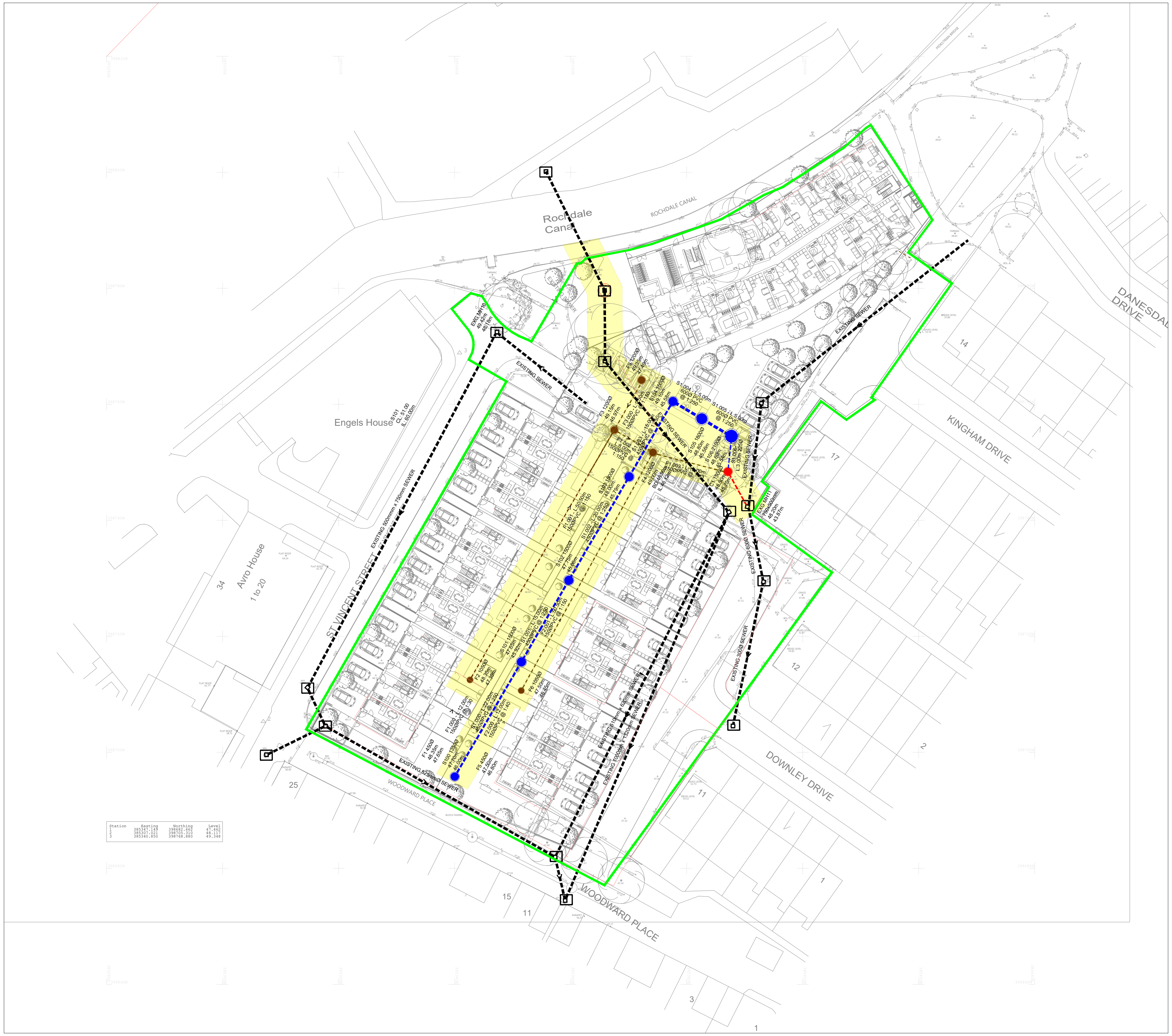
Rochdale Canal
ROCHDALE CANAL
Engels House
S101
CL: 51.00
IL: 60.00m
EXG MH10
49.42m
48.18m
EXISTING SEWER
EXISTING 500mmm x 750mm SEWER
ST VINCENT STREET
34
Avro House
1 to 20
25
EXISTING 525mmØ SEWER
WOODWARD PLACE
15
11
3
1
F1 450Ø
48.35m
47.65m
S100 1350Ø
47.70m
46.00m
F5 450Ø
47.50m
46.80m
F1.000 - L:12.00m
150ØPVC @ 1:30
S1.000 - L:22.00m
450ØPVC @ 1:250
F2.000 - L:12.00m
150ØPVC @ 1:40
F2 1050Ø
48.35m
47.30m
S101 1500Ø
47.65m
45.92m
F6 1050Ø
47.50m
46.45m
S1.001 - L:15.00m
450ØPVC @ 1:250
F2.001 - L:50.50m
150ØPVC @ 1:150
S102 1500Ø
47.75m
45.86m
F1.001 - L:50.50m
150ØPVC @ 1:150
S1.002 - L:20.00m
450ØPVC @ 1:250
S103 1500Ø
48.00m
45.79m
F1.002
L:8.00m
150ØPVC @
1:150
S1.003 - L:15.00m
450ØPVC @ 1:150
F4 1200Ø
49.00m
BD 46.90m
IL 46.12m
F1.003 - L:15.00m
150ØPVC @ 1:150
F3 1200Ø
49.15m
46.97m
F3.000 - L:5.50m
150ØPVC @ 1:150
F9 1200Ø
49.35m
47.40m
S104 1500Ø
49.10m
45.58m
S1.004 L:5.00m
600Ø PVC
@ 1:250
S1.005 L:5.00m
600Ø PVC
@ 1:250
S105 1800Ø
48.80m
45.56m
S106 2100Ø
48.60m
45.54m
S1.006
L:3.00m 225Ø
C1 1500Ø
48.50m
45.20m
EXISTING SEWER
EXG MH11
750x500mm
48.20m
43.87m
EXISTING 600Ø SEWER
EXISTING 300Ø SEWER
EXISTING 610mm x 620mm SEWER
EXISTING 1000mm x 1320mm SEWER
KINGHAM DRIVE
DANESDALE DRIVE
DOWNLEY DRIVE
14
17
12
11
2
1

