



CWC

crookes walker
consulting

Unit A Finlan Road, Stakehill Industrial Estate, Middleton

UBS Triton Property Fund

Utilities Report

Date: 27/04/2023

Ref: 2880-CWC-XX-RP-N-0001

Revision Record

Date	Reference	Revision	Prepared By	Checked By	Authorised By
31/03/2023	2880-CWC-XX-RP-N-0001	01	G Talbot	P Johnson	G Talbot J Warburton
			<i>gtalbot</i>	<i>pjohnson</i>	<i>gtalbot</i> <i>jwarburton</i>
27/04/2023	2880-CWC-XX-RP-N-0001	02	G Talbot	P Johnson	G Talbot J Warburton
			<i>gtalbot</i>	<i>pjohnson</i>	<i>gtalbot</i> <i>jwarburton</i>

Contents

1.0	Executive Summary	4
2.0	Introduction	5
3.0	Utilities	6
3.1	Existing Electrical.....	6
3.2	New Electrical	7
3.3	Existing Comms.....	7
3.4	New Comms	8
3.5	Existing Gas	8
3.6	New Gas.....	9
3.7	Existing Water	9
3.8	New Water	10

1.0 Executive Summary

Unit A Finlan Road, Stakehill Industrial Estate, Middleton, M24 2SJ, is a 2.7 hectares (26,970 sq m) site. The proposed works involve the demolition of existing single storey extension and service yard canopy, erection of extension and alterations to existing building, change of use to allow a flexible use within Classes B2, B8 and / or E(g)(iii) and a series of physical works to reconfigure the site including an extension to the service yard, new hard and soft landscaping and associated infrastructure'

The current utility supply capacities to the site are listed below:

Utility	Provider	Size	Capacity
Electricity	ENW	N/a	1350kVA
Data/Comms	BT		TBC
Gas	Cadent Gas	125mm	450 kWh
Water – Site	United Utilities	110mm	Up to 10.0 L/s
Water – Building	Private	63mm	Up to 3.0 L/s

The building is provided with an ENWL substations with the existing load as shown above.

The proposed incoming BT is to be relocated within the new office demise.

The existing gas supply is to be isolated within the gas governor housing, located at the rear of the site, and reserved for future use.

The existing utility supply and sprinkler tank supply shall be retained. The existing water supply to the main building is to be relocated to the new office position on the opposite side. This will provide the building with a 63mm water supply, which will be sufficient for a new block of offices and basic provision to the industrial unit. This strategy may have to be reconsidered if there are any specific requirements from prospective tenants.

2.0 Introduction

The purpose of this report is to assess the existing utility infrastructure and to provide utility details to the newly refurbished site.

The following sections provide a summary of the existing services followed by a brief description of the proposals for any new services or alterations to existing services.

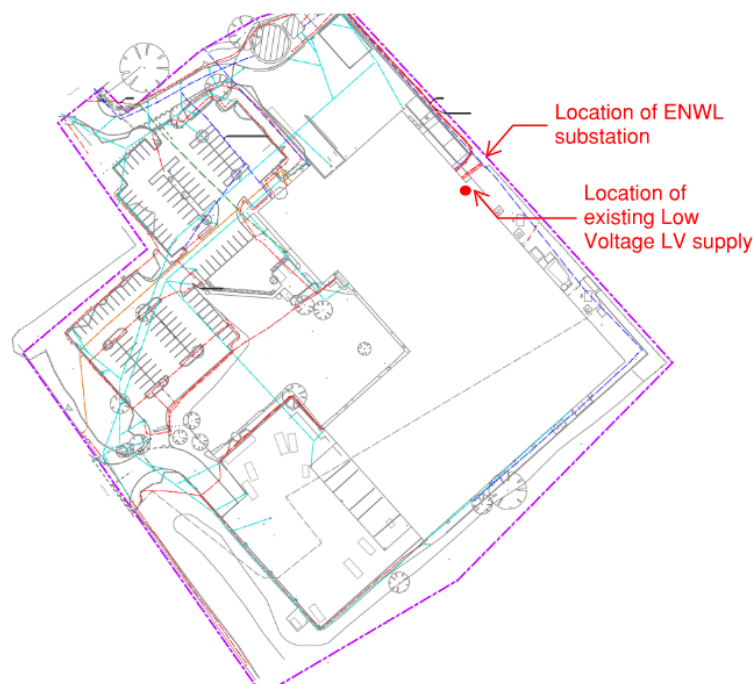
3.0 Utilities

3.1 Existing Electrical

This site is currently served by an ENWL externally housed HV/LV substation located at the rear of the site as shown below.

