EXPEDITE

Trader's Yard 2, Cardiff

Urban Centric

Expedite Building Services

MEP – Utilities Report

P02 – June '26

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Revision	Purpose of Issue	Edited	Reviewed	Date
P01	Initial Issue	GJ	MH	Feb ’25
P02	Revised Option Issue	JJ	JD	June ‘26

1. Summary

1.1 Scope of works

Expedite Building Services has been appointed by **Urban Centric** to provide pre-planning stage advisory services in relation to existing utilities at Trader's Yard 2, 51-59 Penarth Rd, Cardiff CF10 5RA.

This document will inform the client of the existing utilities within the site.

This document is provided to outline the existing utilities in the area which we are aware of from the utility record drawings, and provide comments on the likely viability of extending them to serve the new development. This does not include load assessments, utility applications or new utility budget quotes.

Please note that this report is based upon utility information that has been provided by third parties.

The information received has been summarised within this report. In the event that the information is relied upon and is subsequently found to be incorrect, Expedite Building Services Ltd accepts no responsibility for any direct and/or consequential loss that may occur as a result.

All parties should review this report to understand any implications to the proposed development.

1.2 Site Details

The land is located in 51-59 Penarth Rd, Cardiff CF10 5DR.

The address at the centre of the site and Ordnance Survey Grid Reference are given in Table 1 below.

Site referencing information	
Site Address	51-59 Penarth Rd, Cardiff CF10 5DR
Grid Reference	Latitude: 51.472683, Longitude: -3.1790252 Grid Ref: ST 18207 75517

1.3 Proposed Development

The development comprises of a planning application for for an eight storey building; comprising of amenity and commercial spaces at ground level and apartments on the levels above (approx. 174 units).

