



VHW

Walshaw Garden Neighbourhood, Bury

Utility Feasibility Report

Revision V2

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1 Project Description

This Utility Statement has been prepared by Technical and Development Services (Northern) Ltd on behalf of VHW in relation to a proposed residential development at Walshaw Neighbourhood, Bury.

The purpose of the report is to identify the impact of the proposed development site on existing electricity, gas, water and telecoms infrastructure and provide a tender review of multi-utility connection quotations received.

The site forms part of a draft allocation identified within the revised Draft Greater Manchester Spatial Framework (GMSF) (2019) for the delivery of up to 1,250 dwellings, a new primary school and an enhanced local centre, together with all necessary infrastructure and local services.

The draft allocation extends to c.64ha and is loosely bounded by the urban areas of Tottington to the north, Woolfold and Elton to the east, Lowercroft to the south and Walshaw to the west.

The allocation is currently controlled and being brought forward by 3 developers/land promoters; being Redrow Homes (circa 20.80ha), HIMOR (circa 11.83ha) and VHW Land Partnerships (Walshaw) Limited (circa 28.5ha) and a small site area of land controlled by Bury Council (circa 2.90ha). A comprehensive Concept Masterplan has been prepared by the developers and is contained within The Walshaw Garden Neighbourhood Development Framework (Barton Wilmore 2019).

For the purpose of this report, TDS has considered the VHW site area and assumed circa 700 residential dwellings will be built, accessed from Walshaw Road to the centre of the site and Lowercroft Road to the west.

The red edge location plan below shows the proposed development area highlighted and this report deals only with the VHW parcel show.

The grid reference for centre of the site is: (X: 377876, Y: 411528)

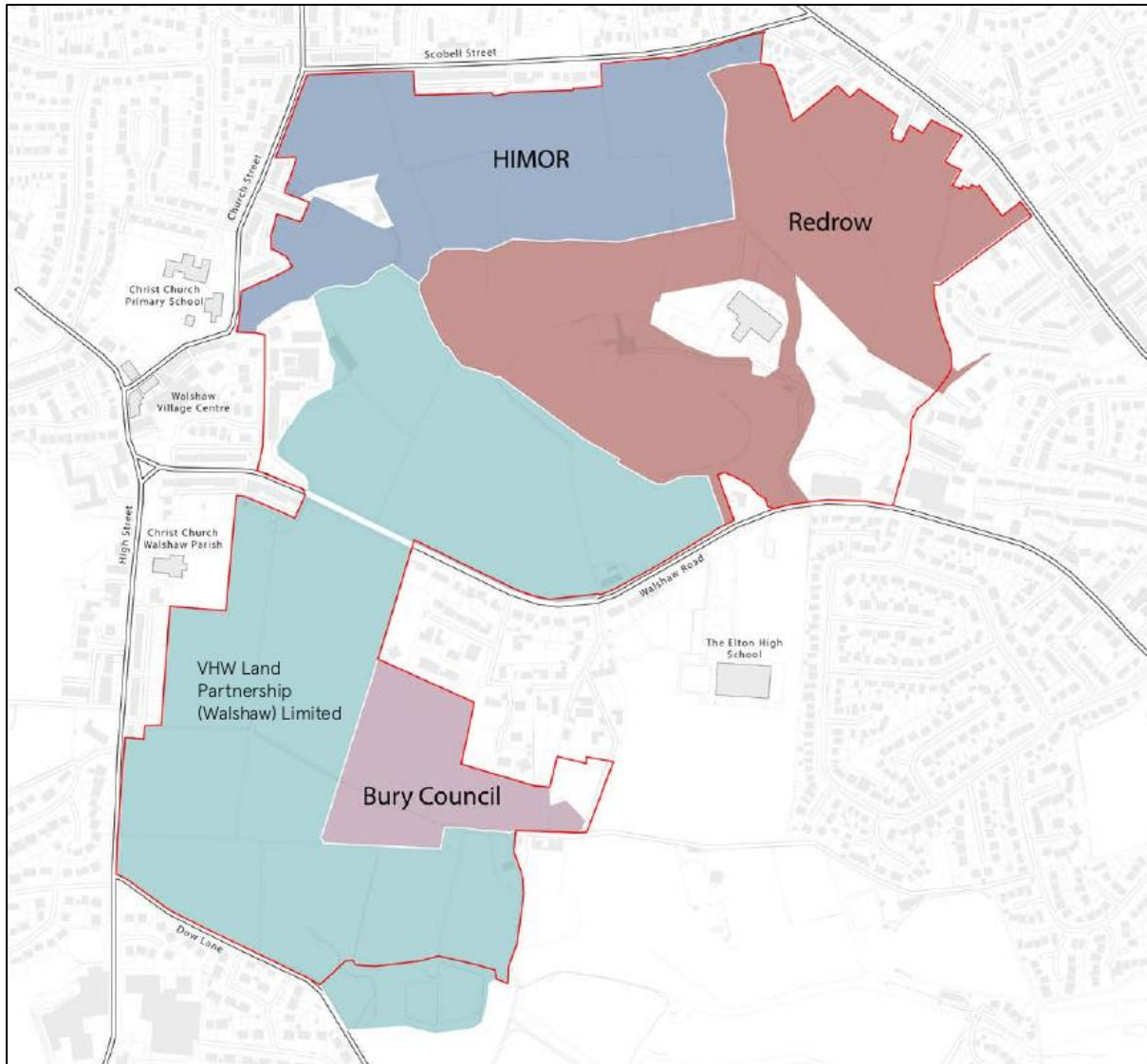


Figure 1 – Site Location and Land Ownership Plan

2 Review of Existing Infrastructure

2.1 Electricity

2.1.1 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. The below plan shows existing Electricity North West infrastructure records in the vicinity of the site.

