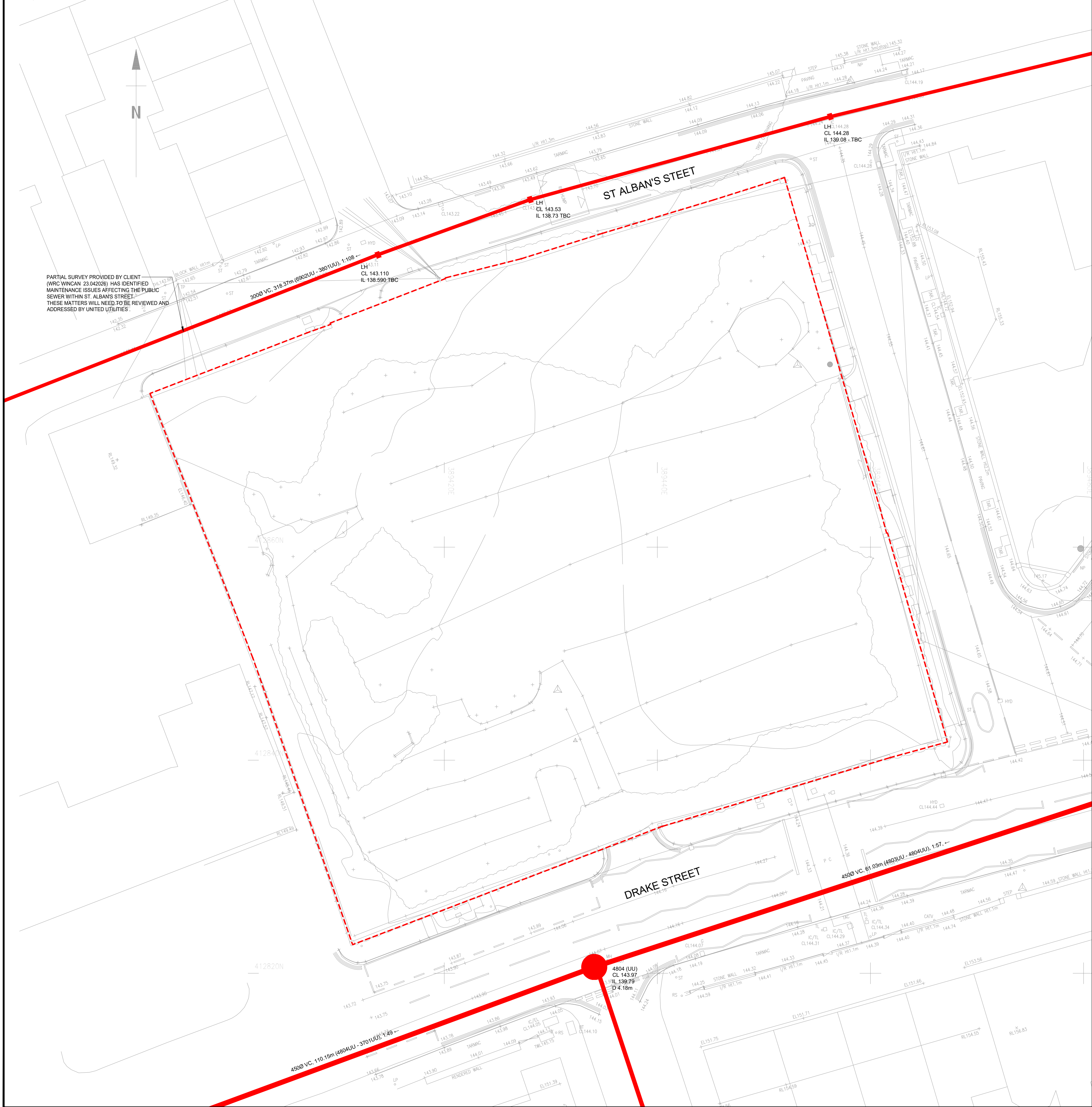
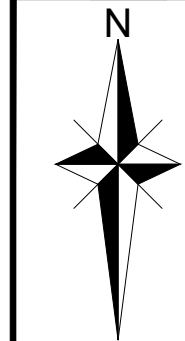
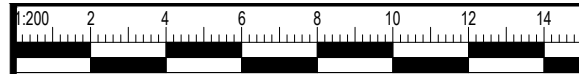




PARTIAL SURVEY PROVIDED BY CLIENT (WRC WINCAN 23.042026) HAS IDENTIFIED MAINTENANCE ISSUES AFFECTING THE PUBLIC SEWER WITHIN ST. ALBAN'S STREET. THESE MATTERS WILL NEED TO BE REVIEWED AND ADDRESSED BY UNITED UTILITIES.

