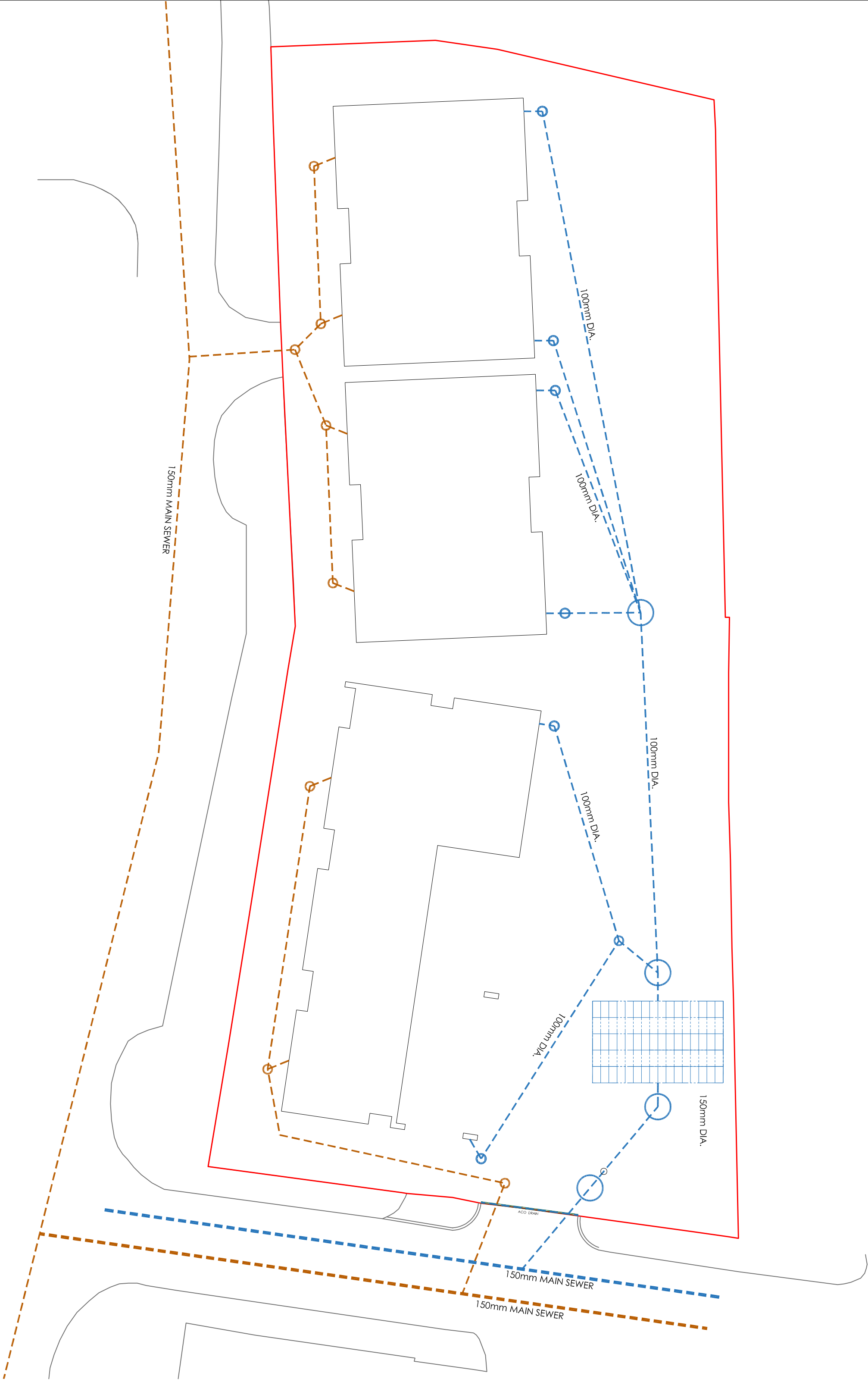


0 10 20 m



UP STREAM MH DETAILS						
MH	CL	IL	DEPTH TO SOFHT	MH SIZE	MH TYPE	OPENING COVER SIZE COVER TYPE
F1	183.130	182.550	0.580	400	D	400 Dia 460x460 UG615 SOLID B125
F2	183.130	182.550	0.580	400	D	400 Dia 460x460 UG615 SOLID B125
F3	183.130	182.385	0.645	400	D	400 Dia 460x460 UP8700 RECESSED
F4	183.130	181.485	1.485	400	D	350 Dia 460x460 UG610 SOLID B125
F5	182.880	181.400	1.400	400	D	350 Dia 460x460 UG610 SOLID B125
F6	183.130	181.450	1.350	400	D	350 Dia 460x460 UG610 SOLID B125
F7	182.800	181.350	1.450	400	D	350 Dia 460x460 UG610 SOLID B125
S1	183.470	182.720	0.800	400	D	400 Dia 460x460 UP8700 RECESSED
S2	183.470	182.550	0.780	400	D	400 Dia 460x460 UP8700 RECESSED
S3	183.035	182.165	0.720	400	D	400 Dia 460 Dia UG619 B125 SOLID
S4	183.035	182.050	0.885	400	D	350 Dia 460x460 UG620 SOLID B125
S5	182.885	181.880	0.755	400	Silt Trap	400 Dia 460x460 UP8700 RECESSED
S8	182.885	181.940	0.795	1200	Flow Control	600x600 600x600 RECESSED
SC1	183.830	182.800	0.730	1350	C	1200x675 1200x675 RECESSED
SC2	183.490	182.350	0.800	1350	C	1200x675 1200x675 RECESSED
SC3	182.880	181.810	0.770	1350	C	1200x675 1200x675 RECESSED
SC4	182.800	181.730	0.770	1350	C	1200x675 1200x675 RECESSED

OUTLET PIPE DETAILS				DOWN STREAM MH DETAILS			NOTES / COMMENTS
PIPE SIZE	PIPE GRADIENT	PIPE LENGTH	PIPE PVE	DS MH	DS CL	DS L	
100	40	5.80	F3	183.130	182.385	182.385	Polyprop Polypropylene Inspection Chamber
100	40	5.80	F3	183.500	182.385	182.385	Polyprop Polypropylene Inspection Chamber
100	4	3.85	F5	182.550	181.400	181.400	Polyprop Polypropylene Inspection Chamber
150	40	5.80	F5	182.550	181.450	181.450	Polyprop Polypropylene Inspection Chamber with Reduced Opening
EX 150	20	1.20	F7	182.800	181.350	181.350	Polyprop Polypropylene Inspection Chamber with Reduced Opening
150	80	8.00	F7	182.800	181.350	181.350	Polyprop Polypropylene Inspection Chamber with Reduced Opening
EX 150	20	7.70	EX F7/MH	182.800	181.859	181.859	Polyprop Polypropylene Inspection Chamber with Reduced Opening
150	80	13.00	S2	183.470	181.560	181.560	Polyprop Polypropylene Inspection Chamber
