per plot at the current set rate, which may result in a positive payment to the developer.

As previously mentioned, United Utilities has an Infrastructure Charges Discount Scheme intended to incentivise sustainable development within their region and encourage developers to construct properties which promote the efficient use of water. In compliance with Part G of the Building Regulations 2010, all new homes built in the UK must be built to a rating of 125 litres of water usage per person, per day (PPPD). United Utilities has introduced a reduced infrastructure charge of £30.00 per property for clean water where it can be demonstrated that properties have been built to a usage rating of 100 litres of water PPPD or less.

To qualify for the reduced charge, a completed 'Water Efficiency Calculator' form must be submitted with an application for connections, with one completed calculation required for each property type on a development. This is to demonstrate the fixtures and fittings planned to be installed comply with the water usage criteria (please see <http://sites.wrcplc.co.uk/partgcalculator/> for further information). Along with the efficiency calculator results, United Utilities will require a signed disclaimer notice from the Developer. This disclaimer notice is for Developers to agree to United Utilities conducting an audit of built properties to confirm they comply with the requirements of the discount scheme and

regulations, and confirms the Developer accepts liability for the full infrastructure charge if the information provided is found to be inaccurate following an audit.

For sewerage, a reduced infrastructure charge of £28.00 per property will be payable for all properties built with no surface water connection to the public sewer. To qualify for the reduced charge for sewerage, a drainage layout plan that confirms the drainage connectivity of the proposed properties must be submitted with an application for water services.

8.0 Communications

8.1 Openreach

Openreach own and operate telecommunications apparatus in the vicinity of the development site within the terms of its statutory license issued by Ofcom. The Openreach network in the immediate vicinity of the site comprises of underground and overhead cables/lines and associated apparatus. Please refer to the infrastructure record appended to this study for further detail.

The following diagram is an extract from Openreach records and details the current indicated position of existing infrastructure, however it may be prudent to undertake a below ground survey to ensure there are no unknown services which are not recorded.



Figure 8.1 – Existing Openreach infrastructure

KEY TO BT SYMBOLS			
DP		Pole	
Planned DP		Planned Pole	
PCP		Joint Box	
Planned PCP		Change Of State	
Built		Split Coupling	
Planned		Duct Tee	
Inferred		Planned Box	
Building		Manhole	
Kiosk		Planned Manhole	
Hatchings		Cabinet	
		Planned Cabinet	

Disconnections: Openreach infrastructure record indicates an overhead supply routed within the site boundary, which is providing supply to Leopold Court building currently occupying the development site. The client has confirmed that this building is being retained therefore, disconnection works are not currently anticipated.

Diversions: Openreach infrastructure record indicates a chamber and associated below ground and overhead apparatus routed within Leopold Street. The client has confirmed that

no changes will be made to the existing site entrance, therefore no diversionary works are currently anticipated.

Connections: A reasonable assumption can be made that a connection can be taken from the existing infrastructure located within Leopold Street. As the development consists of under 20 dwellings, the Client will be required to contribute to the cost of Fibre to the Premise (FTTP) connections. For a site of this size, the Client contribution will be **£9,600.00** (£1,600.00 per dwelling) based on Openreach's current published rate card and the standard per plot connection cost.

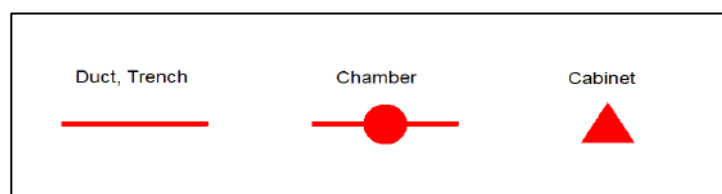
8.2 Virgin Media

Virgin Media has confirmed that they own and operate telecommunications apparatus in the vicinity of the development site. The Virgin Media network in the immediate vicinity of the site comprises of underground cables and associated apparatus.

The following diagram is an extract from Virgin Media records and details the current indicated position of existing infrastructure, however it may be prudent to undertake a below ground survey to ensure there are no unknown services which are not recorded. Please refer to the infrastructure record appended to this study for further detail.



Figure 8.2 – Existing Virgin Media Infrastructure



Disconnections: Virgin Media infrastructure records do not typically indicate individual service connections however, their presence should be anticipated until proven otherwise. In this instance, it can be assumed that no apparatus is routed within the boundary, given the distance to site. Therefore, disconnection works are not currently anticipated.

Diversions: Virgin Media infrastructure record indicates below ground apparatus routed within Beatrice Street and Bury Road. Given the location of this apparatus in relation to the site boundary, diversionary works are not currently anticipated.

Connections: A reasonable assumption can be made that a connection can be taken from the existing infrastructure located on Bury Road, if required.

8.3 Vodafone

Vodafone has confirmed that they own and operate telecommunications apparatus in the vicinity of the development site. The Vodafone network in the immediate vicinity of the site comprises of underground cables and associated apparatus.

The following diagram is an extract from Vodafone records and details the current indicated position of existing infrastructure, however it may be prudent to undertake a below ground survey to ensure there are no unknown services which are not recorded. Please refer to the infrastructure record appended to this study for further detail.



Disconnections: Vodafone infrastructure records do not typically indicate individual service connections however, their presence should be anticipated until proven otherwise. In this instance, it can be assumed that no apparatus is routed within the boundary, given the distance to site. Therefore, disconnection works are not currently anticipated.

Diversions: Vodafone infrastructure record indicates below ground apparatus routed within Beatrice Street and Bury Road. Given the location of this apparatus in relation to the site boundary, diversionary works are not currently anticipated.

