



OUTLINE UTILITY INFRASTRUCTURE REPORT

York Street, Glossop

For

Prospect GB

Prepared By
Utility Connection (UK) Limited

August 2012

CONTENTS

1. Introduction

- 1.1. General Comments
- 1.2. Description of site

2. Area Information

- 2.1. Area under consideration for utility searches
- 2.2. Utility search results schedule

3. Utility Profile

- 3.1. Utility Profile for the Development

4. Water Infrastructure

- 4.1. Water - Diversionary Considerations
- 4.2. Water - New Infrastructure

5. Electricity Infrastructure

- 5.1. Electricity - Diversionary Considerations
- 5.2. Electricity - New Infrastructure

6. Gas Infrastructure

- 6.1. Gas - Diversionary Considerations
- 6.2. Gas - New Infrastructure

7. Telecommunications Infrastructure

- 7.1. Telecommunications - Diversionary Considerations
- 7.2. Telecommunications - New Infrastructure

8. Utility Asset Information

1.0 INTRODUCTION

1.1 General Comments

Utility Connections service is the provision of an outline utility infrastructure report.

The report contains information received from utility and other companies (including information received from electricity, gas, oil, water mains and sewers and telecommunications companies) on the whereabouts of any apparatus they maintain within or in the immediate vicinity of the site boundary relating to the land area as detailed in Section 2.1.

Utility Connections has reviewed the information currently provided from utility companies and other providers.

The utility searches spreadsheet (Section 2.2) provides the details of the utility companies and other providers who have been contacted and asked to provide details on the whereabouts of any apparatus they own or maintain within or in the immediate vicinity of the site.

The companies highlighted in **red** have confirmed they have apparatus in or near the vicinity of the development (not necessarily within the development plot) and the "as laid" drawings they have provided are contained in Section 9.

The companies highlighted in **blue** have confirmed they have no existing apparatus in the vicinity or near to the development area.

Where companies are highlighted in **green**, there is a comment "waiting" and we have at this time not received confirmation from that company as to whether or not that company has any affected apparatus in the development area. As soon as any further information is received an update letter will be issued for the completeness of the report.

Comment is made within the report in regard to any potential diversionary elements that may need to be considered. Based on the information relating to existing networks provided by the utility companies, Utility Connections have looked at the availability of the normal utility infrastructure and provided budget estimates for the infrastructure necessary to service the development (terminating at the site entrance), i.e. water, electricity, gas and Openreach / BT (telecommunications). Comment regarding any potential network reinforcements that may need to be considered is made where appropriate.

Utility Connections have carried out high level load profiling for the site area based on potential use as defined in Section 1.2 of this report. Consideration for energy demands from sustainable or renewable sources has not been made in the load calculations. The load profiling used by Utility Connections for water, electricity and gas has been based on typical lighting, power, gas heating and water consumption requirements for this type of development only.

It should be noted that utility networks are of a dynamic nature and any future developments in the area, as well as the one reviewed in this report, can substantially change the estimated availability of the existing networks which could affect any reinforcement requirements and subsequent costs.

Drainage and sewers have not been considered within the scope of Utility connections works.

This report does not include comment with regard property or land information.

While Utility Connections takes all due care in the preparation of its reports the primary information on the whereabouts of any existing apparatus in the vicinity of the development site has been sourced wholly from third party sources, and therefore this report can only be as complete and accurate as those sources. The information is provided in good faith but is offered without warranty.

Utility Connections shall not be liable for any shortcoming by reason of the inaccuracy or omission in the source information, or of the total or partial absence of source information.

Reference should be made to HSE document HSG47 "Avoiding Danger from Underground Services" before undertaking any excavation works on the development site.

For further information please contact:

Utility Connections (UK) Limited	Project Manager: Mark Jackson
Clifton House	
Ashville Point	Tel: 0844 499 6404
Clifton Lane	Fax: 01928 898599
Cheshire	
WA7 3FW	e-mail: mark.jackson@utilityconnections.co.uk

www.utilityconnections.co.uk

1.2 Description of Project

The development site is located at the end of York Street, Glossop, SK13 7SH. The development will consist of 19 gas heated residential dwellings, as shown in figure 1.2.

