



LAYER SURVEYS LTD

SEE THE COMPLETE PICTURE



Job Number
LS6501

Surveyed by (Operator)
JB

Base Unit
7NRH12GRLB

Date
25/02/2026

Client Details:

2nd Floor Tribeca House
21 27 Dale Street
Manchester
M1 1EY

Client Contact Name: James Albert
Client Contact Tel: 0161 552 1953

Site Details:

Manchester Business Park,
Aviator Way,
Manchester,
M22 5TG

Site Contact Name: James Albert
Site Contact Tel: 0161 552 1953

Contractor Details:

Layer Surveys Ltd
Office 1-2, The Gatehouse
Lancashire Business Park
Leyland
PR26 6TY

Office Contact Number: 01772 611634

Purpose of Survey:



Job Number LS6501	Surveyed by (Operator) JB	Base Unit 7NRH12GRLB	Date 25/02/2026
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Job Number LS6501	Surveyed by (Operator) JB	Base Unit 7NRH12GRLB	Date 25/02/2026
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Job Information

Total Distance Surveyed: **52.9 meters**
Engineer: **JB**
Number of Surveys: **4**
Number of Surveys grade 4 or above: **0**

Section 1 Overview (25/02/2026)

Manholes: **MH5702 to HS CHAMBER**
Pipe Length: **6.66 metres**
Structural Grade: **0**
Service Grade: **4**
Material: **Vitrified clay**
Pipe Size: **300mm**
Use: **Surface water**

Section 2 Overview (25/02/2026)

Manholes: **MH5702 to HS CHAMBER**
Pipe Length: **22.67 metres**
Structural Grade: **0**
Service Grade: **0**
Material: **Vitrified clay**
Pipe Size: **300mm**
Use: **Surface water**

Section 3 Overview (25/02/2026)

Manholes: **MH01 to US.A**
Pipe Length: **0.26 metres**
Structural Grade: **0**
Service Grade: **4**
Material: **Vitrified clay**
Pipe Size: **225mm**
Use: **Surface water**

Section 4 Overview (25/02/2026)

Manholes: **MH01 to DS.X**
Pipe Length: **23.31 metres**
Structural Grade: **0**
Service Grade: **5**
Material: **Vitrified clay**
Pipe Size: **225mm**
Use: **Surface water**



Surveyed by (Operator) JB	Job Number LS6501	Pipe Length Reference(PLR) HS CHAMBERX	Date 25/02/2026	Pre Cleaned Not Cleaned
Weather 1 - Dry	Customer Present	Service Grade/Structural Grade 4/0	Base Unit 7NRHI2GRLB	Section Number 1
Road Manchester Business Park, Place Aviator Way, Location Manchester,		Division District Location Details		
Purpose Duty Surface water Catchment	Shape/Size 300mm Material Vitrified clay Category		Start Node MH5702 End Node HS CHAMBER Total length 6.66 metres	
Scale 1:0.35 Direction Upstream				

Start Node Ref:MH5702 I/L : metres					Photo	Type/Grade
Position	Code	Description				
	0.00	MH	Start node type, manhole, reference MH5702			14284980 Comment / 0
	0.00	WL	Water level 5% height/diameter			14284981 Comment / 0
	1.49	DEC	Settled deposits hard or compacted 10% cross-sectional area loss			14284983 Service / 3
	2.74	JN	Junction at 11 o'clock, diameter 100mm - Remark: ENCRUSTATION AROUND JUNCTION			14284985 Comment / 0
	6.36	DEC	Settled deposits hard or compacted 30% cross-sectional area loss			14284986 Service / 4
	6.66	SA	Survey abandoned - Remark: UNABLE TO PASS DEBRIS CLEANSE REQUIRED			14284988 Comment / 0
End Node Ref:HS CHAMBER I/L : metres						



