OUTLINE OF FORMER WORKS DEMOLISHED c2003

2no. dwellings
24/00125/FUL

FFL : 105.51

FFL : 105.51

CLOUGH ROAD

C300
CL: ~104.40
IL: 103.90

RWP

100Ø UPVC MIN ~1:12 >>

IC300
CL: ~104.20
IL: 103.20

100Ø UPVC MIN 1:100 >>

IC300
CL: ~104.40
IL: 103.85

SVP

<< 100Ø UPVC MIN 1:80

SVP

RWP

IC450
CL: ~104.60
IL: ~103.71

100Ø UPVC MIN 1:80 >>

100Ø UPVC MIN 1:80 TO BD >>

existing redundant private sewer from former works demolished c2003, blocked with debris, hatched u/s leg to be removed/grubbed out

connection of proposed building drainage to existing sewer via new manhole as previously agreed by architect/United Utilities

IC600
CL: ~104.40
IL: ~102.90

150Ø VC COMBINED >>

MH1
UU MH 3804
CL: ~104.40
IL: 102.20

actual position of UU MH 3804 found on site

225Ø UU VC COMBINED >>

IC1
CL: ~105.20
IL: ~104.77

IC450
CL: ~104.50
IL: ~103.60

MH2
CL: ~104.54
IL: ~102.80

150Ø VC >>

100Ø UPVC >>

IC2
CL: ~104.67
IL: ~103.99

100Ø UPVC >>

100Ø UPVC >>

100Ø UPVC >>

100Ø UPVC >>

100Ø UPVC >>

150Ø VC >>

100Ø SVP

100Ø SVP

IC3
CL: ~104.80
IL: ~103.96

100Ø SVP

100Ø SP

100Ø SP

BIN STORAGE

FLAT .1.

FLAT .2.

FLAT .5.

FLAT .6.

RE

BIN COLLECTION

IC300
CL: ~103.70
IL: 102.70

100Ø UPVC MIN 1:100 >>

connect into ex surface water sewer via use of proprietary junction connection, ref UU standard detail

225Ø UU SW >>

300Ø UU COMBINED >>

225Ø UU SW >>

300Ø UU COMBINED >>

PROPOSED 1500Ø SW FROM ADJACENT SITE >>

UU MH
CL: 104.36
IL: ??

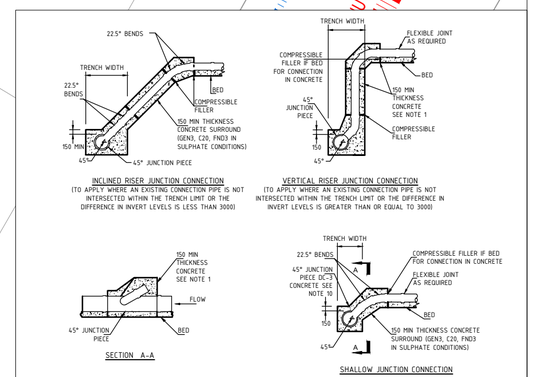
UU COMBINED >>

N

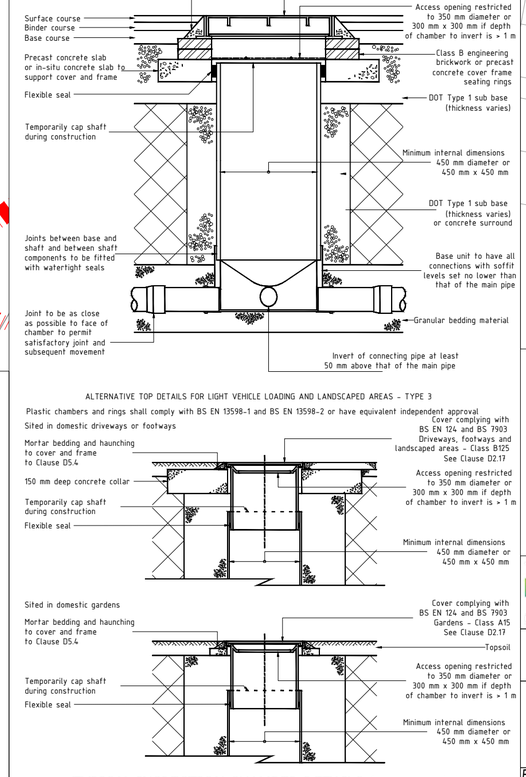
DRAINAGE KEY

EXISTING FOUL SEWER	
EXISTING COMBINED SEWER	
EXISTING SURFACE WATER SEWER	
PROPOSED FOUL SEWER	
PROPOSED COMBINED SEWER	
PROPOSED SURFACE WATER SEWER	
MANHOLE	MH
INSPECTION CHAMBER	IC
COVER LEVEL	CL
INVERT LEVEL	IL
SEWER BACKDROP	BD
SOIL & VENT PIPE	SVP
SOIL PIPE	SP
RAIN WATER PIPE	RWP
SURFACE WATER GULLY	SWG
FOUL GULLY	FWG

SURVEY DATA:
Site levels obtained from LIDAR data, to be confirmed on site.
Drainage network and associated depths obtained from:
- Acro Drains & Building Services, drainage CCTV Survey, 18.04.2023.
- The Drain Unblocking Company, drainage CCTV survey, 23.01.2025.
Proposed drainage, as agreed & approved by architect/United Utilities.