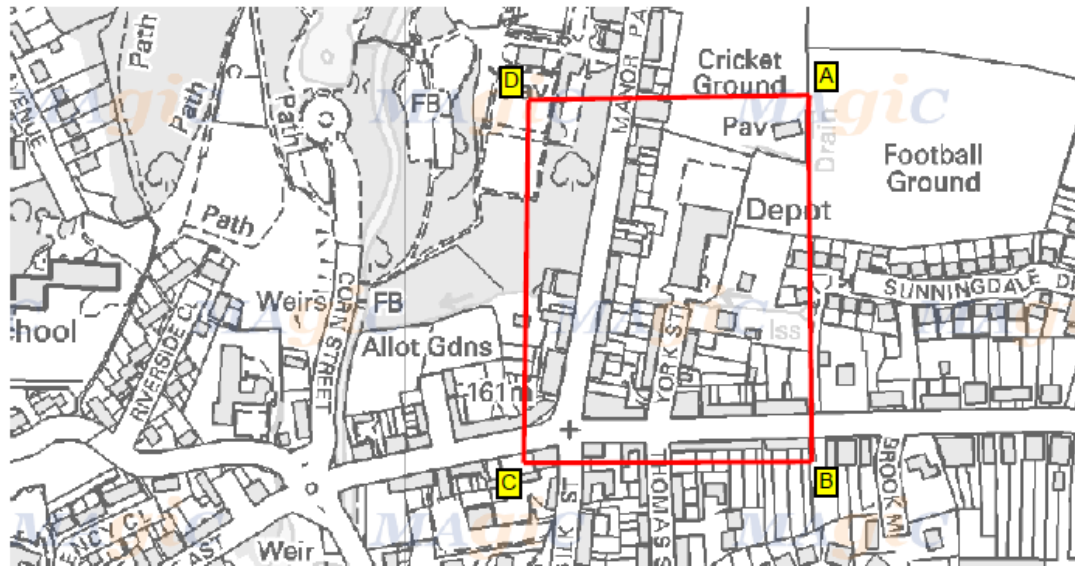
Figure 1.2 Feasibility plan



2.0 AREA INFORMATION

2.1 Area under Consideration for Utility Searches

York Street
Glossop
SK13 7SH



Point	Easting	Northing
A	404261	394424
B	404273	394201
C	404081	394196
D	404220	394401

2.2 Utility Searches Results Schedule

The following table provides the details of the utility companies and other providers who have been contacted and asked to provide details on the whereabouts of any apparatus they own or maintain within or in the immediate vicinity of the site.

Company Name	Type	Plant in Area
United Utilities - Water	Water	Yes
United Utilities - Water Sewerage	Water Sewerage	Yes
Electricity North West	Electricity	Yes
National Grid - Gas	Gas	Yes
ES Pipelines	Gas	Yes
BT	Telecoms	Yes
Abovenet UK	Telecoms	No
Airwave Solutions Ltd	Telecoms	No
All pipelines via Linesearch	Oil/Fuel	No
Cable & Wireless	Telecoms	No
Colt Networks C/O McNicholas Construction Services	Telecoms	No
Easynet Telecom Ltd	Telecoms	No
Energetics	Multi Utility	No
Envoy Asset Management Ltd	Gas	No
Fibernet UK Ltd	Telecoms	No
Fibrespan Limited	Telecoms	No
Fulcrum	Gas	No
Gamma Telecom Limited	Telecoms	No
Gas Transportation Co.	Gas	No
Global Crossing PEC UK Ltd	Telecoms	No
Global Crossing UK Ltd	Telecoms	No
Hutchison 3G UK Limited	Telecoms	No
Kingston Communications	Telecoms	No
KPN Intrntl C/O McNicholas Construction Services	Telecoms	No
Level 3 Communications	Telecoms	No
National Grid - Electricity	Electricity	No
Network Rail	Telecoms	No
O2 UK Limited	Telecoms	No
Orange Personal Communication Services Ltd	N/A	No
Spectruminteractive	Telecoms	No
SSE Pipelines Ltd	Gas/Telecoms	No
T Mobile	Telecoms	No
Tata Communic C/O McNicholas Construction Services	Telecoms	No
Telewest Broadband	Telecoms	No
Teliasonera	Telecoms	No
Thus Plc	Telecoms	No
Trafficmaster Plc	Telecoms	No
Verizon Business	Telecoms	No
Virgin Media	Telecoms	No
Vodafone Group	Telecoms	No
Vtesse Networks	Telecoms	No

3.0 Utility Profile for Development

Table 3.1 below shows the capacities that are likely to be required to service the development, based on the need to provide a reasonable level of flexibility into the utility infrastructure provision, based on Proposed Site Plan 1127/PL/02/D.