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Date
25/02/2026



Start node type, manhole, reference MH5702



Water level 5% height/diameter



Settled deposits hard or compacted 10% cross-sectional area loss



Junction at 11 o'clock, diameter 100mm - Remark: ENCRUSTATION AROUND JUNCTION



Settled deposits hard or compacted 30% cross-sectional area loss



Survey abandoned - Remark: UNABLE TO PASS DEBRIS CLEANSE REQUIRED



Surveyed by (Operator) JB	Job Number LS6501	Pipe Length Reference(PLR) HS CHAMBERX	Date 25/02/2026	Pre Cleaned Not Cleaned
Weather 1 - Dry	Customer Present	Service Grade/Structural Grade 0/0	Base Unit 7NRHI2GRLB	Section Number 2
Road Manchester Business Park, Place Aviator Way, Location Manchester,		Division District Location Details		
Purpose Duty Surface water Catchment	Shape/Size 300mm Material Vitrified clay Category		Start Node MH5702 End Node HS CHAMBER Total length 22.67 metres	
Scale 1:1.19 Direction Upstream				

Start Node Ref:MH5702 | I/L : metres

Position	Code	Description	Photo	Type/Grade
0.00	MH	Start node type, manhole, reference MH5702	14284991	Comment / 0
0.00	WL	Water level 5% height/diameter	14284993	Comment / 0
22.67	MHF	Finish node type, manhole, reference HS CHAMBER	14284996	Comment / 0

End Node Ref:HS CHAMBER | I/L : metres



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Start node type, manhole, reference MH5702



Water level 5% height/diameter



Finish node type, manhole, reference HS CHAMBER



Surveyed by (Operator) JB	Job Number LS6501	Pipe Length Reference(PLR) US.A X	Date 25/02/2026	Pre Cleaned Not Cleaned
Weather 1 - Dry	Customer Present	Service Grade/Structural Grade 4/0	Base Unit 7NRHI2GRLB	Section Number 3

Road Manchester Business Park, Place Aviator Way, Location Manchester,	Division District Location Details
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Purpose Duty Surface water Catchment	Shape/Size 225mm Material Vitrified clay Category	Start Node MH01 End Node US.A Total length 0.26 metres
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Scale 1:0.01 Direction Upstream
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Start Node Ref:MH01 | I/L : metres

Position	Code	Description	Photo	Type/Grade
0.00	MH	Start node type, manhole, reference MH01	14286785	Comment / 0
0.00	WL	Water level 5% height/diameter	14286787	Comment / 0
0.12	DES	Settled deposits fine 70% cross-sectional area loss	14286797	Service / 4
0.26	SA	Survey abandoned - Remark: UNABLE TO PASS POSSIBLE ABANDONED	14286807	Comment / 0

End Node Ref:US.A | I/L : metres



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Base Unit
7NRH12GRLB

Date
25/02/2026



Start node type, manhole, reference MH01



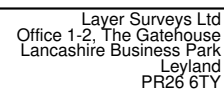
Water level 5% height/diameter



Settled deposits fine 70% cross-sectional area loss



Survey abandoned - Remark: UNABLE TO PASS POSSIBLE
ABANDONED

End Node Ref:DS.X | I/L : metres



Job Number
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Surveyed by (Operator)
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Base Unit
7NRH12GRLB

Date
25/02/2026



Start node type, manhole, reference MH01



Water level 5% height/diameter

From: MH01 / To: DS.X
Size: 225mm



Settled deposits fine 90% cross-sectional area loss

From: MH01 / To: DS.X
Size: 225mm



Settled deposits fine 85% cross-sectional area loss

From: MH01 / To: DS.X
Size: 225mm



Survey abandoned - Remark: UNABLE TO SSE/PASS



Job Number LS6501				Surveyed by (Operator) JB			Base Unit 7NRH2GRLB			Date 25/02/2026			
No.	PLR	Dir.	Use	Shape/Size	Date	Mat.	Total Length	Inspection Length	Cat.	Peak Score	Grade	Mean Score	Total Score
1	HS CHAMBERX	U	S	300	25/02/2026	Vitrified clay	6.66 metres	6.66		0	1	0	0
2	HS CHAMBERX	U	S	300	25/02/2026	Vitrified clay	22.67 metres	22.67		0	1	0	0
3	US.A X	U	S	225	25/02/2026	Vitrified clay	0.26 metres	0.26		0	1	0	0
4	MH01 X	D	S	225	25/02/2026	Vitrified clay	23.31 metres	23.31		0	1	0	0