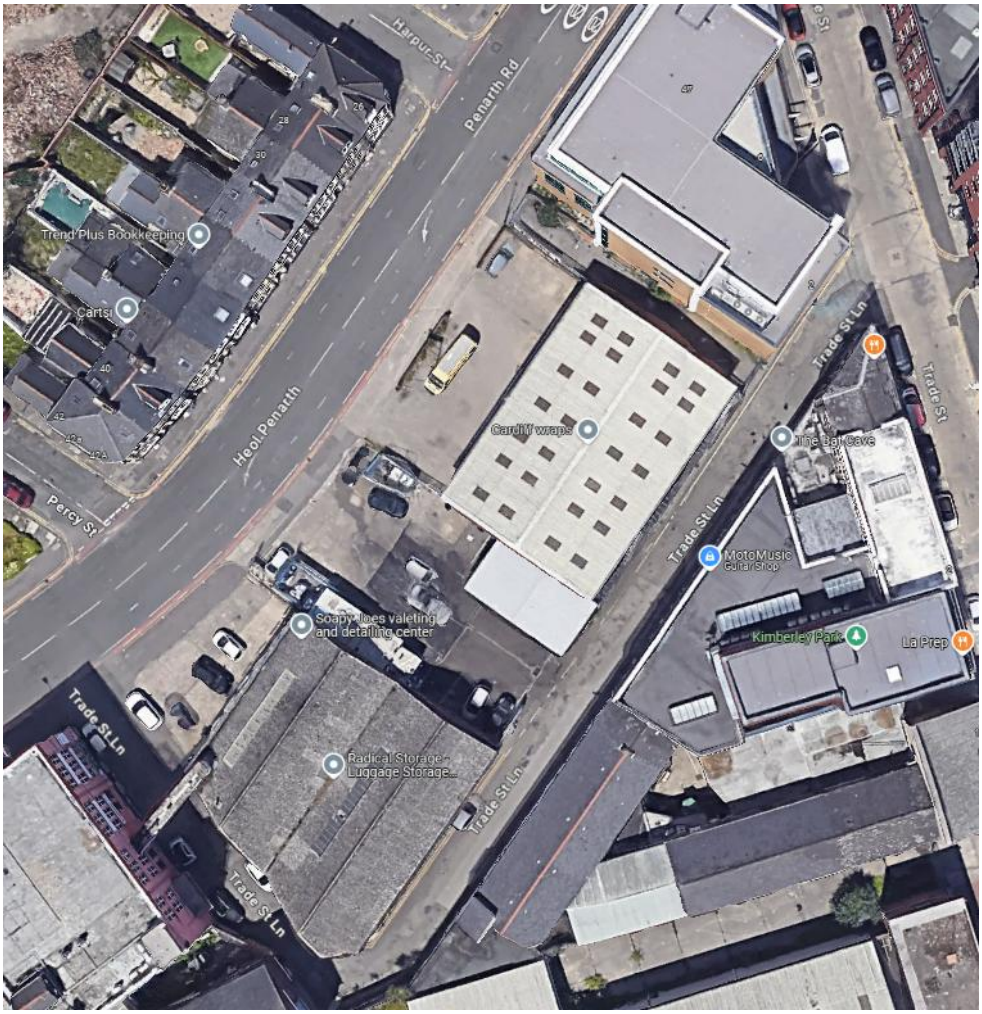

Figure 1 - Site location

2. Basis of report

This report details the utility services that exist within the site and its immediate surrounds.

Please note that the Expedite Building Services report is based upon utility asset record information only.

The scope of this assessment includes the following utility services:

- Electricity
- Gas
- Potable Water
- Telecommunications

Note: Assessment of the foul sewer network is excluded from this report and is recommended that advice is sought from a Civil Engineer.

3. National Grid Electrical Distribution (NGED)

NGED are the incumbent distribution network operator (DNO) for this service area.

3.1 Existing infrastructure

Records received from NGED show the site is currently served via a low voltage below ground cable, originating from substation '51/3222 Kardov Buildings.

Refer to Appendix 1 for a copy of the NGED utility map and correspondence.

3.2 Risk Assessment

3.2.1 On-site Diversions

The existing electrical supply in the local street is supplied from an existing substation within Trade Lane. This substation is to be retained by NGED. We are aware of a new substation being provided for the Asset House development and it is proposed that the transformer, installed within, has capacity for the Traders Yard building also.

The proximity of existing cables to the site will need to be considered during construction to avoid damage to the cables and ensure safety of the site operatives.

It is always recommended that a ground penetrating radar survey (GPRS) is carried out to locate all below ground services accurately and to ensure all utility and private services are identified prior to any excavation works.

NGED should be informed prior to all works in proximity to their existing assets.

It is our understanding that there has been an allowance made to relocate the existing substation to the adjacent Asset House development. All existing NGED cables, low voltage and medium voltage cables, are to be diverted to the new substation location. An application for the diversion works and new connection works are yet to be completed, as this is currently outside the scope of this report.

3.3 Capacity

Existing spare capacity on the DNO network at this location is unknown at this stage. Further investigation and enquiries with the DNO will be required at the next design stage.

This will be retained as a project risk until further works can be carried out to help understand and mitigate any risks i.e. reinforcement costs from the DNO.