Table 3.1 – Anticipated Utility Profile for the Development

Unit	Water L/S	Electricity kVA	Gas SCMH
19 Domestic Units	0.3	36	20

4.0 WATER

4.1 Water – Reinforcement & Diversion Considerations

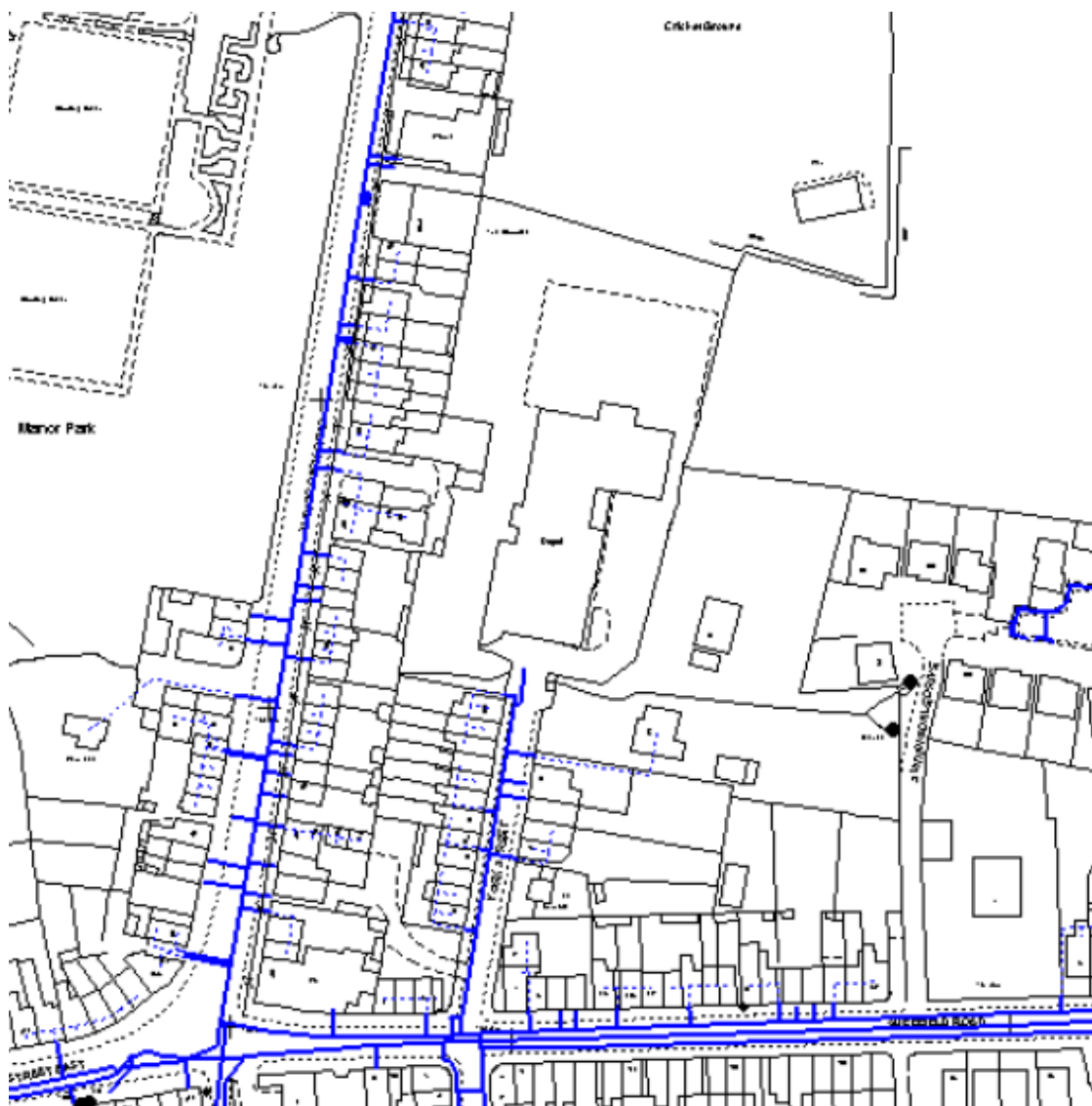
United Utilities records show that they have existing asset located on the boundary of the development area, see figure 4.1.

Records show that a 90mm diameter water main is located within the western side of York Street.

Disconnection of the supply to the depot located at the end of York Street will be required.

We do not anticipate any diversions as no water assets are constraining the proposed development.

