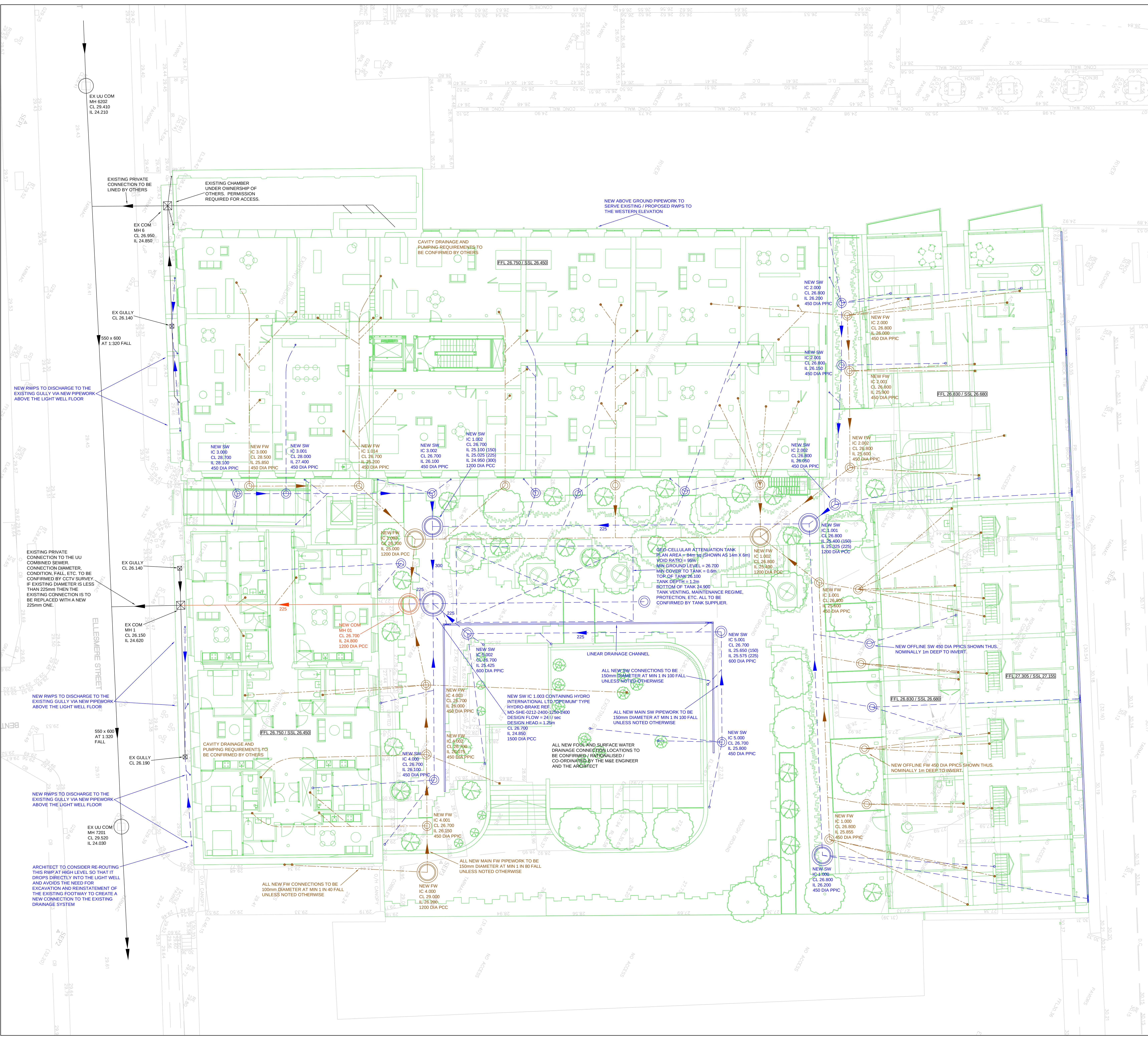




MAINTENANCE OF THE BELOW GROUND DRAINAGE SYSTEM

THE BELOW DRAINAGE PROPOSALS INDICATED ARE RELATIVELY TRADITIONAL IN NATURE, AND SHOULD PROVIDE YEARS OF RELATIVELY LOW MAINTENANCE OPERATION IN RELATION TO THE ANTICIPATED LIFESPAN OF THE PROPOSED DEVELOPMENT.

IN LINE WITH CURRENT GOOD PRACTICE:-

GULLIES AND LINEAR DRAINAGE CHANNELS SHOULD BE INSPECTED AND / OR CLEANED OUT AT 6 MONTHLY INTERVALS.

INSPECTION CHAMBERS, MANHOLES, CATCHPITS, ETC. SHOULD BE INSPECTED AT 6 MONTHLY INTERVALS TO ENSURE THAT THE PIPEWORK ASSOCIATED WITH THEM IS OPERATING EFFECTIVELY.