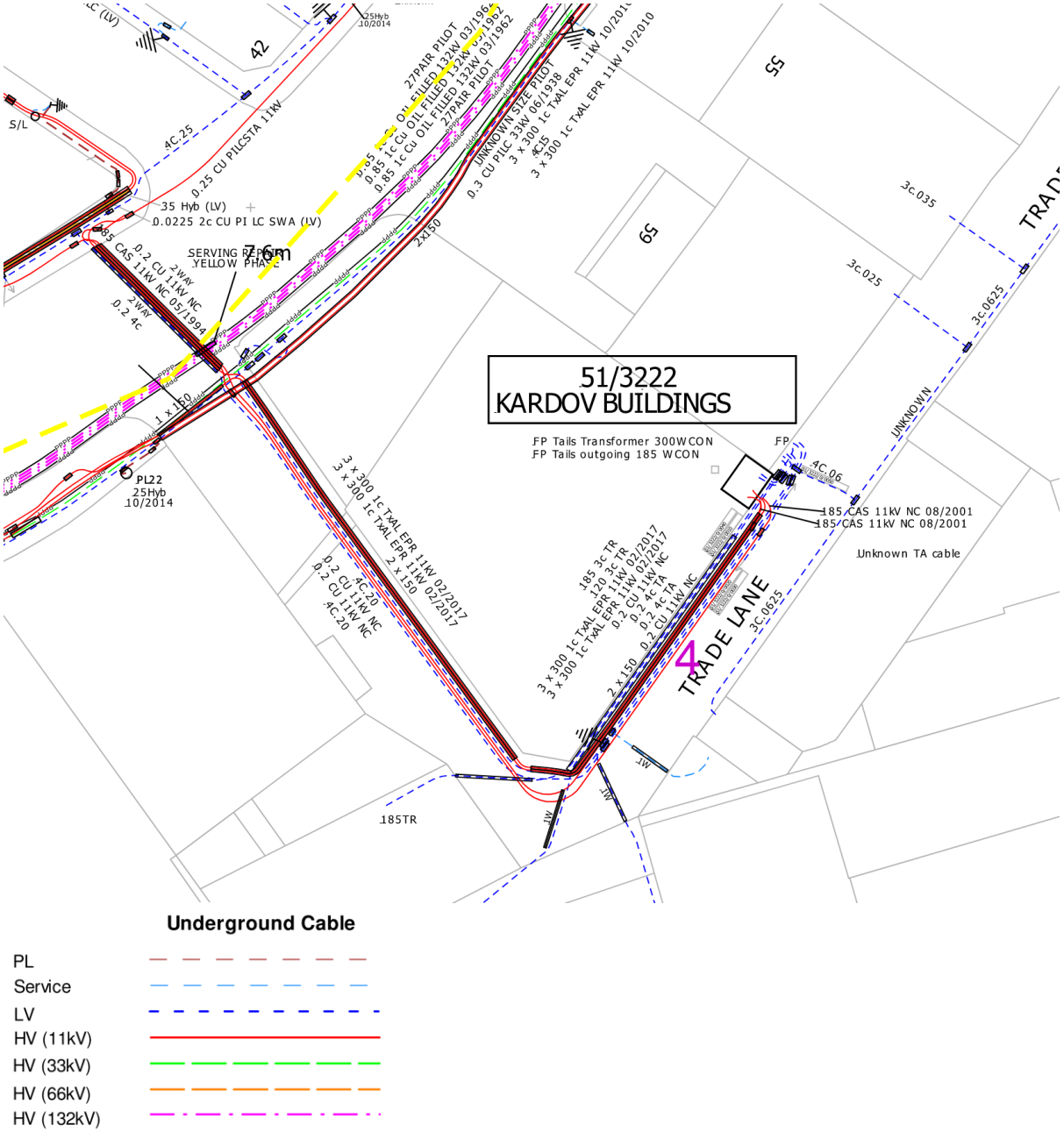

Figure 2 - Existing NGED services taken from NGED asset record

4. Wales and West Utilities (WWU)

WWU are the incumbent distribution network operator for this service area.

4.1 Existing infrastructure

Records received from WWU indicate that there is a low pressure gas main, running along Penarth Road and beneath Trade Street Lane.

4.2 Risk Assessment

4.2.1 On-site diversions

Diversion works is not anticipated but it will be necessary to maintain all existing wayleaves which are in place along the service route. It is expected that a 3-meter exclusion zone is present either side the line of the pipe route, but this should be confirmed by WWU.

It is always recommended that a ground penetrating radar survey (GPRS) is carried out to locate all below ground services accurately and to ensure all utility and private services are identified prior to any excavation works.