KEY

3000 100m 1:85

EXISTING COMBINED WATER PUBLIC SEWER

EXISTING COMBINED WATER ACCESS CHAMBER

EXISTING COMBINED WATER LAMP HOLE

ALL EXISTING PUBLIC SEWERS AND PRIVATE DRAINS ARE SHOWN INDICATIVE ONLY. ALL LOCATIONS AND LEVELS TO BE CHECKED PRIOR TO ANY DETAILED DRAINAGE DESIGN OR ON-SITE WORKS. ANY DIFFERENCES BETWEEN ACTUAL AND DRAWN DETAILS ARE TO BE REPORTED IMMEDIATELY.

PRELIMINARY SCHEME FOR COMMENT AND REVIEW ONLY. DESIGN IS BASED UPON INFORMATION AVAILABLE AT THE TIME. DESIGN IS SUBJECT TO FULL REVIEW AS ADDITIONAL INFORMATION BECOMES AVAILABLE. DESIGN IS SUBJECT TO FULL REVIEW UPON RECEIPT OF COMMENTS FROM

- DEVELOPMENT CONTROL
- LA PLANNING AUTHORITY
- ENVIRONMENT AGENCY
- LA HIGHWAYS DEPARTMENT
- SEWERAGE UNDERTAKER

PLANNING DRAWING - NOT FOR CONSTRUCTION

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER HBL DRAWINGS ISSUED FOR THIS PROJECT

GENERAL NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERING AND ARCHITECT'S DETAILS.
- THE DESIGN DETAILS PRESENTED MUST BE REVIEWED IN CONJUNCTION WITH THE WIDER SITE INFORMATION AND SITE CONSTRAINTS WHICH MAY NOT BE EVIDENT ON DRAWING AND MUST BE REQUESTED IF NOT ALREADY PROVIDED. THIS INCLUDES, BUT NOT LIMITED TO, GROUND CONDITIONS (GEOTECHNICAL AND GEO-ENVIRONMENTAL), GROUNDWATER LEVELS, BURIED SERVICES, REMNANT OBSTRUCTIONS, ECOLOGY, TREE PROTECTION AND TOPOGRAPHY.
- THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY, IN WRITING, SHOULD ANY ERRORS OR DISCREPANCIES BE FOUND PRIOR TO THE COMMENCEMENT OR CONTINUATION OF ANY WORKS.
- ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BRITISH STANDARDS, BUILDING REGULATIONS AND NHBC STANDARDS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXECUTE THE WORKS AT ALL TIMES IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE HEALTH AND SAFETY AT WORK ACT 1974, AND THE C.D.M. REGULATIONS 2015. THE CONTRACTOR WILL BE DEEMED TO HAVE ALLOWED FOR FULL COMPLIANCE, INCLUDING FULL LIAISON WITH THE CDM CO-ORDINATOR, WITHIN HIS RATES.
- ANY EXISTING DETAILS WHICH ARE SHOWN ON THIS DRAWING ARE FOR GUIDANCE ONLY AND ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY VARIATIONS ARE TO BE RECORDED AND REPORTED TO THE ENGINEER IMMEDIATELY.
- BEFORE WORK COMMENCES CONTRACTOR SHOULD CONSULT THE ENGINEER AND THE SJ REPORT REGARDING ANY CONTAMINATION ISSUES. ALL NECESSARY HEALTH AND SAFETY MEASURES TO BE TAKEN
- SOURCE INFORMATION USED:
 - TOPOGRAPHICAL SURVEY
 - Malcolm Hughes 62032/1 August 2024.
 - SEWER RECORDS
 - UUPS-ORD-708519 (16-02-26)
 - Partial CCTV survey provided by client WRC WINCAN 23.042026

PLEASE NOTE HBL ASSOCIATES ARE USING NEW AND UPDATED TITLE BOX TEMPLATES. THEREFORE, PRESENTATION MAY DIFFER BETWEEN TECHNICAL DRAWINGS.

P03	02.06.2026	ES	CCTV NOTE ADDED TO 3000Ø SEWER IN ST. ALBAN'S Rd.	MS	MS
P02	29.05.2026	ES	PLANNING ISSUE - CCTV SURVEY INFORMATION ADDED.	MS	MS
P01	20.02.2026	ES	FIRST ISSUE - FOR COMMENTS	RJ	RJ
REV.	DATE	DRAWN	DESCRIPTION	CHKD	APPRD
STATUS DESCRIPTION				STATUS	
FOR INFORMATION				S2	

HBL

Craig House,
33 Ballbrook Avenue,
Manchester M20 3JG
+44 (0)161 432 9977 | www.hbl.ltd
Consulting Civil & Structural Engineers

PROJECT

LAND ON DRAKE STREET
ROCHDALE

DRAWING TITLE

EXISTING DRAINAGE PLAN

CLIENT

GREAT PLACES HOUSING GROUP

HBL REF.	DATE	SCALE(S)	A1
11524	16.02.26	1:200	
DRAWN	CHECKED	APPROVED	
ES	RJ	RJ	
DRAWING No.	11524-HBL-XX-XX-DR-C-5101		REV.
			P03