9.0

9.0 Conclusion

Based on the information currently available for review, the existing utility infrastructure within the vicinity of the development site appears to be capable of supporting the additional demand required to provide connections for the proposed development of 6 no. residential dwellings. There are existing electricity, water, and telecoms services immediately adjoining the development site, which should have sufficient capacity to serve the development.

It is recommended that formal applications are made to the relevant statutory network operators to confirm the actual availability of capacity within the existing networks, and to provide firm points of connection. Formal connection offers will only be valid for a limited period, and no capacity can be reserved until acceptance and payment of a formal quotation has been made.

The connection costs provided in the main body of the report are based on individual utility connection proposals being accepted. It may be possible to undertake the connections works as part of a multi utility offering which can combine the installation of electricity, gas, water, and telecoms under a single works contract. For some sites, the appointment of a multi utility provider may be more cost-effective option for the connections.

This desktop utility study covers statutory infrastructures surrounding the site. All information has been taken from the records of the statutory authorities and although this information is the most accurate available it may be prudent to undertake trial excavations in strategic locations to definitively determine the depth and location of infrastructure. Utility Providers Networks are constantly under review and subject to applications from other parties and the capacities and loads currently available may be subject to change.

The costs provided are advised as a predicted worst-case scenario of the foreseeable works. However, as these are only budget figures the actual costs entailed will not be determined until detailed proposals are received from the owners of the infrastructure.

Prepared by;

Casey Watmore – Technical Coordinator
Utilities Connections Management Ltd.

Checked by;

Joanne Blackburn BA (Hons) – Associate Director
Utilities Connections Management Ltd.

This document has been prepared solely as a Desktop Utility Study for Rochdale Borough Council. Utilities Connections Management Ltd accepts no responsibility or liability for any use that is made of this document other than by Rochdale Borough Council for the purposes for which it was originally commissioned and prepared.

No individual is personally liable in connection with the preparation of this Desktop Utility Study. By receiving this study and acting on it, the client or any other person accepts that no individual is personally liable whether in contract, tort, for breach of statutory duty or otherwise.

Completeness – Due care and effort is made to locate all Utility companies in a search area, however, due to the existence of redundant utilities, emergence of new companies and the combining of, takeover or sale of existing companies, UCML cannot guarantee to provide details on all utilities in a given area.

There may be a time delay between the physical installation, repair or upgrading of utilities networks and the subsequent recording of the works on utility infrastructure records. Therefore, it should be noted there may be utilities present that are not shown on the records.

10.0 Further UCML Services

Utility Study – Level 2

UCML's Level 2 Utility Study provides a detailed overview of the electricity, gas clean water, and communications statutory infrastructure in the vicinity of development site, ideal for;

- Due diligence prior to land purchase to aid negotiation.
- Risk assessment prior to tender.
- Assistance with site layout design to minimize impact on existing utilities, taking statutory utility infrastructure and legal requirements into account.

The services provided within UCML's Level 2 Utility Study includes;

- Application for existing statutory infrastructure records.
- Technical review of all statutory authority infrastructure affected by proposed on-site and off-site works.
- Application for firm point of connection for electricity, gas, and water supplies to the site to determine location of proposed connection and firm cost for required electricity network reinforcement works.
- Provision of budget figures for disconnection, diversion and connection works derived from firm non-contestable charges including required reinforcement works where applicable.
- Cost risk and analysis.
- Timescales for provision and execution of quotations for the required works, highlighting risks to project programme.
- Highlight abnormal legal requirements including wayleaves and easements and explanation of requirements to mitigate risk.

Technical Procurement

UCML's technical procurement service deals with the obtaining of capacity checks as well as disconnection, diversion, connection, service alteration and temporary supply quotations. These include electricity, gas, clean water, and telecom supplies for all forms of residential, commercial, and industrial developments. Use of our technical procurement services can result in;

- Considerable cost savings.
- Reduced overheads.
- Reduced timescales.
- Reduced delays.
- Reduced time expenditure.
- Removal of provisional sums from tender submissions.

The services provided by UCML's Technical Procurement service includes;

- Review of proposed meter positions to ensure technical and regulatory viability.
- Application for:
 - Existing statutory infrastructure records.
 - Disconnection quotations including meter removals where required.
 - Statutory infrastructure diversion quotations.
 - Temporary building supplies.
 - New connections quotations.
 - Legal searches including easement, wayleaves, and Land Registry title searches.
- Technical review of all quotations received including technical and commercial comparison across all competing quotes.
- Submission of successful quotations for acceptance.
- Single point of contact for project administration, and an assigned Technical Engineer to each scheme.

Project Management

UCML's Project Management service deals with the project management of disconnections, diversions, connections, service alterations, capacity checks and temporary supply installations for all forms of residential, commercial, and industrial developments. Our Project Management team can work in conjunction with our Technical Procurement service or as a stand-alone offering to manage the delivery of all electricity, gas, clean water, and telecom works. Use of our Project Management service can result in:

- Improved program planning accuracy.
- Reduced time expenditure.
- Reduced abortive visit charges.
- Reduced delivery timescales and as a result less delays.

The services provided by UCML's Project Management service includes;

- Management of statutory connections from quotation acceptance to completion.
- Assigned Project Manager to the scheme to provide a single point of contact for site staff, and attend site meetings and design team meetings as required.
- Provision of a site pack including existing and proposed drawings and relevant technical information relating to dimensions and layout of metering enclosures.
- Management of legal agreements required including wayleaves, easements, and adoption agreements.
- Programming of all mains, connections, and metering works through proactive communication with site staff.