Low voltage electrical supplies are installed underground to the rear of the unit as indicated.

The existing supply capacity is 1.3MVA provided from the existing transformers.



3.2 New Electrical

The proposed building and extension will utilise the existing Low Voltage 1.3MVA electrical supply to the rear of the unit within its current location. The existing ENWL substation is proposed to be retained.

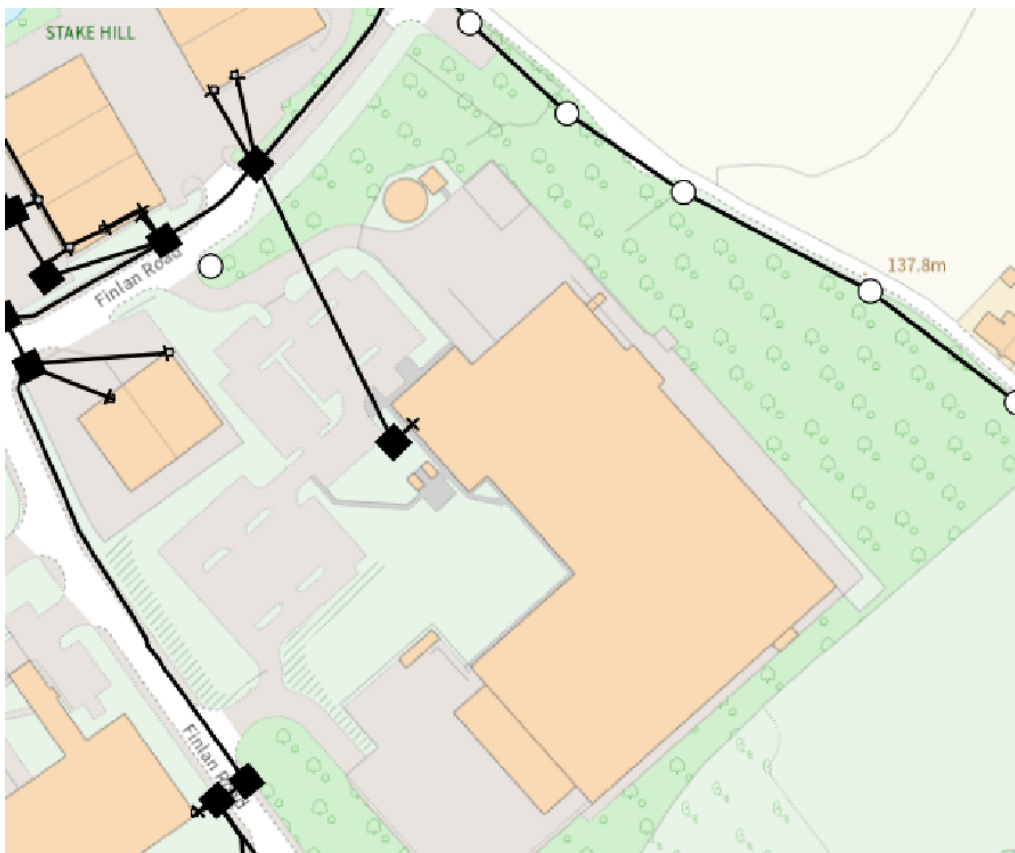
All further electrical distribution works shall be installed from this location.

3.3 Existing Comms

The existing Openreach infrastructure is present in the pavement and enters the site, as per the extracted map from Openreach utility records showing the incoming supply to the site.

Currently the building is provided with Openreach, however the following supplies are available in the local area:

