

Addendum to Report

Project:	Sully Sports & Social Club	To:	Michael Poland
Subject:	Utilities Appraisal Update	From:	Adam Bushnell, Atkins
Date:	2 nd June 2016	Checked:	Matthew Burnett, Atkins

Notice: This report is supplementary to, and should be read in conjunction with, Atkins Utility Feasibility Report dated 29th August 2014, reference 32211 Rev 1.0.

Additional Notice:

The utility enquiries issued to underpin this Addendum were on a slightly different basis to the schedule of accommodation detailed below. Specifically, enquiries referred to 5000 sq. ft. retail/gymnasium, a caravan service building and 49 touring caravan plots. It is not considered that the discrepancies have any significant bearing on the findings and it is considered that the development will have the broadly the same level of impact on utility networks.

Introduction

The purpose of this report is to update the above mentioned report to reflect amendments to the proposed redevelopment of the site.

Since Atkins' previous report, the schedule of accommodation has been revised, to now include the following additional elements:

- An additional 5000 sq. ft. gymnasium
- An new bowling pavilion
- An additional 46 caravan pitches

The remaining elements of the scheme remain unchanged from the previous proposal, to include up to 200 residential dwellings and new sports pitches. The proposed site plan used as a basis for this addendum is *Proposed Site Plan Option 3, drawing number (03)SK052 Revision D, 01.02.2016*.

Atkins has issued enquiries to relevant utilities to establish whether there is sufficient capacity in their networks to support the latest development proposals.

Electricity – Western Power Distribution (WPD)

Existing Apparatus:

The revised site layout has been reviewed against WPD's existing asset records and it is not considered that the advice on diversionary works contained in Atkins previous report needs revising.

Capacity & New Supplies:

A new application was issued to WPD to consider the infrastructure and supply requirements of the new scheme.

The following load figures were used to underpin the application:

Element	Anticipated Load (kVA)
200 residential dwellings	500 (based on 2.5 kVA per dwelling)
Flood lighting for sports pitches	Unknown
465 m2 gym	40 kVA
Pavilion	15 kVA
46 no caravan pitches	Assume total load requirement of 147kVA

WPD have provided a budget estimate for new connections in the sum of £251,298.00. An outline of the proposed connection works is summarised as follows:

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- Design, supply and installation of new HV network, 800kVA transformer, LV connections for 200 gas heated dwellings, 40kVA supply to retail unit, 15kVA supply to office/caravan service building, 150kVA to supply the caravan park and sports flood lighting.

Gas – Wales & West Utilities (WWU)

Existing Apparatus:

The revised site layout has been reviewed against WWU's existing asset records and it is not considered that the advice on diversionary works contained in Atkins previous report needs revising.

Capacity & New Supplies:

An enquiry has been issued to WWU to assess the capacity in their network to support the new development. The basis of this enquiry was as shown below:

Element	Anticipated Load (estimated)
200 residential dwellings	Utility applied standard domestic load
Flood lighting for sports pitches	N/A
465 m2 gym	Peak diversified gas load of 70kW
Pavilion	Peak diversified gas load of 15kW
46 no caravan pitches	None anticipated

WWU have provided a response confirming that the nearest main is a 125mm low pressure main, 9m from the site boundary. WWU comment that the addition of the development loads may trigger a requirement for reinforcement of the network. This reinforcement was not noted as being a requirement in WWU's response at the time of Atkins previous report. No costs have been provided by WWU for the reinforcement, and such costs would be determined once a formal offer is made for gas mains and connections in due course. A proportion of the reinforcement cost would be payable by the developer.

Potable Water & Sewers – Welsh Water

Existing Apparatus:

The revised site layout has been reviewed against Welsh Water's asset records and it is not considered that Atkins' previous review existing assets needs revising.

Capacity & New Supplies:

Details of the latest development proposals have been issued to Welsh Water. Welsh Water have confirmed that their previous advice still applies and they will need to carry out hydraulic modelling assessments on both the foul and water supply networks. They require two upfront payments of £300 (£250 plus VAT) to cover their time in scoping and providing a quotation to carry out the modelling. Further instruction is sought from the client on how to proceed.

Bushnell, Adam

From: Powell Clare <Clare.Powell@dwrcymru.com>
Sent: 26 April 2016 13:35
To: Bushnell, Adam
Subject: RE: Capacity Analysis Request - Sully SSC, South Road, Sully, Vale of Glamorgan, CF64 5SX

Adam

Thank you for the below email, we can confirm that Hydraulic Modelling Assessments will be required on the foul and water supply networks.

In order to provide you with the quotations we will require x2 cheque payments of £300 (inc VAT).

If you have any queries please let me know.

