

# Carlyon Bay Planning Application

## Utilities Statement

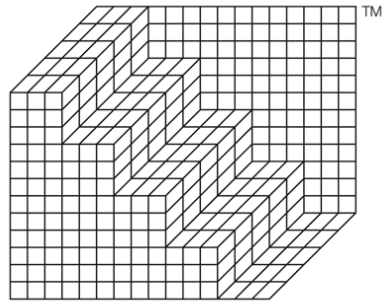
February 2011



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COMMERCIAL ESTATES GROUP

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Buro Happold

**024806 Carlyon Bay**

Provisional Utilities Statement

February 2011

Revision 00

<b>Revision</b>	<b>Description</b>	<b>Issued by</b>	<b>Date</b>	<b>Checked</b>
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date **02/2011**

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02/2011

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## **1 Introduction**

- 1.1. This Utilities Statement has been prepared to accompany the planning application for a development at Carlyon Bay.
- 1.2. This report presents the current strategy for connecting the development to the utility infrastructure, detailing whether the infrastructure has capacity to accommodate the extra supply.

## **2 Connections and Capacity**

- 2.1. Buro Happold has been in contact with the gas, water, electricity and telecoms providers prior to the submission of the planning application.

### **Gas**

- 2.2. The updated estimate of the gas demand for the development is 290 m<sup>3</sup>/hr (3.2MW). This estimate is based on a 15% on-site renewable energy target (the current strategy is for 30% of heating and hot water to be provided by biomass heating) and takes into account the current energy strategy.
- 2.3. A formal application for the new gas connection was made to WWU as part of the preparations for the previous planning application in 2004.
- 2.4. Jonathan Dobson of Wales and West Utilities (WWU) was contact on the 8th of November, 2010. He verbally confirmed that there is still sufficient capacity available in the WWU network. Buro Happold confirmed this with WWU by e-mail. WWU issued a letter on the 9th of November, 2010 which provided plans of the current network surrounding the Carlyon Bay site.
- 2.5. It is anticipated that a new gas main would be installed along Beach Road or Sea Road for connection to the development. The gas main would then be extended to the cliff-top car park to provide the connection to the development.
- 2.6. An updated application for the new gas connection will be made in due course.

## **Water**

- 2.7. The updated estimate of the potable water demand for the development is 7.1 m/hr. This estimate incorporates the Code for Sustainable Homes Level 3 requirements.
- 2.8. Formal confirmation has been received from South West Water (SWW) which states that the water supply requisitions and foul drainage requisitions that were previously entered into in the form of a Section 98 agreement will be honoured. This includes the previous commitment to the development proposals in terms of providing potable water and foul water services.
- 2.9. It is understood by Buro Happold that pipes / pipe sleeves for new water and sewage mains were installed to the railway bridge as part of the upgrade of Cypress Avenue. It is anticipated that the water and drainage pipes would be extended across the golf course to the cliff-top car park to provide the connections for the development.
- 2.10. Concerns have been raised in the past with regards to the capacity of Par Sewage Treatment Works. However, SWW remain committed to providing the infrastructure required to service the proposed development and there will be no objection to the planning application from SWW on those grounds. We are continuing to try to establish whether any upgrade works have been carried out or are about to be carried out to the Par Sewage Treatment Works.

## **Electricity**

- 2.11. The updated estimate of the power demand for the development is 2.7 MVA. This estimate takes into account the current energy strategy.
- 2.12. A formal application for a new power connection was made to WPD as part of the preparations for the previous planning application in 2004.
- 2.13. Buro Happold contacted Nigel Trudgeon of Western Power Distribution (WPD) on the 10th of November, 2010 who verbally confirmed there have been no significant changes to WPD's infrastructure in the Carlyon Bay area that would affect the development. This was confirmed by e-mail on the 12th of November, 2010.

2.14. It is understood by Buro Happold that the ducts for the new cables have been installed to the railway bridge as part of the upgrade to Cypress Avenue. It is anticipated that these ducts would be extended across the golf course to the cliff-top car park to provide the new connections for the development.

2.15. An updated application for the new power connection will be made in due course.

### **Telecoms**

2.16. The updated estimate of the telecommunications demand for the development is 765 lines. It is anticipated that the development would also be connected to the new high-speed fibre-optic broadband network being installed as part of the Convergence Cornwall project.

2.17. A formal application for a new telecoms connection was made to BT Openreach as part of the preparations for the previous planning application 2004.

2.18. Buro Happold has contacted BT Openreach who has verbally confirmed that this capacity is still available using a new feed to the site along Beach Road. It is anticipated that the cable ducts would be extended to the cliff-top car park to provide the new connections for the development.

2.19. An updated application for the new telecoms connection will be made in due course.

**Appendix A: Record of Correspondence**

Utility company	Name of contact	Title/Department	Date of enquiry and format	Date and details of response received
South West Water (Potable Water and Sewerage)	Martyn Dunn	SWW Planning Development Coordinator 01392 443702	Phonecall 17/08/2010	Email received 12:12 17/08/10 confirming that as both water and sewer requisitions were entered into, planning permission was obviously obtained as SWW would not accept these otherwise.  Therefore SWW will honour the previous commitment to the development proposals in terms of providing clean and foul water services.
Wales and West Utilities (Gas)	Jonathan Dobson	Tel: 02920 278 845 Email: Jon.Dobson@wwutilities.co.uk	Phonecall 08/11/10 14:35pm with Jon, followed by email sent at 15:16	Buro Happold contacted Jon and sent him location plans for the site so he could email back with an up to dated copy of their plans and comments on any local infrastructure changes. He verbally confirmed that there is still sufficient capacity available in the WWU network. Buro Happold confirmed this with WWU by e-mail. WWU issued a letter on the 9th of November, 2010 which provided plans of the current network surrounding the Carlyon Bay site.
BT (Telecommunications)		National Notice Handling Centre (NNHC) 0800 9173993 Openreach Plymouth 0800 212 288	Phonecalls 08/11/10 16:30	Buro Happold contacted NNHC but they don't recognise the reference numbers on the diagrams and indicated that they weren't the right people to talk to about infrastructural changes. BH then contacted Openreach in Plymouth (new sites planning team) but they didn't recognise the reference numbers on the diagrams either (OFU12035B and RHN11382Y) and don't keep any records for longer than 18months. Buro Happold has contacted BT Openreach who has verbally confirmed that this capacity is still available using a new feed to the site along Beach Road. They suggested they couldn't give any further information until they receive a more detailed application.

Western Power Distribution (Electricity)	Nigel Trudgeon	01208 892 267	Phonecall 08/11/10 15:15	Buro Happold contacted WPD on 8th of November, 2010 and were told that there are no 'live' issues for the area, and suggested that any correspondence must have been closed. She set up a new enquiry (ref 1126632) to find out if there have been any significant changes to the local networks and to locate any past arrangements. Buro Happold was contacted by Nigel Trudgeon of Western Power Distribution (WPD) on the 10th of November, 2010 who verbally confirmed there have been no significant changes to WPD's infrastructure in the Carlyon Bay area that would affect the development. This was confirmed by e-mail on the 12th of November, 2010.
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