



CHIPPING

**MIXED USE
DEVELOPMENT**

UTILITY STATEMENT

Project No: 7/4472

Date: 28/10/2013

Revision: P2

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Report Origin

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Prepared	P Walker	<i>P Walker</i>	28/10/2013
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P1 17th October 2013 Planning Issue

P2 28th October 2013 General Revisions

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1.0 INTRODUCTION

The project consists of the redevelopment of Kirk Mill and the former HJ Berry chair making factory.

The purpose of this report is to outline the proposed measures to be included within the development proposals for provision of utility services to support the proposed development.

The statement should be read in conjunction with the extended Utility Assessment Report prepared by WSP dated November 2011.

Kirk Mill is an early example of an Arkwright-type cotton mill and a grade II listed building in Chipping, Lancashire. It was built in the 1780s on the site of a corn mill dating from at least 1544. There is a Mill Pond to the rear of the mill which was used to power the waterwheel within the mill.

It is proposed to convert Kirk Mill in to a Hotel. The redeveloped site will contain the following buildings: -

- The Mill (refurbishment)
- Seven Barn Cottages (part refurbishment and part new build construction)
- Hotel / Spa Building (new build construction)
- Trail Head (new build construction)
- Wedding Venue Building (new build construction)
- Kids Club (new build construction)
- Central plantroom mechanical plant (new build construction)



Adjacent to the Kirk Mill site is a Cricket Pitch which will be redeveloped for Residential Units.

A new cricket pitch and Club House will be provided at an alternative site within Chipping village.

2.0 EXISTING UTILITIES

The proposed development is currently split across two sites either side of Church Raike.

The eastern site is currently occupied by the former H J Berry & Sons furniture makers' factory and associated warehouse buildings which will be demolished to make way for the proposed hotel development.

The western site comprises a largely open field which is used as a cricket ground.

Utility companies have been consulted to obtain records of existing infrastructure within the vicinity of the proposed development site. The details for the existing services are highlighted below.

ELECTRICITY

Electricity North West Limited (ENWL) records indicate there is an existing sub-station and a number of LV cables located to the north of the eastern site. A HV 11kV cable appears to directly supply the H J Berry & Sons site.

There is an overhead HV 11kV supply crossing the southern part of the east site which supplies properties to the south.

The west site has an existing LV supply feeding the existing cricket pavilion. LV cables are shown in Malt Kiln Brow and Church Raike. A pole mounted sub-station ENWL ref: 'Morell Bungalow' is also shown along the northern edge of the western site.

Refer to Appendix A, drawing number 7/4472/ME/SK001, Existing ENWL Electricity Distribution Plans.

GAS

National Grid have advised that the closest gas main to the site is located some 6.2km away which would involve significant offsite reinforcement works.

There is significant costs associated with installing a gas supply to the site therefore gas will not be considered to support the proposed development.

WATER

United Utilities (UU) record plans indicate there is a 6" diameter Cast Iron (CI) main in Malt Kiln Brow/ Church Raike and a 90mm Polyethylene (PE) main in Old Hive. No water mains are indicated within the site boundary.

Refer to Appendix B, drawing number 7/4472/ME/SK002, Existing United Utilities Water Distribution Plans

SEWERS

United Utilities (UU) sewer records indicate a 150mm combined sewer in Old Hive which increases in size to 225mm diameter when it reaches Church Raike.

A further 150mm diameter combined sewer is shown crossing the east site in a south easterly direction. Records indicate that the sewer passes beneath one of the existing mill buildings.

Refer to Appendix C, drawing number 7/4472/ME/SK003, Existing United Utilities Sewer Distribution Plans

TELECOMMUNICATIONS

BT Openreach plant in the form of both underground and overhead apparatus is present within the highways surrounding the site.

Diversion and/or protection of BT ducts, chambers and overhead apparatus may be required to accommodate the proposed new site access points into each development site.