Figure 4.1 United Utilities Water asset plan



4.2 Water - New Infrastructure

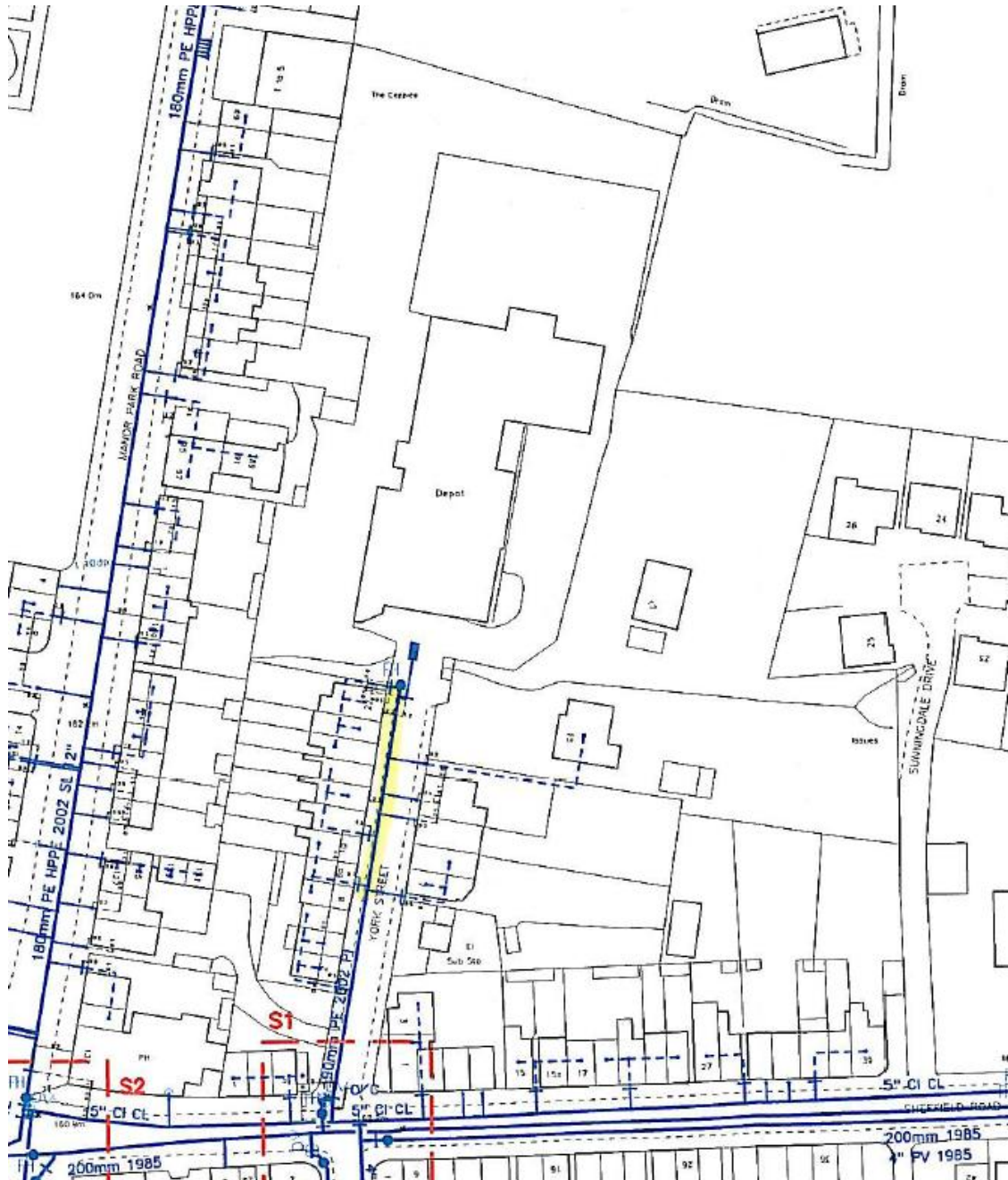
United Utilities has confirmed that the development can be supplied from the existing 90mm diameter water main located in York Street, based on the Utility Profile as shown in Section 3.

No reinforcement works are required to the existing water network in order to accommodate the development.

The development can be supplied by gravity.

Figure 4.2 shows the 90mm diameter water main that the development can be supplied from.

Figure 4.2 United Utilities point of connection



Please Note: - As utility networks are of a dynamic nature the exact location of points of connection, and associated costs to connect onto United Utilities water network, can only be determined once a formal application is made, and exact water demands have been calculated based on end user requirements.

5.0 ELECTRICITY

5.1 Electricity - Diversionary Considerations

Electricity Northwest (ENWL) asset records show that existing low voltage (shown orange) and 11kV (red) voltage networks are located in the surrounding area of the proposed development. Please see Figure 5.1.

Low and 11kV high voltage cables are located within the eastern footpath of York Street. The low voltage cables provide supplies to the existing residential dwellings.