Appendices

Appendix 1 – Electricity North West Infrastructure Plan

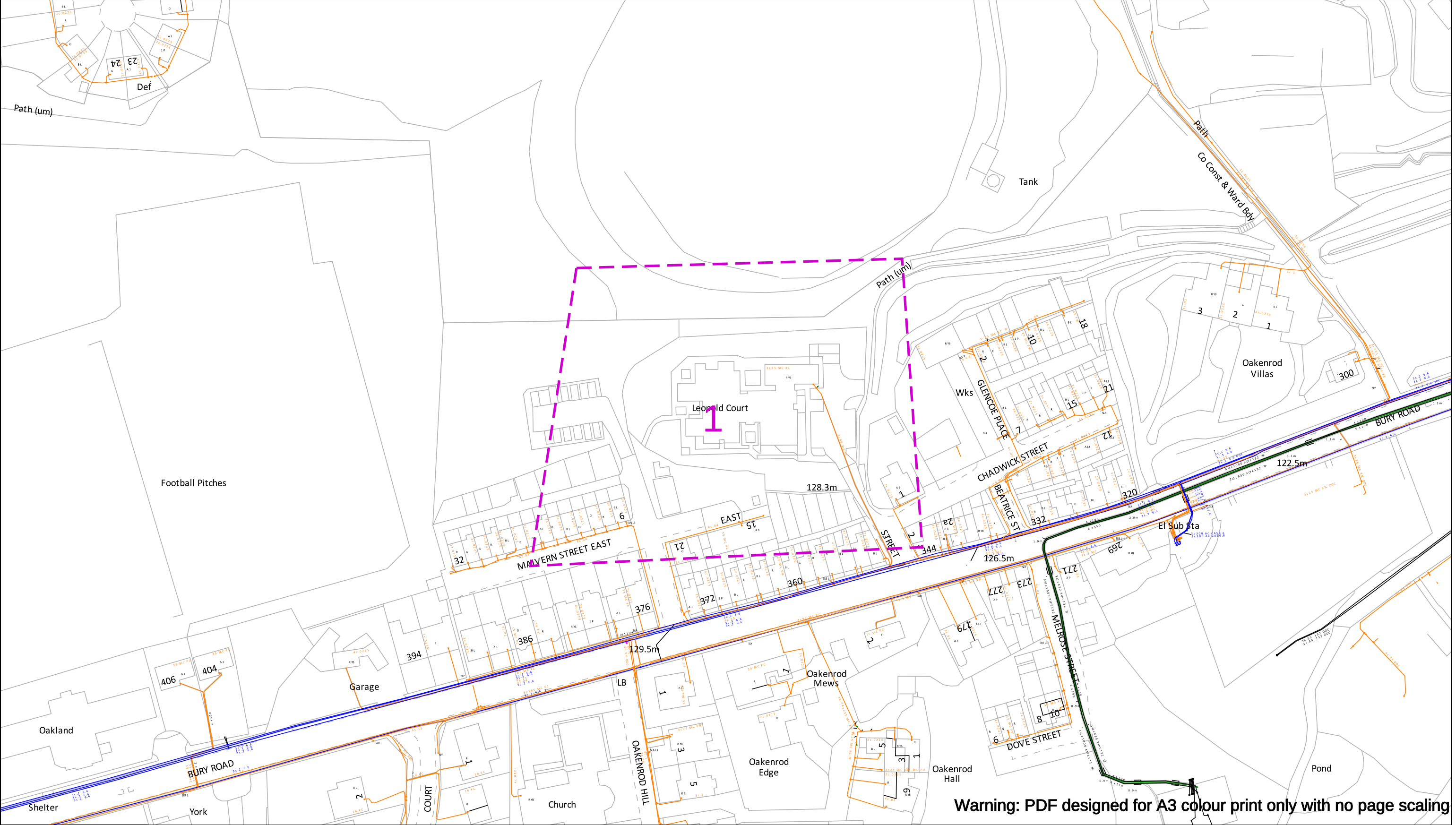
Appendix 2 – Cadent Gas Infrastructure Plan

