



# Lancashire Central Utilities Statement

July 2022

Application for Outline Planning Permission  
On behalf of Maple Grove Developments and Lancashire County Council





## UTILITIES STRATEGY

Lancashire Central Master Planning

Prepared on behalf of Maple Grove  
Feb 2022

5004134-RDG-XX-ZZ-ST-ME-001  
Revision: V1

RIDGE

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## 1.0 INTRODUCTION

Ridge and Partners LLP have undertaken the Utility assessment and production of this Utility report.

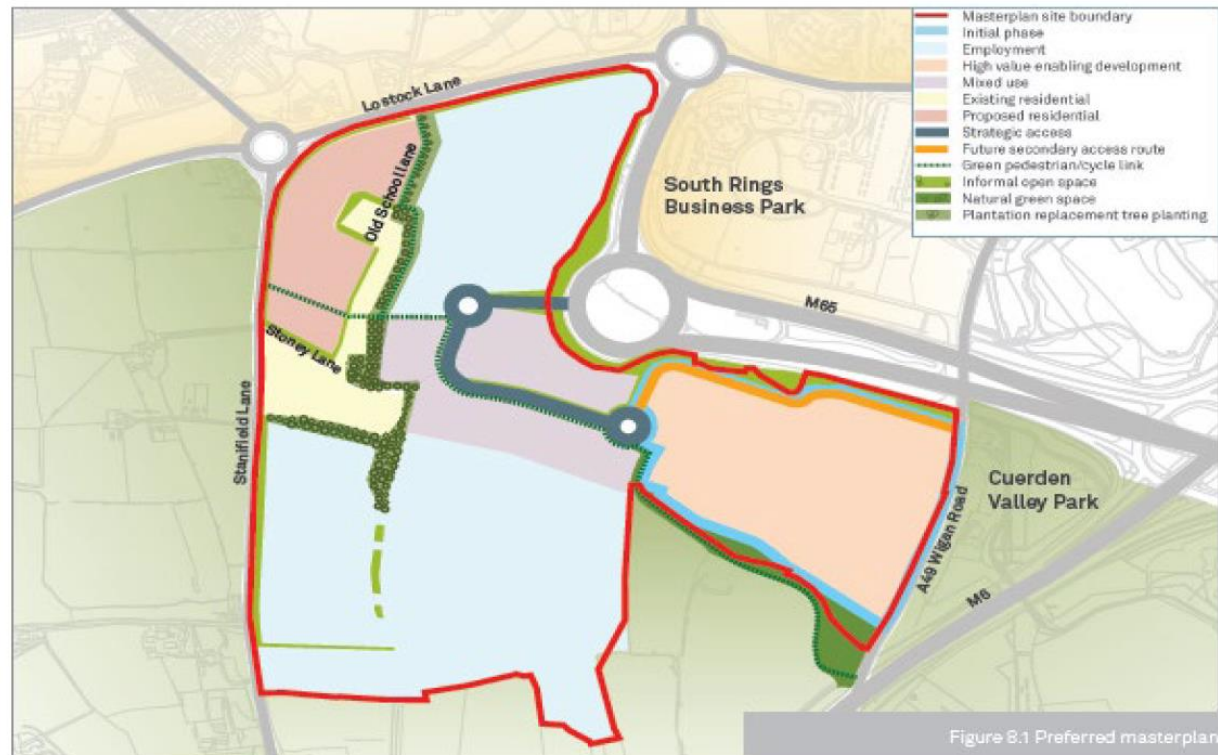
Ridge and Partners LLP have carried out preliminary design works to establish the new development utility loads.

Application for Outline Planning Permission (with all matters reserved save for access from the public highway and strategic green infrastructure/landscaping) for a mixed-use development including the provision of Employment use (Use Classes B2/B8/E(g)); retail (use Class E(a)); food, drink and drive-through restaurant use (Use Class E(b)/Sui Generis Drive-Through); hotel use (Use Class C1); health, fitness and leisure use (Use Classes E(d)/F(e)/F2(b)); creche/nursery (Class E(f)); car showrooms (Use Class Sui Generis Car Showroom); Residential use (C3) the provision of associated car parking, access, public open space, landscaping and drainage, and the realignment of Public Right of Way Ref 9-12 FP12, 9-12 FP6/FP7/FP8, 9-12 FP9 and 9-12-BW11

This report includes the works and provision to the Proposed Development from a utility's perspective and connections to the existing utility infrastructure local to the Site and the requirements for proposed utilities servicing the Proposed Development including individual plots and future phases.