Job Number LS6501				Surveyed by (Operator) JB			Base Unit 7NRH2GRLB			Date 25/02/2026			
No.	PLR	Dir.	Use	Shape/Size	Date	Mat.	Total Length	Inspection Length	Cat.	Peak Score	Grade	Mean Score	Total Score
1	HS CHAMBERX	U	S	300	25/02/2026	Vitrified clay	6.66 metres	6.66		5	4	1.05	7
2	HS CHAMBERX	U	S	300	25/02/2026	Vitrified clay	22.67 metres	22.67		0	1	0	0
3	US.A X	U	S	225	25/02/2026	Vitrified clay	0.26 metres	0.26		8	4	30.77	8
4	MH01 X	D	S	225	25/02/2026	Vitrified clay	23.31 metres	23.31		10	5	0.86	20



Job Number LS6501	Surveyed by (Operator) JB	Base Unit 7NRH12GRLB	Date 25/02/2026
1: Occurences without damage. For example, laterals, joints,etc. NO DEFECTS WERE DETECTED.			
2: Constructional deficiencies or occurences with insignificant influence to tightness, hydraulic or static pressure or pipe: Eg. wide joints, badly torched intakes, minor deformation of plastic pipes, minor erosions etc. REHABILITATION CAN BE SCHEDULED LONG-TERM.			
3: Constructional deficiencies diminishing static, hydraulic and tightness: Eg. untorched intakes, cracks, minor drainage obstructions such as calcite build ups, protruding laterals, minor damages to pipe wall, individual root penetrations, corroded pipe walls etc. REHABILITATION IS NECESSARY MEDIUM-TERM WITHIN 3 TO 5 YEARS.			
4: Constructional damages with insufficient static safety, hydraulic or tightness: Eg. axial/radial pipe bursts, pipe deformations, visually noticeable infiltration/exfiltration, cavities, in pipe-wall, severe protruding, laterals severe root penetrations, severe corrosion of pipe wall etc. REHABILITATION PROCEDURE IS URGENT AND HAS TO BE COMPLETED WITHIN 1 TO 2 YEARS. NECESSITY FOR EMERGENCY OPERATIONS HAS TO BE EXAMINED.			
5: Pipe is already or will shortly be impermeable: Eg. collapsed pipe, deeply rooted pipe or other drainage obstructions. Pipe loses water or danger of backwater in basements etc. REHABILITATION IS URGENT AND SHORT-TERM. IN ORDER TO PREVENT FURTHER DAMAGE, NECESSARY TEMPORARY SPOT REPAIR HAS TO BE CONDUCTED ON EMERGENCY LEVEL.			