Appendix 3 – United Utilities Infrastructure Plan

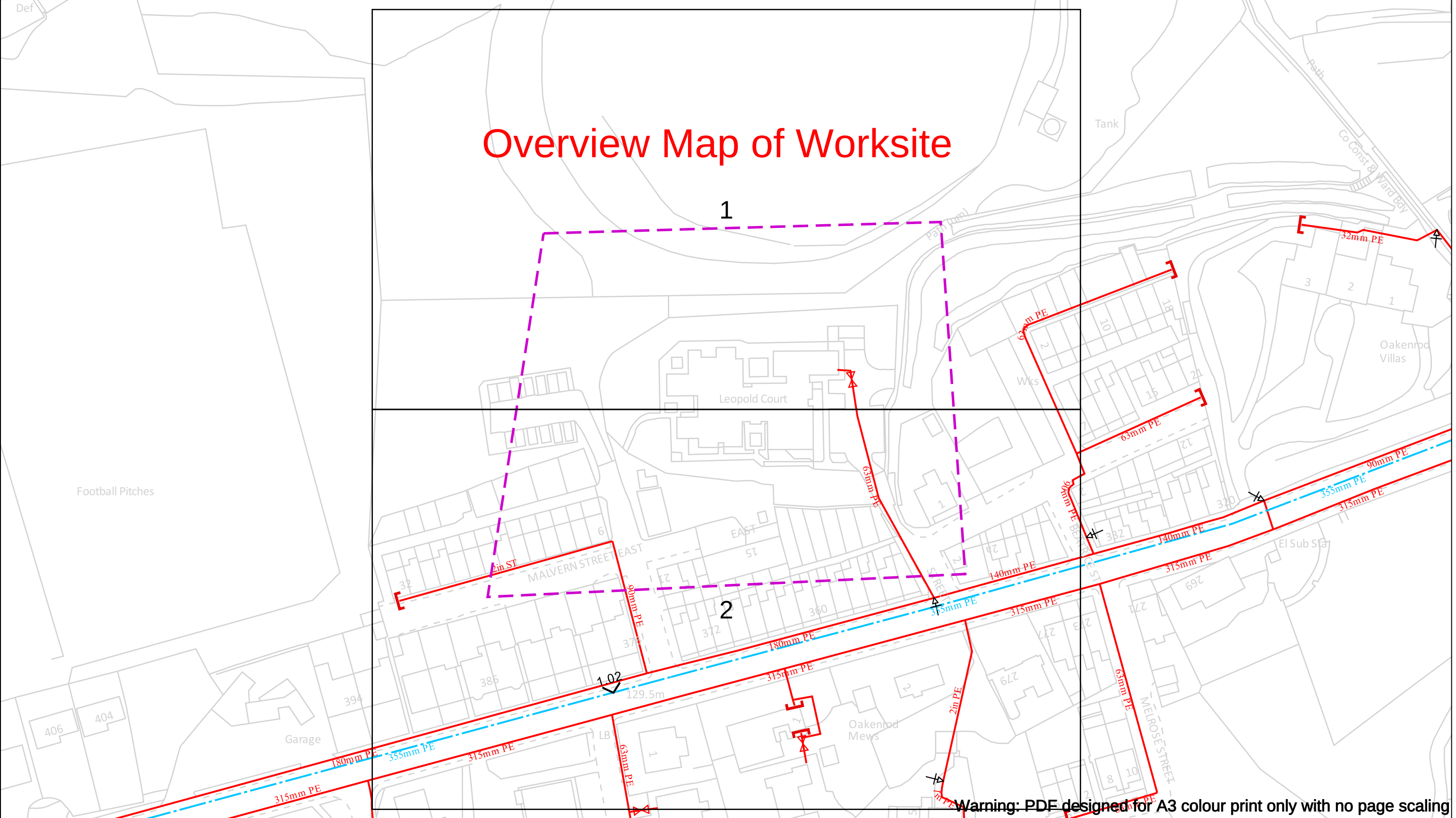
Appendix 4 – Openreach Infrastructure Plan

Appendix 5 – Virgin Media Infrastructure Plan

Appendix 6 – Vodafone Infrastructure Plan



In an emergency call 105, 24 hours a day	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 "Avoidance of Danger from Overhead Power Lines". Electricity North West Limited 304 Bridgewater Place, Birchwood Park, Warrington WA3 6XG. Registered in England and Wales. Registered No 02366949	<table><tr><th>Operating Voltage</th><th>Colour Code</th><th>Line Colour</th></tr><tr><td>132kV</td><td>Black</td><td></td></tr><tr><td>33kV</td><td>Green</td><td></td></tr><tr><td>22kV-25kV</td><td>Yellow</td><td></td></tr><tr><td>11kV</td><td>Red</td><td></td></tr><tr><td>6kV-6.6kV</td><td>Blue</td><td></td></tr><tr><td>1kV-6kV</td><td>Violet</td><td></td></tr><tr><td>LV</td><td>Orange</td><td></td></tr><tr><td>Unknown Voltage</td><td>Brown</td><td></td></tr></table>	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		<table><tr><th>Dig Sites</th></tr><tr><td>Area: </td></tr><tr><td>Line: </td></tr></table>	Dig Sites	Area:	Line:	Data Management Electricity North West Linley House Dickinson Street Manchester, M1 4LF Phone: 0800 195 4141 Email: planrequest@enwl.co.uk
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:																																		



Warning: PDF designed for A3 colour print only with no page scaling

Date Requested: 07/07/2023
Job Reference: 30090437
Site Location: 388515 413168
Requested by:
Miss Megan Wright
Your Scheme/Reference:
Leopold Court, Leopold Street