The assessment also includes necessary utility diversions, disconnections, alterations, and protections.

Note that discussions have been held with the various asset owners to establish the new Points of Connections and future maintenance required for the various services remaining within the Proposed Development.



Planning permitted maximum floorspace levels are;

<b>Use Class</b>	<b>Max GIA (sq. m/units)</b>	<b>Max Plot Development (Sq. m/units)</b>
<u>Plot 1 – Employment North</u> Business (Use Class B1) Financial & Professional Services (Use Class A2)	26,000 1,000	26,000
<u>Plot 2 – Mixed Use</u> Retail (Use Class A1-A5) Hotel (Use Class C1) Gym (Use Class D2) Creche/nursery/healthcare centre (Use Class D1) Car Showroom (Sui Generis)	2,600 8,000 2,000 2,000 7,200	20,000
<u>Plot 3 – Employment South</u> Employment (Use Classes B2 & B8) Business (Use Class B1)	80,000 10,000	80,000
<u>Plot 4 – Retail</u> Retail (Use Class A1) Restaurants & Café (Use Class A1 & A3)	65,000 1,800	66,800
<u>Plot 5 – Residential</u> Residential (Use Class C3) Extra Care (Use Class C2) up to 90 units	Up to 210 units (in total)	210 units
<b>TOTAL</b>	<b>205,600 plus residential</b>	<b>192,800 plus residential</b>

## 2.0 DOCUMENTS CONSULTED

I.1. The following baseline data has been used to undertake the Utility Report:

- Proposed Masterplan for the Proposed Development
- All available utility providers existing utility record plans
- Record drawings of Service Easements from Land Registry Documents

I.2. All available existing record drawings have been obtained from the relevant asset owners and subsequent GPRS surveys will be undertaken to verify locations.

I.3. Additionally, a proposed utilities layout has been produced detailing the existing and new services locations and easements required.

I.4. The Masterplan has been designed around the existing easements where possible. Where not possible, any services identified will be diverted in agreement with the asset owners.

## 3.0 BASELINE INFORMATION

I.5. The baseline data as identified in section 2.0 has been used to undertake the Utility Assessment.

## 4.0 ALTERNATIVES CONSIDERED

A number of considerations have influenced the Utilities proposal, strategy and Masterplan, for the Proposed Development including;

- Location of existing 33kV HV cables
- Proposed Masterplan layout
- Proposed development demand
- Future demands and technologies
- Energy Strategy

The Location of the existing 33kV HV, and the future access / easements influenced the Proposed Masterplan to ensure suitable access and clearances are achieved, as required by the asset owner. The 33kV underground HV cables originally ran directly through the site and were diverted by the asset owner as part of the enabling works, therefore the potential disruption of this existing service and costs associated can be discounted.

The proposed usage of the site facilities, and energy strategy influenced the load capacities required from the local utilities' infrastructure, and the locations of the Points of Connections.

Of the above, considerations were influenced when establishing the 'Points of Connections' (PoC's), the closest possible PoC's have been progressed to ensure as minimal disruption as possible when installing new underground utilities.

1.10.

The alternatives progressed within the scheme include;

- Provision of a services corridor, containing new utility services connections and spare ducts for future provision, will be installed to all proposed plots, and future plots, for connections to the Proposed Development for future flexibility, in accordance with the Proposed Masterplan.
- Various load assessments to suit different types of building usages have been prepared, to establish PoC's and provide flexibility to the Proposed Development.
- Alternative Points of Connections and services routes to ensure proposals with the least environmental impacts have been progressed. Potential Environmental Effects have been progressed.

### 5.0 PROPOSED UTILITY PROVISION

The POC's and capacity allowances calculated for the proposed development has been based around the proposed Masterplan including;

- Building Usages
- Area m<sup>2</sup>
- Benchmarking for similar buildings
- Future allowance for EV Charging

The calculated capacity allowances has been submitted to the various asset owners and connections proposal received back, these include;

- Electricity – Electricity Northwest

- Gas – Cadent
- Water – United Utilities

The new Electricity connection will require the installation of a site primary sub-station which will be installed to provide power to the entire proposed development.