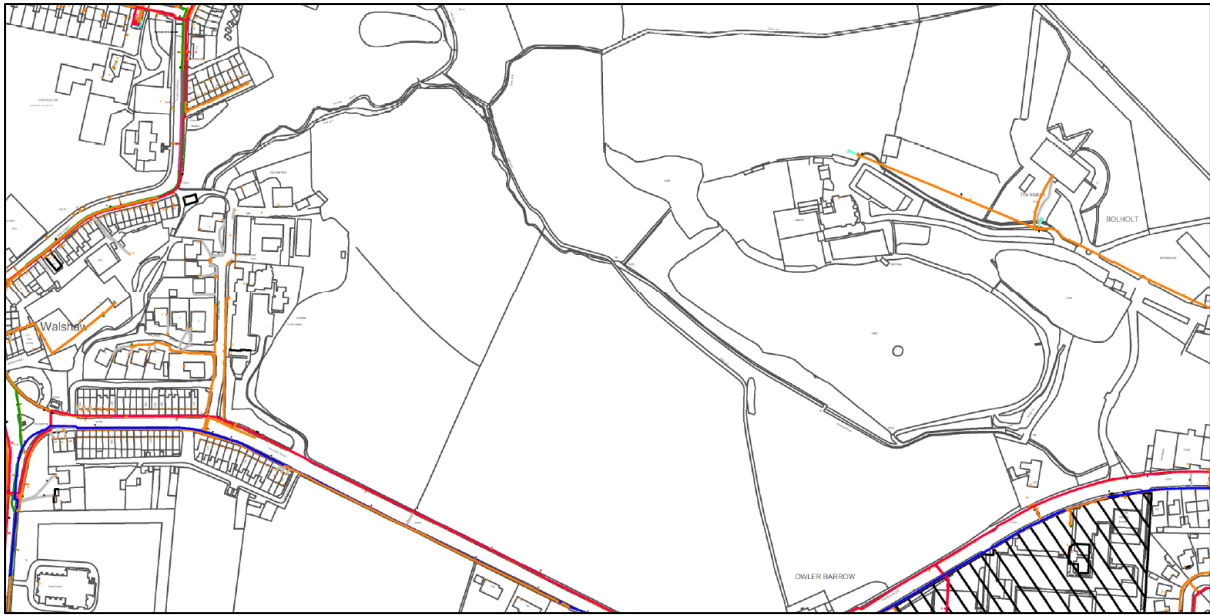


Figure 2 – Electricity North West Infrastructure Records North

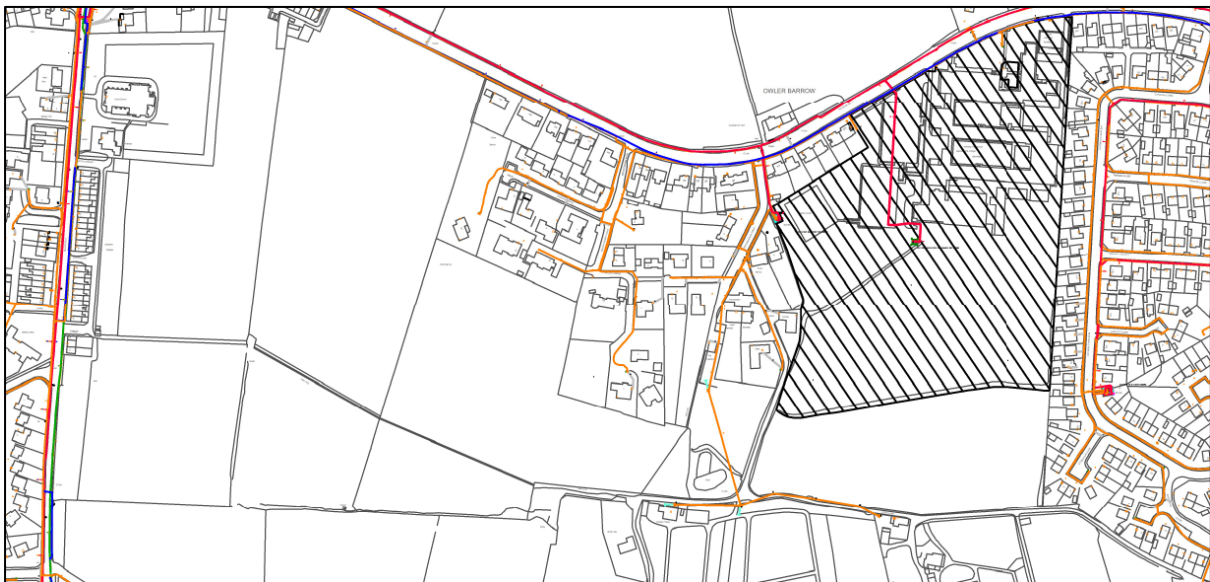


Figure 3 – Electricity North West Infrastructure Records Central



Figure 4 – Electricity North West Infrastructure Records South

Infrastructure records show that existing electricity infrastructure is limited to existing highway surrounding the proposed development. As a result, no significant diversions will be required other than those required to facilitate access to the development.

2.2 Gas

2.2.1 Cadent

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

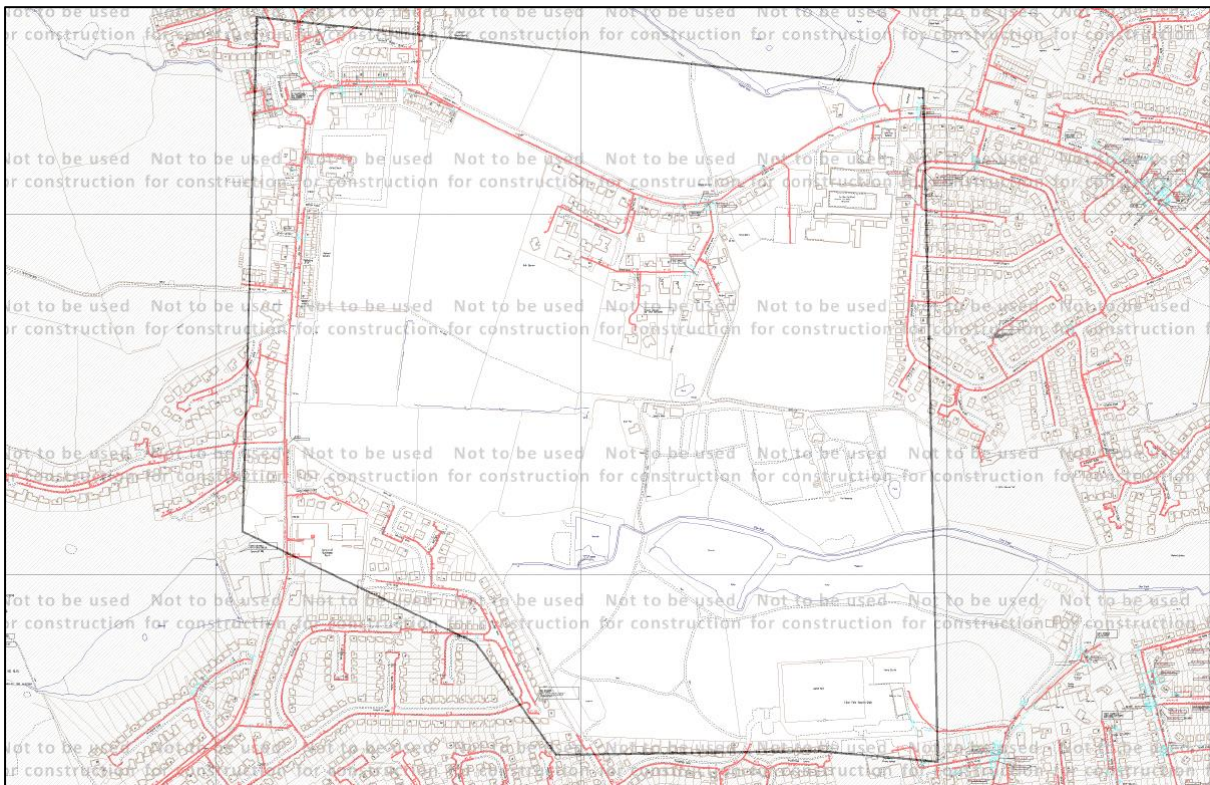


Figure 5 – Cadent Infrastructure Records

Infrastructure records show that existing gas infrastructure is limited to existing highway surrounding the proposed development. As a result, no significant diversions will be required other than those required to facilitate access to the development.

2.3 Water

2.3.1 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 United Utilities infrastructure records in the vicinity of the site.



Figure 6 – United Utilities Infrastructure Records North



Figure 7 – United Utilities Infrastructure Records South

Infrastructure records show that existing water infrastructure is located within the boundary of the site. A 450mm DI Main is shown running north to south within the proposed development area. The position of the existing main is currently being discussed with the network owner and the possibility of the diversion of the main is being considered. Further south, an existing combined sewer is shown within the boundary of the site. Drainage is outside of the scope of this report.

2.4 Telecoms

2.4.1 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. The below plan shows existing BT Openreach infrastructure records in the vicinity of the site.