Station	Easting	Northing	Level
1	385347.149	398682.662	47.462
2	385307.021	398705.310	48.117
3	385340.850	398768.880	49.348

KEY

🟩	Site Development Boundary
-·-·-·-	Existing Combined Sewer
-·-·-·-	New Foul Water Sewer
- - - -	New Surface Water Sewer
●	New Foul Water Manhole
○	New Surface Water Manhole
○	New Combined Water Manhole

N
Indicative

SITE LOCATION

DOWNLEY DRIVE,
ANCOATS,
MANCHESTER.
M4 7JY.
EASTINGS: 385350;
NORTHINGS: 398720.

NOTES

1. ALL DRAINAGE WORKS HAVE BEEN DESIGNED AND ARE TO BE CONSTRUCTED IN ACCORDANCE WITH BUILDING REGULATIONS DOCUMENT H & "SEWERS FOR ADOPTION 6TH EDITION" SUPPLEMENT GUIDELINES AND STANDARD DETAILS
2. ALL CLAY PIPE WORK SHALL BE EXTRA STRENGTH CLAYWARE TO B.S EN 295:1991 PART 1
3. ALL PRECAST CONCRETE PIPEWORK SHALL BE TO THE CLASS STATED ON THE DRAWINGS IN ACCORDANCE WITH B.S EN 1916:2002. ALL MANHOLES AND CHAMBERS SHALL BE TO BS EN 1917:2002
4. THE CONTRACTOR MAY ELECT TO USE REINFORCED PVC PIPES AS COVERED BY B.S 4660:2000 & B.S EN 1401-1. STRUCTURED WALL UPVC PIPES TO COMPLY WITH WIS 4-35-01. (BY PRIOR AGREEMENT WITH ADOPTING AUTHORITY) MAX. PIPE LENGTH TO BE 3.0M
5. ALL LEVELS RELATE TO TOPOGRAPHICAL SURVEY DATUM.
6. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS
7. PLOT DRAINAGE CONNECTIONS TO SEWERS MUST BE 150MM DIAMETER AND UNLESS OTHERWISE STATED LAID TO THE INVERT SHOWN.
8. ALL INSPECTION CHAMBERS TO BE 450mm DIAMETER POLYPROPYLENE WITH A MAXIMUM DEPTH OF 1200mm FOR THE STANDARD UNIT & A MAXIMUM DEPTH OF 3000mm WHEN A 350mm REDUCING RING IS USED.
9. ALL PLOT DRAINAGE RUNS TO BE 100mm DIAMETER AT A NOMINAL FALL OF 1:80 UNLESS NOTED OTHERWISE.
10. RODDING EYES AT START OF EACH DRAINAGE RUN.
11. ALLOW FOR 5.0M OF 'ACO' DRAINAGE CHANNEL PER PROPERTY AT HIGHWAY BOUNDARY.
12. SURFACE WATER FROM PLOT PARKING AREAS MUST NOT DISCHARGE ONTO THE HIGHWAY.
13. PLOT DRAINAGE RUNS TO BE KEPT WITHIN THE CURTILAGE OF THE PLOT THEY SERVE WHEREVER POSSIBLE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ANY EXISTING INVERT LEVELS INDICATED ON DRAWINGS ARE CORRECT BEFORE THE WORKS ARE COMMENCED.
15. ALL CONNECTIONS TO ADOPTABLE SEWERS SHALL BE MANUFACTURED JUNCTION PIPES. SADDLE CONNECTIONS WILL NOT BE PERMITTED, UNLESS SPECIFIED.