- SKY
- Shell Energy Superfast Fibre
- Onestream Fibre
- Plusnet
- City Fibre



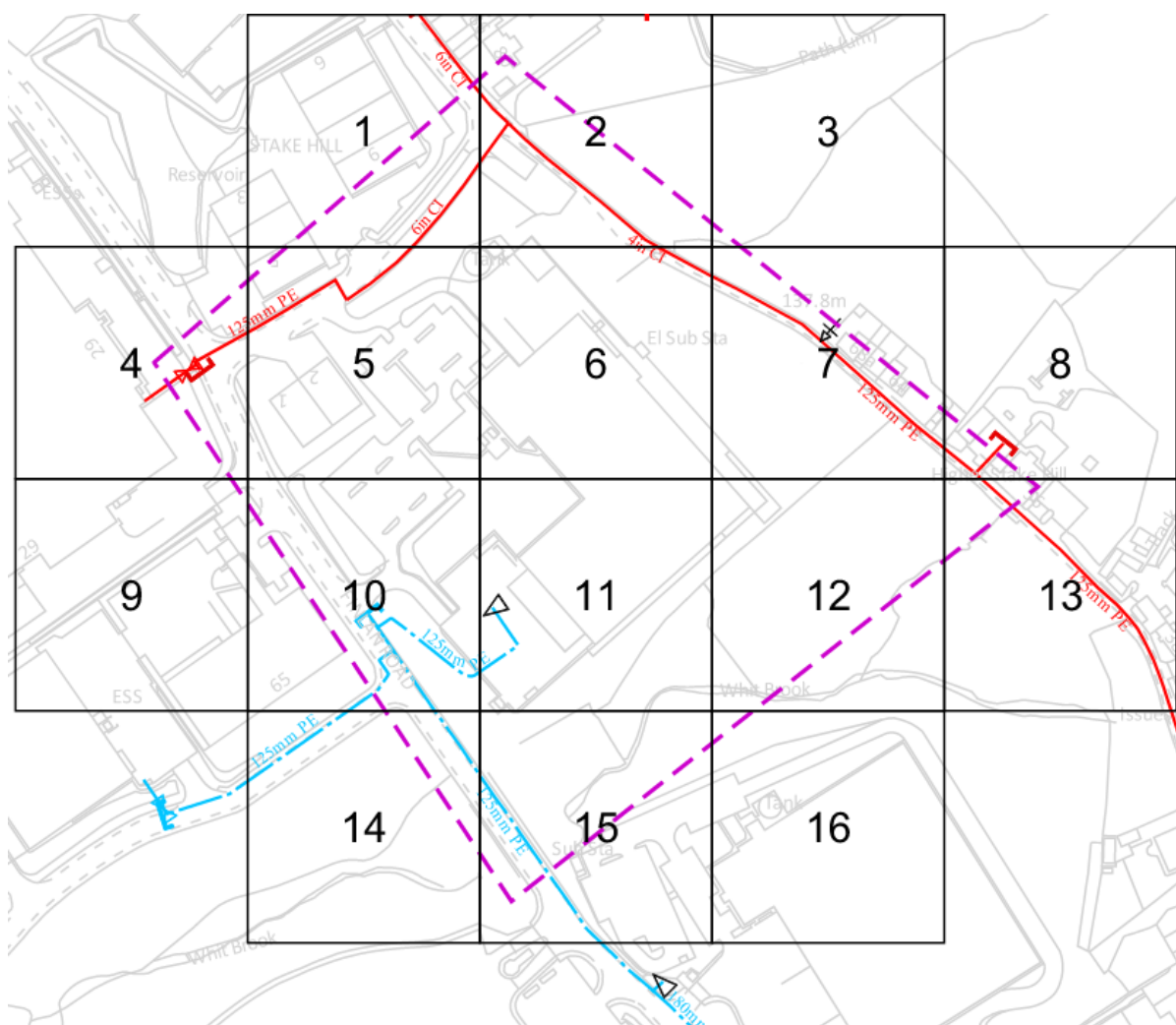
3.4 New Comms

Incoming BT location to be altered to suit new extension. New location to be accommodated within the new office.

Ducts to be laid in the ground adjacent to incoming BT for future install of the available supplies.

3.5 Existing Gas

The site is supplied by the Cadent Gas network. A 125mm supply enters the site and runs beneath the trailer park to the South and then routes beneath the main unit before popping up within the gas governor housing on the East of the site.



Cadent Gas and National Grid Map

The utility authority, Cadent Gas, have confirmed that the existing 125mm medium pressure supply has a maximum capacity of 450kWh.