Regards

Clare



Clare Powell

Development Control Officer | Developer Services | Dwr Cymru Welsh Water

PO Box 3146 | Cardiff | CF30 0EH | T: 0800 917 2652 | F: 02920 740472 |



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Developer Services have an on-line service at www.dwrcymru.com. Here you can find all the services available, complete application forms and also make payments. If you have a quotation you can pay for this on-line or alternatively by telephoning 0800 917 2652 using a credit/debit card. If we've gone the extra mile to provide you with excellent service, let us know. You can nominate an individual or team for a Diolch award through our [website](#)

From: Chamberlain Melanie
Sent: 26 April 2016 10:26
To: Powell Clare
Subject: FW: Capacity Analysis Request - Sully SSC, South Road, Sully, Vale of Glamorgan, CF64 5SX

From: Bushnell, Adam [<mailto:Adam.Bushnell@atkinsglobal.com>]
Sent: 25 April 2016 17:13
To: services developer
Subject: Capacity Analysis Request - Sully SSC, South Road, Sully, Vale of Glamorgan, CF64 5SX

***** External Mail *****

Good afternoon

I write regarding the above site, for which you provided pre planning advice under reference PPA0000591 in August 2014.

Your response at the time indicate the need for further investigation via hydraulic modelling.

The proposed site configuration and schedule of accommodation has since been revised and I now write to seek your confirmation as to whether the previous advice given is still valid.

The proposed development now comprises:

- 200 dwellings (gas heated) as per previous application
- New sports pitches and flood lighting as per previous application
- An additional 5000 sq ft (circa 465 m2) retail unit / gymnasium
- An additional service building for a Caravan Park (assumed to be small office accommodation)
- 49 no touring caravan spaces

I attach the latest site plan for your consideration. Please could you kindly confirm that further modelling is still required and confirm your costs to take this forward.

Many thanks in anticipation.

Kind regards

Adam Bushnell

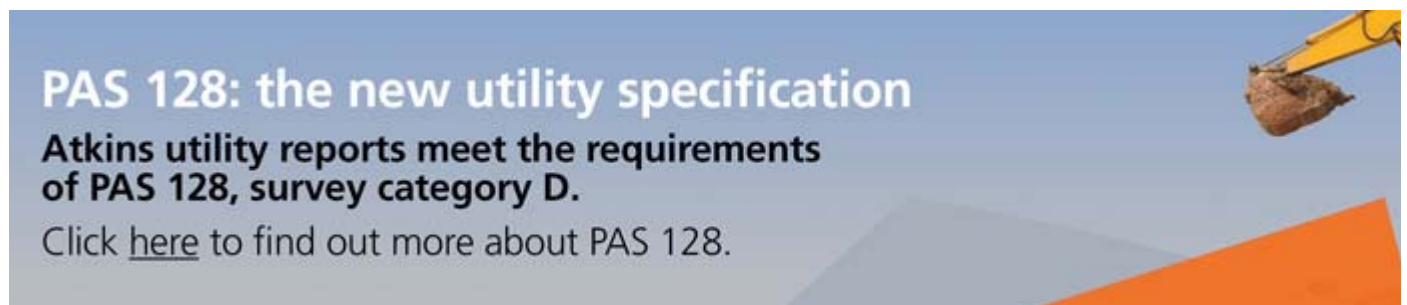
Senior Project Manager, Utility Management Solutions

ATKINS

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e-mail:

dbaker1@westernpower.co.uk

Date

28 April 2016

Our Ref:
2498849

For the attention of: Adam Bushnell

Dear Sir,

Budget Estimate for electricity connection works by Western Power Distribution (South Wales) plc ("WPD") at South Road Sully Vale of Glamorgan ("the Connection Works").

Thank you for your enquiry. I am pleased to provide an indication of WPD's likely costs to carry out the Connection Works for you ("the Budget Estimate").

Basis of Information

WPD's proposals are based on the information provided, as summarised below:-

- Your enquiry dated 26/04/16

WPD's proposals are based on the following design criteria:-

- 200 connections, each with a capacity of 15 kVA
- 1 connections, each with a capacity of 40 kVA
- 1 connections, each with a capacity of 15 kVA
- 1 connections, each with a capacity of 150 kVA
- 1 connections, each with a capacity of TBA kVA

Proposed Connection Works

The Budget Estimate is based upon WPD undertaking both non-contestable and contestable Connection Works. You are able to seek competitive prices for some or all of the contestable elements. The enclosed guide provides further explanation on competition in new connections works. An outline of the proposed Connection Works is provided below;

Design, Supply and install new HV network, 800kVa transformer and all LV connections for 200 non electrically heated dwellings, 40kVa supply to retail unit, 15kVa supply to office, 150kVa supply to caravan park and flood lighting



Western Power Distribution (South Wales) plc.
Registered in England and Wales No. 2366985
Registered Office:
Avonbank, Feeder Road, Bristol BS2 0TB

Western Power Distribution (South Wales) plc.
Cofrestrwyd yng Nghymru Rhif. 2366985
Swyddfa gofrestrdib:
Avonbank, Feeder Road, Bristol BS2 0TB

Please note that these proposals are based upon a provisional investigation and no site visit or detailed study has been carried out. Unless otherwise stated it does not include costs for any reinforcement or diversionary work that may be required, or for any environmental, earthing, or stability studies which may also be necessary, although these are generally only required for larger capacity connections.

