



STOCKTONS, MANCHESTER

FLOOD RISK ASSESSMENT

Project No: 2301-06

August 2026

Rev: P03

STO-REN-XX-XX-RP-C-00001

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1.0 INTRODUCTION

1.1 Purpose of this Report

This Site-Specific Flood Risk Assessment (FRA) has been prepared for the Stocktons development in Manchester.

The assessment investigates the potential flood risk impacts of the proposed development in accordance with the National Standards for Sustainable Drainage Systems (SuDS), the National Planning Policy Framework (NPPF) and the supporting Planning Practice Guidance.

This FRA is considered proportionate to the degree of flood risk and to the scale, nature and location of the development. This FRA has been prepared in accordance with non-statutory technical standards for sustainable drainage and NPPF climate change allowances.

2.0 THE SITE

2.1 Site Location

The proposed development site is located off Great Ancoats Street, Store Street and Ducie Street, Manchester.

The site location is described below:

- Post Code M1 2WD
- OS X (Easting) 385122
- OS Y (Northing) 398250

The site location is illustrated in Figure 2.1 below.



Google Earth 2026

Figure 2.1: Site Location

2.2 Site Description

The development site is circa 0.397 hectares with access from Great Ancoats Street to the east Ducie Street to the north and Store Street to the south.

The site comprises hard standing to the east in the form of a surface car park, and a number of warehouse buildings to the west.

The existing buildings on the site share a party wall with a former industrial complex along the western boundary of the site.

The site slopes from northeast to southwest as shown by the topographical survey.

Refer to Appendix A for the existing topographical survey.

2.3 Existing Site Drainage

The United Utilities (UU) sewer asset map indicates an extensive network of public combined sewers within the highways that surround the site. These networks range in size from 300 diameter up to 3660. The records also indicate there to be a small run of 300 dia. combined sewer within the site boundary that connects into a larger sewer within Store Street.

A CCTV survey has been undertaken and confirms the site is currently drained via private drainage networks. The survey was inconclusive due to high levels of silt and therefore it is assumed the networks discharge to either the public sewer network or the Shooters Brook Culvert which passes through the site.

Refer to Appendix B for United Utilities Asset Map.

Refer to Appendix C for CCTV Survey information.

2.4 Geology & Hydrogeology

A Phase I Geo-Environmental Assessment Report was completed by Brownfield Solutions Ltd. in October 2024 (AH/C5311/13546).

There is likely to be a significant presence of made ground on-site based on historical use.

BGS mapping indicates the site to be underlain by superficial deposits of the Glacial Till comprising of clay, sand and gravel. The deeper solid geology is indicated to be part of the Chester Pebble Beds Formation which typically comprises sandstone.

The Chester Formation is a principal aquifer of high intergranular and/or fracture permeability, usually providing a high level of water storage which may support water supply/river base flow on a strategic scale. The Glacial Till is assigned as a Secondary (Undifferentiated) Aquifer, where it is not possible to attribute either category A or B to the aquifer.

The nearest active groundwater abstraction licence is 1451m to the west of the site. There are no active potable groundwater abstraction licences within 2000m of the site.

2.5 Hydrology

The Shooters Brook, a tributary to the River Medlock, is culverted and passes beneath the site. The culvert has been partially surveyed upstream onto the site from an access point within Store Street. The survey was abandoned beneath the existing car park due to high levels of silt.

In addition to Shooters Brook, the Ashton Canal is located circa 100m south of the site.

There are no active surface water abstraction licences within 2000m of the site.

There are no licenced discharge consent records within 2000m of the site.

The site is not indicated to be within 500m of a Source Protection Zone.

Refer to Appendix D for Culvert survey findings.

2.6 Proposed Development

The proposed development comprises the construction of a 44-storey residential tower with 3 basement levels and 24-storey residential block and commercial space, with 2 basement levels. In total, the scheme provides 723 apartments, c.4,000m² of coworking space, amenity areas for residents and an external public realm area.

Refer to Appendix E for development proposals.

3.0 SOURCES OF FLOODING

3.1 Flooding From Rivers and Seas (Fluvial Flooding)

Fluvial flooding occurs when high flows exceed the capacity of the river channel and spill out onto the floodplain, usually after a period of prolonged or heavy rainfall.

The EA Flood Map for Planning (Figure 3.1) has been reviewed. The site is situated within Flood Zone 1 and the land is assessed as having a less than 1 in 1,000 annual probabilities of river or sea flooding (<0.1%). Therefore, the risk of flooding from Rivers and Sea across the site is very low.