OFFICES NATIONWIDE



North West Office

Office 1-2, The Gatehouse, Lancashire Business Park,
Leyland, PR26 6TY



Midlands Office

Unit 2, 262 Walsall Road, Cannock, WS11 0JL



Southern Office

Grove Park Business Estate Waltham Rd,
White Waltham, Maidenhead SL6 3LW



Phone and Email

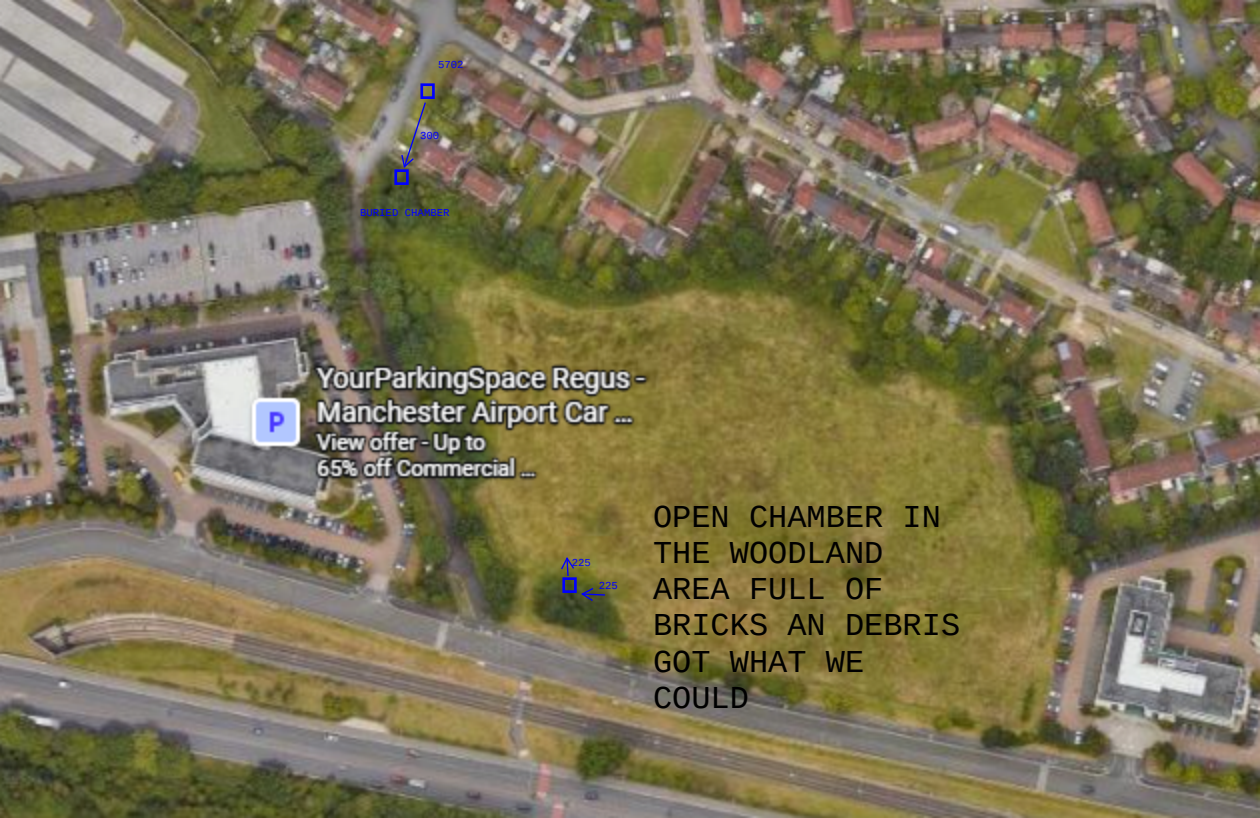
01772 611634
info@layersurveys.co.uk



Website

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325

OPEN CHAMBER IN
THE WOODLAND
AREA FULL OF
BRICKS AND DEBRIS
GOT WHAT WE
COULD



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Head Office: Offices 1-2, The Gatehouse,
Lancashire Business Park, Leyland, PR26 6TY

T: 01772 611634

Email: info@layersurveys.co.uk

Layer Surveys Ltd Manhole Survey Card

Card No	2	Map No	
Catchment		MH No	MH01
Location	MANCHESTER BUSINESS PARK		
Town	MANCHESTER		

★ PR	Status		Syphon	★ S	Function	★ MH	MH Type	25/02/2026	Date of Survey
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COVER DETAILS

☐ Square
 ☒ Rectangle
 ☐ Triangle
 ☐ Dbl Triangle
 ☐ Circular
 ☐ Oval
 ☐ Other
 ☐ Multiple
 ☐ Hinged
 ☐ Lockable

Cover Level m
 H / M / L Cover Duty ☒ M
 Initials LHB

PIPE DETAILS

Incoming Pipes

Clockwise from pipe X	Pipe	Depth from Invert (m)	Upstream / Downstream MH Ref	Shape	Size (mm)		Pipe Mat	Lining Mat	Back Drop Dia (mm)	Back Drop Depth (m)
	A	0.50	SOURCE	C	225	X	VC			
	B	0.52	SOURCE	C	225	X	VC			
	C					X				
	D					X				
	E					X				
	F					X				

Outgoing Pipes

X	0.52	SOURCE	C	225	X	VC				
Y					X					

Cover Opening at narrowest	mm	Chamber Dimension	570W 1280L	mm	Evidence of Surcharge	
Shaft at narrowest	mm	Shaft Depth (from CL)	mm		OX / H2S / METH Toxic atmosphere	

MANHOLE CONSTRUCTION DETAILS

☐ Pre Cast Concrete
 ☐ In Situ Concrete
 ☒ Brick
 ☐ GRP
 ☐ Arch
 ☐ Corbel
 ☐ Taper
 ☐ Side Entry

☐ Reducing Slab
 ☐ Segments
 ☐ No. of Landings
 ☐ No. of Step Irons
 ☐ No. of Ladders

