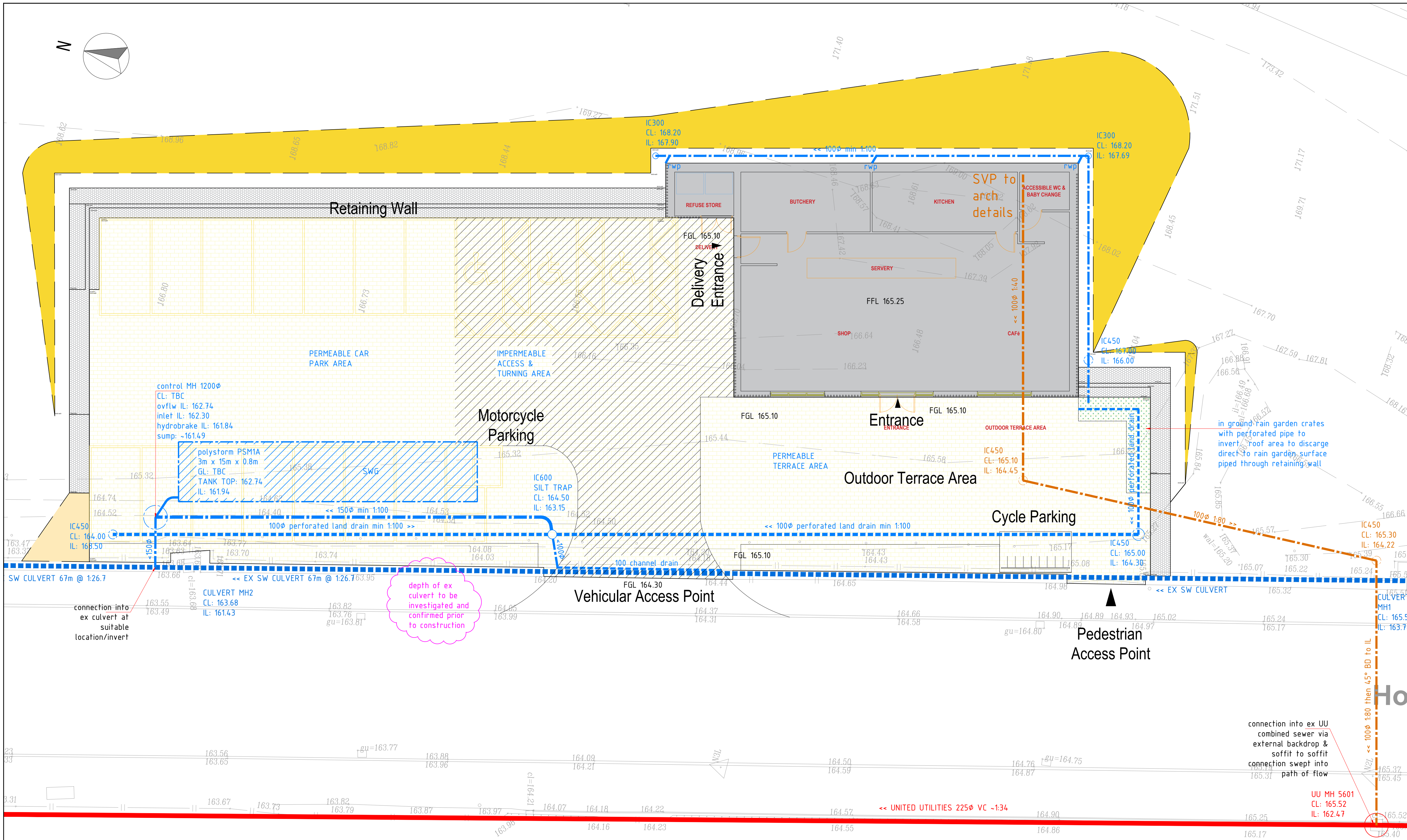