UNITED UTILITIES STANDARD CONNECTION DETAILS (not to scale)



TYPICAL INSPECTION CHAMBER DETAILS (not to scale)

GENERAL NOTES
0.0 THIS DRAWING IS COPYRIGHT & IS SENT TO YOU IN CONFIDENCE IT MUST NOT BE COPIED, USED OR DISCLOSED, IN WHOLE OR IN PART, TO THIRD PARTIES WITHOUT WRITTEN PERMISSION. IT REMAINS THE PROPERTY OF TJBA AND MUST BE RETURNED ON REQUEST.
0.1 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTUAL DOCUMENTS.
0.2 All dims in mm unless o/w stated.
0.3 All levels to SITE DATUM.
0.4 Refer to architects details for SBM.
0.5 Contractor to confirm SOP/SOL's prior to ordering material/ construction.
0.6 Do not scale, the contractor must verify all dims prior to commencing shop drawings or work on site.
0.7 All work to be carried out in accordance with CDM 2015.
1.0 HIGHWAYS/ACCESS ROADS & PRIVATE DRIVES.
1.1. N/A.
2.0 DRAINAGE.
2.1 To be read in conjunction with T J Booth Associates Drainage Strategy Report.
2.2 Manhole cover levels indicative only, to be adjusted to suit final finish site levels.
2.3 Sewers/manholes to be constructed in accordance with the water authorities sewers for adoption (edition as applicable), B. Regs. Approved Doc. H, and BS EN 752-4.
2.4 Class S granular bed and surround to all new sewers.
2.5 Sewers must have min 150th concrete surround if:
-adoptable assets with less than 1.2m of cover under highways or driveways;
-private assets with less than 900mm of cover under private riveways.
2.6 All conc including pipes and manholes to be sulphate resisting unless otherwise agreed in writing by eng.
2.7 Foul water must be to the following gradients in accordance with b.regs and Sewers For Adoption:
-100Ø at gradients not less than 1:80 where at least 1 WC is connected and not less than 1:40 where no WC is connected.
-150Ø foul gradients to be not less than 1:150 with at least 5 WCs connected.
2.8 Surface water must be to the following gradients in accordance with b.regs:
-100Ø at gradients not less than 1:100.
-150Ø foul gradients to be not less than 1:150.
2.8 Adoptable surface water must be to the following gradients in accordance with Sewers for Adoption:
-100Ø at gradients not less than 1:60.
-150Ø foul gradients to be not less than 1:100.
2.9 All work on UU sewer to be in strict accordance with UNITED UTILITIES DEVELOPER CONSTRUCTION DETAILS.
3.0 MANHOLES
3.1 Manhole diameters to be in accordance with SFA clause 2.9.3, and according to largest manhole pipe diameter:

Pipe dia	MH dia
<375	1200;
375-700	1500;
750-900	1800.

5.2 Rocker pipes (clause 5.6.6.2) to be the following lengths:

150-600Ø:	0.6m;
>600-700Ø:	1.0m;
>750Ø:	1.25m.

3.2 Inspection chambers/manholes to have min 150granular surround in soft landscaping areas and not less than 150 conc surround to driveways/car parks.
3.3 Manhole covers and frames shall comply with the relevant provisions of bs. en 124 and shall be of non-rocking design which does not rely on the use of cushion inserts.
3.4 Cover sizes to be in strict accordance with adoptive undertakers standard requirements.
3.5 Cover strength (clause 5.7.1.1) comprising minimum strength for location as follows:

Roads/Highways	D400	Vehicle Impact;
Car Parks	C250	Light Vehicle loading:
Footway/Driveway	B125	Occasional vehicle loading;
Gardens	A15	Pedestrian & cyclist ONLY.

3.6 All manhole covers shall be the non-venting type (unless indicated otherwise) and shall have closed keyways.
3.7 Manhole frames (clause 5.6.7) to be set to level, bedded and haunched externally over the base and sides of the frame in mortar, in accordance with the manufacturers instructions. The frame shall be seated on not less than 2 courses of class B engineering brick, on precast concrete masonry units or on precast concrete cover frame seating rings to regulate the distance between the top of the cover and the top rung to no greater than 675mm. A mortar fillet shall be provided where the corners to an opening in a slab are chamfered and the brickwork is not flush with the edges of the opening.



LOCATION PLAN
1:500

PLANNING ONLY

REVISION	REASON/ CHANGE	DATE	BY
	AMENDMENTS/ ISSUES		
2	updated as per UU consultation	jan 2025	ds
1	updated as per RMBC request	dec 2025	ds
0	original as per LLFA request	may 2024	ds

T J BOOTH ASSOCIATES
CONSULTING CIVIL & GEOTECHNICAL ENGINEERS
20A Eastgate Street
Rochdale
Lancashire
OL16 1DH
Tel:01706 868288

Vrajitoru / 83 Fielding Street, Middleton

INDICATIVE DRAINAGE PLAN & DETAILS

FILE NAME: dwg-tjba-vrajitoru-83 fielding st-130524

SCALE: 1 : 100 & as indicated @ A2