☐ No. of Regulating Brick Courses

CONDITION INFORMATION (specific in remark)

	Cover	Shaft	Irons / Ladders	Chamber	Benching	Channel
OK	☐	☐	☐	☐	☐	☐
Needs attention	☐	☐	☐	☐	☐	☐
Urgent attention	☐	☐	☐	☒	☐	☐

Depth of Flow mm
 Depth of Silt mm
 Height of Surcharge from CL mm

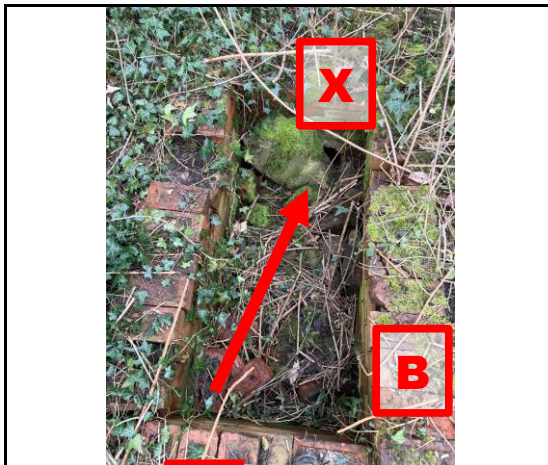
REMARKS

★ See Overleaf for Key

LOCATION PHOTO



DIAGRAM OF MANHOLE



STATUS	PU : Public 24 : Section 24	PR : Private HD : Highway Drain	WC : Culvert Watercourse	} Applies to main outlet
FUNCTION	F : Foul	C : Combined	S : Surface Water	} Applies to main outlet
MANHOLE TYPE	IF : Infall LH : Lamphole GU : Gully IC : Inspection Chamber	MH : Manhole RE : Rodding Eye OF : Outfall	CP : Catchpit SO : Storm Overflow SA : Soakaway	CSO : Consented Sewer Overflow DS : Dual system Manhole PS : Pumping Station
COVER DUTY	L : Light Duty	M : Medium Duty	H : Heavy Duty	
SHAPE	C : Circular S : Square B : Barrel X : Other (state in words)	E : Egg T : Trapezoidal H : Horseshoe (Inverted U)	R : Rectangular A : Arched U : U-shaped with flat top	
PIPE (OR LINING) MATERIAL	AK : Alkathene CI : Cast Iron CSB : Concrete Segments (Bolted) DI : Ductile Iron PSC : Plastic/Steel Composite RPM : Reinforced Plastic Matrix PP : Polypropylene MAF : Masonry, Random Courses	AC : Asbestos Cement SI : Spun (Grey) Iron CSU : Concrete Segments (Unbolted) GRC : Glass Reinforced Concrete PVC : Polyvinyl Chloride ST : Steel PF : Pitch Fibre XXX : Other (State in remarks)	BR : Brick CO : Concrete CC : Concrete Box Culvert GRP : Glass Reinforced Plastic PE : Polyethylene VC : Vitrified Clay MAC : Masonry, Coursed	
LINING	BL : Bitumen CL : Cement	RL : Resin PI : Plastic	IS : Insituform	



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Lancashire Business Park, Leyland, PR26 6TY

T: 01772 611634

Email: info@layersurveys.co.uk

Layer Surveys Ltd Manhole Survey Card

Card No	1	Map No	
Catchment		MH No	MH5707
Location	MANCHESTER BUSINESS PARK		
Town	MANCHESTER		

★ PR	Status		Syphon	★ S	Function	★ MH	MH Type	25/02/2026	Date of Survey
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COVER DETAILS

☒ Square
 ☐ Rectangle
 ☐ Triangle
 ☐ Dbl Triangle
 ☐ Circular
 ☐ Oval
 ☐ Other
 ☐ Multiple
 ☐ Hinged
 ☐ Lockable

Cover Level		m	H / M / L Cover Duty	★ M	Initials	LHB
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PIPE DETAILS

Incoming Pipes

Clockwise from pipe X	Pipe	Depth from Invert (m)	Upstream / Downstream MH Ref	Shape	Size (mm)			Pipe Mat	Lining Mat	Back Drop Dia (mm)	Back Drop Depth (m)
	A	1.57	US.A	C	300	X		VC			
	B					X					
	C					X					
	D					X					
	E					X					
	F					X					