3.6 New Gas

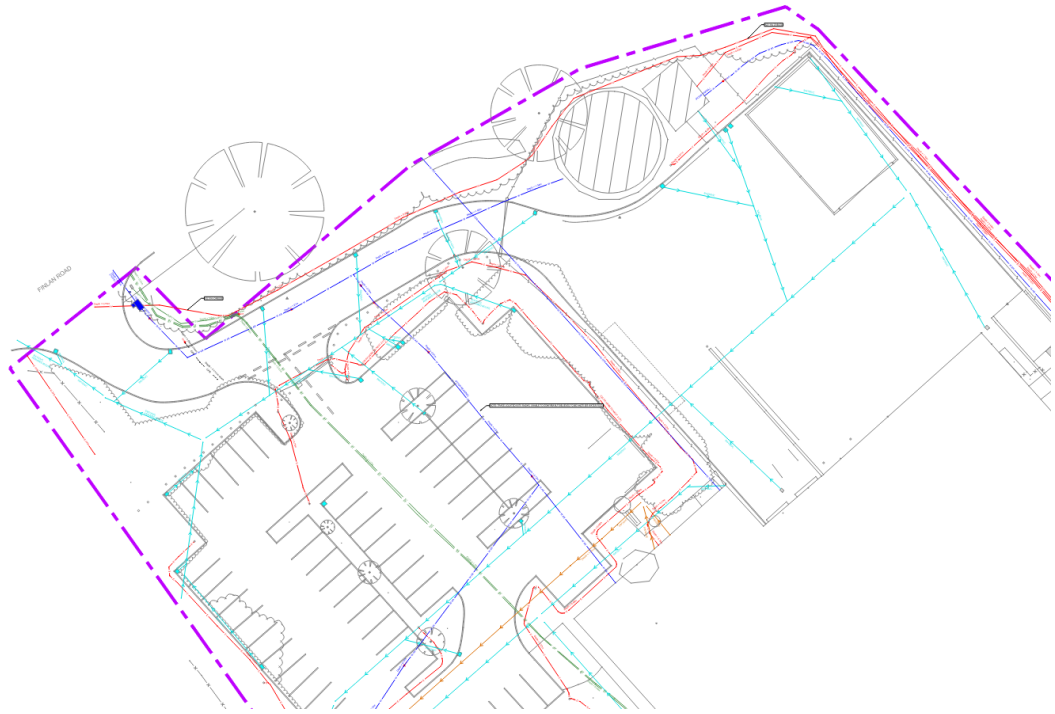
The existing gas supply is to be isolated within the gas governor housing and reserved for future use.

3.7 Existing Water

The site is supplied by the United Utilities water network. A 4inch (110mm) supply enters the site from Finlan Road and splits to supply the existing sprinkler system storage tank and the main building.



Extract from United Utilities records showing incoming supply to the site



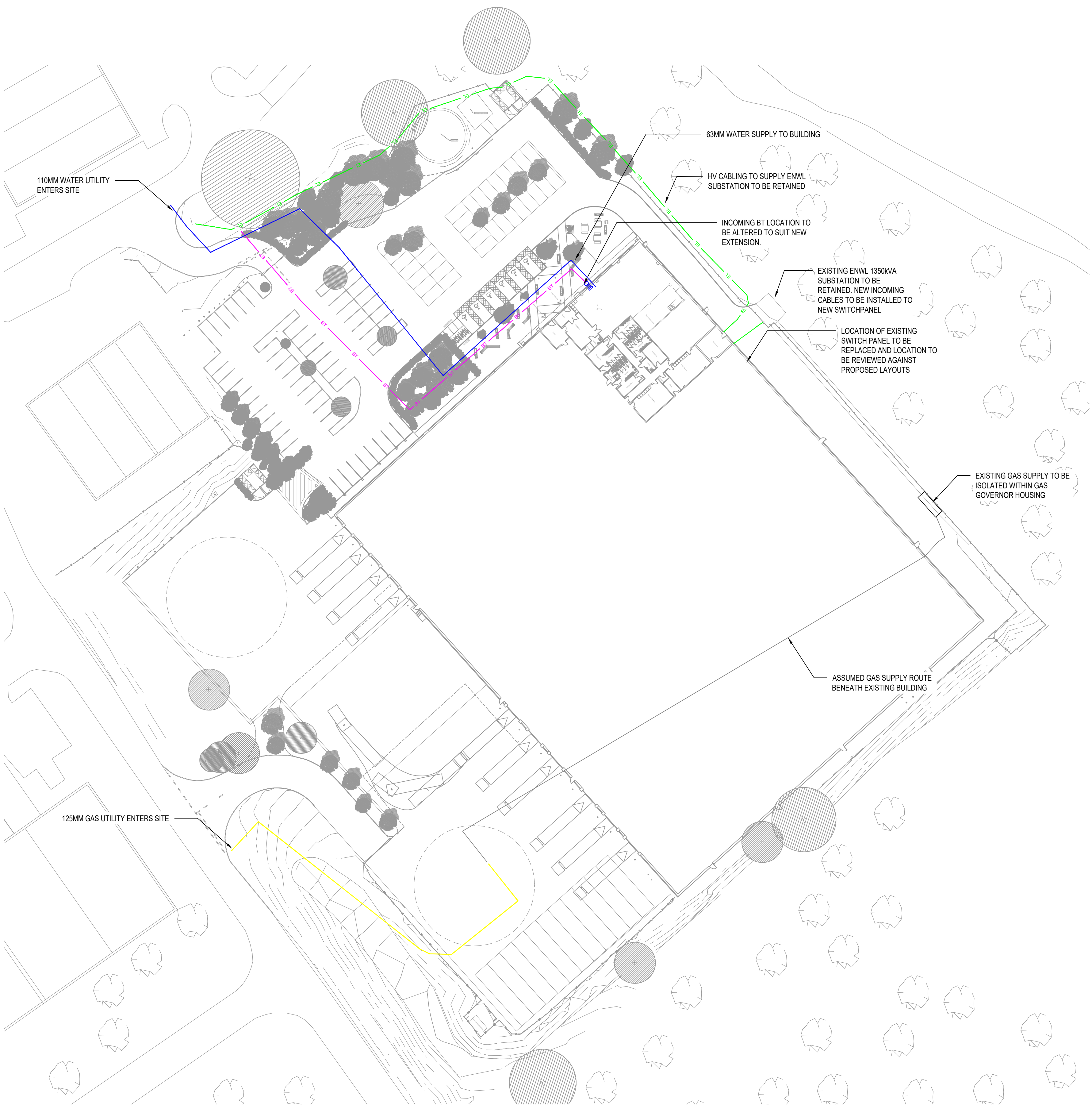
Castle Keep Survey (03/03/2022) showing contradicting water supply route

