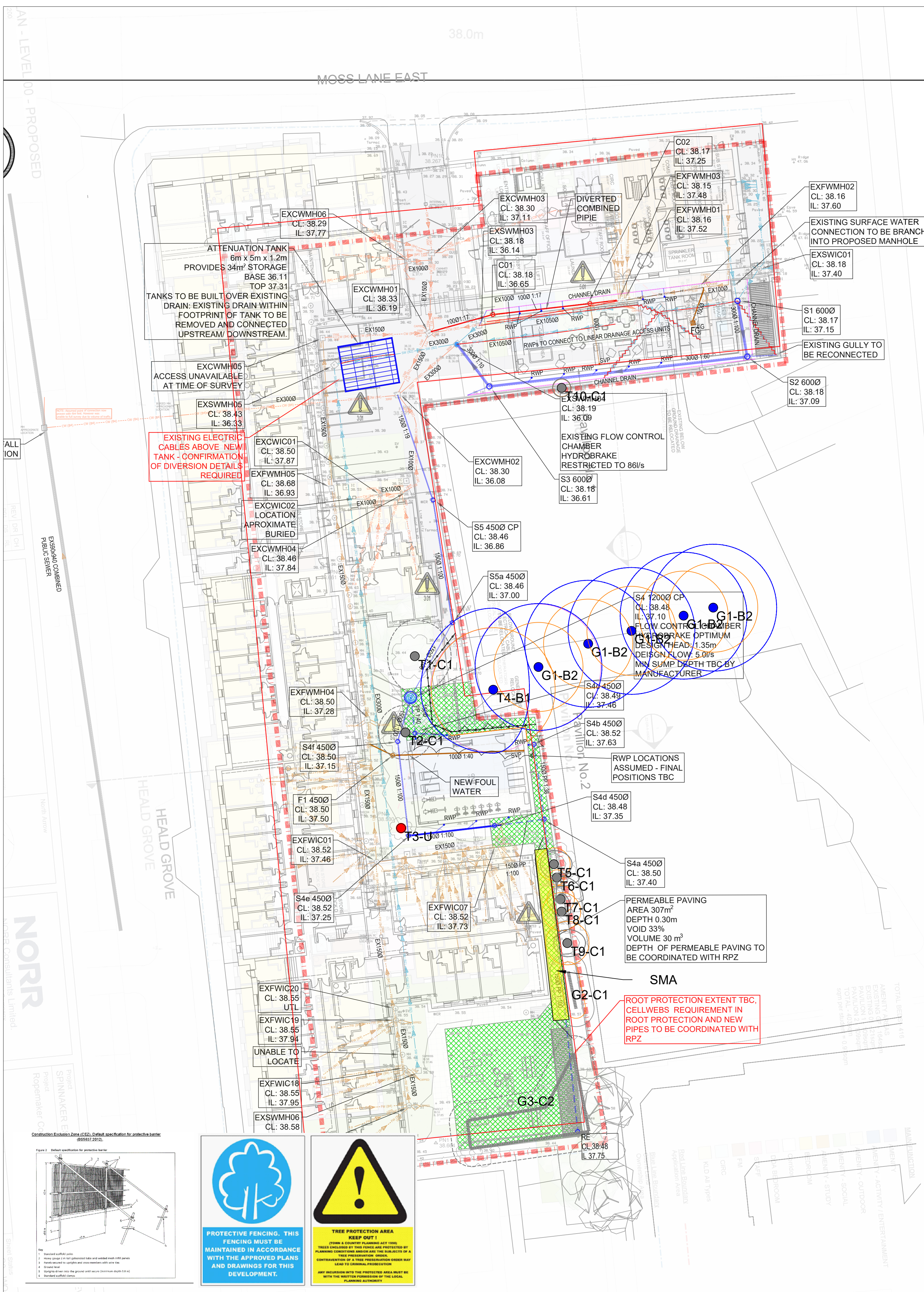




KEY

- SITE BOUNDARY
- EXISTING COMBINED WATER DRAINAGE
- EXISTING SURFACE WATER DRAINAGE
- EXISTING FOUL WATER DRAINAGE
- EXISTING COMBINED WATER PUBLIC SEWER
- EXISTING DRAINAGE TO BE ABANDONED
- PROPOSED SURFACE WATER DRAINAGE
- PROPOSED PERFORATED SURFACE WATER DRAINAGE
- PROPOSED FOUL WATER DRAINAGE
- PROPOSED COMBINED WATER DRAINAGE
- PROPOSED CHANNEL DRAIN- GATIC TREESAFE
- PROPOSED FLOW CONTROL CHAMBER
- PROPOSED PERMEABLE PAVING
- PROPOSED ATTENUATION TANK
- RWP RAINWATER PIPE
- FG FOUL WATER GULLY
- ROOT PROTECTION AREA

DESIGN PHILOSOPHY

SURFACE WATER DESIGN
THE DESIGN PROVIDES CAPACITY UP TO THE 100 YEAR 45% CLIMATE CHANGE EVENT.
LEVELS INDICATE THAT PUMPING WILL NOT BE REQUIRED.
INFILTRATION IS NOT CONSIDERED APPROPRIATE FOR THIS SCHEME.