Scale: 1:1025 (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

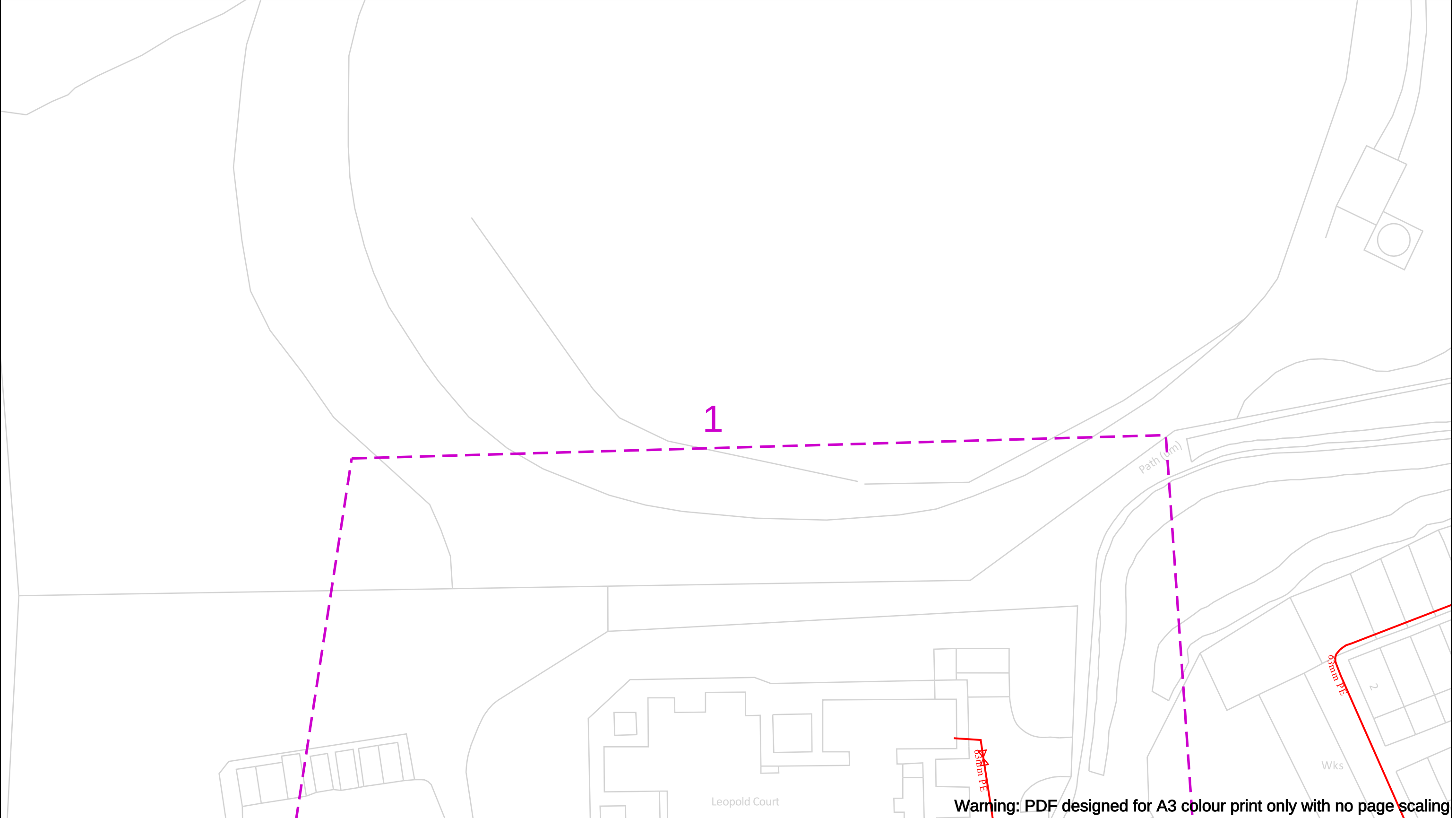
Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

Cadent

Your Gas Network

Crown Copyright © - This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886



Warning: PDF designed for A3 colour print only with no page scaling

Date Requested: 07/07/2023
Job Reference: 30090437
Site Location: 388515 413168
Requested by:
Miss Megan Wright
Your Scheme/Reference: Leopold Court, Leopold Street

Scale: 1:500 (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

50m

Dig Sites

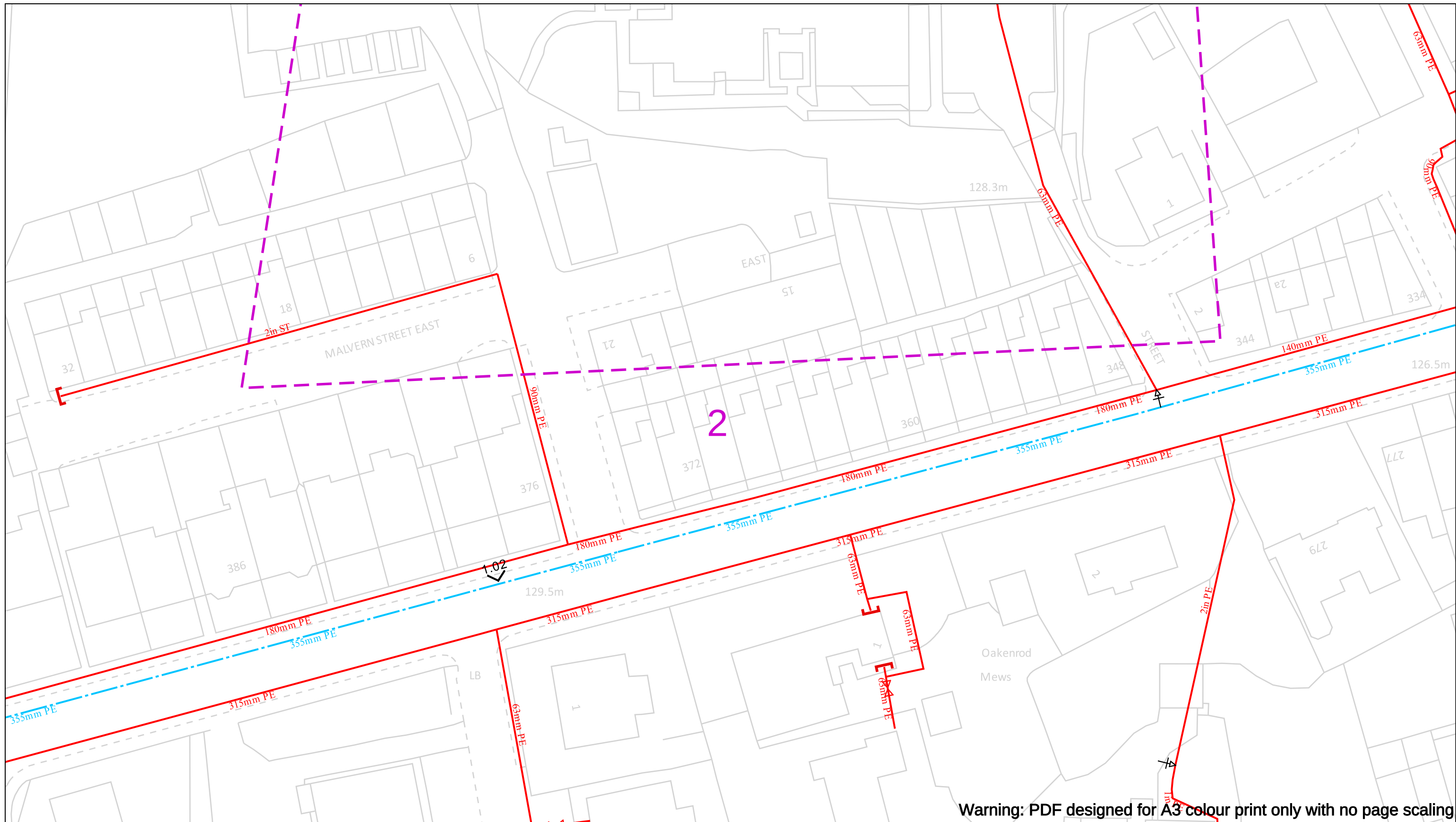
	LP Mains
	MP Mains
	IP Mains
	LHP Mains