Further investigation, either by scans or trial trenches, is required to determine the exact routing of the water service, as there is discrepancy between the water authority records and independent survey information.

A 110mm supply should allow a flowrate of up to 10.0l/s to be supplied to the site.

3.8 New Water

The existing utility supply and sprinkler tank supply shall be retained. The existing water supply to the main building is to be relocated to the new office position on the opposite side. The current size, approximately 60mm, will be sufficient for a new block of offices and basic provision to the unit. This strategy may have to be reconsidered if there are any specific requirements from prospective tenants.

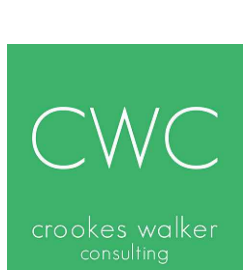


This document and its contents are the property of the Purchaser/Employer and Crookes Walker Consulting. They may not be copied or reproduced in any way, in part or whole, without prior written approval of both parties. Violations will result in legal action.
This drawing shall be read in conjunction with the CWC Mechanical and / or Electrical Specification(s).
DO NOT SCALE FROM THIS DRAWING

DESIGNERS RISK ASSESSMENT
REFER TO APPENDIX 1 OF M&E SPECIFICATION FOR DESIGNERS RISK ASSESSMENT SCHEDULE

DRAWING BACKGROUND(S):		
COMPANY	DRAWING NUMBER	REV
OBRIENNOEL ARCH	P100	D

P02	27.04.23	PRELIMINARY ISSUE	GT	PJ
P01	31.03.23	PRELIMINARY ISSUE	GT	PJ
Rev	Date	Description	Eng	Chk



Suite 9a, Bloc. 17 Marble Street
Manchester M2 3AW
Tel: 0161 834 9999

The Plaza, Old Hall Street,
Liverpool L3 9QJ
Tel: 0151 600 5409

Cornwall Building, 45 Newhall Street,
Birmingham B3 3QR
Tel: 0121 262 4046

E-mail: admin@cwcon.co.uk
Website: www.cwcon.co.uk

Client

**UBS TRITON
PROPERTY FUND**

Project

**UNIT A FINLAN ROAD
STAKEHILL INDUSTRIAL
ESTATE**

Drawing Title

**PROPOSED UTILITY
SITE PLAN**

Status		
PRELIMINARY		
Project No.	Drawn	Scale / Paper Size
2880	GT	1:500 @ A1
Drawing No.	Rev	
2880-CWC-XX-XX-N-5001	P02	