Outgoing Pipes

X	1.58	MH5706	C	300	X		VC			
Y					X					

Cover Opening at narrowest	500.00	mm	Chamber Dimension	900	mm	Evidence of Surcharge	
Shaft at narrowest	490.00	mm	Shaft Depth (from CL)	640	mm	OX / H2S / METH Toxic atmosphere	

MANHOLE CONSTRUCTION DETAILS

☒ Pre Cast Concrete
 ☐ In Situ Concrete
 ☒ Brick
 ☐ GRP
 ☐ Arch
 ☐ Corbel
 ☐ Taper
 ☐ Side Entry

☐ Reducing Slab
 ☐ Segments
 ☐ No. of Landings
 ☐ 2 No. of Step Irons
 ☐ No. of Ladders

☐ 3 No. of Regulating Brick Courses

CONDITION INFORMATION (specific in remark)

	Cover	Shaft	Irons / Ladders	Chamber	Benching	Channel	
OK	☒	☒	☒	☒	☒	☒	
Needs attention	☐	☐	☐	☐	☐	☐	
Urgent attention	☐	☐	☐	☐	☐	☐	
Depth of Flow		mm	Depth of Silt		mm	Height of Surcharge from CL	

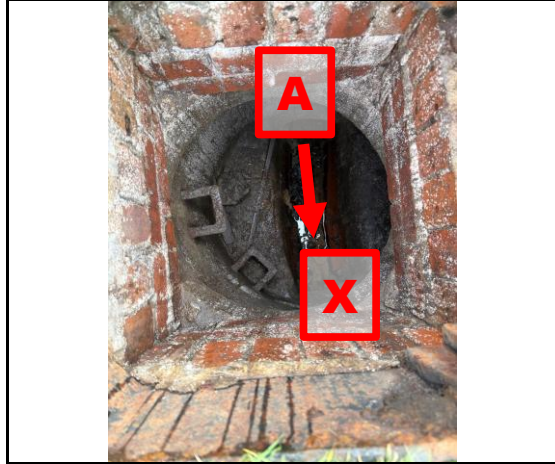
REMARKS

★ See Overleaf for Key

LOCATION PHOTO



DIAGRAM OF MANHOLE



STATUS	PU : Public	PR : Private	WC : Culverted Watercourse	} Applies to main outlet
	24 : Section 24	HD : Highway Drain		
FUNCTION	F : Foul	C : Combined	S : Surface Water	} Applies to main outlet
MANHOLE TYPE	IF : Infall	MH : Manhole	CP : Catchpit	CSO : Consented Sewer Overflow
	LH : Lamphole	RE : Rodding Eye	SO : Storm Overflow	DS : Dual system Manhole
	GU : Gully	OF : Outfall	SA : Soakaway	PS : Pumping Station
	IC : Inspection Chamber			
COVER DUTY	L : Light Duty	M : Medium Duty	H : Heavy Duty	
SHAPE	C : Circular	E : Egg	R : Rectangular	
	S : Square	T : Trapezoidal	A : Arched	
	B : Barrel	H : Horseshoe (Inverted U)	U : U-shaped with flat top	
	X : Other (state in words)			
PIPE (OR LINING) MATERIAL	AK : Alkathene	AC : Asbestos Cement	BR : Brick	
	CI : Cast Iron	SI : Spun (Grey) Iron	CO : Concrete	
	CSB : Concrete Segments (Bolted)	CSU : Concrete Segments (Unbolted)	CC : Concrete Box Culvert	
	DI : Ductile Iron	GRC : Glass Reinforced Concrete	GRP : Glass Reinforced Plastic	
	PSC : Plastic/Steel Composite	PVC : Polyvinyl Chloride	PE : Polyethylene	
	RPM : Reinforced Plastic Matrix	ST : Steel	VC : Vitrified Clay	
	PP : Polypropylene	PF : Pitch Fibre	MAC : Masonry, Coursed	
	MAF : Masonry, Random Courses	XXX : Other (State in remarks)		
LINING	BL : Bitumen	RL : Resin	IS : Insituform	
	CL : Cement	PI : Plastic		