ANY PROBLEMS HIGHLIGHTED BY THESE INSPECTIONS WILL NEED TO BE INVESTIGATED, POSSIBLY BY CCTV SURVEY, TO CONFIRM THE NATURE OF THE PROBLEM AND TO ALLOW IT TO BE REMEDIED IN A TIMELY MANNER.

IT IS UNDERSTOOD THAT THE MONITORING AND ROUTINE MAINTENANCE OF THE BELOW GROUND DRAINAGE SYSTEM WILL BE CARRIED OUT BY A MANAGEMENT ARCHITECT TO CONFIRM COVER LEVELS AT ALL MANHOLES AND GULLIES PRIOR TO CONSTRUCTION.

THE BELOW GROUND DRAINAGE PROPOSALS INDICATED ARE BASED UPON THE ARCHITECTS, THE LANDSCAPE ARCHITECTS, THE MAE ENGINEERS, ETC. INFORMATION AVAILABLE AT THE TIME OF ISSUE.

IT IS UNDERSTOOD THAT THE INFORMATION PROVIDED BY THE ABOVE ORGANISATIONS IS NOT NECESSARILY FULLY DEVELOPED AND FULLY CO-ORDINATED. HENCE A SUITABLE CONTINGENCY SHOULD BE ALLOWED TO COVER SUBSEQUENT DESIGN DEVELOPMENT BY THE ABOVE ORGANISATIONS AND THE IMPACT THAT THIS MAY HAVE UPON THE BELOW GROUND DRAINAGE PROPOSALS.

GENERAL NOTES

DO NOT SCALE FROM THIS DRAWING WORK TO FIGURED DIMENSIONS ONLY.

NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS ALLOWED WITHOUT PRIOR PERMISSION IN WRITING.

ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ARCHITECTS, ENGINEERS AND SPECIALISTS DRAWINGS AND THE SPECIFICATION.

THE CONTRACTOR SHALL INCORPORATE ALL THE REQUIREMENTS OF THE PRE-TENDER STAGE HEALTH AND SAFETY PLAN.

FOR DETAILS OF MATERIALS AND WORKMANSHIP REFER TO THE SPECIFICATION.

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING INVERT LEVELS AND POSITIONS OF ALL EXISTING DRAINS, SEWERS, INSPECTION CHAMBERS AND MANHOLES SHOWN ON THIS DRAWING IMMEDIATELY ON SITE ESTABLISHMENT. ANY DISCREPANCIES MUST BE REPORTED TO WML CONSULTING IMMEDIATELY.

WHERE THE NEW SITE DRAINAGE CONNECTS IN TO EXISTING MANHOLES IN CARRIAGEWAYS AND / OR EXISTING ADOPTED SEWERS, THE CONTRACTOR IS RESPONSIBLE FOR ALL LIAISON WITH THE RELEVANT STATUTORY UNDERTAKER AND LOCAL AUTHORITY WITH REGARD TO ROAD CLOSURES, TRAFFIC MANAGEMENT, PERMITS TO WORK, SUBMISSION OF CONTRACTORS METHOD STATEMENTS AND RISK ASSESSMENTS AND OTHER DOCUMENTATION AND CORRESPONDENCE ASSOCIATED WITH THE SITE STAGE (PART 2) ELEMENT OF THE WORKS.

ROCKER PIPES TO BE PROVIDED AT ALL CONCRETE CASED INTERFACES.

PROVIDE ADEQUATE PROTECTION TO MAINTAIN MINIMUM COVER TO DRAINS DURING THE CONSTRUCTION PERIOD.

COVER LEVELS ON THIS DRAWING ARE APPROXIMATE AND INDICATIVE ONLY ARCHITECT TO CONFIRM COVER LEVELS AT ALL MANHOLES AND GULLIES PRIOR TO CONSTRUCTION.

THE LAYOUT OF DRAINAGE ON THIS DRAWING IS INDICATIVE ONLY ARCHITECT TO CONFIRM EXACT LOCATION OF MANHOLES AND GULLIES.

U.N.O. ALL DRAINAGE GOODS & FITTINGS TO BE:-

- UPTO 225 DIA (AND INCLUDING) TO BE SUPERSLEVE VITRIFIED CLAY PIPES OR SIMILAR.
- 300 DIA AND ABOVE TO BE CONCRETE BY STANTON BONNA OR SIMILAR.

ALL COVERS AND RODDING ACCESS POINTS TO BE SEALED AND SCREWED TIGHT.

ALL INTERNAL MANHOLE COVERS TO BE DOUBLE SEALED, LOCKABLE AND RECESSED TO ACCEPT FLOOR FINISHES WHERE APPLICABLE.

SETTING OUT OF ALL INTERNAL GULLY / PLUMBING CONNECTIONS TO BE CO-ORDINATED BETWEEN THE SERVICE ENGINEERS AND THE ARCHITECT.