The new HV Electrical supplies to plots and the construction of a new Primary Sub-station and 11kV sub-stations works will involve installation of new underground HV cabling from the Primary Sub-station to various plots, this works will mostly be on-site so little, or no traffic management systems are envisaged to facilitate the installation of the underground cabling.

1.11. Temporary services connections to the site for the construction activities, will require installation of new temporary service infrastructure.

1.12. New Gas services to site and to the proposed plots. These works will involve installation of new underground gas pipes from the Point of connection and on-site infrastructure work, this works will be on-site and off-site, traffic management systems are envisaged to facilitate the installation of the underground piping.

1.13. New Water services to site and to the proposed plots. These works will involve installation of new underground water pipes from the Point of connection and on-site infrastructure work, this works will be on-site and off-site, traffic management systems are envisaged to facilitate the installation of the underground piping.

New Telecoms services to site and to the proposed plots. These works will involve installation of new underground

ducting and access chambers from the Point of connection and on-site infrastructure work, this works will be on-site and off-site, traffic management systems are envisaged to facilitate the installation of the underground ducts.

The Utility strategy take cognisance of any protection disruption of existing connections to operational buildings on the Proposed Development. This includes potential works to future phased works, and modifications / upgrading of the existing units within the Proposed Development.

## 6.0 UTILITY CONSIDERATIONS

The proposed utility servicing strategy includes;

- All services are to be installed within an agreed services corridor and installed underground within coordinated routes, taking in to account any existing constraints within the Site.
- All new utility connections have been applied for, and proposals provide the required capacities for the Proposed Development plus spare capacities for potential future phases. The applications include for spare capacities for potential upgrading and futures phases to reduce future environmental impacts.
- All services will be connected to the most local Point of Connection available. Existing services to surrounding areas are not envisaged to be affected, and any road works will be subject to an agreed traffic management plan.
- The Electricity will be derived from the on-site Primary Sub-station, no disruption to any existing services are envisaged, and an agreed

traffic management plan will be in place for any works associated with laying the new cables.

- All known services have been identified utilising record drawings, and services diverted or removed to facilitate the Proposed Development. The asset owners have been consulted to ensure minimal impacts.
- The new utility supplies will be installed in new underground trenches on roadways. An agreed traffic management plan will be in place for these works. Also, the infrastructure will be sized to accommodate future phased works, so as to reduce potential future impact of having to install additional infrastructure.
- Temporary / proposed utility supplies will be taken directly from the local utility provider's network. This will reduce the need for diesel generation, giving a more efficient and quieter solution, no impact to existing surrounding infrastructure is envisaged.
- A services corridor, with road crossovers, will be installed underground to facilitate the Proposed Development including future phased works. This shall include ducts and access chambers for the new installation of underground services and will include a network of ducts for potential future phased works.
- To minimise disruption of connections to existing operations building on site, the utilities will typically be installed on a 'ring' type distribution, to ensure buildings can be back fed during any works to the utility services. Services will be sized to accommodate future expansion.

1.16.

1.17.

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## 7.0 SYNERGISTIC EFFECTS

The proposed Utility strategy and provision of capacities has developed collectively with the professional design team and utility asset owners, including consideration of existing ground conditions and levels, landscaping, spine roadways and any existing capacities available from the surrounding utilities network.

We have consulted other parties to ensure a collaborative approach and to manage the interactions of any effects resulting from the Proposed Development, including;

- Energy suppliers including Electricity Northwest, Cadent, United Utilities and Openreach, to establish any existing, diverted and proposed utilities.
- Maplegroves professional design team to co-ordinate ground levels for utilities cover to underground services.
- Fletcher Rae, to co-ordinate masterplan with proposed and existing utilities
- Internal review with Energy to ensure proposals align.

## 8.0 CONCLUSION

In conclusion, this Utility report identifies the proposed Utilities works required for the proposed new connections required for the Proposed development.

There is very little disconnections or diverted services required to facilitate the proposed development. I.27.

All relevant asset owners have been contacted and have offered points of connection suitable for the proposed developments requirements. I.28.