150	28	15.00	S4	183.470	182.050	182.050	Polyprop Polypropylene Inspection Chamber
150	80	10.70	S4	183.470	182.050	182.050	Polyprop Polypropylene Inspection Chamber
150	80	4.00	S5	182.885	181.880	181.880	Polyprop Polypropylene Inspection Chamber
150	80	1.80	Connection to Attenuation Tank				Polyprop Polypropylene Inspection Chamber with Silt Trap
EX 300	6	100.00	SC4	182.800	181.880	181.880	Flow Control Chamber
300	35	16.15	SC2	183.450	182.350	182.350	PCC Manhole - But Over Existing Culvert Invert to be Confirmed
300	35	19.25	SC3	182.880	181.810	181.810	PCC Manhole - Invert to be Confirmed
300	35	2.80	SC4	182.800	181.730	181.730	PCC Manhole - Invert to be Confirmed
EX 300	-	-	-	-	-	-	PCC Manhole But Over Existing Culvert Invert to be Confirmed

General Drainage Notes:

Existing details shown on this drawing including kerblines, existing drains, chambers, sewers, pipework, silt connectors where applicable, shall be maintained and repaired in accordance with the requirements of BS EN 124 and maintained or if necessary covers are replaced prior to the commencement of any works. Any discrepancies shall be reported to the engineer for action prior to any new construction.

All drainage works shall be carried out in accordance with the requirements of the local authority and in conjunction with all relevant British Standards and Codes of Practice

All drainage shall comply with the typical drainage construction details and the requirements of BS EN 752.

Access covers and frames shall comply with the loadings specified and to BS EN 124 and alternated or if recessed covers are specified then in accordance with FACTA association equivalent.

The proposed building outlines shown on this drawing are for information only. Refer to Architects plans for precise location setting out information and details.

All underground drainage shall be clear of foundations unless shown otherwise with long radius bends kept to a minimum and used where unavoidable.

All private drainage pipework for foul and surface water systems have been designed on the basis of UPVC to BS EN 1401-1, unless noted otherwise.