Area: Line:

	Valve		Diameter Change
	Depth of cover		Material Change
	Syphon		Out of Standard Service

Cadent

Your Gas Network



Warning: PDF designed for A3 colour print only with no page scaling

	View extent: 200m, 115m		
Date Requested: 07/07/2023 Job Reference: 30090437 Site Location: 388515 413168 Requested by: Miss Megan Wright Your Scheme/Reference: Leopold Court, Leopold Street	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.	50m Dig Sites LP Mains MP Mains IP Mains LHP Mains Area: Line: Valve Depth of cover Syphon Diameter Change Material Change Out of Standard Service	Cadent Your Gas Network
Crown Copyright © - This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886			

Clean Water Symbolology

Proposed	Abandoned	Live	
			Distribution Main
			Trunk Main
			Comms Pipe
			Private Pipe
			Concessionary Service
			Raw Water
			LDTM Raw Water
			LDTM Treated Water
			Air Valve
			AC Valve, open
			AC Valve, closed
			CC Valve, open
			CC Valve, closed
			Non Return Valve
			Pressure Management Valve
			OMS Valve
			Stop Tap
			Flow Meter
			Domestic Meter
			Commercial Meter
			Pump
			Hydrant
			Fire Hydrant
			Anode
			Chlorination Point
			De-chlorination Point
			Strainer Point
			Access Point
			Hatch Box
			IP Point
			Sampling Station
			Logger Box
			Bore Hole
			Inlet Point
			Bulk Supply Point
			End Cap
			Site Termination
			Change of Characteristic
			Condition Report
			<u>Property Types</u>
			Water Tower
			Valve House
			Booster Pumping Station
			Intake Pumping Station
			Water Treatment Works
			Supply Reservoir
			Service Reservoir
			Impounding Reservoir
			Pipe Bridge

