SCALE IN METRES
0 5 10 20 50

BENCH MARK INFORMATION

All levels relate to O.S.(Newlyn) Datum, Established using network RTK. Survey plotted on a plane local grid, orientated to National Grid.

N

BLACK BROOK CULVERT TO BE DIVERTED, PLEASE REFER TO LATEST REVISION OF THE FOLLOWING PLANS FOR DETAILS :-
SW CULVERT DIVERSION WORKS – DRGS: 22122/104/1
SW CULVERT DIVERSION LONG SECTIONS – DRGS: 22122/104/2
SW CULVERT DIVERSION SCHEMATICS – DRGS: 22122/104/3, 22122/104/4, 22122/104/5, 22122/104/8, 22122/104/9 AND 22122/104/10.
CORN BROOK CULVERT IS TO REMAIN.

CONSENT REQUIRED FROM LLFA IN RESPECT OF PROPOSED CULVERTED WATERCOURSE DIVERSION

CONSENT REQUIRED FROM ENVIRONMENT AGENCY IN RESPECT OF PROPOSED NEW MANHOLE & ANY WORKS WITHIN 8m OF CULVERTED WATERCOURSE.

CONSENT REQUIRED FROM ENVIRONMENT AGENCY IN RESPECT OF PROPOSED NEW MANHOLE & ANY WORKS WITHIN 8m OF CULVERTED WATERCOURSE.

ROAD 1
ROAD 2
ROAD 3
ROAD 4
ROAD 5
ROAD 6

LAND OFFERED FOR DEDICATION AND ADOPTION 18m2

LAND OFFERED FOR DEDICATION AND ADOPTION 36m2

EXISTING PRIVATE SEWERS TO BE ABANDONED TO BE 100% SURVEYED TO ENSURE ANY LIVE CONNECTIONS ARE DETECTED FOR

DENOTES SEWERS TO BE ABANDONED

BLOCK 1 4 STOREY 36 APTS 237-272
BLOCK 2 4 STOREY 32 APTS 205-236
BLOCK 3 4 STOREY 32 APTS 173-204

Maple Industrial Estate

BLUCHER ST
ERCALL AVENUE
OSTRON AVENUE
ROSTRON A...

SECTION 38 PLAN KEY

- PROPOSED SECTION 38 ROADS
- PROPOSED SECTION 38 FOOTWAYS
- PROPOSED SECTION 278 WORKS
- LAND OFFERED FOR DEDICATION AND ADOPTION
- TITLE BOUNDARY
- G — ADOPTABLE ROAD GULLY & CONNECTION
- G — PRIVATE ROAD GULLY & CONNECTION
- STREET LIGHT LOCATIONS
- STREET NAME PLATE LOCATIONS
- TACTILE CROSSING LOCATIONS

GENERAL

1. All adoptable sewers and associated works are to comply fully with "Design and Construction Guidance" & Local Practices
2. All highway works to be to adoptable standards and to to comply fully with the Local Authority specification.
3. All private drainage works are to comply fully with part H of the Building Regulations
4. All existing invert levels to be checked by the Contractor at the start of works and any discrepancies notified to REFA.
   All levels are based on topographical survey information provided by others.
5. All materials to bear the relevant B.S.Kitemark and comply fully with the specifications.
   All concrete & concrete products must use Sulphate resistant cement (unless the site investigation report proves that sulphate attack from soils and groundwater will not occur)
6. All opening notices etc. as required under highways acts etc. are to be obtained prior to commencement of works.
   All works are to be inspected by L.A., NHBC or Relevant Water Authority as applicable.

C.D.M. REGULATIONS 2015

In line with the above regulations we are obliged to inform the Client of their responsibilities under section CDM 15/1, and residual risks that may be encountered in the construction of these works.
All design work has been carried out with Health and Safety aspects given full consideration.
Wherever possible risks have been eliminated from the design, however due to the very nature of this type of work it is not possible to remove all the risks from the design.
We would also respectfully remind the Client of his obligations to take all reasonable steps in ensuring that only competent Contractors who have a valid safety policy are employed.
They should also provide satisfactory responses at tender stage as to the manner in which they will deal with the elements of risk involved in this type of work and in particular those highlighted by REFA below:-

1. Support / treatment for ALL excavation work.
2. Guarding to edges of excavations to prevent people,materials and vehicles falling into excavation.
3. Guarding of excavations outside working hours to prevent unauthorised access.
4. Underminning to adjacent roads or structures.
5. Confined space operations.
6. Dealing with existing services.
7. Traffic management on existing highways.
8. Procedure to be followed in event of accident or emergency.
9. Method of working where contaminated ground is present on site.
10. Confirmation will be required that all operatives are adequately trained, copies of relevant training certificates to be supplied.

The above list is by no means exhaustive but it does highlight operations that present a risk to contractors and the general public.
For clarification on any item please contact REFA.

rev	Revision details	Date
J	TO PLANNING LAYOUT REV U	30.02.24
I	REVISED FOLLOWING S38 COMMENTS	15.11.23
H	REVISED FOLLOWING S38 COMMENTS	13.11.23
G	REVISED FOLLOWING CLIENTS COMMENTS	06.11.23
F	TO PLANNING LAYOUT REV O REVISED FOLLOWING MCC COMMENTS	31.10.23
E	REVISED FOLLOWING S38 COMMENTS	23.09.23
D	TO PLANNING LAYOUT REV M S38 COMMENTS ADDRESSED	13.07.23
C	FOOTPATH WORKS ADDED	21.04.23
B	UPDATED TO PLANNING LAYOUT REV L AND NEW DRAINAGE DESIGN	18.04.23
A	TO LATEST DESIGN	16.02.23

Drawing Stage		Drawing Status	
	Draft		Comments
●	Issued		Information
		●	Approval
		●	Tender
			Construction
			As Built

Client
KELLEN HOMES LIMITED

Job title
BENNETT STREET MANCHESTER

Drawing title
S38 & S278 LEGAL AGREEMENT PLAN

REFA
45 Bridgeman Terrace
Wigan, Lancs
WN1 1TT
Tel:-(01942) 826200
Fax:-(01942) 230816
CONSULTING ENGINEERS
CIVIL• STRUCTURAL
GEOTECHNICAL• ENVIRONMENTAL

Date	Scale	Drawn
30.01.23	1:500	RF

DRAWING No 22122/112/1 Rev J

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THIS DRAWING IS BASED ON PLANNING LAYOUT PROVIDED BY CLIENT
DRAWING NUMBER:- KH006/A-100
REVISION:- U
CLIENT TO ENSURE THE ABOVE LAYOUT IS CURRENT BEFORE USING THIS DRAWING FOR CONSTRUCTION PURPOSES

A0 SHEET