Where new drainage is situated within 5 metres of new or existing trees the pipework shall be encased in concrete to reduce the risk of root ingress.

Concrete encasement of the pipework shall be required where the vertical clearance between two pipes crossing is less than 300mm.

All existing drainage shall be assumed to be 'live' and shall be maintained at all times during the works. Existing drainage shall be reconnected to the new drainage system unless proven to be redundant for abandonment. All existing drainage to be abandoned shall be sealed by appropriate means.

Upon completion all new drainage installation together with any existing drainage retained shall be jetted and CCTV surveyed upon completion. Contractor to ensure that the drainage system is fully operational, free of excess debris/silt and all identified faults rectified.

HEALTH & SAFETY: The works shall be carried out by specialist competent and experienced contractors. All operatives shall have received full and appropriate training with appropriate qualifications for the operations they are required to undertake. All work shall be carried out in accordance with the relevant Health & Safety Regulations.

Drainage Key	
	Proposed Surface Water Drainage
	Proposed Diverted SW Culvert
	Proposed Foul Water Drainage
	Existing SW Culvert
	Existing Culvert Removed
	Existing Foul / Combined Water Sewer
	Rainwater Pipes
	Threshold Drain
	Foul Down Pipes
	Foul Drains and Granular Trench
	Permeable Paving
	Development Boundary

Drainage Specifications	
Foul water pipes to be Polyprop to BS EN 1401-1 or similar	
Surface water pipes to be Polyprop Rigidgram or similar	
Flow Control to be a Hydro Brane by Hydro-International or similar	
PCC Manholes by FP McCann or similar	
Attenuation tank to be WANN Aquacell Core-R or similar	
Inspection chambers to be Polyprop or similar	
Threshold drains to be ACO 'DooWay'	

Site Specific Drainage Notes:

Any existing drainage or culverts within the development site to remain live and to be diverted if / when required. Existing drainage and culvert location, size and depths to be confirmed prior to the commencement of any drainage work.

Proposed rainwater and foul down pipe locations to be confirmed prior to the commencement of any drainage works. Design subject to change.

External levels and subsequent cover levels and channel drain locations to be confirmed by Architect prior to commencement of any drainage works. Design subject to change.

Cover level of existing foul / combined water chamber to be removed, and rebuilt to match proposed site levels.

Existing foul / combined water drainage location and levels / depths to be confirmed prior to commencement of any drainage work. Drainage design subject to change once known.

Foul water discharge subject to Thames Water and local authority approval. No drainage work to commence until agreement and approval notice is given.

Surface water discharge to culvert and diversion of culvert subject to local authority approval. No drainage work to commence until approval notice is given.

All foul water pipes to be 1000, and all surface water pipes to be 1500 unless shown otherwise.

Foul water down pipes to have invert level of 450mm below finished floor level, unless stated otherwise.

Rainwater pipes to have invert level of 600mm below finished floor level, unless stated otherwise.

PROJECT REF

24067

DRAWING REF

240

SCALE

1:100 @ A1

DATE

NOV '24



MR A CARTWRIGHT
WEST HILL HOUSE
158-170 MANCHESTER HOUSE
ROCHDALE
MANCHESTER
OL11 4JQ

PROJECT

DEVELOPMENT OF LAND
& ASSOCIATED LANDSCAPING

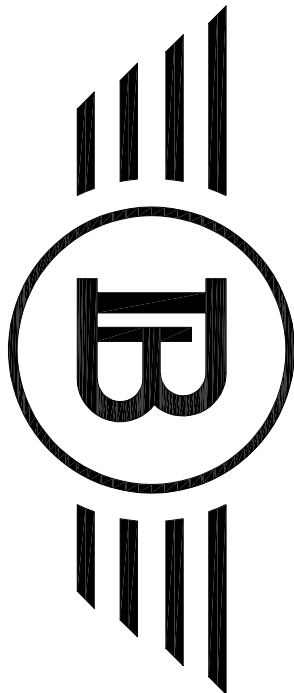
DRAWING TITLE

PROPOSED DRAINAGE PLAN

PLANNING

ISSUED FOR PLANNING APPROVAL

30.01.26



BLUECHIP ARCHITECTURE

07999 294 675

DESIGN@BLUECHIP-ARCHITECTURE.CO.UK

WWW.BLUECHIP-ARCHITECTURE.CO.UK

18 BOATMAN ROAD | WORKLEY | MANCHESTER | M30 8LS

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