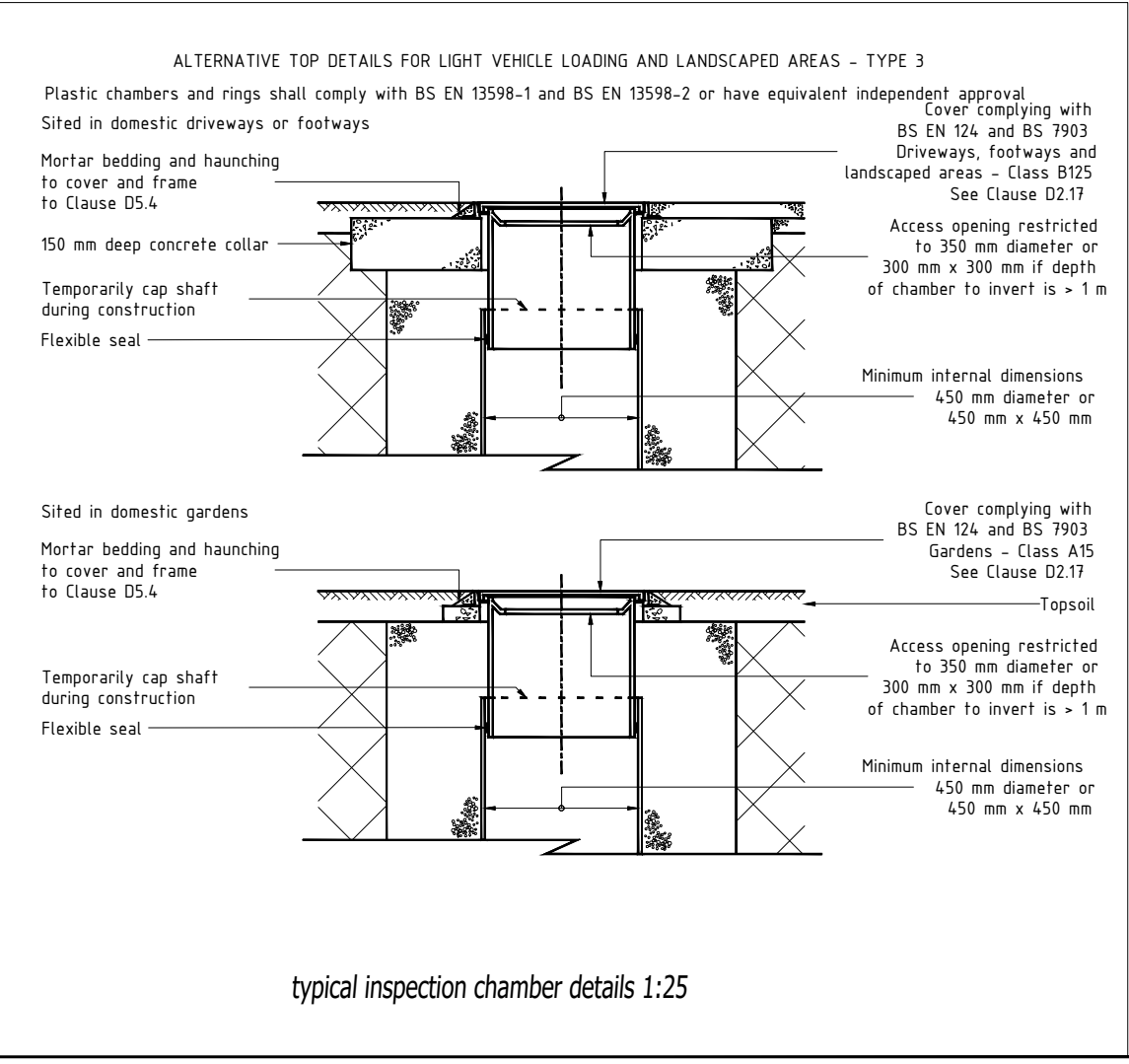