Network capacity enquiries have been issued to all relevant utility providers based on anticipated loadings required to service the overall Proposed Development, of which the relevant utility provider proposals have been based on.

The proposed Masterplan for the development has been set out to ensure any existing live services that are to remain to and from the site will not be affected, and easements maintained in accordance with the asset owners' requirements. Currently all the approvals have been agreed in principle and the technical appraisals have been undertaken to ensure that:

- Sufficient Gas, Water, Electricity and Telecoms services and capacities are available to the site to support the Proposed Development.
- The existing / diverted 33kV High Voltage cabling will be maintained within the proposed development layout, whilst accommodating the future access and maintenance / easement requirements as agreed with the asset owner.

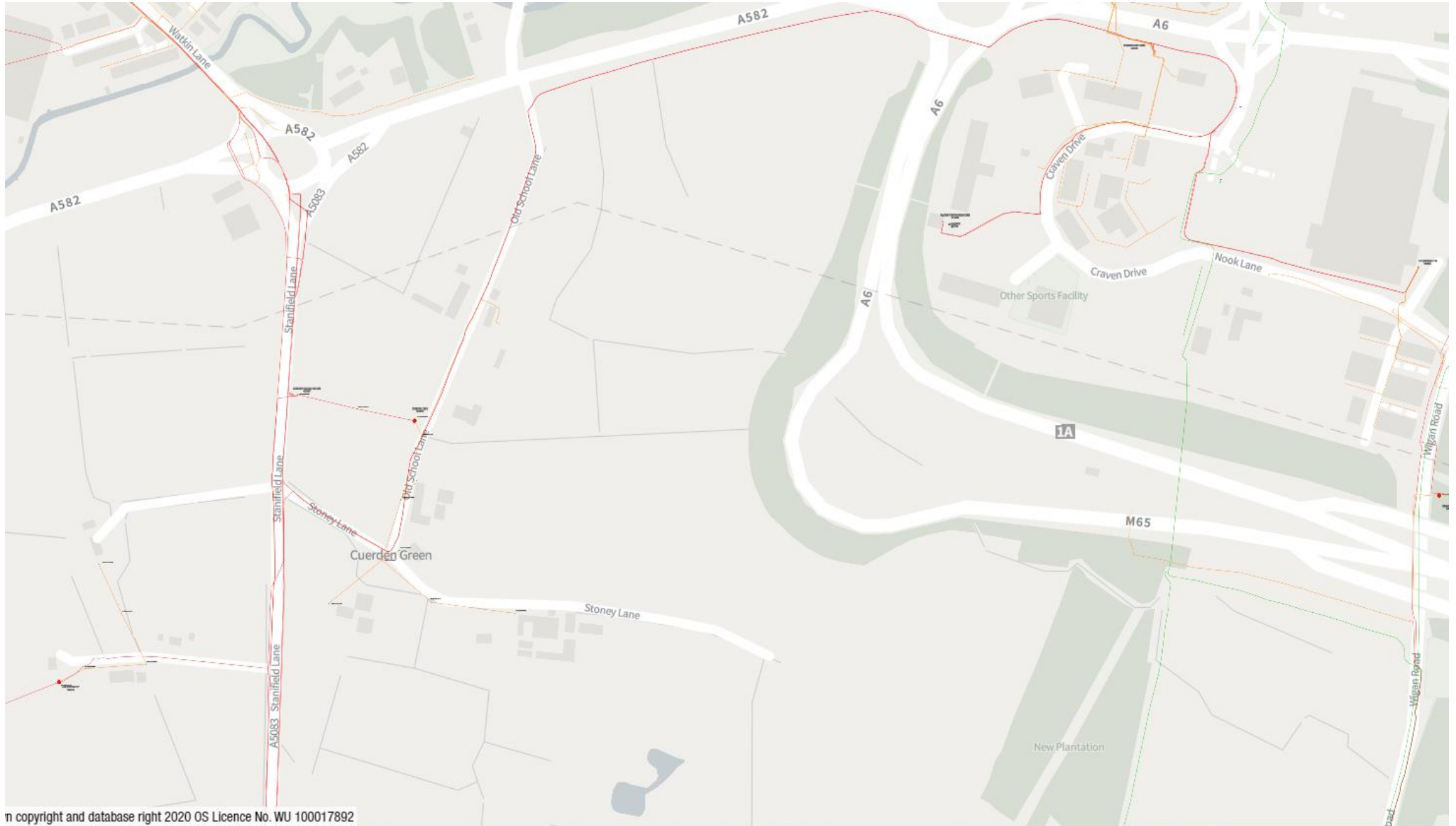
Any existing redundant / out of commission services will be cut back and made safe, and existing services identified and recorded for future reference.