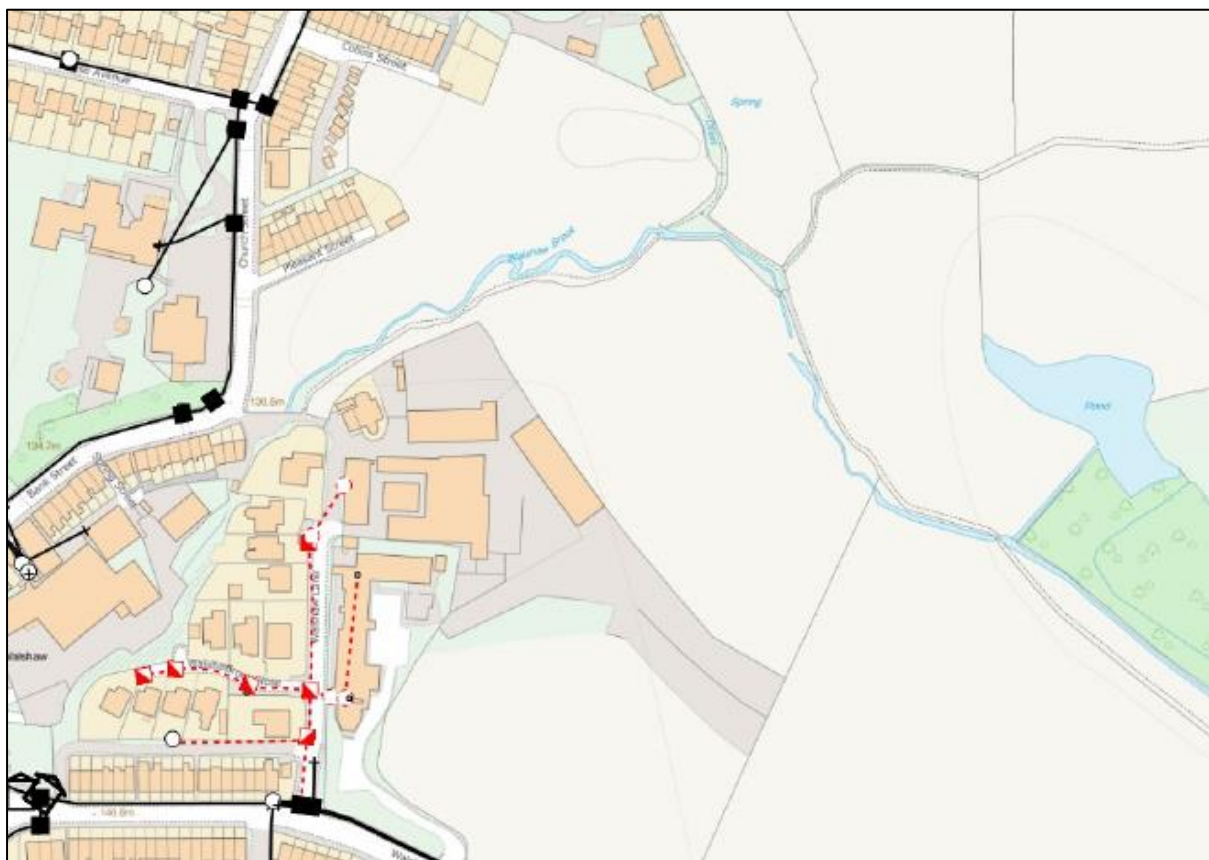


Figure 8 – BT Openreach Infrastructure Records North East

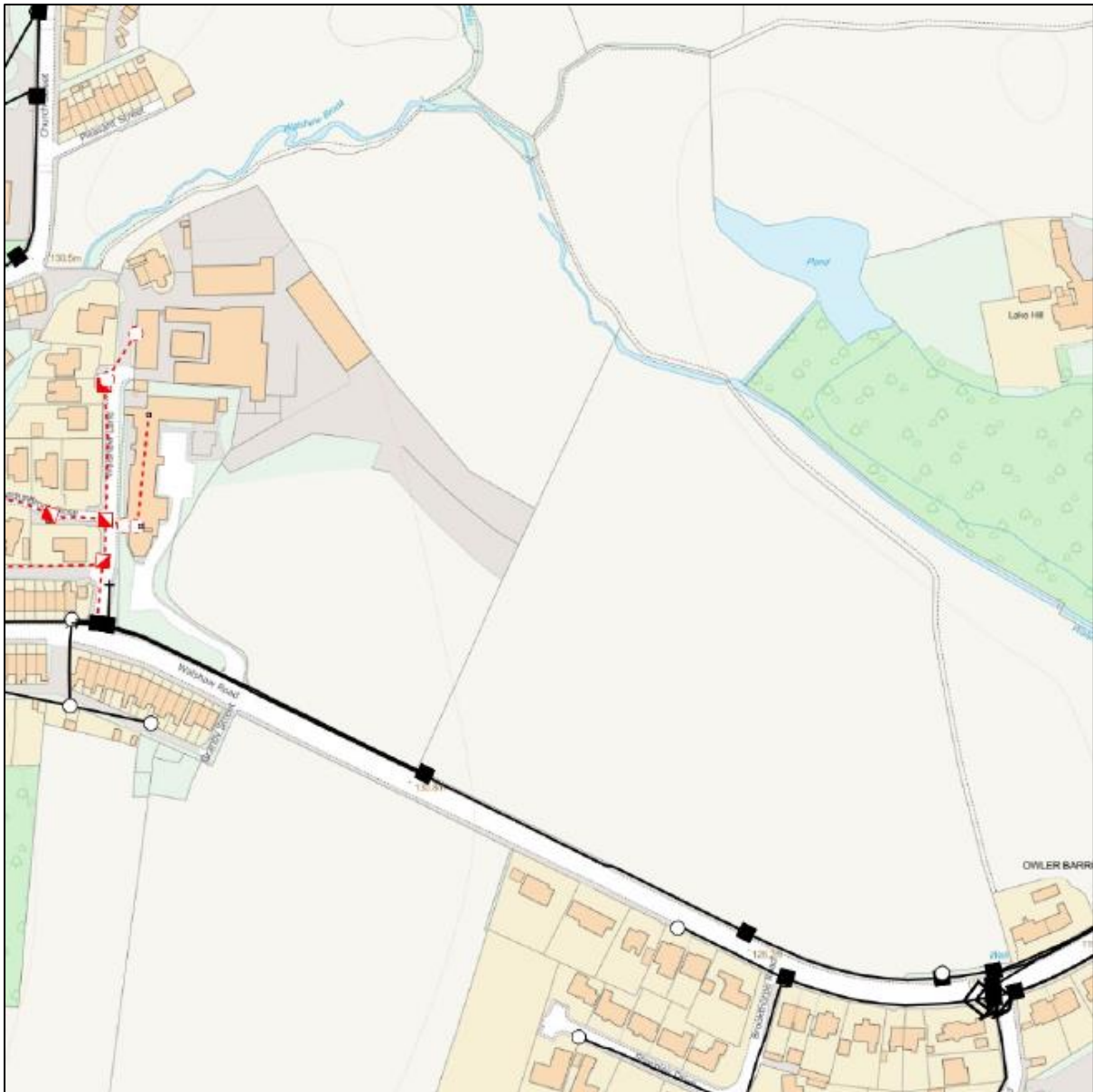


Figure 9 – BT Openreach Infrastructure Records East



Figure 10 – BT Openreach Infrastructure Records Central



