

EXISTING UTILITY SERVICES DESKTOP APPRAISAL & REPORT



PROJECT:	Grange Moor – PC Specialist	REPORT NO:	1
PROJ NO:	P1948	DATE:	12/01/23
		ENGINEER:	GP
ITEM	DESCRIPTION	ACTION	
1.0	INTRODUCTION		
	<p>Further to receipt of the existing utility services records , please find below initial findings from desk top appraisals carried out of the information received:</p> <p>NOTE: Please refer to existing Utility Asset Report for details on existing locations of utility services.</p>		
2.0	ELECTRIC		
	<p>NPG have existing underground HV (11kV) and LV (230/400V) electric services which route within Barnsley Road.</p> <p>To the North, South and East of the site outside the boundary line there is an existing HV (11kV) overhead line. This distributes from a ground mounted substation in the South East off the Site outside the boundary.</p> <p>A LV electric service branches and supplies Grange Moor Coach Works which will require disconnection.</p>		
3.0	GAS		
	<p>Northern Gas Networks have a 6 inch cast iron main which routes within Barnsley Road.</p> <p>A gas service branches and supplies Grange Moor Coach Works Buildings which will require disconnection.</p>		
4.0	WATER		
	<p>Yorkshire Water have a distribution mains (4inch above and below) which route within Barnsley Road, including a fire hydrant main at the North of the site.</p> <p>A gas service branches and supplies Grange Moor Coach Works Building which will require disconnection.</p>		
5.0	SEWERS		
	<p>Yorkshire Water have a combined Sewer which passes over the land on the North of the site and looks to connect to a treatment plant and likely to then discharge into the land drain/watercourse.</p> <p>This will require removal, diversion around the proposed building as part of the foul and surface water drainage strategy.</p> <p>Even though not indicated on the layouts a private connection to the combined server will be provided from the Grange Moor Coach Works Buildings.</p>		
6.0	TELECOMMUNICATIONS		
	<p>BT Openreach and Euro Networks have existing apparatus in the vicinity of the site.</p> <p>BT Openreach have an underground ducted networks and a small provision of overhead telecoms poles which routes within Barnsley Road.</p>		

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	<p>BT provide ducted connections and overhead connections to supply services to Grange Moor Coach Works Buildings which will require disconnection.</p> <p>Eu Networks Fibre UK Ltd have an underground ducted network which routes within Wakefield Road.</p>		
7.0	NEXT STEPS		
	<ol style="list-style-type: none"> The proposed access and egress roads into the site will require site investigations due to the existence of all underground utility services in Barnsley Road, as the verge/footpath levels will be reduced and splays formed for the new access roads in/out of the site. This will establish the location of the existing utility services within the highway and informs us of the likelihood for any lowering / diversions works that may be required. The respective utility service companies can be contacted and a date can be arranged for them to attend site to identify and mark the existing locations of these services. The landowner should be contacted to enquire to establish what existing Legal Wayleaves, Easements are granted to the respective Statutory Authorities i.e. Combined Sewer Treatment plant and pipework for example. To obtain an indication of likely costs for the New Utility Connections for proposed site applications for Electric, Water and Telecoms can be progressed once electric and water load/flow calculations are completed: <ul style="list-style-type: none"> Electric - kVA Max Demand for the project to be established once briefing/scoping process completed to enable applications to be made by NOVO. Water – Litres per second flow rate requirements to be established for the project once briefing/scoping process completed to enable applications to be made by NOVO. Fire Fighting Water Service – Application for fire hydrant to be made by NOVO. It is assumed there is no requirement for Sprinkler Protection. Telecoms – 1GB Fibre Connection with dual redundancy confirmed by PCS preferably if feasible. NOVO can make applications on this basis. 		