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**



Water for the North West

WATER MAIN RECORDS

Address or Site Reference

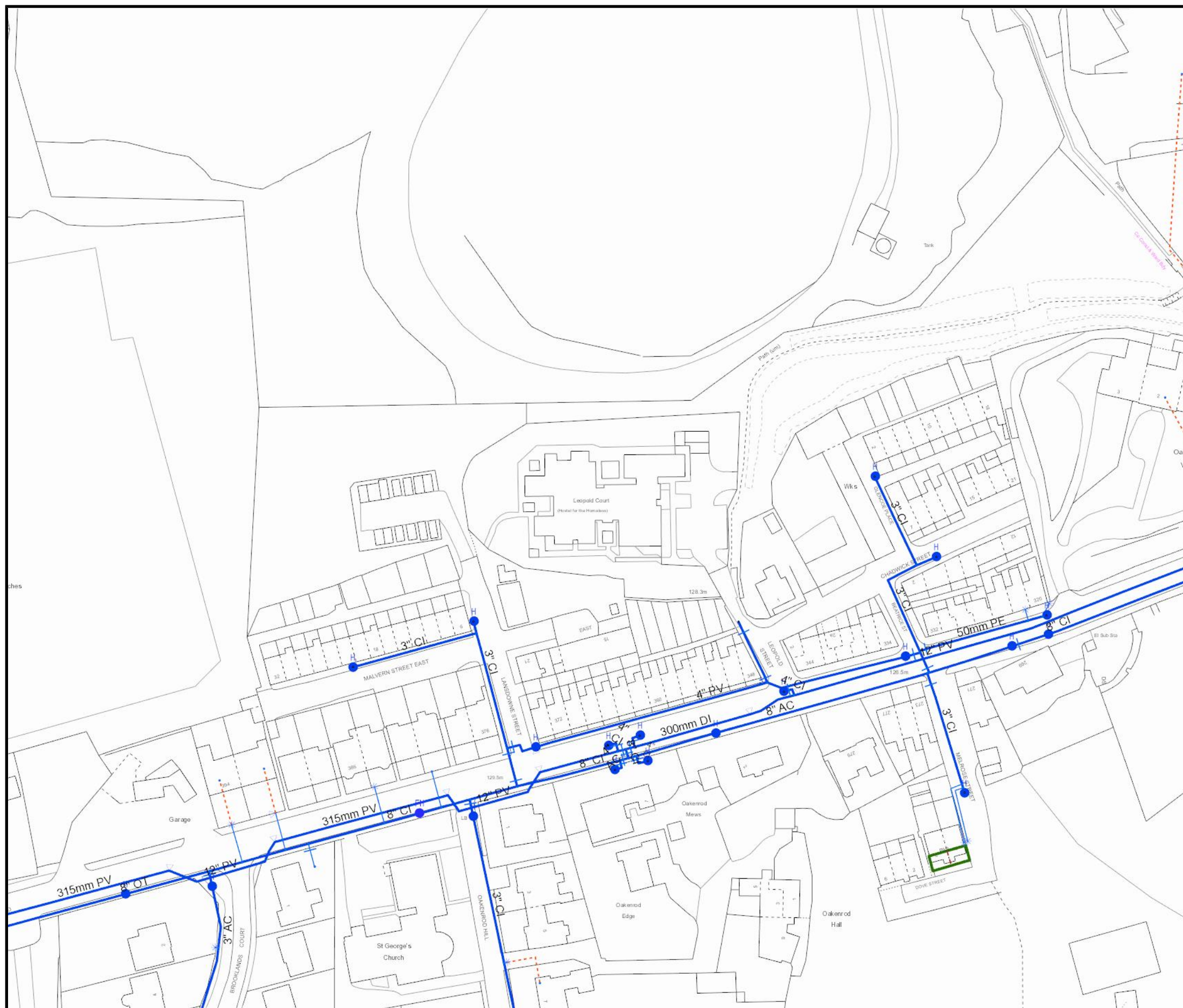
2 LEOPOLD STREET,
ROCHDALE,
OL11 5HA

Scale: 1:1250
Date: 10/07/2023

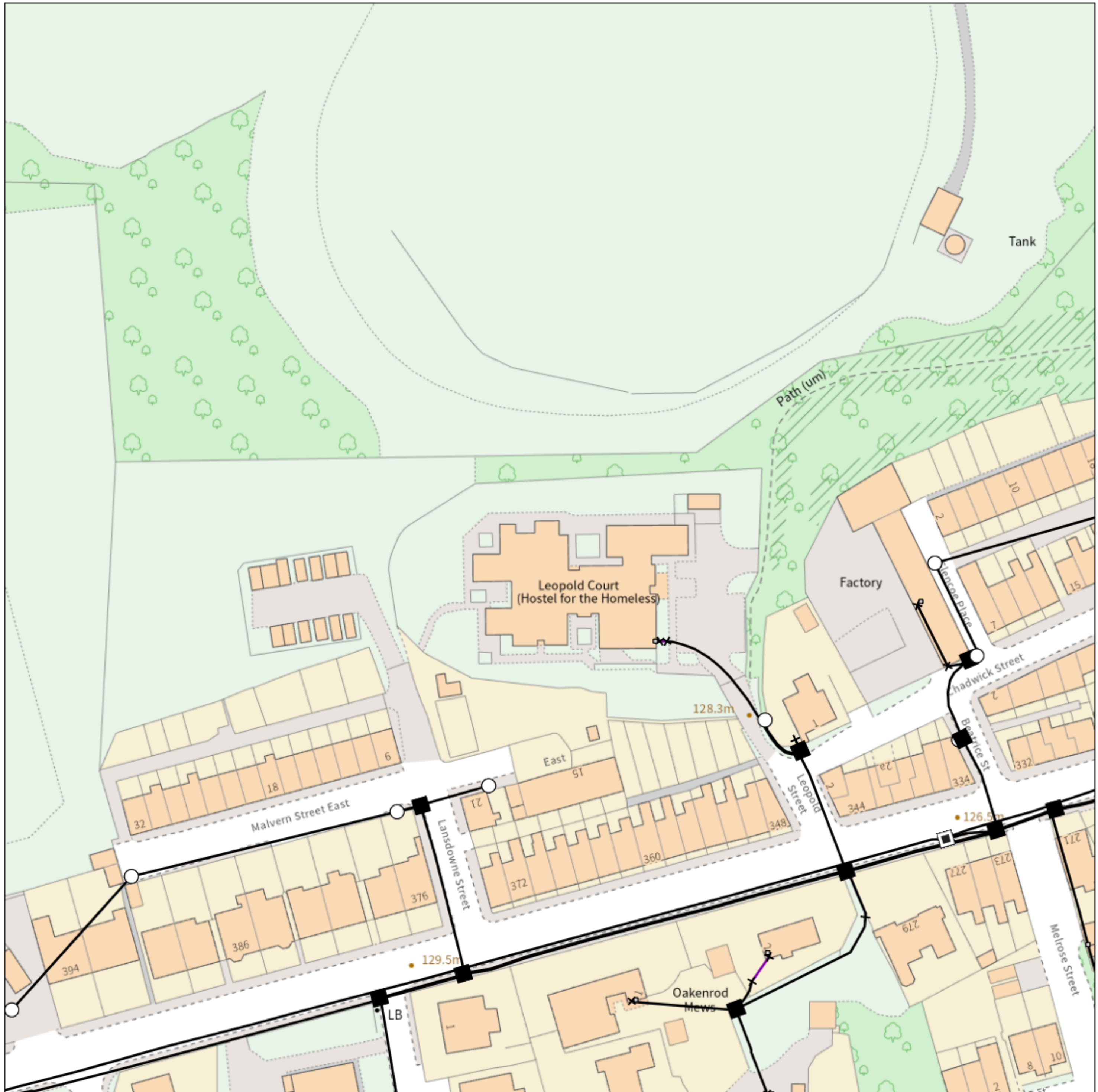
Printed by: Property Searches

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.