Figure 11 – BT Openreach Infrastructure Records South West

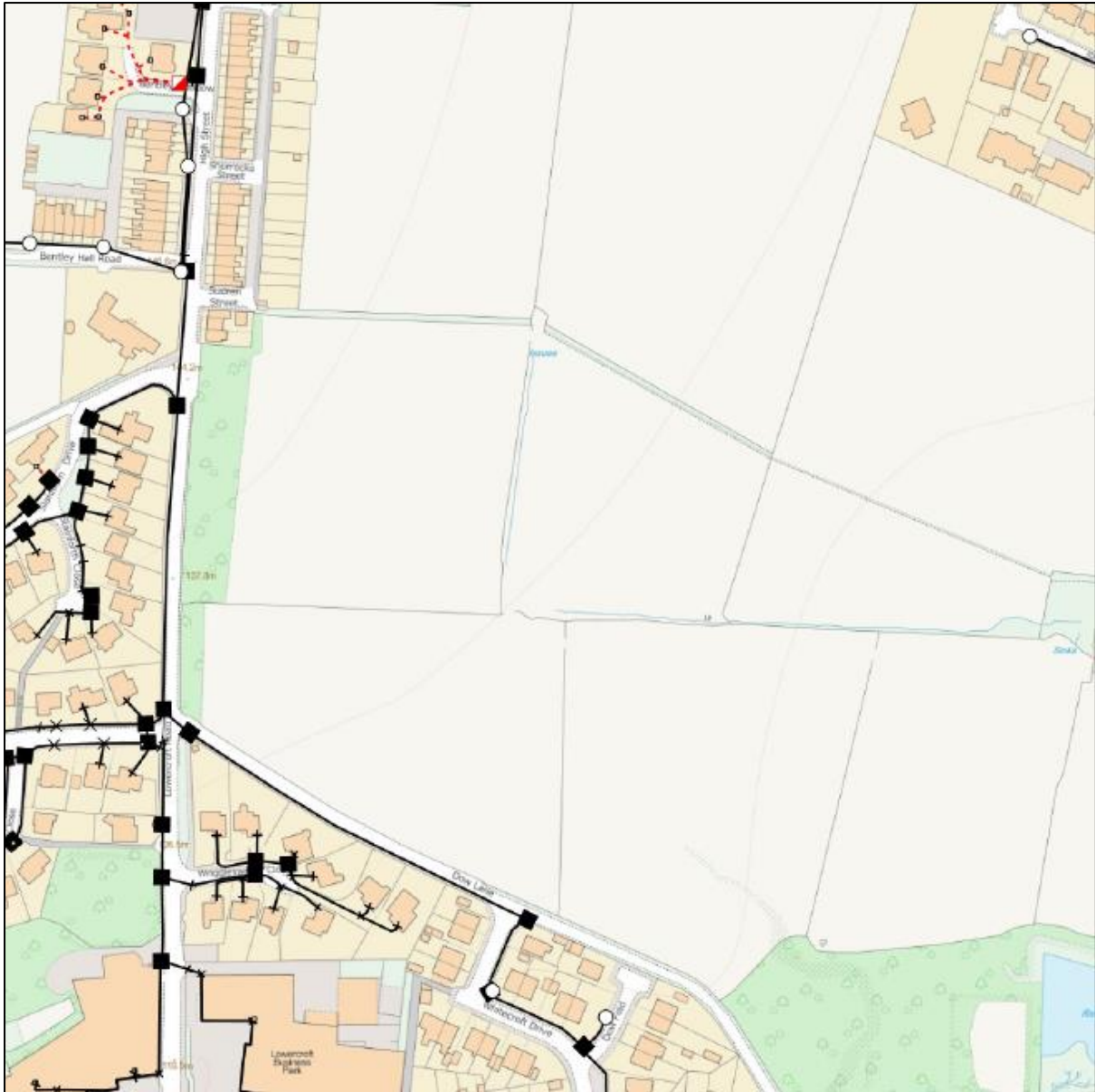


Figure 12 – BT Openreach Infrastructure Records South

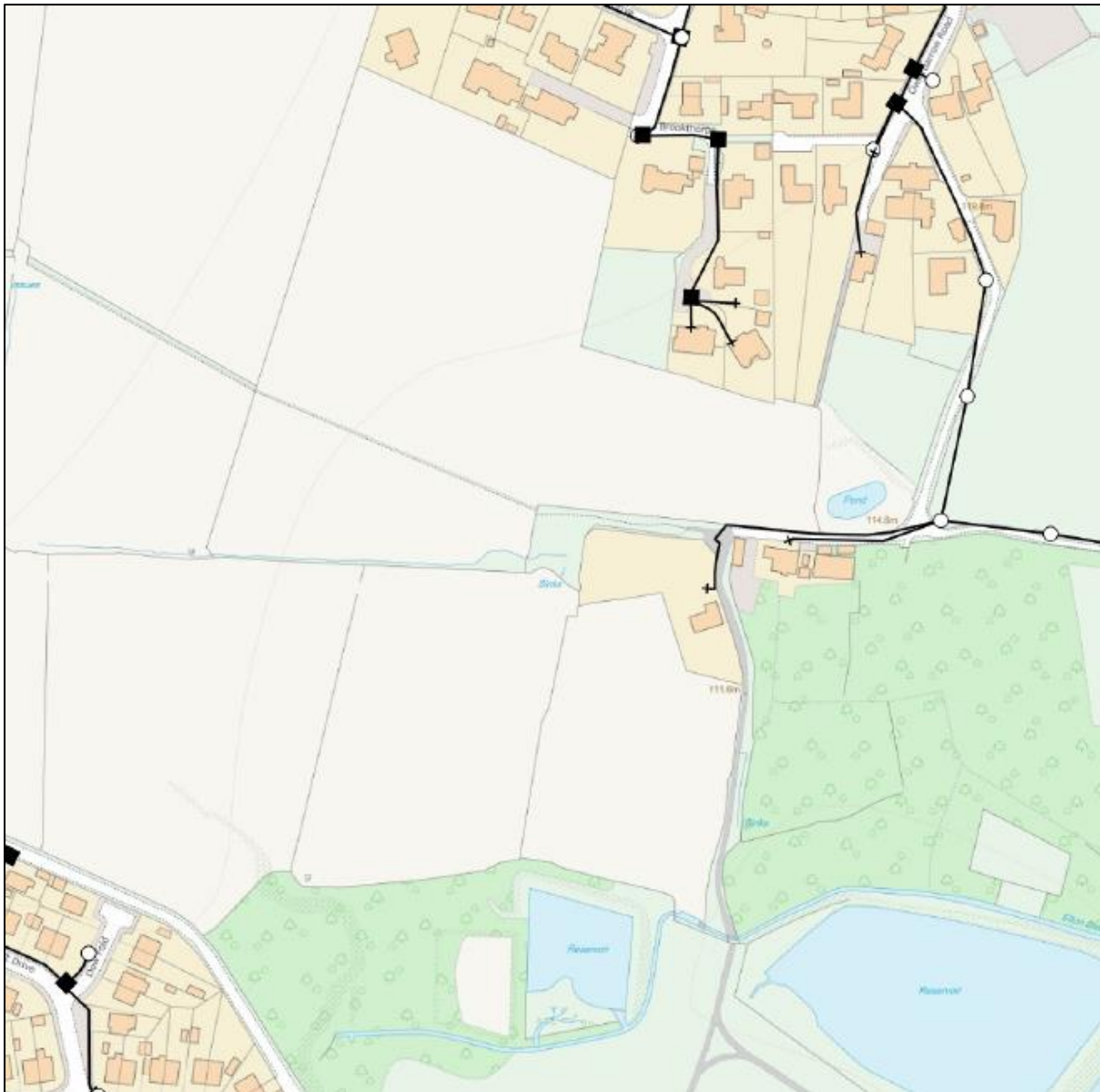


Figure 13 – BT Openreach Infrastructure Records South East

Infrastructure records show that existing BT Openreach infrastructure is limited to existing highway surrounding the proposed development. As a result, no significant diversions will be required other than those required to facilitate access to the development.

