JUNE 2025

GLADMAN

UTILITIES STATEMENT

LAND OFF TATTENHALL ROAD,

TATTENHALL

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1 INTRODUCTION

1.1.1 This Utilities Statement has been prepared to support an outline planning application made by Gladman Developments Ltd (Gladman) for residential led development at Land off Tattenhall Road, Tattenhall. The description of development is as follows:

Outline planning application for the erection of up to 110 dwellings (including affordable housing), with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access.

1.1.2 This Utilities Statement sets out the position of the proposed scheme in relation to existing utility infrastructure in the immediate vicinity of or on the site.

2 UTILITY INFORMATION

2.1 Electricity

2.1.1 The plans supplied by SP Power Networks indicate there are existing high voltage (HV) 11kV overhead apparatus crossing the east of the site. As part of the proposals, it is proposed that these cables are undergrounded and diverted in order to accommodate the development.

2.1.2 It is anticipated that the new development could be supplied by the existing network; the point of connection off the existing network would need to be confirmed once the detailed design was completed but is expected to be supplied by an HV connection from the existing mains within the vicinity of the site. A new secondary substation would be required, and new low voltage mains and service connections will be laid on site.

2.2 Gas

2.2.1 Plans supplied by Cadent Gas Ltd indicate there are low pressure gas mains along Tattenhall Road to the south east of the site, and within the housing area to the south of the site. These will be unaffected by the proposed development.

2.2.2 It is anticipated that the existing gas network could be extended to feed the proposed development; and then a new LP mains gas infrastructure would be laid on site with associated service connections.

2.3 Water

2.3.1 The plans supplied by United Utilities indicate there are distribution water mains along Tattenhall Road to the east.

2.3.2 It is anticipated this existing water network could be extended to feed the proposed development. A new mains infrastructure would be laid on site to serve the new domestic properties.

2.4 Telecoms

2.4.1 BT records indicate there is underground apparatus along Tattenhall Road to the east of the site, as well as underground and overhead apparatus within the housing area to the south and south east, these will be unaffected by the proposed development.

2.4.2 The proposed new site could be fed by extending this existing infrastructure. Broadband connections are available within the area, and BT Openreach offer FTTP (Fibre to the Premises) for all developments greater than 30 plots.

3 SUMMARY

3.1.1 Initial investigations have not highlighted any concerns or engineering difficulties with servicing the proposed development with new gas, water, electric or telecommunication.

3.1.2 No engineering difficulties are anticipated for the required connection works.

3.1.3 New infrastructure and service connection costs are anticipated to be in line with those expected for a standard development of this scale.

3.1.4 It should be noted that all utility providers have a licence obligation to ensure that any connections to the system comply with all relevant regulations, legislation and engineering recommendations so therefore do not have an adverse effect to the supply and quantity of supply to existing customers.