4.2.2 Disconnections

There does not appear to be a gas supply to the existing plot. However this will need to be confirmed by on site survey. If necessary, this will need to be disconnected and decommissioned by WWU prior to demolition works.

4.3 Capacity and point of connection

The proposed energy strategy for the site is yet to be determined but there is potential for the heating to be carried out using heat pump technology. Therefore, a gas supply is unlikely to be required for this development.

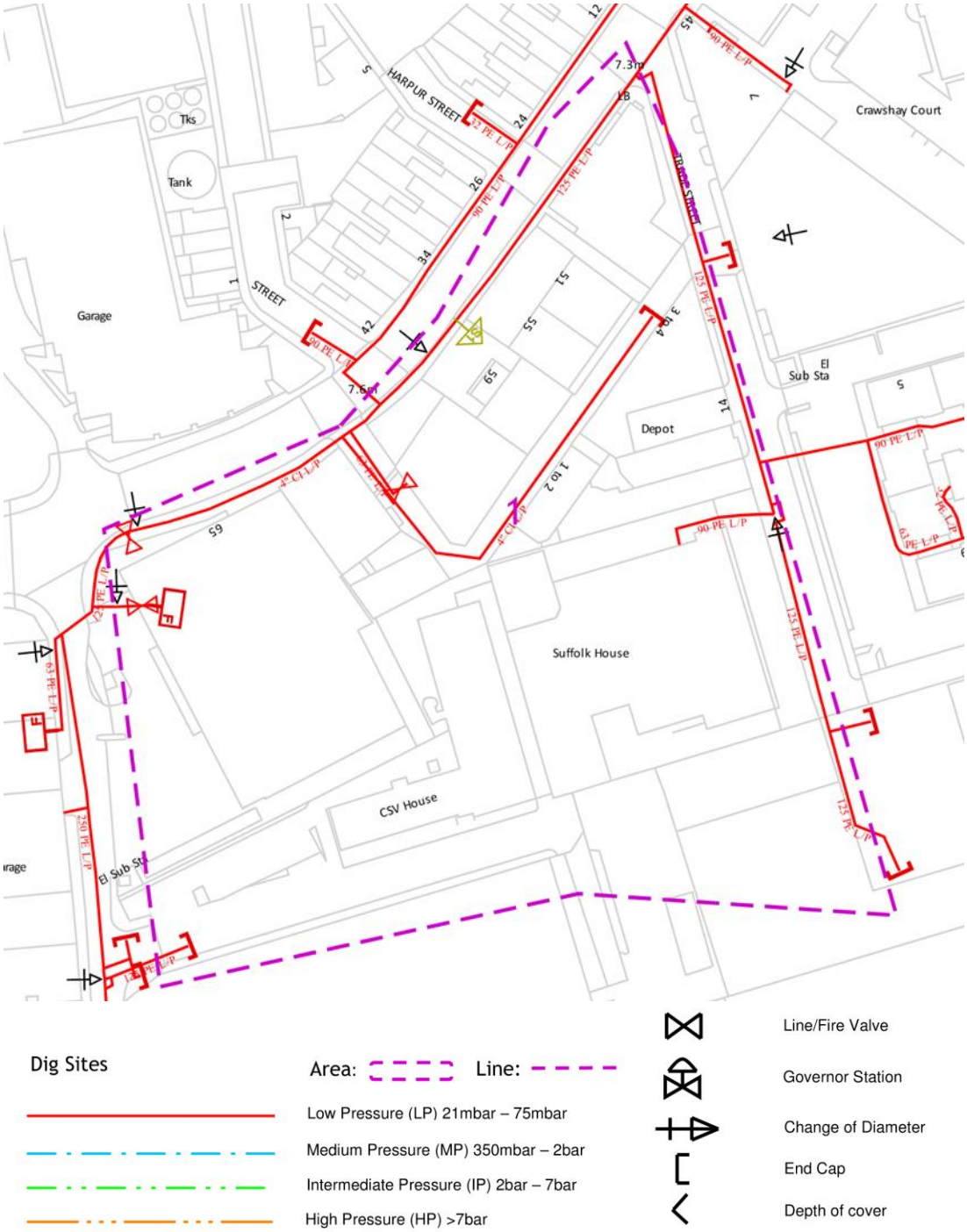

Figure 3 - WWU asset record

5. Dwr Cymru / Welsh Water (DCWW)

DCWW are the incumbent distribution network operator for this service area.