3 Points of Connection

3.1 Electricity

3.1.1 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 has been received from Electricity North West, dated 28th May 2020, reference 5500173687/A for a cost of £21,416.49. The costs are associated only with the non-contestable element of the works and are not reflective of the total cost of connecting the development. The specified point of connection is from the High Voltage network on Walshaw Road, 940 meters from the site entrance. The below plan shows the location of the connection. A copy of the point of connection can be found within the appendix to this report.

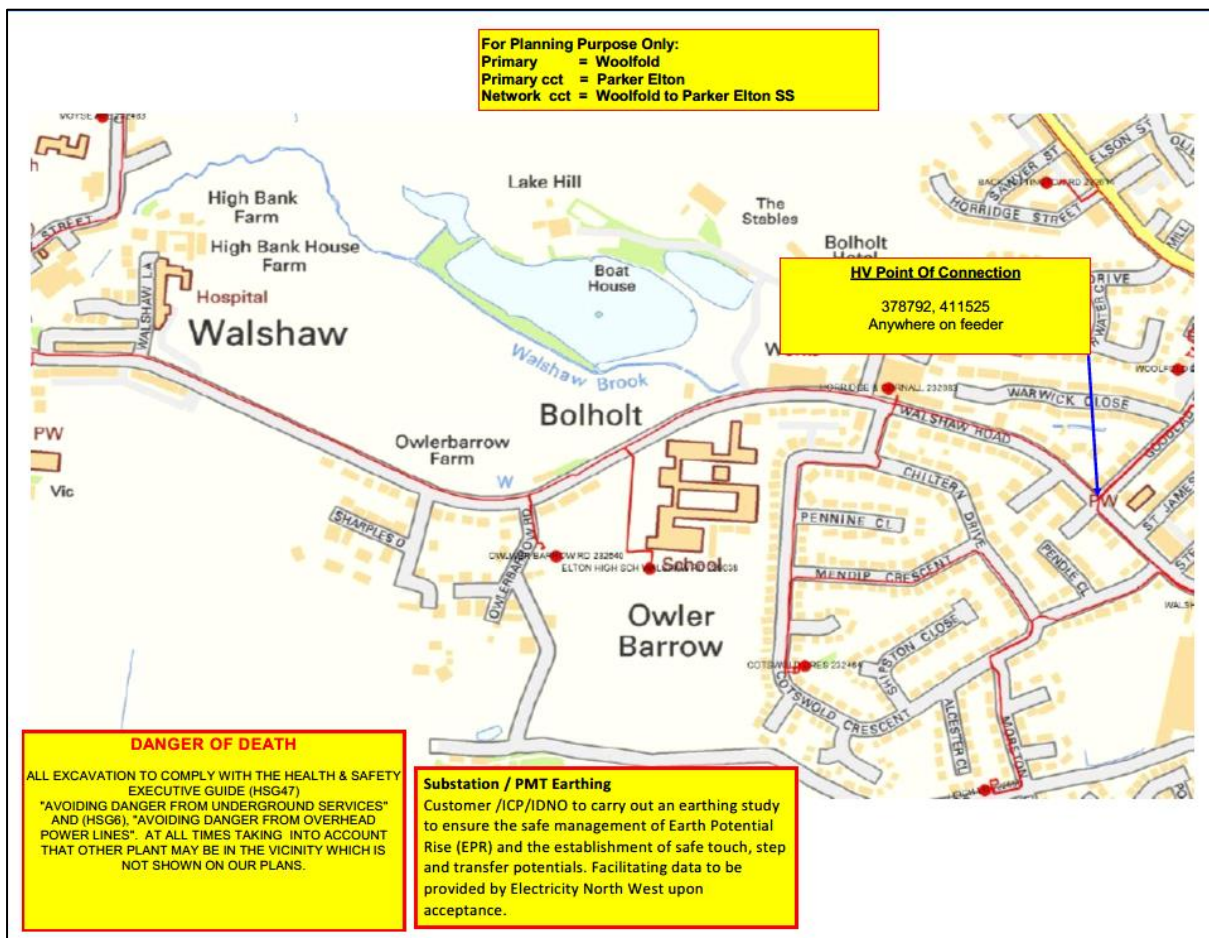


Figure 14 – Electricity North West Connection Plan

3.2 Gas

3.2.1 Cadent

In order to determine the capacity of the local gas network to service the site, an application was made to Cadent for a land enquiry.

A response has been received from Cadent, dated 7th May 2020, reference 180012544. The specified point of connection is from the low-pressure network on Lowercroft Road, 50 meters from the site entrance.

The below plan shows the location of the connection. A copy of the point of connection can be found within the appendix to this report.

