

TABLE 1: DESIGNERS RISK ASSESSMENT		
RISK REFERENCE	RISK DESCRIPTION	RISK CONSIDERATION/ MITIGATION
 R.01	RETAINING EXISTING BOUNDARY WALL ON SITE.	PROPOSED LEVELS ARE TO TIE IN WITH THE LEVELS AT THE BOTTOM OF THE EXISTING WALL. IF ANY DISCREPANCIES ARE FOUND, ENGINEER TO BE CONSULTED. THE WALL SHOULD NOT BE UNDERMINED, AND IF WORKS ARE WITHIN CLOSE PROXIMITY TO THE WALL, TEMPORARY WORKS SHOULD BE UNDERTAKEN.
 R.02	TREES TO BE REMOVED.	ALL RELEVANT APPROVALS AND AGREEMENTS SHOULD BE IN PLACE BEFORE TREES CAN BE REMOVED. ARBORICULTURALIST TO CONFIRM.
 R.03	TREE ROOT PROTECTION AREAS.	LEVELS SHOULD REMAIN AS EXISTING, OR AS CLOSE TO EXISTING AS POSSIBLE. IF ANY ALTERATIONS HAVE TO OCCUR, ARBORICULTURALIST SHOULD BE CONSULTED.
 R.04	LEVELS ABOVE EXISTING COMBINED WATER SYSTEM.	LEVELS ABOUT EXISTING PUBLIC SEWERS ON THE SITE SHOULD REMAIN AS EXISTING, OR AGREEMENT TO BE UNDERTAKEN WITH LOCAL AUTHORITY.
 R.05	LEVELS TO TIE IN WITH EXISTING BACK OF FOOTPATH LEVELS.	LEVELS TO BE CONFIRMED ON SITE DUE TO FILL CURRENTLY BEING IN AREA. EXISTING TOPOGRAPHICAL LEVELS MAY VARY FROM ACTUAL.
 R.06	CLADDING WORKS AROUND BUILDING.	CONSTRUCTION SEQUENCE TO BE CONSIDERED DUE TO RETAINING ADJACENT TO THE PROPOSED BUILDING.
 R.07	PROPOSED RETAINING WALL LOCATION.	RETAINING WALL SET TO PROVIDED AT LEAST 1m SURROUNDING THE PROPOSED SUB STATION.
 R.08	USE OF EXISTING WALL LINE FOR RETAINING WALL.	CONSTRUCTION TO BE IN LINE WITH STRUCTURAL ENGINEERS DESIGNS. ARBORICULTURALIST TO BE CONSULTED TO AGREE WALL DESIGN IN RELATION TO ROOT PROTECTION AREAS.
 R.09	EXCAVATIONS INTO PROPOSED BANKING.	TEMPORARY WORKS MAYBE REQUIRED TO SUIT EXCAVATIONS INTO THE BANKING TO INSTALL PROPOSED DRAINAGE. TO BE CHECKED AND DESIGNED BY OTHERS.

TABLE 2: NOTE TO DEVELOPER	
NOTE REFERENCE	NOTE DESCRIPTION
 N.01	LEVELS WITHIN JUNCTION AREA TO TIE IN WITH EXISTING LEVELS ON HANSON CLOSE.
 N.02	GULLIES OR CHANNEL DRAINS SHOULD BE INSTALLED AT LOW POINTS ON SITE, TO ALLOW COLLECTION OF SURFACE WATER.



	SITE LOCATION		
	OS X (EASTINGS)	387523	
	OS Y (NORTHINGS)	406097	
	NAT GRID POSTCODE	SD87523 06098 M24 2HD	

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KEY:	
	EXISTING LEVEL
	PROPOSED LEVEL
	PROPOSED FINISHED FLOOR LEVEL
	PROPOSED GRADIENT
	CONTOUR MAJOR - 10m INTERVALS
	CONTOUR MINOR - 0.1m INTERVALS
	PROPOSED RETAINING STRUCTURE
	TREE ROOT AREA
	SITE BOUNDARY

Rev	Date	Remarks	Drawn	Chk'd
P04	08.03.25	REVISED TO SUIT RETAINING WALLS AND FALL ON EXTERNAL SLAB.	JLE	LS
P03	12.02.25	REVISED TO SUIT RETAINING WALLS	JLE	LS
P02	02.12.24	REVISED TO SUIT RETAINING WALL ON BOUNDARY.	JLE	LS
P01	25.11.24	FIRST ISSUE.	JLE	LS

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Client	MSM AERO
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Project	PROPOSED INDUSTRIAL DEVELOPMENT HANSON CLOSE MIDDLETON
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Title	PROPOSED EXTERNAL WORKS
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Size	A1	Scale	1:250	Designed	JLE	Checked	LS	Date	NOV 24
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Drawing Status	PRELIMINARY
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Job Number	Originator	Zone	Level	Type	Role	Drawing No.	Rev
24:136	PWA	00	XX	DR	C	2000	P04