Low voltage cables are located within both footpaths of York Street. These low voltages cables provide supply to the existing residential properties and street lighting columns.

ENWL operate a network substation located adjacent to house number 7, York Street.

From this network substation 2 x 11kV high voltage cables and 6 x low voltage cables head south towards Sheffield Road.

The existing depot is supplied at low voltage from Manor Park Road. This supply will require disconnecting in Manor Park Road.

No diversions are envisaged in order for the development to progress.

Figure 5.1 ENWL HV and LV asset plan

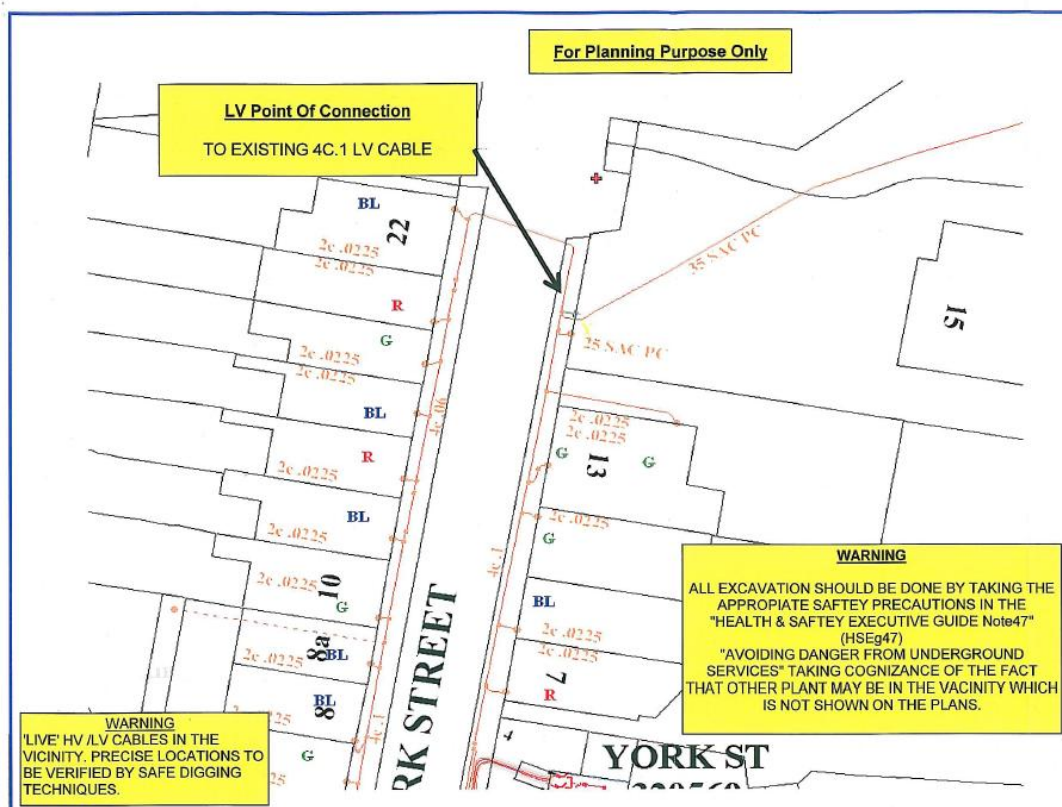


5.2 Electricity - New Infrastructure

ENWL have confirmed the point of connection for the development, based on the Utility Profile as shown in Section 3.

The development can be supplied from the low voltage network located in York Street.

Figure 5.2 ENWL low voltage point of connection York Street



Please Note: - As utility networks are of a dynamic nature the exact location of points of connection, and associated costs to connect onto ENWL network, can only be determined once a formal application is made, and exact electricity demands have been calculated based on end user requirements.

6.0 GAS

6.1 Gas - Diversionary Considerations

National Grid asset records indicate that two 63mm diameter low pressure gas mains are located within the footpaths of York Street.

These 63mm mains are fed from a 180mm diameter low pressure gas main located within the northern footpath of Sheffield Road.