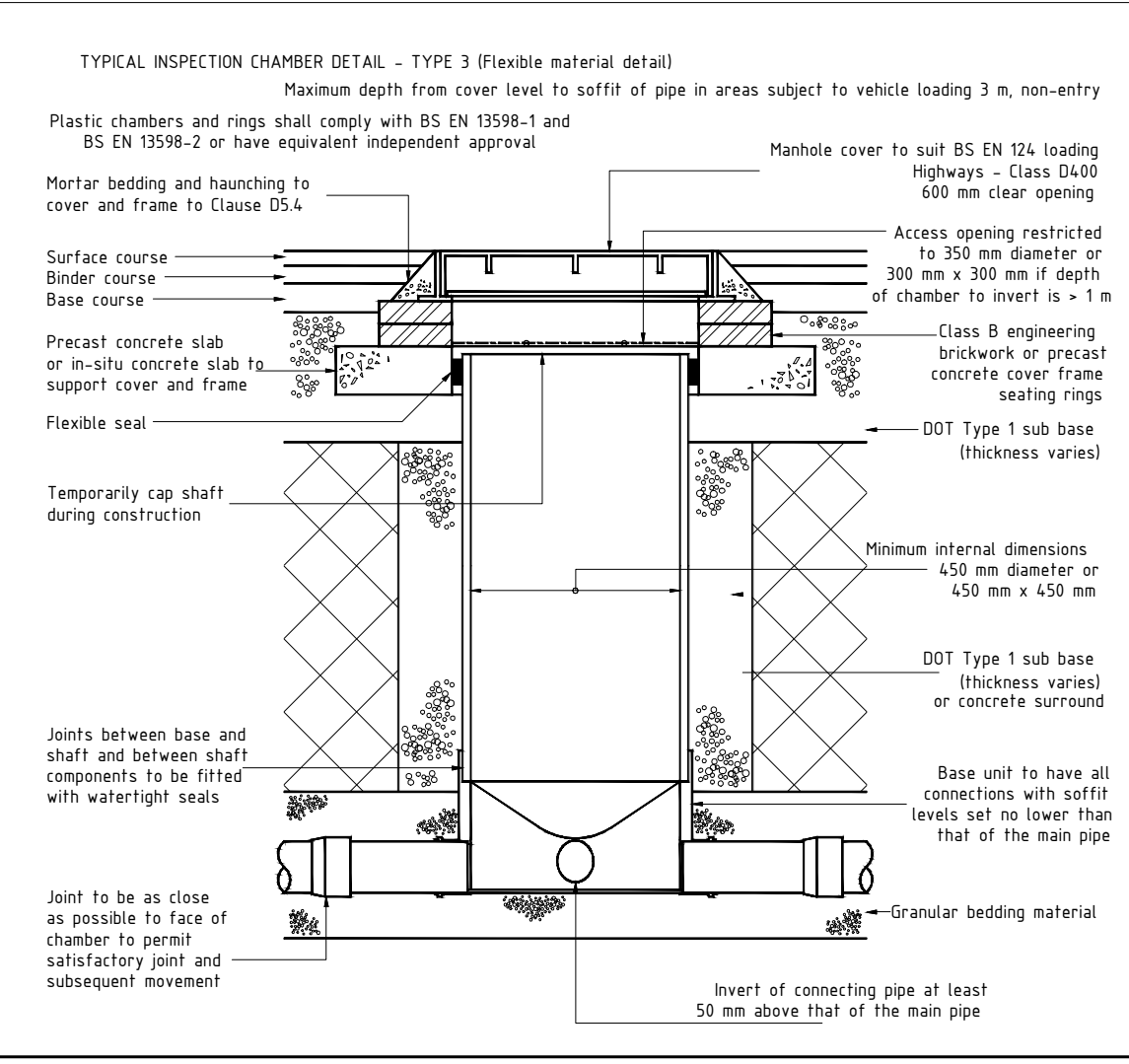
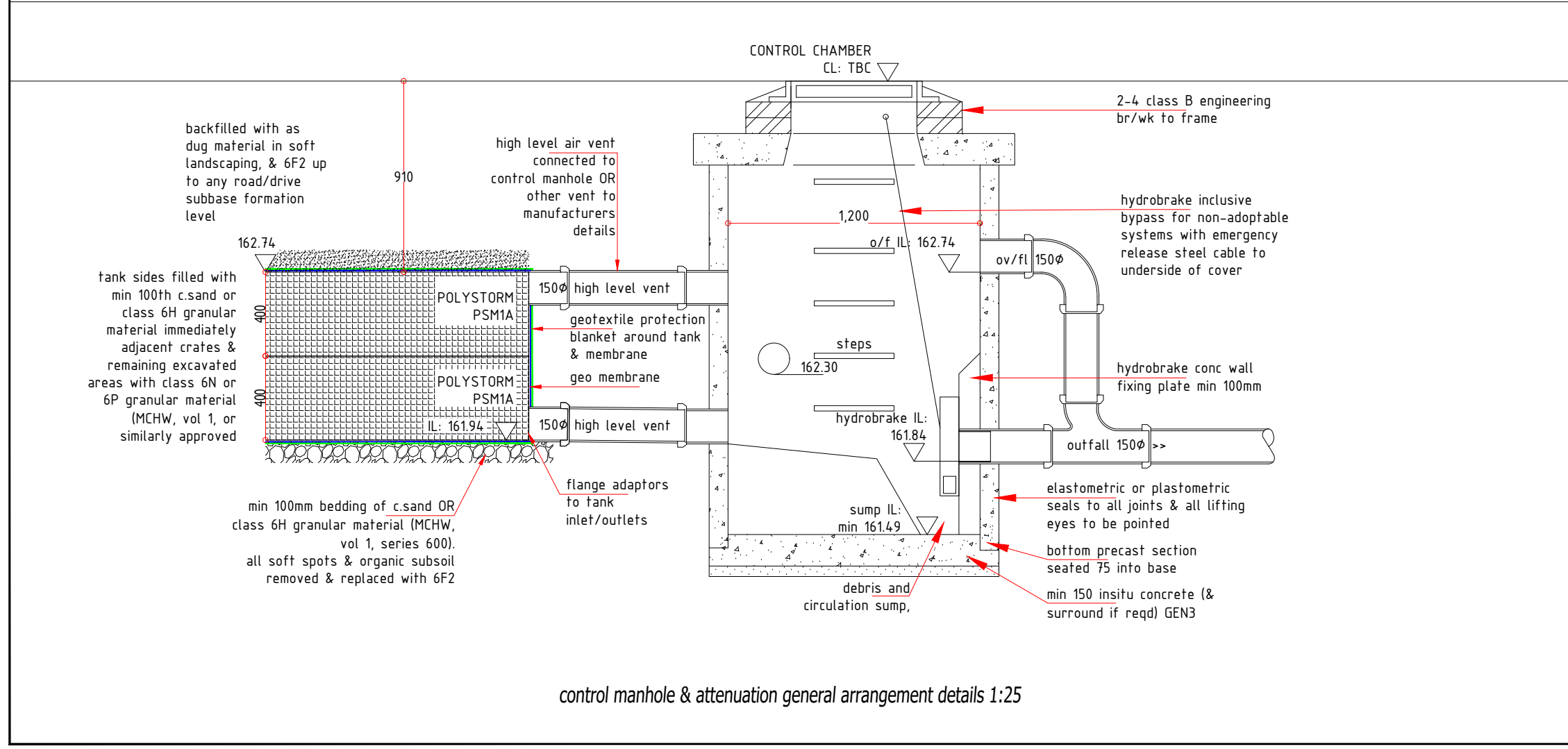
