

GMSF Policy GM Allocation 2 – Land at Stakehill

Stats and Utility Note of existing services 18.08.2020

This Utility Statement provides an overview of the existing services (Gas, Electric and Water) that run through the Russell LDP land interest.

Electric

Existing Electric

There is a 11kv ENWL overhead network cable/s running between unit 6 & 7 and over unit 5 that will require diversion for the site. This runs across the HP gas main overhead.

The overhead line connects into the Stake hill park network of HV distribution.

There is another overhead cable that is 6.6kv rated that runs to a pole mounted transformer that then feeds existing housing/farms. The 6.6kv overhead supply will also require relocating as required as part of the disconnection procedures to enable demolition of the house/farms on the land. This presently units 1, 2 & 3.

An application to ENWL for disconnections, diversion and new proposed connections has been made to determine costs.

Disconnections/Diversions

Work will be involved to disconnect and divert the existing overhead lines near to the Site.

New connections

The new site requirements are based on the approximate demands from the attached schedule and after diversification gives a demand of approx. 8MVA and has been indicated by ENWL that this can come from the adjacent Stake hill industrial site.

Gas

Existing Gas

There is an existing local HP gas main running through the site. The route of this has been plotted approximately over the site and the buildings need to respect the route of this main, as to relocate this will be lengthy and very expensive. A high-pressure gas main guidance document has been separately issued with this report.

NB The HP gas main is to remain and the site layout planned accordingly with easement strips in respect of building construction zones.

For the site connection the nearest gas is the medium pressure gas main located on Touchet Hall road which can be utilised and would have capacity to serve the whole planned site by way of a medium pressure connections run into the site and distributed accordingly.

Disconnections/Diversions

No works identified HP gas main to remain and respected on route and depth.

New connections

Cadent have confirmed that no reinforcement works will be required to the existing Gas Main through the Site.

Water

Existing Water

There is an existing 600mm water trunk main running through the site and has an impact on units 4, 5 & 6. If the plan can be adjusted to respect the route there would be no need to relocate this main. However, this could be done but would have a considerable cost and time impact. This would be subject to discussions and quotation with UU.

The 600mm DI main is protected by deed of grant of easement P281. For further information regarding this easement please contact legalservices@uuplc.co.uk.

The new connection could be made at the housing to the rear or the existing Stake hill estate this would be subject to an application with UU and associated POC.

It would be prudent to submit the unit demands ahead of application to identify if any reinforcement works would be required ahead of the new application and connections.

Disconnections/Diversions

The Trunk main will be avoided where possible and will remain as per its existing location.

New connections

The letter from UU reference N4100435600 dated 31.03.2020 for the new POC for the site is off the 10" PV water main located on Touchet Hall Road. This POC is for the water usage on the site and is for domestic use only. Advanced manufacturing building use would attract reinforcement costs, if the building use were to change from that presently declared.

BT Openreach & Virgin Media(alternative network provider)

BT Openreach

There are no BT Openreach equipment items identified across the site, any disconnections to housing/farms would need to be applied at the start of the project. A new development scheme is to be submitted to BT Openreach for the scheme proposal in advance to identify works required and any associated costs.

Disconnections/Diversions

Diversion to the existing BT connections will be required and can be achieved.

New connections

A new scheme proposal is to be registered once the site layout is agreed. All new connections will be fibre and no copper lines will be utilised on the scheme. All BT ducting will be direct issue.

Virgin Media(alternative network provider)

There are no Virgin Media equipment items identified across the site, any disconnections to housing/farms would need to be applied at the start of the project.

A new development scheme is to be submitted to Virgin Media if required for the scheme proposal in advance to identify works required and any associated costs.

Disconnections/Diversions

No works identified.

New connections

A new scheme proposal is to be registered once the site layout is agreed. All new connection will be fibre on the scheme. All VM ducting will be direct issue.

Renewables

The only renewables identified to date has been ECV allotted to each unit and is reflected in the demand schedule attached.

There are opportunities to apply roof PVs to each of the units but this has yet to be determined in respect of % roof space required.

Further renewable strategies will be considered at the relevant stage and all opportunities will be assessed.