SW FLOW RATE:
SYSTEM A- NEW PAVILION LOCATED WITHIN EXISTING CAR PARK, CONNECTED TO EXISTING FLOW CONTROL.
SYSTEM B- GYM + NEW EXTERNALS 5L/S (AGREED WITH UJ)
STORAGE REQUIREMENT: PERMEABLE PAVING SUB-BASE
OUTFALL: TO PRIVATE COMBINED DRAINAGE ON SITE
POLLUTION TREATMENT: PERMEABLE PAVING
SUSTAINABLE DRAINAGE: PERMEABLE PAVING

FOUL WATER DESIGN
FW PEAK FLOW RATE: TBC
OUTFALL: PRIVATE COMBINED DRAINAGE ON SITE
LEVELS INDICATE THAT PUMPING WILL NOT BE REQUIRED.

RESIDUAL HAZARD REGISTER (RELATES TO CIVIL/STRUCTURAL MATTERS ONLY) MUST BE READ IN CONJUNCTION WITH CURTINS RESIDUAL HAZARD REGISTER XXXXX-CUR-ZZ-XX-HA-X-00001. HAZARDS THAT SHOULD BE OBVIOUS TO A COMPETENT CONTRACTOR HAVE NOT BEEN INDICATED ON THIS DRAWING. SHOULD ANY ADDITIONAL HAZARDS BE IDENTIFIED, THE CONTRACTOR SHOULD NOTIFY ALL RELEVANT PROJECT TEAM MEMBERS.			
Hazard Ref.	Item (Feature, Element or Activity)	Potential Hazard Identified	Mitigation
2.00 Side Wide Issues			
2.01	Existing buildings	Damage to existing buildings or disruption to building occupants during construction	Liaison between contractor and neighbouring building owners and users, contractor to agree working hours and method statements, Contractor to erect appropriate barriers and hoardings to protect occupants against interaction with works, additional access routes to be considered to separate occupants and construction staff, the principal contractor must ensure that existing land/assets are not undermined during construction.
3.00 Existing Buried & Overhead Services			
3.01	Unknown buried services	Existing Live Services - particularly if services are to be retained through development.	Carry out additional surveys and investigations to locate and protect the services in co-ordination with Services Engineer/Statutory Undertakers.
5.00 Excavations and Foundations			
5.01	Presence of foundations to demolished structures	Unknown size and location presents risk during substructure works	Carry out trial pits to existing facades

TREE PROTECTION PLAN

Retention value key

- (RETENTION VALUE A)
- (RETENTION VALUE B)
- (RETENTION VALUE C)
- (RETENTION VALUE D)
- (RETENTION VALUE E)
- (RETENTION VALUE F)
- (RETENTION VALUE G)
- (RETENTION VALUE H)
- (RETENTION VALUE I)
- (RETENTION VALUE J)
- (RETENTION VALUE K)
- (RETENTION VALUE L)
- (RETENTION VALUE M)
- (RETENTION VALUE N)
- (RETENTION VALUE O)
- (RETENTION VALUE P)
- (RETENTION VALUE Q)
- (RETENTION VALUE R)
- (RETENTION VALUE S)
- (RETENTION VALUE T)
- (RETENTION VALUE U)
- (RETENTION VALUE V)
- (RETENTION VALUE W)
- (RETENTION VALUE X)
- (RETENTION VALUE Y)
- (RETENTION VALUE Z)

Root Protection Areas (RPA) & Construction Exclusion Zones (CEZ)

Root Protection Areas (RPA's) have been identified and are based on BS5837:2012. RPA's and Construction Exclusion Zones (CEZ) have been shown as detailed below. The CEZ shall act as the protective barrier for retained trees.

CEZ (Protective barrier)
RPA
Canopy extent

CEZ and re-positioning during build period
The CEZ's will require installation as shown on the TPP. The CEZ shall be repositioned only under ACOW

Special Measure Areas (SMA)
Special Measure Areas (SMA's) have been identified for construction in these areas and they have been shown as detailed below.

SMA: New permanent drainage to be installed under arboricultural supervision.

NOTES
This drawing shall not be reproduced in black and white.
This drawing is produced for Planning and Construction

Refer to Arboricultural Implications Assessment (AIA) for details of recommended construction in SMA's.

AMENITYTREE
ENVIRONMENTAL PLANNING CONSULTANTS

The Annexe, Willow Hill Cottage,
School Lane, Burwardsley, Chester.
CH3 9NX
Tel. 01829 770075

Client:
Spinnaker Estates, Ropemaker PROPCO Limited

Project:
Ropemaker Court, Moss Lane East, Manchester M14 4PL
13123

Detail:
TREE PROTECTION PLAN - Overview

Drawn By: PS Date: 13/05/2026 Scale: 1:250 - A1

Drg No: TR-01-Overview Sheet Revision: V1