The new connections that have been applied for include potential upgrades to the future phase within the development, to futureproof the development and future phases.

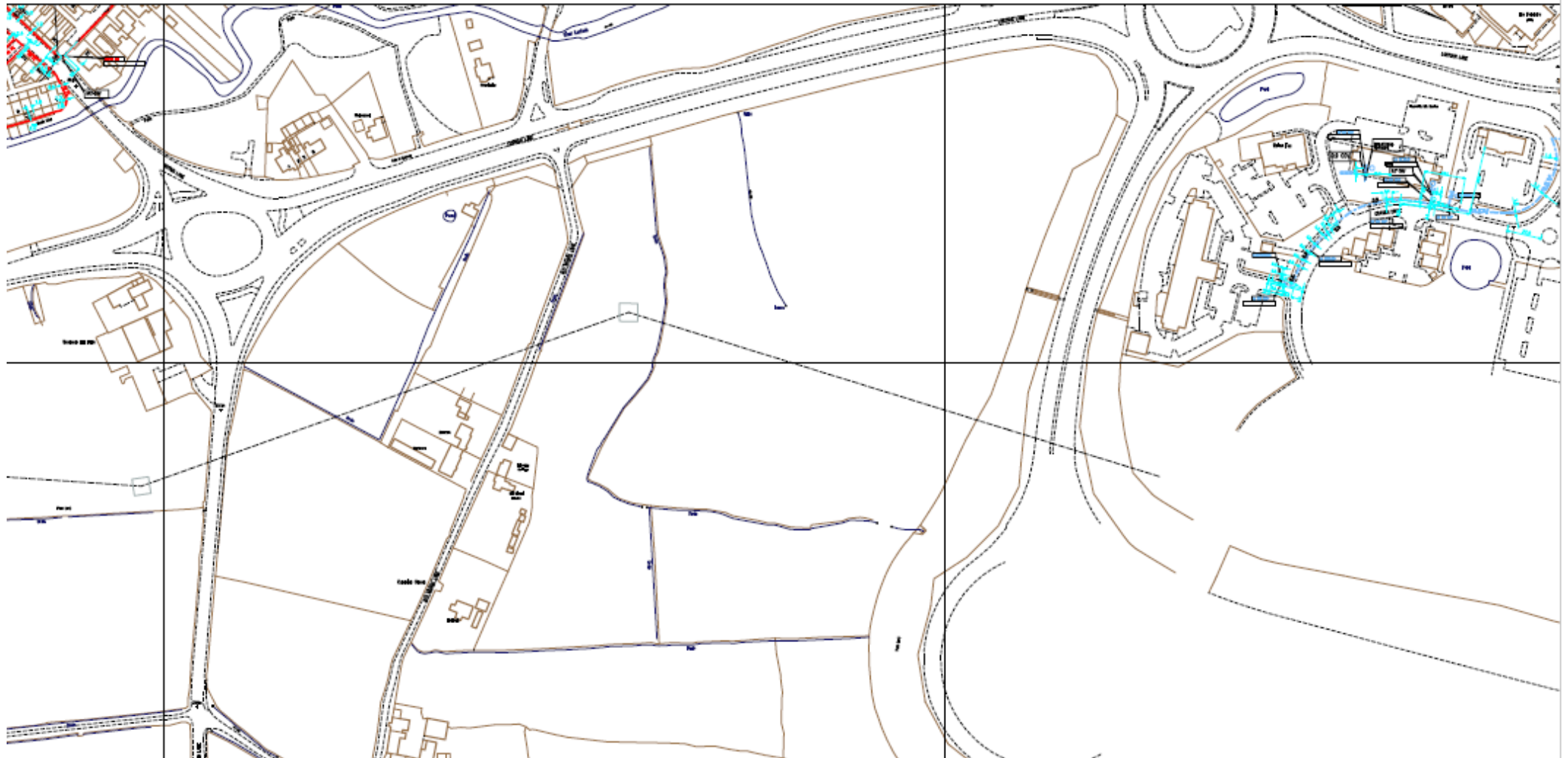




Existing Electrical Infrastructure 1 of 3



Existing Gas Layout 1 of 2

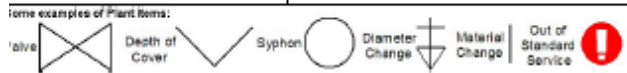


SCALE: Not to scale  
 USER ID: abolger  
 DATE: 28/02/2022  
 EXTRACT DATE: 10/08/2021  
 MAP REF: SD5524  
 CENTRE: 355395, 424987

LP MAINS  
 MP MAINS  
 IP MAINS  
 LHP MAINS



This plan shows those pipes owned by Cadent Gas Ltd in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard 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 Ltd or their agents, servants or contractors