Estimated connection charge

The estimated connection charge for the provision of the Connection Works is £251298.00 inclusive of VAT at 0%. Payment terms will be stipulated in any subsequent connection offer.

Please note that the estimated connection charge is for **guidance purposes** only and subject, in particular, to any wayleaves and other consents being successfully obtained. It is based on present day prices and includes a 10% contingency to allow for changes in labour and material costs. It does not include the costs of any necessary civil works, which should be provided by you at your expense.

Progression to Offer stage

This Budget Estimate is not legally binding, but sets out the amount we reasonably estimate we would require you to pay for the Connection Works under a formal connection offer (including the more detailed studies we would need to carry out). If you would like WPD to provide a formal offer for connection please forward your application to the address given below together with any supporting information that will allow us to carry out a detailed study.

Western Power Distribution
Business Support
Phoenix Way
Llansamlet
Swansea SA7 9HW

E-mail: wpdnewsupplieswales@westernpower.co.uk

Upon receipt of the application WPD will finalise the design of the Connection Works and firm up the connection charge. Once this has been done WPD will send you an offer, which will reflect any contestable work you wish to carry out and include payment terms and conditions for connection.

If you have any queries regarding this budget estimate please do not hesitate to contact me at the address or telephone number given at the top of this letter.

Please note that this letter and attachments are not to be treated as an offer from WPD to carry out the Connection Works.

Yours faithfully,



Debra Baker

Planner

Cardiff Construction

Our Reference Number : 7100002406
Your Reference Number : Sully SSC



Wales & West House
Spooner Close
Celtic Springs
Coedkernew
Newport NP10 8FZ
www.wwutilities.co.uk

FAO:

Mr. Adam Bushnell
Atkins
The Hub
500 Park Avenue
Aztec West
Almondsbury
BRISTOL
BS32 4RZ

Date : 05.05.2016
Network Contact : Carl Day
Telephone : 02920 278566
Fax : 08701 650051
Email : gtuip@wwutilities.co.uk

Dear Mr. Bushnell,

Re: Sully Sports and Social Club, South Road, Sully, PENARTH, CF64 5SX

Thank you for your Enquiry dated **27.04.2016**, which we received on **27.04.2016**.

The nearest main is 9m from the site boundary, and is located to the north of the site. This is a 125mm PE Low Pressure main. The addition of this load may trigger a requirement for reinforcement of the gas network. An element of this reinforcement may be chargeable to the customer.

Mains or services found within the site may require diversion or abandonment.

Plans Attached : Yes

If you have any queries, please contact **Carl Day** on **02920 278566** who will be happy to assist you.