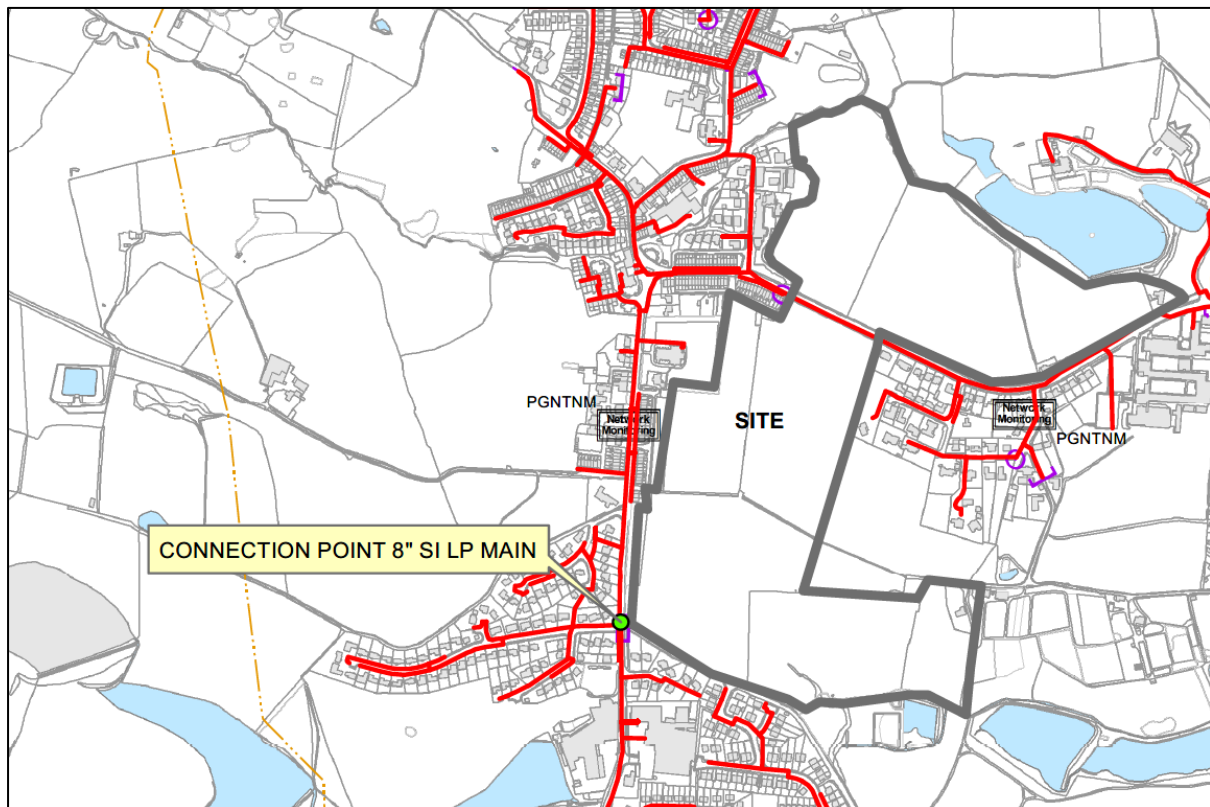


Figure 15 – Cadent Connection Plan

However, this point of connection will require reinforcement. Following further consultation and assessment it is expected that the most appropriate point of connection for the site will be the Medium Pressure Main in the carriageway of Scobell Street approximately 900m from the site entrance. As a result, a gas governor will be required within the site.

3.3 Water

3.3.1 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 has been received from United Utilities, dated 17th May 2020, reference N410043900. The specified point of connection is from the 300mm DI Main, 120 meters from the site entrance. The below plan shows the location of the connection. A copy of the point of connection can be found within the appendix to this report.



Figure 16 – United Utilities Connection Plan

3.4 Telecoms

3.3.1 BT Openreach

BT Openreach provide free guaranteed Fibre to the Property connections to sites over 10 dwellings and as a result this development will benefit from Openreach's FTTP service. Connection points will be determined by BT Openreach upon submission of a detailed application following more detailed design.

4 Summary

A review of the existing infrastructure records confirms that the site is not affected by any significant infrastructure constraints. The presence of an existing water main has been identified and accounted for and discussions with the asset owner are ongoing to ensure that infrastructure will not be affected or will be relocated to facilitate the proposed development.

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.

A summary of the likely connection costs are as follows.

Connections		
Utility	Item	Cost
Electricity	Point of Connection	£21,416.49
	Reinforcement	N/R
	Cable Lay to site	£188,000
	Substation	£35,000
	Substation Civils	£30,000
Gas	Point of Connection	Included in Connections Cost
	Reinforcement	N/R
	Pipe Lay to site	£180,000
	Gas Governor	£35,000
	Gas Governor Civils	£2000
Water	Point of Connection	Included in Connections Cost
	Reinforcement	N/R
	Pipe Lay to site	£24,000
Electricity, Gas and Water Connections on Site	700 Plots	£1,086,000