Crown copyright and database rights 2023
Ordnance Survey 100022432. Unauthorised
reproduction will infringe these copyrights.



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.



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

KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling	X	Built	
Pole			Duct Tee	▲	Planned	
Box			Building		Inferred	
Manhole			Kiosk	K	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 : MFM02108R

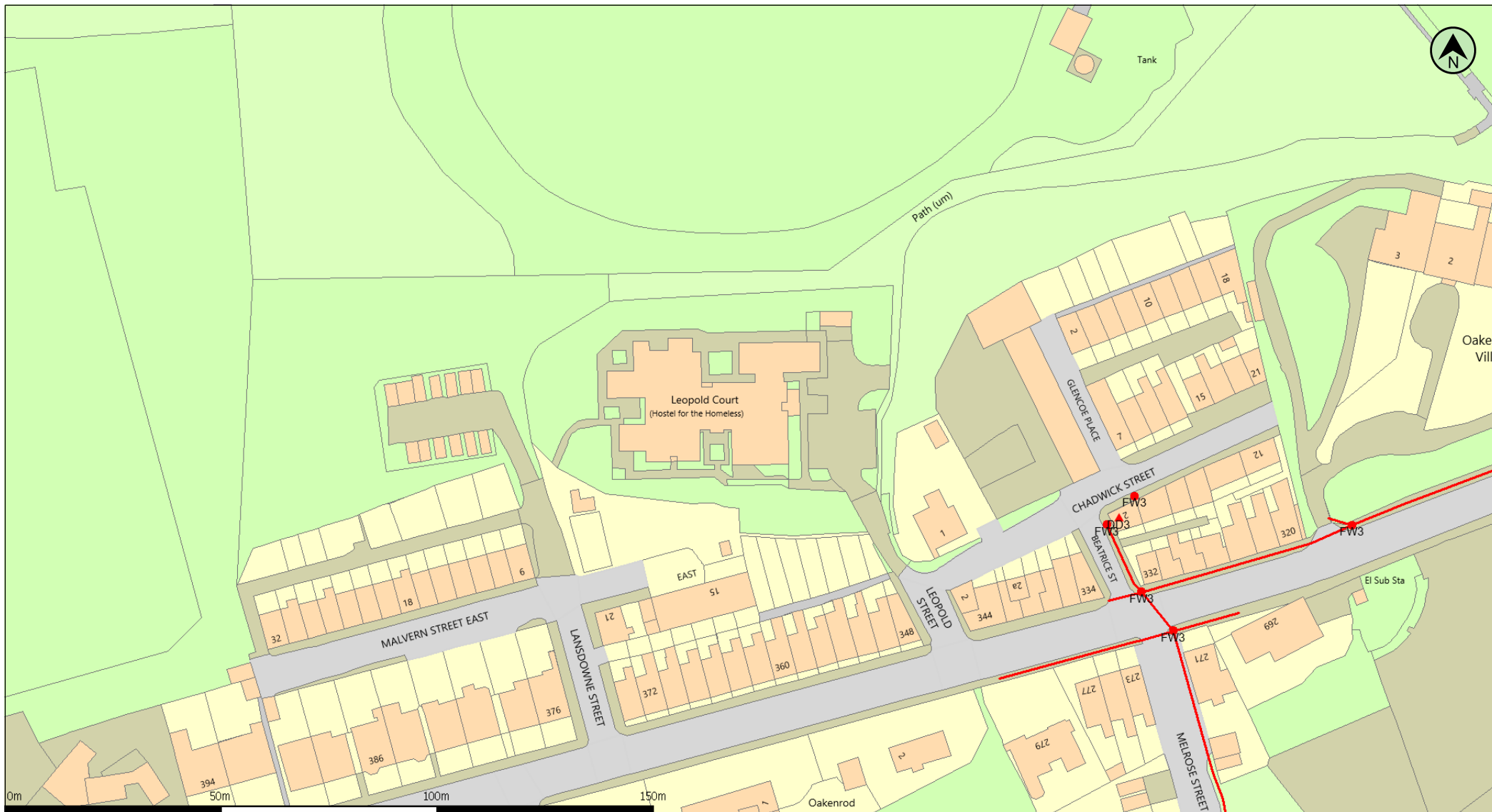
Map Reference : (centre) SD8851213178

Easting/Northing : (centre) 388512,413178

Issued : 02/08/2023 14:11:00

Reproduced from the Ordnance Survey map by BT
by permission of Ordnance Survey on behalf of the
Controller of Her Majesty's Stationary Office
(C) Crown Copyright British Telecommunications plc 100028040

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



(c) Crown copyright and database rights 2023 Ordnance Survey 100019209

Date: 07/07/23

Scale: 1:1250

Map Centre: 388529,413168

Data updated: 30/05/23

Our Ref: 1220888 - 1

Telecoms Plan A4

Important Information - please read The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. 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. Further details can be found using the "Affected Postcodes.pdf", which can be downloaded from this website. Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site 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. This plan is produced by Virgin Media Limited (c) Crown copyright and database rights 2023 Ordnance Survey 100019209.

Duct, Trench



Chamber / Pole



Cabinet



megan.wright@ucml.co.uk

Leopold Street







Some of the material in this plan has been reproduced from an Ordnance Survey map with the permission of The Controller of Her Majesty's Stationary Office, © Crown Copyright
Ordnance Copyright & Ordnance Survey G License 100031653

Legend

-  Access Chamber.Location Active Footway Chamber
-  Underground Route.Route Active - Owned
-  Underground Route.Route Active - Leased



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

Plot Date : 18/07/2023	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.