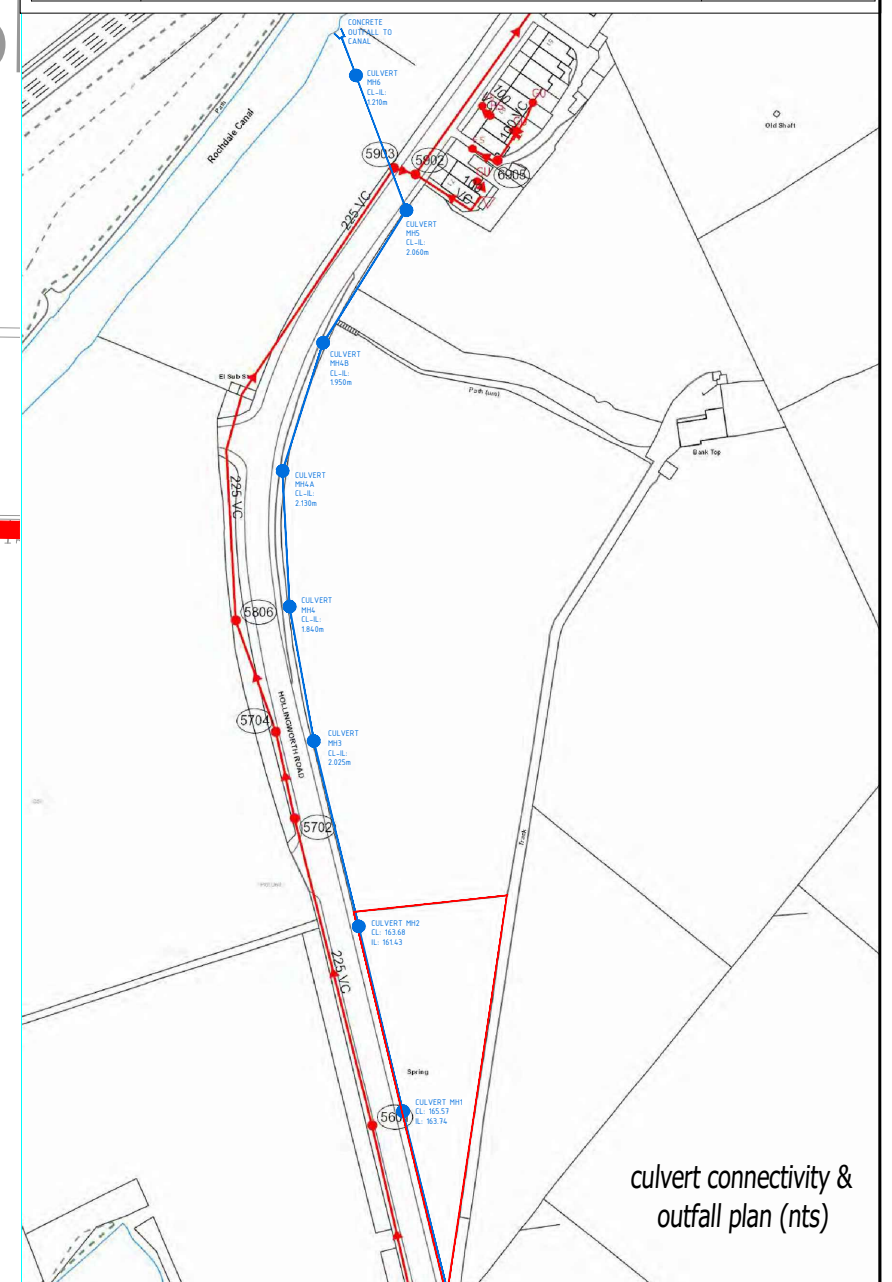