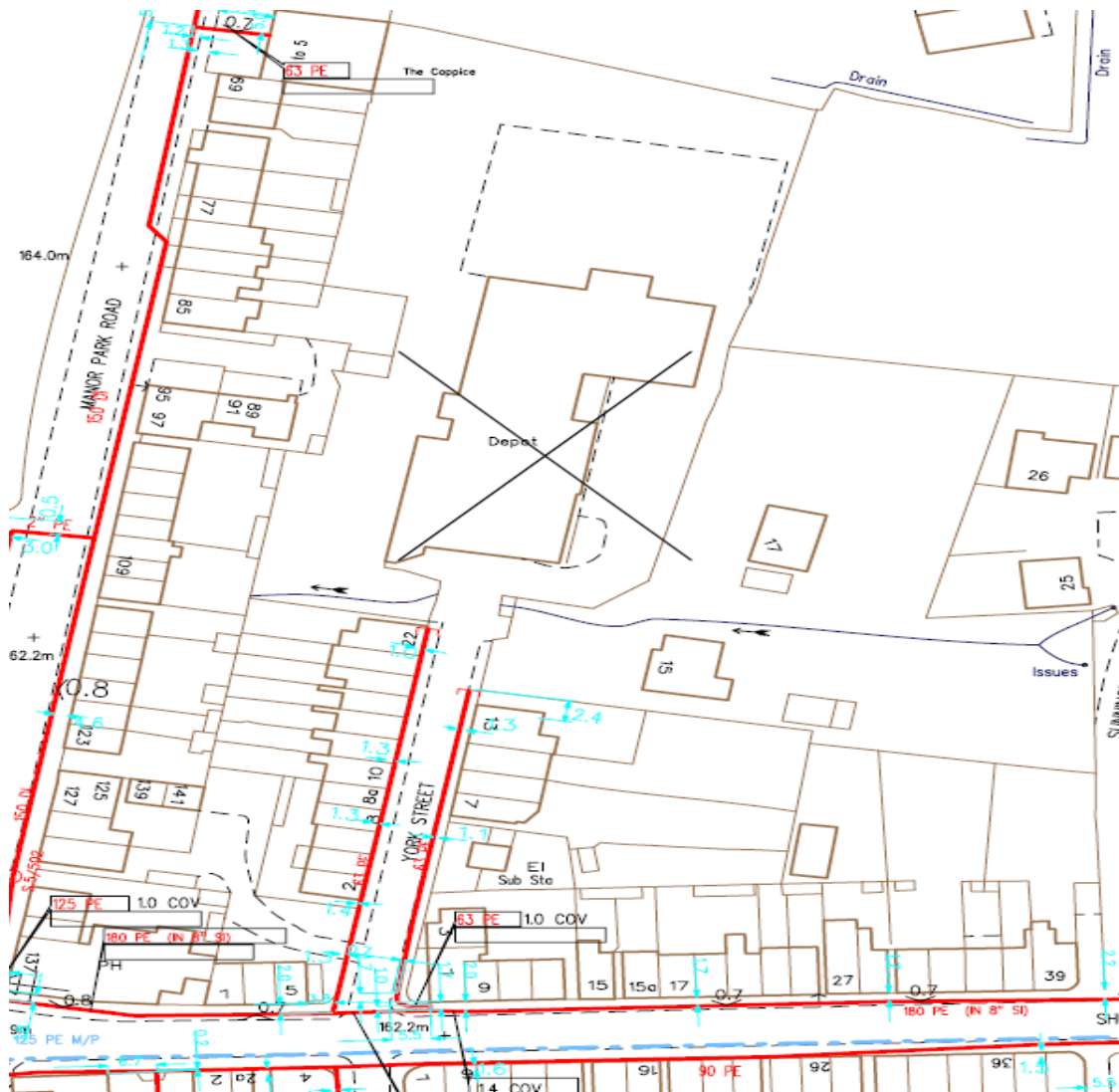
No gas mains are indicated within the title boundaries of the proposed development.

It is not anticipated that any diversions will be required.

Disconnection of the gas supply (size unknown) currently serving the depot will be required.

Figure 6.1 shows the location of these existing low pressure gas mains.