ALL INTERNAL GULLIES, PLUMBING CONNECTIONS, SOIL STACKS, SVPS AND ALL OTHER CONNECTIONS OF FOUL AND SURFACE WATER DRAINS TO BELOW GROUND TO BE FITTED WITH ACCESSIBLE RODDING POINTS ABOVE SLAB LEVEL.

ALL CONNECTIONS TO BE MADE IN ACCORDANCE WITH STANDARD DETAIL DRAWINGS.

ALL PIPEWORK TO BE INSTALLED WITH SOFFITS LEVEL (E.G. AT CHANGES IN PIPE SIZE) U.N.O.

ON COMPLETION OF DRAINAGE WORKS, THE NEW DRAINAGE SYSTEM IS TO BE THOROUGHLY CLEANED AND A CCTV SURVEY CARRIED OUT TO CONFIRM NO CONNECTION DEBRIS OR BLOCKAGES REMAIN.

CONNECTIONS TO CARRIER DRAINS ARE TO BE 'Y' JUNCTIONS.

ALL PRIVATE DRAINAGE IS TO COMPLY WITH BS EN 752 AND BUILDING REGS. PART H.

MANHOLE COVERS IN VEHICULAR AREAS TO BE EN124 CLASS D400, IN NON-VEHICULAR AREAS TO BE EN124 CLASS C250.

SURFACE WATER DRAINAGE STRATEGY

THE PROPOSED DEVELOPMENT IS TO BE DRAINED VIA SEPARATE FOUL AND SURFACE WATER DRAINAGE SYSTEMS.

THE SURFACE WATER DRAINAGE PROPOSALS HAVE BEEN DESIGNED IN ACCORDANCE WITH BS EN 752-4 AND THE BUILDING REGULATIONS APPROVED DOCUMENT H (2010), WHICH INDICATES THE FOLLOWING HIERARCHY FOR THE DISPOSAL OF SURFACE WATER DRAINAGE FROM DEVELOPMENT SITES:

- DISCHARGE VIA INFILTRATION.
- DISCHARGE TO WATERCOURSE.
- DISCHARGE TO SEWER.

THESE OPTIONS ARE DISCUSSED IN FURTHER DETAIL BELOW.

SURFACE WATER DISCHARGE VIA INFILTRATION
THE NEAR SURFACE GROUND CONDITIONS AT THE SITE ARE NOT SUITED TO THE USE OF SOAKAWAYS OR OTHER INFILTRATION TECHNIQUES.

SURFACE WATER DISCHARGE VIA WATERCOURSE
THERE ARE NO FLOWING WATERCOURSES WITHIN OR ADJACENT TO THE SITE HENCE IT IS NOT FEASIBLE TO DISCHARGE THE RUNOFF TO A WATERCOURSE.

SURFACE WATER DISCHARGE VIA THE PUBLIC SEWERAGE SYSTEM
GIVEN THE ABOVE, IT IS PROPOSED TO DISCHARGE THE SURFACE WATER RUNOFF FROM THE DEVELOPMENT THE EXISTING PUBLIC SEWERAGE SYSTEM AS THE SITE DOES UNDER THE EXISTING SCENARIO.

SURFACE WATER DRAINAGE DESIGN CRITERIA
IN LINE WITH MODERN DESIGN STANDARDS FOR SURFACE WATER DRAINAGE SYSTEMS, THE PROPOSALS HAVE BEEN FORMULATED TO ENSURE THERE WILL BE:-

- NO SURCHARGING OF SEWERS FOR THE CRITICAL 1 IN 1 YEAR STORM EVENT.
- NO SURFACE FLOODING FOR THE CRITICAL 1 IN 30 YEAR EVENT.
- NO SURFACE FLOODING THAT MAY AFFECT BUILDINGS ON OR OFF SITE FOR THE CRITICAL 1 IN 100 YEAR EVENT INCLUDING A 45% CLIMATE CHANGE ALLOWANCE.

TENDER

T03	RE-DESIGNED / RE-DRAWN TO SUIT UPDATED PROPOSED SITE LAYOUT.	23.02.24	KPT	RJ
T02	VARIOUS MINOR AMENDMENTS AS SHOWN.	13.11.23	KPT	RJ
T01	AMENDED TO SUIT CURRENT DEVELOPMENT LAYOUT, STAGE 4A ISSUE.	02.10.23	KPT	RJ

Rev.	Amendment	Date	By	Chkd

Project
TALBOT MILL MANCHESTER

CLIENT
CAPITAL & CENTRIC

Title
PROPOSED DRAINAGE LAYOUT

WML Job No.	Drawn	Checked	Date	Scale
10531	RH	RJ	DECEMBER 2022	1:100 AT A0

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10531 - WML	ZZ	XX	DR	C		9001	T03