

NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERS, ARCHITECTS AND SPECIALIST DESIGN DRAWINGS AND DETAILS.
2. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE. ALL LEVELS ARE IN METRES ABOVE ORDNANCE DATUM UNLESS NOTED OTHERWISE.
3. ANY DISCREPANCIES NOTED ON SITE ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
4. LOCATION AND LEVELS OF EXISTING PUBLIC SEWERS BASED ON WATER AUTHORITY SEWER RECORDS. SEWERS TO BE FULLY SURVEYED, ALL LOCATIONS TO BE CONFIRMED.
5. THIS DRAWING IS FOR STRATEGY PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
6. DRAINAGE STRATEGY IS SUBJECT TO AGREEMENT WITH RELEVANT THIRD PARTIES, INCLUDING ENVIRONMENT AGENCY, LOCAL PLANNING AUTHORITY, LEAD LOCAL FLOOD AUTHORITY AND WATER AUTHORITY.
7. MCC SPECIFICATIONS AND GUIDANCE. ANY ISSUES IDENTIFIED ON SITE ARE TO BE ADDRESSED TO THE SATISFACTION OF MCC AS LHA THROUGH THE DEVELOPMENT MANAGEMENT TEAM.
8. ALL HIGHWAY SPECIFIED WITHIN THE S278 WORKS BOUNDARY IS PUBLIC HIGHWAY AND AS SUCH IS UNDER THE OWNERSHIP OF MANCHESTER CITY COUNCIL.

KEY:

- TACTILE PAVING
- PROPOSED GULLY AND BRANCH CONNECTING INTO AND REUSING EXISTING BRANCH
- PROPOSED LINE OF KERBS
- S278 WORKS BOUNDARY
- INTERNAL SITE BOUNDARY
- COMBINED WATER SEWER
- PROPOSED GULLY CONNECTION
- PUBLIC SEWER EASEMENT

Rev	Date	By	Description
P3	10.04.26	BW	DRAINAGE UPDATED TO MATCH AGREEMENT PLAN
P2	25.02.26	BW	ARRANGEMENT TWEAKED TO LATEST HIGHWAYS MODEL
P1	07.11.25	BW	FIRST ISSUE

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Client
Irwell Valley Homes

PROJECT
Jurby Avenue, Manchester

TITLE
S278 Drainage Plan

Status	Suitability Description	Structural Stage	Date
S1	Coordination	-	07.11.2025
Designed By	Drawn By	Scale @ A1	Project No.
NMc	BW	1:200	2108
Sheet No.			Revision
2108-SCE-00-00-DR-C-5190			P3

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