Figure 6.1 National Grid asset plan



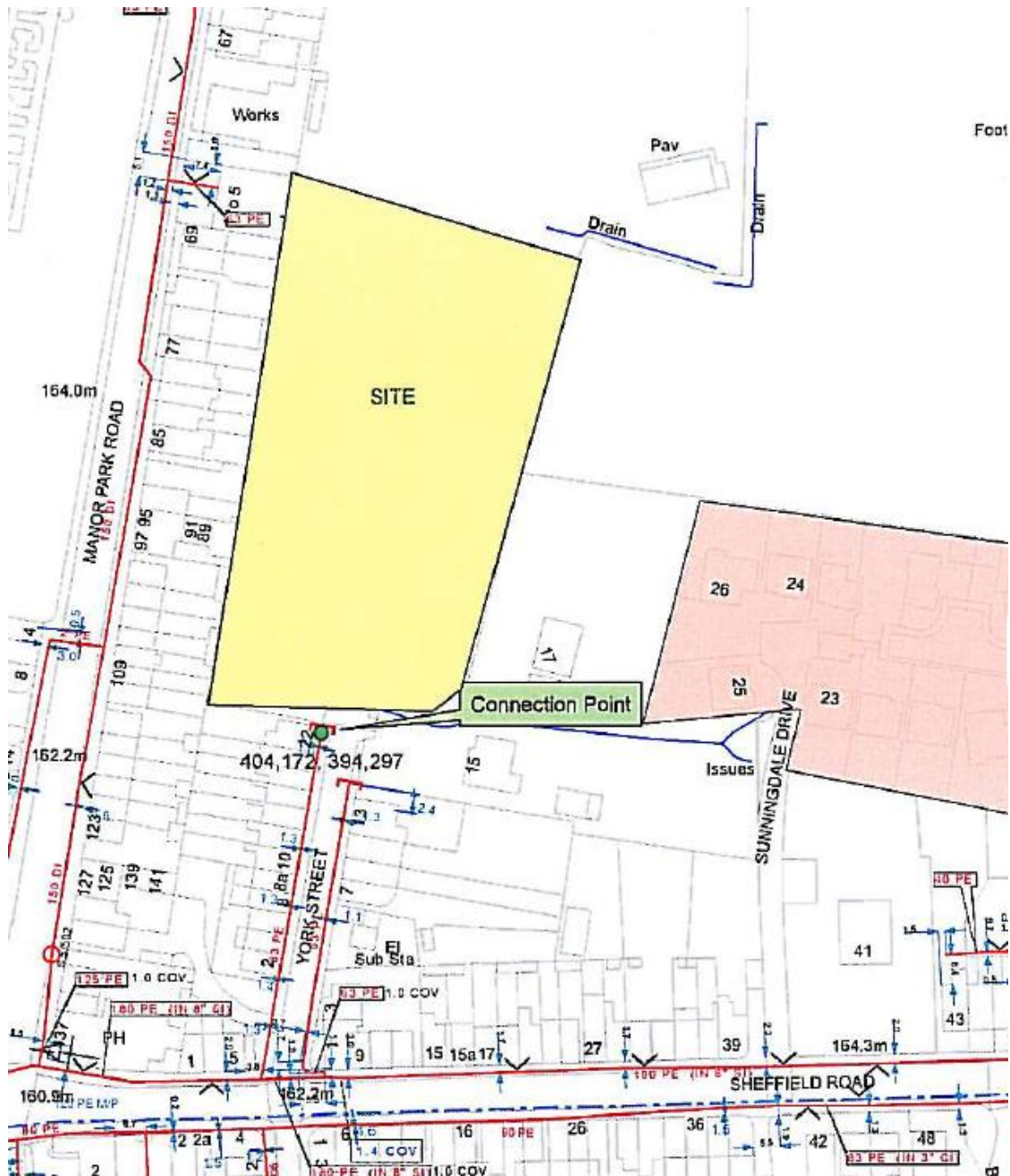
6.2 Gas - New Infrastructure

National Grid has confirmed that the development can be supplied from the 63mm diameter low pressure gas main located in York Street, based on the Utility Profile as shown in Section 3.

No offsite reinforcements are required to the existing gas network in order to supply the development.

Figure 6.2 shows the POC onto the existing 63mm diameter low pressure gas network, for the proposed development.

Figure 6.2 National Grid low pressure point of connection



Please Note: - As utility networks are of a dynamic nature the exact location of points of connection, and associated costs to connect onto National Grid gas network, can only be determined once a formal application is made, and exact water demands have been calculated based on end user requirements.