Yours sincerely,

Chris Magness
Asset Support Manager
Wales & West Utilities

24 hour gas escape number
Rhif 24 awr os bydd nwy yn gollwng

0800 111 999*

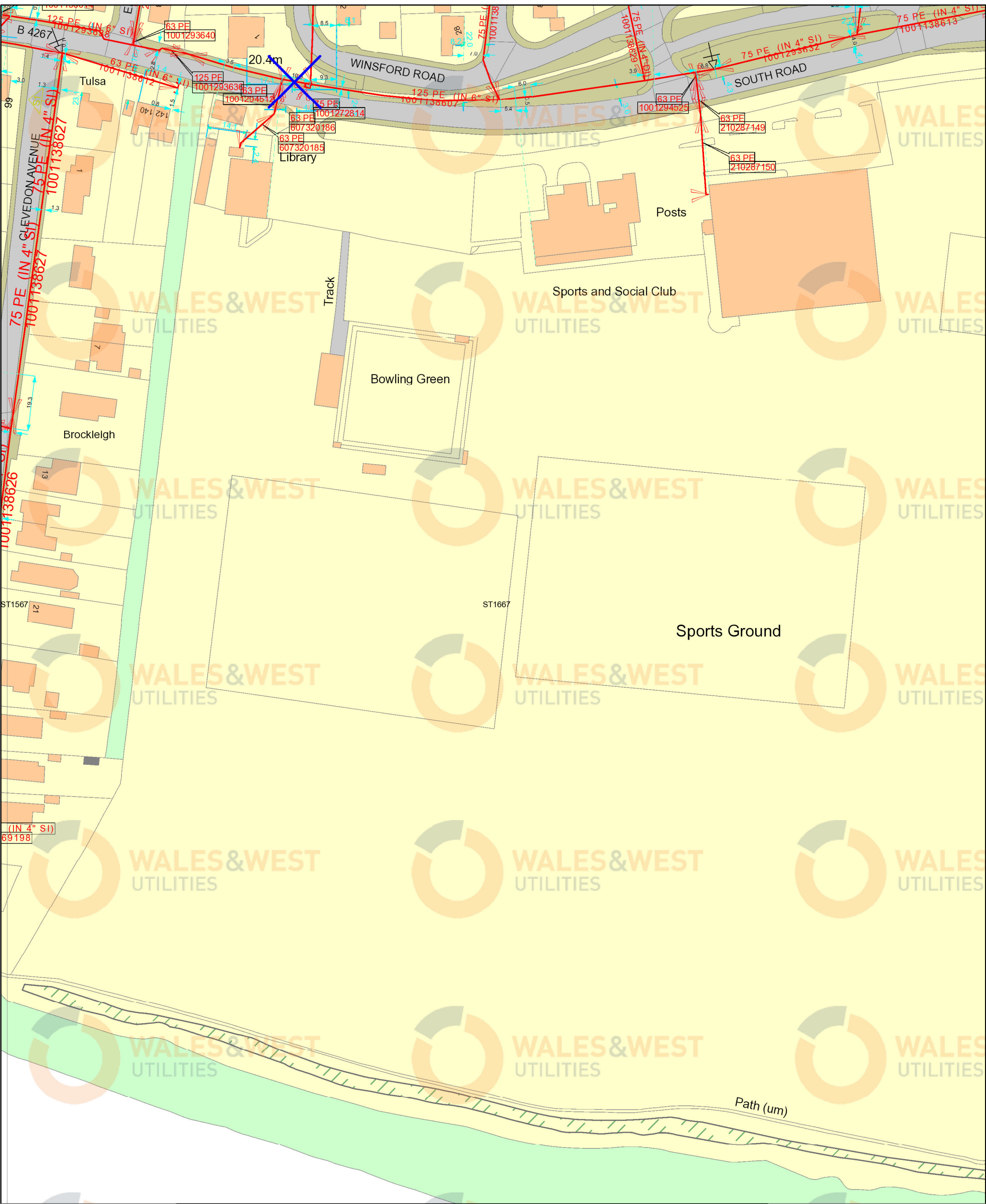
*calls will be recorded and may be monitored
caiff galwadau eu recordio a gellir eu monitro



3PC400

Wales & West Utilities Limited

Registered Office:
Wales & West House, Spooner Close, Coedkernew, Newport NP10 8FZ
Registered in England and Wales: No. 5046791



Scale	1 : 1250@A3	TITLE : 7100002406 125 PE main North of the site	<div></div> <div>Wales and West Utilities Ltd., Wales and West House, Spooner Close, Celtic Springs, Coedkernew, Newport, NP10 8FZ</div>	
User ID	Carl Day	The plan shows those pipes owned by Wales & West Utilities (WVU) in its role as a Licensed Gas Transporter (GT). The information shown on this plan is derived from historic information and may have involved re-scaling plans, and the accuracy of it cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. may not be shown but their presence should be anticipated. No warranties are therefore given in respect of it. WVU its employees and contractors do not accept any liability for any inaccuracy or incompleteness in it.		
Date	28/04/2016	You must use safe digging practices, in accordance with HS(G)47, to 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 or near gas apparatus. The information shown on this plan should not be used beyond 28 days from the date of issue of this plan as it is subject to updating.		
Grid Ref:	Easting: 316173 Northing: 167729	The plan also provides indications of gas pipes owned by other GTs, or otherwise privately owned, which may be present in this area. This information is not information of WVU and WVU is unable to verify this information or to confirm whether it is accurate or complete. It is supplied voluntarily to assist the user in determining whether to make contact with other GTs or others. The user must obtain such information from the other GT or person concerned. WVU, its employees and contractors do not accept any liability for this information or any inaccuracy or incompleteness in it.		
<div><div><div>Low Pressure</div><div>Medium Pressure</div><div>Intermediate Pressure</div><div>High Pressure</div><div>Design Pipes</div><div>Abandoned</div></div></div>		<div><div><div><div><div>N</div></div><div><div>0</div><div>25</div><div>50</div></div><div>Meters</div></div><div><div>Some examples of Plant Items:</div><div><div>Valve</div><div>Depth of Cover</div><div>Syphon</div><div>Diameter Change</div><div>Material Change</div></div></div></div></div>		<div>© All MasterMap data is reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2016. All rights reserved. Ordnance Survey Licence number 0100044308.</div>