5.1 Existing infrastructure

Records received from SWW indicates a 2" potable water main currently serving the existing buildings in this area, although it is not clear if this also serves the Trader's Yard site.

5.2 Risk Assessment

5.2.1 On-site diversions

There are no water mains services crossing the existing site and therefore we do not envisage any diversions based on the record information provided.

It is always recommended that a ground penetrating radar survey (GPRS) is carried out to locate all below ground services accurately and to ensure all utility and private services are identified prior to any excavation works.

5.2.2 Disconnections

There does not appear to be a water supply to the existing plot. However this will need to be confirmed by on site survey.

5.3 Capacity

Although the capacity of the incoming water main will not be amended, an application to WW will be required at the next stage to confirm that the additional consumption demand on the system can be accommodated.

Note, WW will require confirmation and proof that full planning permission has been granted before processing an application for a new connection.

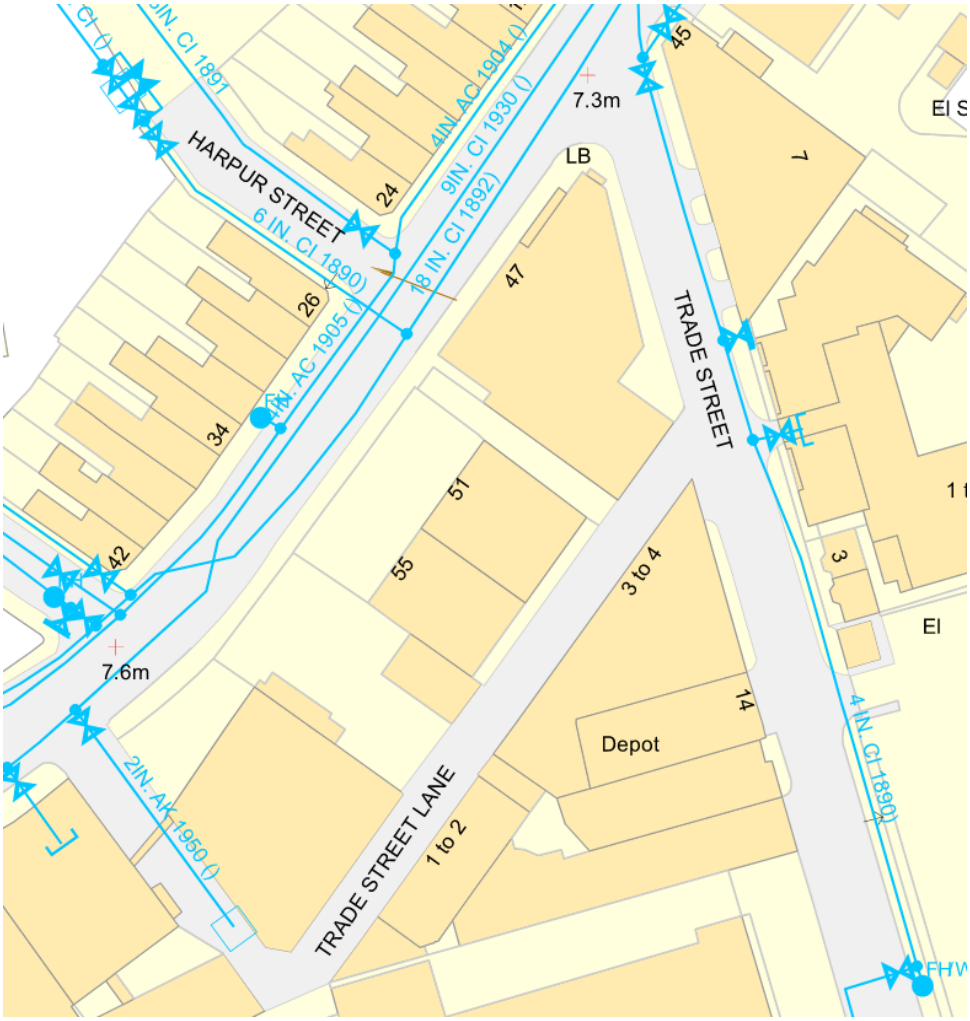

Figure 4 - Existing water apparatus - DCWW asset record

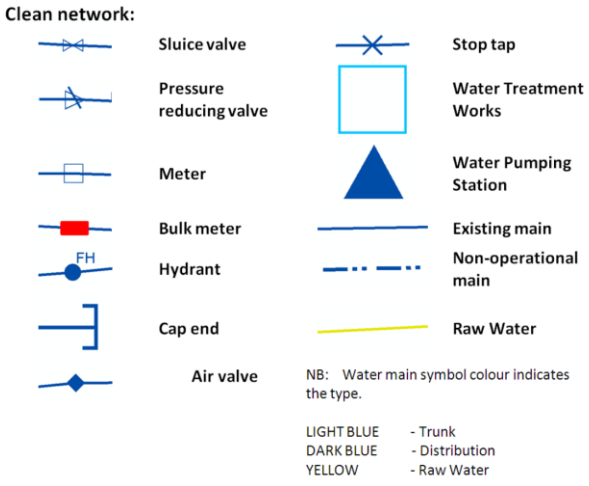

Figure 5 - SWW asset map legend

6. Openreach (BT)

Openreach manage and install the infrastructure for telecommunication services. BT are the branch of the company that provides telecoms service throughout the UK.

6.1 Existing infrastructure

Records received from Openreach indicate that there is an existing buried service which routes from the main road and along the site boundary in the proximity of the proposed plot.