Refer to Appendix D, drawing number 7/4472/ME/SK004 Existing BT Openreach Telecoms Distribution Plans

3.0 UTILITY LOADS

The Utility Loads to services the proposed development have been calculated as follows: -

ELECTRICITY

East Site: -

Church Raike Housing, 56 dwellings on the former cricket pitch.
Load = 112 kVA

Malt Kiln Brow Housing – four dwellings in the field accessed from Malt Kiln Brow.
Load = 30 kVA

West Site: -

Hotel Development including Kirk Mill, Seven Barn Cottages, Hotel / Spa Building, Trail Head, Wedding Venue Building, Kids Club and Central Plantroom.
Load = 280 kVA

WATER

East Site: -

Church Raike Housing, 56 dwellings on the former cricket pitch.
Flow Rate = 2.8 litres/second

Malt Kiln Brow Housing – four dwellings in the field accessed from Malt Kiln Brow.
Flow Rate = 1.0 litres/second

West Site: -

Hotel Development including Kirk Mill, Seven Barn Cottages, Hotel / Spa Building, Trail Head, Wedding Venue Building, Kids Club and Central Plantroom.
Flow Rate = 3.0 litres/second

4.0 NEW UTILITY SUPPLIES, DIVERSIONS AND COSTS

Reference should be made to Utility Assessment Report prepared by WSP dated November 2011 for full details of the applications and quotes received from the various utility providers for electricity, water and telecoms utility connections.

The new supplies may be summarised as follows: -

ELECTRICITY

The existing ENWL sub-station on the east site will be replaced and repositioned to support the proposed hotel development.

A new LV connection will be provided to support the proposed dwellings on the west site.

GAS

National Grid have advised that the closest gas main to the site is located some 6.2km away which would involve significant offsite reinforcement works. There is significant costs associated with installing a gas supply to the site therefore gas will not be considered to support the proposed development.

WATER

UU have indicated that there is sufficient capacity to supply the east site hotel development from the 6" CI main. The hotel will be provided with a water storage tank to reduce the impact of the peak water demand on the UU infrastructure.

Off-site reinforcement works will be required to supply the west site proposed dwellings from the 6" CI water main.

TELECOMMUNICATIONS

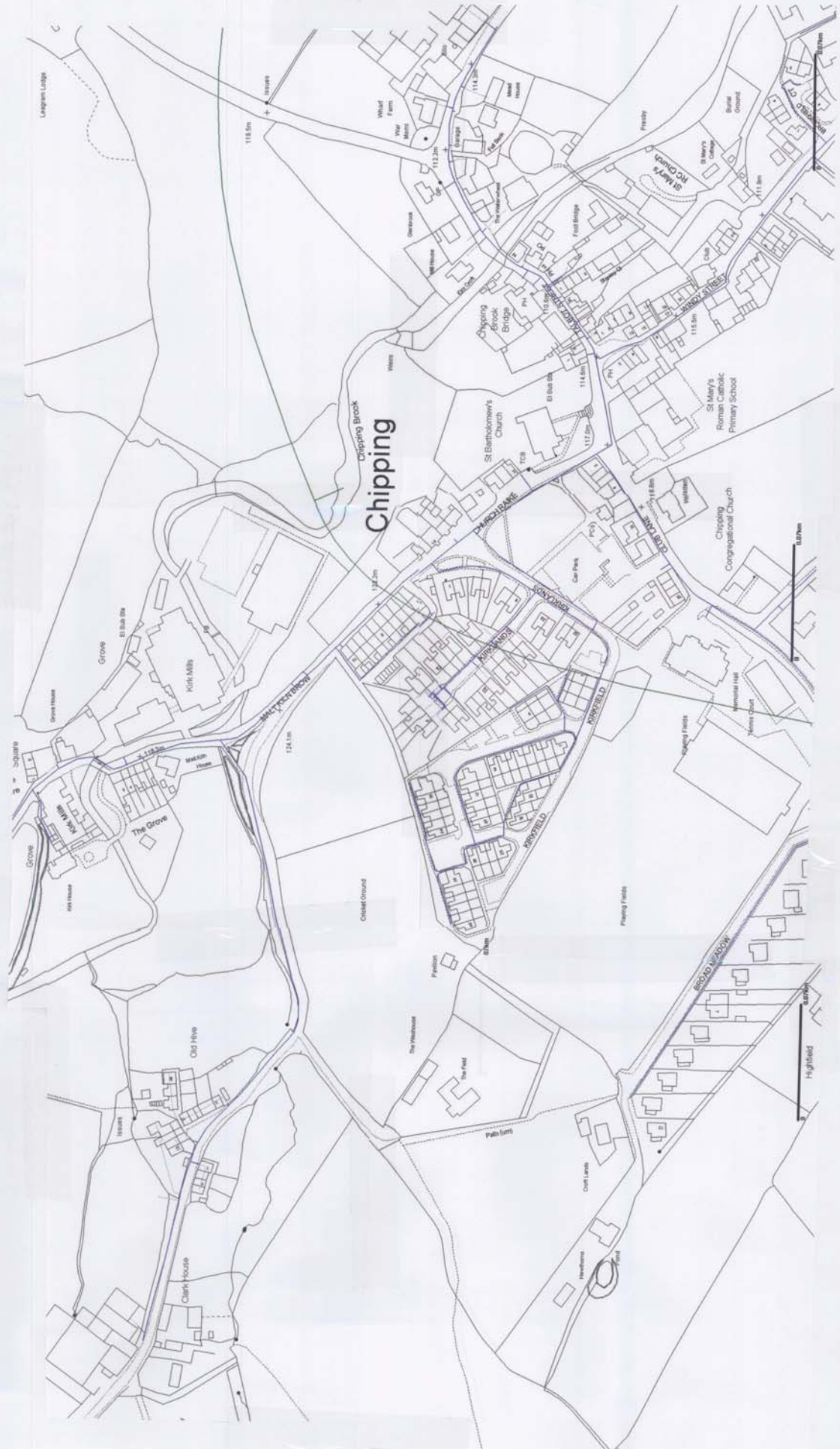
BT Openreach has advised that there is sufficient capacity within the telecoms infrastructure to serve the west site proposed dwellings. BT Openreach have indicated that there may be infrastructure reinforcement required to serve the east site hotel development.