for any error 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. Further information on all DR4s can be determined by calling the DR4 hotline on 01455 892426 (9am-5pm) A DR4 is where a potential error has been identified within the asset record and a process is currently underway to investigate and resolve the error as appropriate.



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Local Machine

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Existing Gas Layout 2 of 2



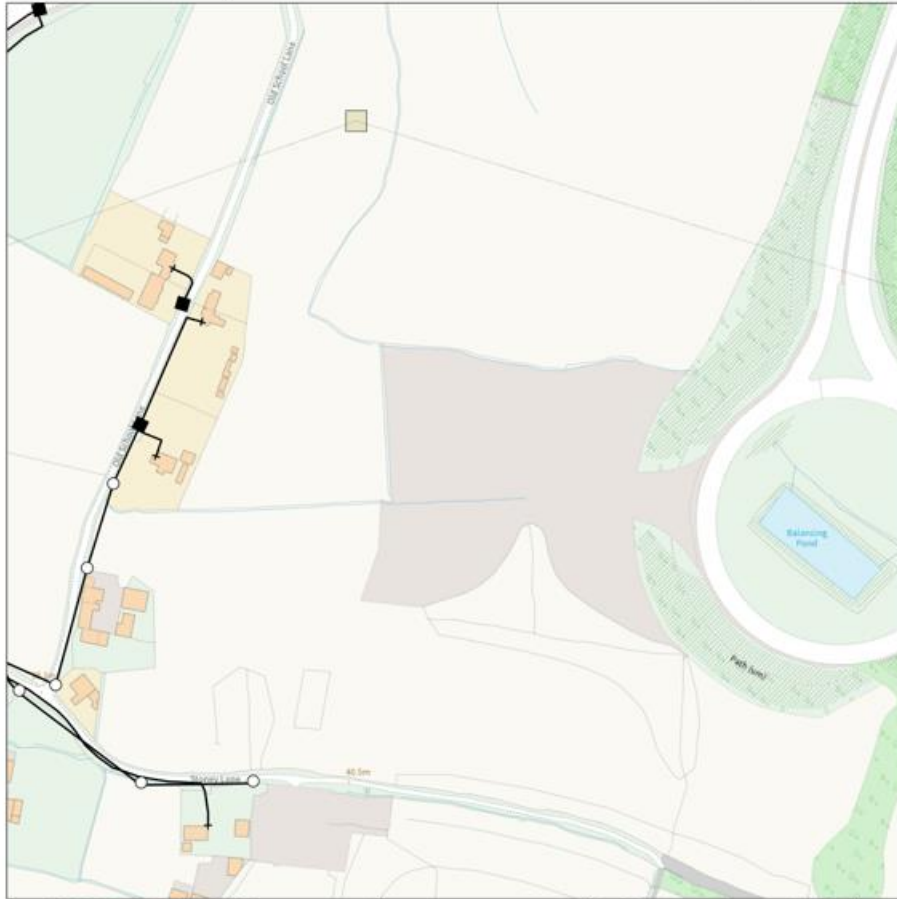
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<p>Some examples of Plant Items:</p> <p>Valve  Death of Cover  Syphon  Diameter Change  Material Change  Out of Standard Service </p>			