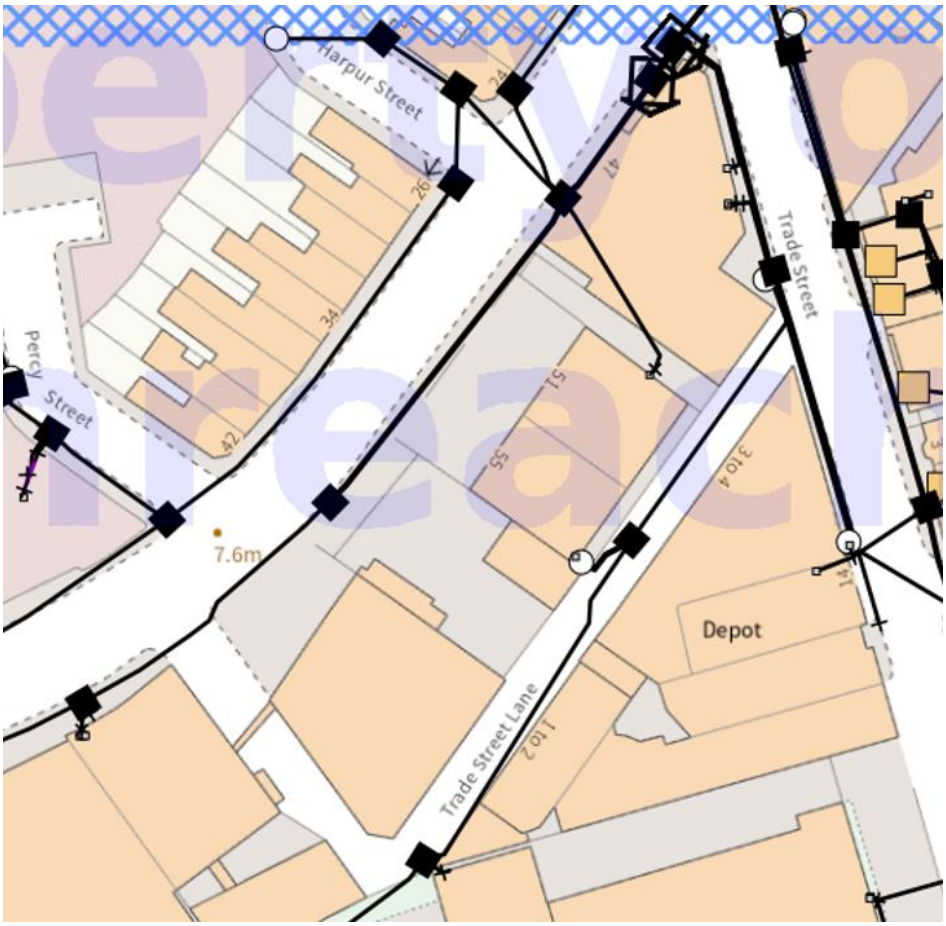

Figure 6 - Existing Openreach infrastructure - Openreach Asset Record

KEY TO BT SYMBOLS			Change Of State	+	Hatchings	
	Planned	*Live*	Split Coupling	×	Built	
PCP			Duct Tee	▲	Planned	
Pole			Building		Inferred	
Box			Kiosk	K	Duct	
Manhole			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 time of preparation. Maps are only valid for 90 days after the date of publication.			
Cabinet						

6.2 Risk Assessment

6.2.1 On-site diversions

The existing Openreach assets are indicated within the site boundary. This should be verified by a subsequent site survey and GPR survey.

The existing line will therefore require diversion or disconnection and cut back to suit the new requirements, prior to works commencing.

It is always recommended that a ground penetrating radar survey (GPRS) is carried out to locate all below ground services accurately and to ensure all utility and private services are identified prior to any excavation works.

6.2.2 Disconnections

We anticipate that disconnections of existing services are required to facilitate construction (subject to a subsequent site survey).

6.3 Capacity

It is likely a new ultra-fast broadband fibre connection will be required to the site.

This will require off-site works to deliver the service to the site.

6.4 Broadband Speeds

A postcode checker indicates there is Openreach '1Gigabit ultrafast fibre broadband' available in the area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	15 Mbps	1 Mbps	✓