APPENDIX A

7/4472/ME/SK001 EXISTING ENWL ELECTRICITY DISTRIBUTION PLANS

APPENDIX B

7/4472/ME/SK002 EXISTING UNITED UTILITIES WATER DISTRIBUTION PLANS



Project No	7/4472	Project Name	ME SK002
Client	INFINITY ASSET MANAGEMENT LLP	Project	CHIPPING
Office	ALTRINCHAM	Design/Drawn	M&E
Title EXISTING SITE PLAN EXISTING UNITED UTILITIES WATER DISTRIBUTION PLANS			
Drawn	SJB	Date	MARCH 2013
Checked	POW	Scale	AS AT
Approved	SRH	Status	PRELIMINARY

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APPENDIX C

7/4472/ME/SK003 EXISTING UNITED UTILITIES SEWER DISTRIBUTION PLANS

APPENDIX D

7/4472/ME/SK004 EXISTING BT OPENREACH TELECOMS DISTRIBUTION PLANS

KEY TO BT SYMBOLS

- UNDERGROUND PLANT
 - OVERHEAD PLANT
 - JOINT BOX
 - DISTRIBUTION POINT
 - MANHOLE
 - DP BOUNDARY
 - OTHER BT BOUNDARY
 - POLE
 - ⊗ CABINET
 - ⊠ BURIED JOINT
 - ⊞ JOINTING POST
 - PROPOSED U/G
 - PROPOSED O/H
 - ⊠ PROPOSED BOX
- 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 the time of preparation.



BT ref: FBV11080C

Map reference (centre): SD6200543510

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File No	PRELIMINARY ISSUE	Sub	POW	SRH
Date	Description	By	Check	App
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Client: INFINITY ASSET MANAGEMENT LLP
 Project: CHIPPING

Office: ALTRINCHAM
 Discipline: M&E

Title: EXISTING SITE PLAN
 EXISTING BT OPENREACH
 TELECOMS DISTRIBUTION

Drawn	SUB	Date	MARCH 2013
Checked	PGW	Scale @	A2
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