Existing Water Layout



<b>United Utilities Maps for SafeDig</b>	
Date :	28/02/2022 14:30:47
Centre X:	355513
Centre Y:	424505
Scale :	8000
UserName:	A430NDU
<p><b>Extract from maps of United Utilities' Underground Assets</b></p> <p>The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plan and private service pipes may be shown by a blue broken line. United Utilities Water will not accept liability for any damage caused by the actual position being different from those shown.</p> <p><small> Crown copyright and database rights 2020. Ordnance Survey 100022432. This plan is based on the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown and United Utilities Water copyrights are reserved. Unauthorised reproduction will infringe these copyrights.</small></p>	
 <p><b>United Utilities</b> Water for the North West</p>	

# Maps by email Plant Information Reply



**IMPORTANT WARNING**  
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ADVANCE NOTICE REQUIRED  
(Office hours: Monday - Friday 08.00 to 17.00)  
[www.openreach.co.uk/cbyd](http://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.

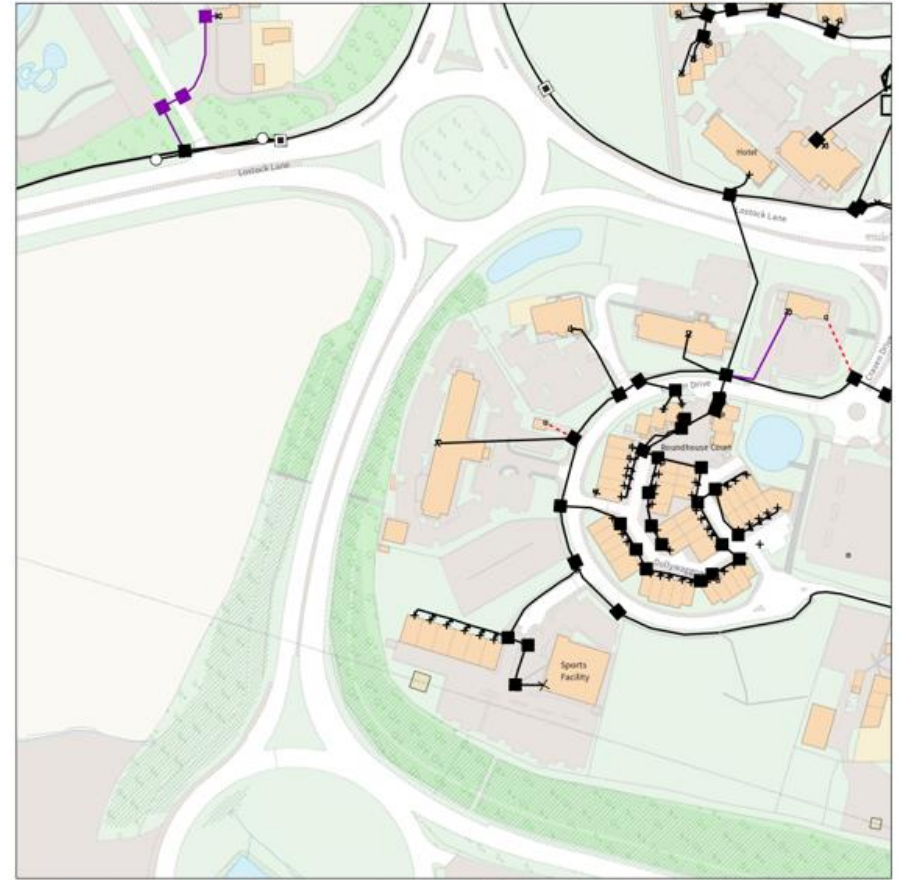
KEY TO BT SYMBOLS		Change Of State	+	Hatchings	
Planned	Live	Split Coupling	X	Built	
PCP					
Pole					
Box					
Manhole			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.		
Cabinet					
	Pending Add	In Place	Pending Remove	Not In Use	
Power Cable					
Power Duct				N/A	

BT Ref : XQZ03175A  
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Easting/Northing : (centre) 355352, 424848  
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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		Change Of State	+	Hatchings	
Planned	Live	Split Coupling	X	Built	
PCP					
Pole					
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Cabinet					
	Pending Add	In Place	Pending Remove	Not In Use	
Power Cable					
Power Duct				N/A	

BT Ref : POB03249N  
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Issued : 28/02/2022 15:25:01

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