- GENERAL NOTES**
- 0.1 THIS DRAWING IS COPYRIGHT & IS SENT TO YOU IN CONFIDENCE IT MUST NOT BE COPIED, USED OR DISCLOSED IN WHOLE OR IN PART, TO THIRD PARTIES WITHOUT WRITTEN PERMISSION IT REMAINS THE PROPERTY OF TJA&A AND MUST BE RETURNED ON REQUEST.
 - 0.2 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTUAL DOCUMENTS.
 - 0.3 All dimensions in mm unless stated.
 - 0.4 All levels to SITE DATUM.
 - 0.5 Refer to architect's details for SRM.
 - 0.6 Contractor to confirm SDA/SL's prior to ordering material/ construction.
 - 0.7 Do not scale. The contractor must verify all dimensions prior to commencing shop drawings or work on site.
 - 0.8 The design shall be carried out in accordance with HSE guidance & CDM 2015.
 - 0.9 All services above & below ground to be located, identified, de-commissioned, diverted or protected as necessary prior to and during the course of the work & reinstated on completion fully in accordance with relevant codes of practice & statutory undertakers requirements.
- WORKMANSHIP**
- The contractor is responsible for the design & construction of all temporary works on site. All workmanship & materials to comply with UK Building Regulations & British Standards / Codes of Practice. All materials to be stored, used & fixed in accordance with manufacturers instructions & recommendations. All Site Work shall comply with the Health & Safety at Work Regulations. The designer shall be notified of all circumstances that may cause a material change in the specified works.
- 10 HIGHWAYS/ACCESS ROADS & PRIVATE DRIVES**
- 11 By others.
- 12 DRAINAGE
- 2.1 To be read in conjunction with T J Booth Associates drainage calculations.
- 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 led with as applicable. B. Regs Approved Doc. H, and BS EN 752-4.
- 2.4 Class 5 granular bed and surround to all new sewers.
- 2.5 Sewers must have min 500mm concrete surround if:
- adoptable assets with less than 12m of cover under highways or driveways;
 - private assets with less than 300mm of cover under private driveways.
- 2.6 All cover 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 SRA and Sewers for Adoption:
- 1000 at gradients not less than 180 where at least 1 WC is connected and not less than 140 where no WC is connected.
 - 500 at gradients to be not less than 150 with at least 5 WCs connected.
 - 28 surface water must be to the following gradients in accordance with Bregs:
 - 3000 at gradients not less than 100.
 - 1500 at gradients to be not less than 150.
- 2.9 No construction work to be undertaken on the United Utilities network unless approval granted under either S06 or S10 as appropriate.
- 3 MANHOLES**
- 3.1 Manhole diameters to be in accordance with SFA clause 2.3.3, and according to largest manhole pipe diameter:
- Pipe dia MH dia
- 175 1200
- 375-500 1500
- 550-600 1800
- 52 Roker pipes (clause 5.6.6.2) to be the following lengths:
- 150-400m 0.6m
- 400-100m 1.0m
- >100m 1.25m
- 3.2 Inspection chambers/manholes to have min 150mm granular surround in soft landscaping areas and not less than 150mm concrete 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 underlayers standard requirements.
- 3.5 Cover strength (clause 5.11.1) 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 sealed 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 ring to be greater than 475mm. A mortar fillet shall be provided where the corners of an opening in a slab are chamfered and the brickwork is not flush with the edges of the opening.