16. ALL SEWERS FOR ADOPTION WITH GREATER THAN 1.20M COVER IN ROADS OR 0.9M COVER IN FIELDS SHALL HAVE CLASS S GRANULAR BED AND SURROUND.
17. ANY SEWER WITH LESS THAN 1.2M COVER IN ROADS OR 0.9M COVER IN FIELDS SHALL HAVE A MINIMUM OF 150MM ST4 CONCRETE SURROUND. FLEXIBILITY SHALL BE MAINTAINED BY THE PROVISION OF FLEXCELL OR SIMILAR APPROVED JOINT FILLER BREAKS IN THE CONCRETE SURROUND AT EACH PIPE JOINT.
18. IT IS THE RESPONSIBILITY FOR THE CONTRACTOR TO CHECK ALL ONSITE EXISTING GROUND LEVELS PRIOR TO COMMENCING AND IF THERE ARE ANY DISCREPANCIES THE CONTRACTOR MUST REPORT TO THE ENGINEER IMMEDIATELY
19. CONTRACTOR TO CONFIRM THE COVER LEVEL, INVERT LEVEL & MANHOLE SIZE FOR THE EXISTING MANHOLE PRIOR TO CONTRACT START DATE.
20. ALL DRAINAGE SHOWN IN THIS DRAWING IS BASED ON ESTIMATES AND IS ALL SUBJECT TO A FURTHER DETAILED DESIGN STAGE AND IS SUBJECT TO CHANGE.
21. A NUMBER OF ASSUMPTIONS HAVE BEEN MADE IN REGARDS TO THE DISCHARGE METHOD OF SURFACE WATER:
    - WML GROUND REPORT SUGGESTS INFILTRATION MAY BE POSSIBLE DUE TO LOW GROUND CONTAMINATION.
    - UNITED UTILITIES AND LOCAL AUTHORITY SUGGEST INFILTRATION SHOULD BE THE FIRST METHOD OF DISCHARGE CONSIDERED, AND THIS STANCE WILL ONLY CHANGE SUBJECT TO PERCOLATION AND CONTAMINATION RESULTS SUGGESTING OTHERWISE.
    - THE SIZE OF SOAKAWAY PIT HAS BEEN SIZED VIA SOFTWARE USING ESTIMATED AND STANDARD FIGURES, A FURTHER DESIGN WILL BE CARRIED OUT FOLLOWING TESTING WITH SITE SPECIFIC VALUES ALONG WITH THE DETAILED DESIGN.

REV.	DATE	DESCRIPTION
B	31/01/24	APARTMENT BLOCK UPDATED.
A	04/07/22	SITE BOUNDARY ADDED IN GREEN AS PER S104 DRAWING REQUIREMENTS.
-	16/05/22	INITIAL ISSUE FOR REVIEW AND DISCUSSION

CLIENT

GREAT PLACES
BUTTRESS ARCHITECTS

Carley
Daines and
Partners Limited
Consulting Civil and Structural Engineers

11 Bridgewater Road Walkden
Worsley Manchester M28 3JE
Tel 0161 799 2720 Fax 0161 790 3474
E-mail mail@carleydaines.co.uk

TITLE

DOWNLEY DRIVE
ANCOATS, MANCHESTER

SECTION 104 DRAWINGS
A3 LAND REGISTRY PLAN

Drawn	A. MULLIGAN	Checked	D. MIDDLETON
Date	16/05/2022	Date	16/05/2022

Scale 1:1:250 @ A3

Drawing No. 20-B-12490-203 B