7.0 TELECOMMUNICATIONS

7.1 BT Openreach - Diversionary Considerations

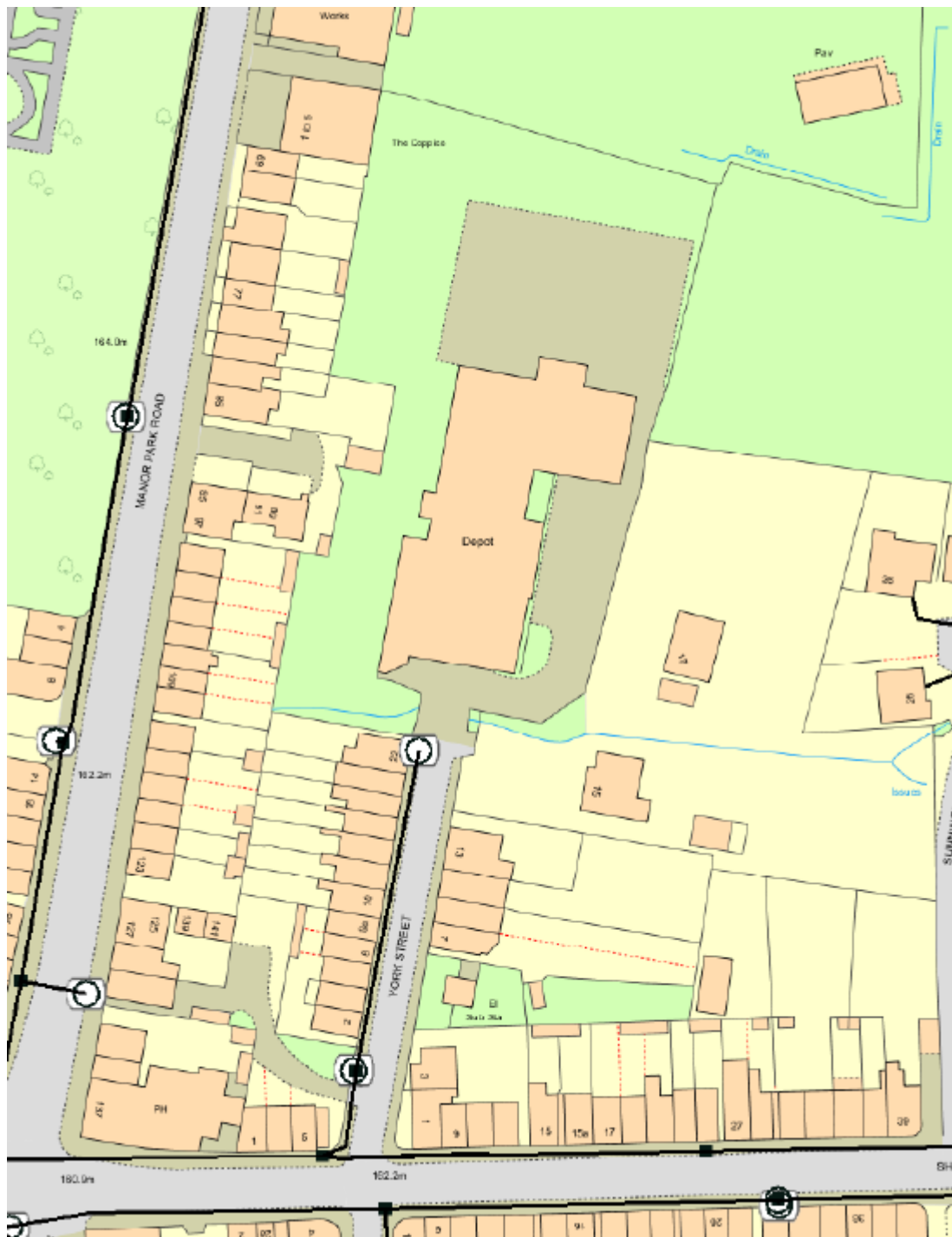
BT Openreach asset records indicate an overhead line and associated poles located in the western footpath of York Street, as shown in Figure 7.1.

From these poles the existing residential dwellings in York Street are supplied via overhead lines.

No apparatus is shown as being located within the development boundaries.

No diversions are anticipated in order for the scheme to progress.

Figure 7.1 B.T Openreach asset plan



7.2 Telecommunications - New Infrastructure

BT Openreach will provide a duct design and all materials (e.g. duct and joint box components) needed for the construction and installation of the Openreach network on your new development free of charge. BT Openreach does not provide the building materials (e.g. Bricks, sand, cement, etc) associated with the construction of the chambers.

However a duct design will not be provided by BT Openreach until such time as a planning authorizing number has been provided by the planning authorities for the development, a latest site layout plan provided and projected start dated known.

At such time when planning consent, latest site layout plans and projected site start dates are provided a duct design will then be produced, at no cost, by BT Openreach.

Openreach expect these works to be carried out by others rather than BT Openreach themselves. BT Openreach will normally construct all chambers and lay all necessary ducts off site.

8.0 UTILITY ASSET INFORMATION

IMPORTANT NOTE

The information provided is for guidance purposes only and is based upon existing utility records. No guarantee is provided by the utilities as to their accuracy. Please be aware that in some cases service connections into individual buildings are not always shown on records, and that other un-recorded and third party assets could exist in this area.

It is the responsibility of those undertaking excavation works to satisfy themselves that it is safe to do so, and that the appropriate safety precautions in accordance with the Health and Safety Executive guidance note HS(G)47, "Avoiding Danger from Underground Services" are understood and adhered to.