NAPP HIERARCHY OF SURFACE WATER DISCHARGE OPTIONS		
DISCHARGE TYPE	METHOD ADOPTED	REASONING
1. To a surface water body (infiltration)	NO	Site investigation confirmed infiltration not suitable, ref BEX Site Investigation Report, ref BEX-22019-250227-PC, pages 13 & 14.
2. To a surface water body (drain or another drainage system)	NO	Not identified locally.
3. To a SW sewer, highway drain or another drainage system	YES	Culverted watercourse noted to the west side boundary.
4. To a combined sewer	NO	Combined sewers available on site for FW only.

IMPLEMENTATION SCHEDULE FOR DRAINAGE SYSTEMS, ATTENUATION TANKS & SOAKAWAYS		
IMPLEMENTATION PHASE	ACTION	REASON
Construction phase	All drainage pipes, gullies & manholes installed must be either covered, plugged or connections capped to isolate from construction SW flows.	To ensure construction debris does not enter the system while allowing general construction of the drainage system ready for post completion.
Pre-habilitation Phase	Only finished plots & associated drainage pipes, manholes & gullies may be brought online as long as they will not be subject to further construction flows & debris from upstream works.	To ensure adequate drainage of completed parts of the Site, while protecting the wider drainage system to parts of the Site still under construction from potential blockages.
Post Construction Phase	Site attenuation tank, control chamber/hydrabrace or soakaways may only be brought online after construction of the Site has finished, and construction debris and silt entering the system is mitigated.	To ensure protection of the attenuation tank & hydrabrace, and to ensure they are not subject to SW flow overload with silt/debris which could damage or reduce long term storage capacity.
Remedial actions	All silt traps, control chambers and accessible soakaways to be checked for silt/debris, and cleaned accordingly.	To ensure the system is free from silt/debris accumulation prior to sign off.

CRIA C753 TABLE 21.3 OPERATION & MAINTENANCE REQUIREMENTS FOR ATTENUATION STORAGE TANKS		
MAINTENANCE REQUIRED ACTION	SCHEDULE	TYPICAL FREQUENCY
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for 3 months then annually
	Remove debris from the catchment surface (where it may cause risks to performance).	Monthly
	For systems where rainfall infiltrates into the tank from above, check surface of filter for blockage by sediment, algae or other matter; remove and replace surface infiltration medium as necessary.	Annually
	Remove sediment from pre-treatment structures and/or internal forebays.	Annually, or as required
Remedial actions	Repair/rehabilitate inlets, outlet, overflows and vents.	As required
Monitoring	Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed.	Annually
	Survey inside of tank for sediment build-up and remove if necessary.	Every 5 years or as required



PLANNING

AMENDMENTS/ISSUES

REV	DESCRIPTION	DATE	BY
rev 1	updated as per LIA comments	sept 2026	ds
rev 0	original	april 2026	ds

REVISION REASON/CHANGE DATE BY

T J BOOTH ASSOCIATES 20A Eastgate Street Rochdale Lancashire OL16 1DH Tel: 01706 866268

davies / bank top farm shop, hollingworth rd, l/boro

external works

proposed car park retaining wall plan & sections

FILE NAME: dwg-tja-davies-bank top farm shop-291225

SCALE: 1 : 100 @ A1