Superfast	80 Mbps	20 Mbps	✓
Ultrafast	1800 Mbps	220 Mbps	✓

Figure 7 - Local Broadband Information

7. Conclusions and Recommendations

7.1 Summary Table

Existing Infrastructure	On-site apparatus present (Y/N) (exc. Services)	Risk level (RAG)	Diversion Required (Y/N)	Disconnections required (Y/N)	Capacity available (Y/N)	Notes
Gas - WWU	Y	A	N	N	TBC	To be advised pending application, however, it is anticipated that gas is not required.
Electricity - NGED	Y	A	Y	Y	TBC	Pending energy strategy and new connection application. A quote at the next stage.
Potable Water - WW	Y	G	N	N	TBC	New connection required from existing water mains. A new connection application with SWW is required once planning has been granted.
Openreach (BT)	Y	A	N	N	Y	Openreach website confirms that there is Superfast Fibre Broadband available in the area. Disconnection and diversion of existing line to be raised with Openreach at the next stage.

7.2 Recommendations and next steps

- Undertake a site survey to validate desktop study.
- Provide a GPR survey prior to excavation works.
- Approach utility companies for quotations for new supplies and apply to NGED and Openreach for a quote for diversion of existing infrastructure.
- Commence design activities to determine the energy strategy for the development which will inform the utility service requirements.

Appendix – Utility Maps

EXPEDITE

EXPEDITE BUILDING SERVICES

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