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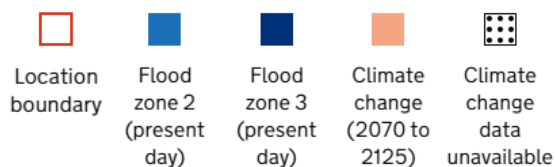


Figure 3.1: EA Flood Map for Planning – Flood Zone Map

3.2 Flooding from Land (Pluvial Flooding)

The EA Map showing risk of flooding from surface water is presented in Figures 3.2, 3.3 and 3.4. This type of flooding can be difficult to predict, much more so than river or sea flooding as it is hard to forecast exactly where or how much rain will fall in any storm.

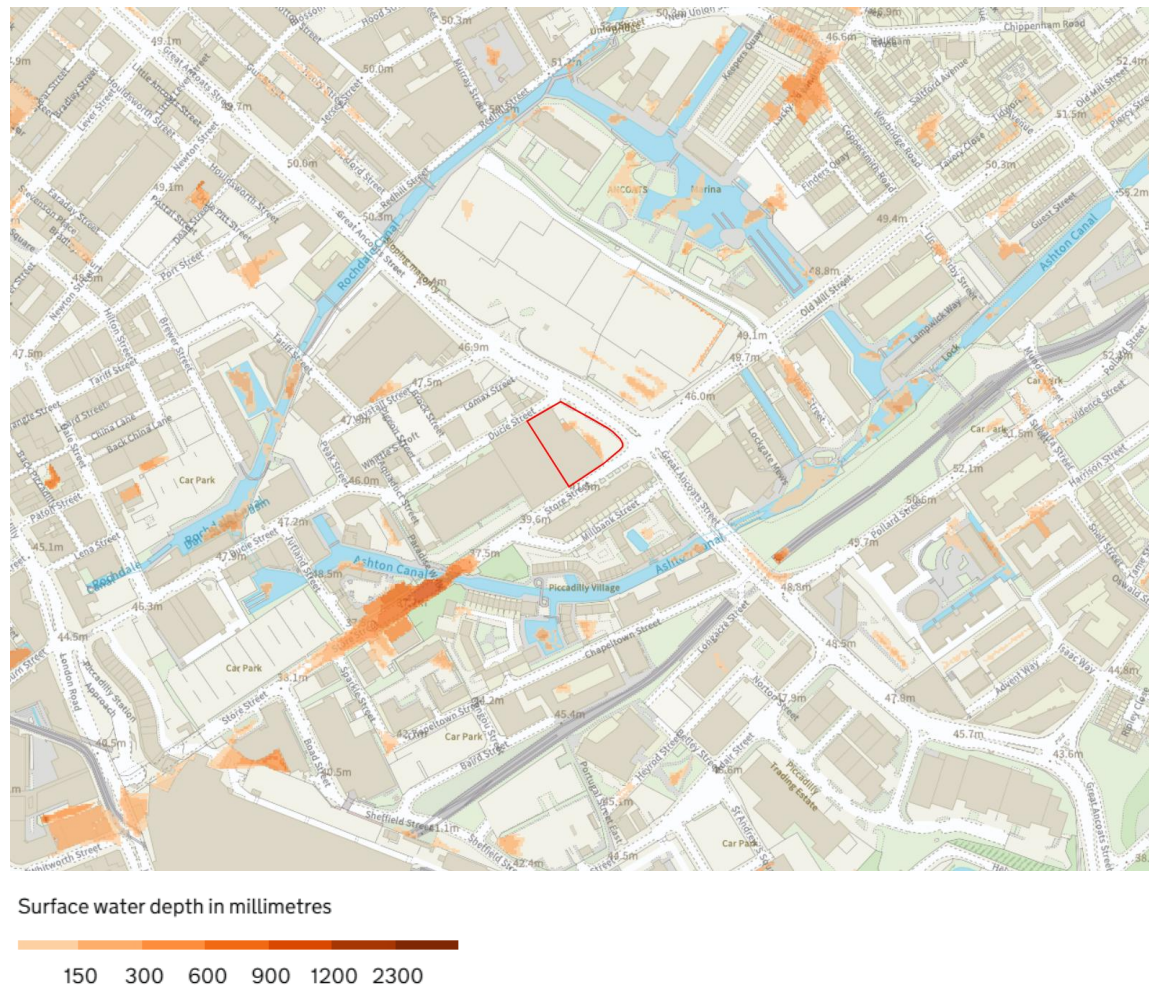
As illustrated in figure 3.2, the site has a high (>3.3%) risk of surface water flooding within the existing car park.

This map is not definitive and is based on the best information available to the EA, such as ground levels and drainage.

Reviewing the available survey information, the existing levels fall towards the building and therefore the extent of flooding reflects the topographical low points on site. It is also understood that the existing drainage networks are highly silted.

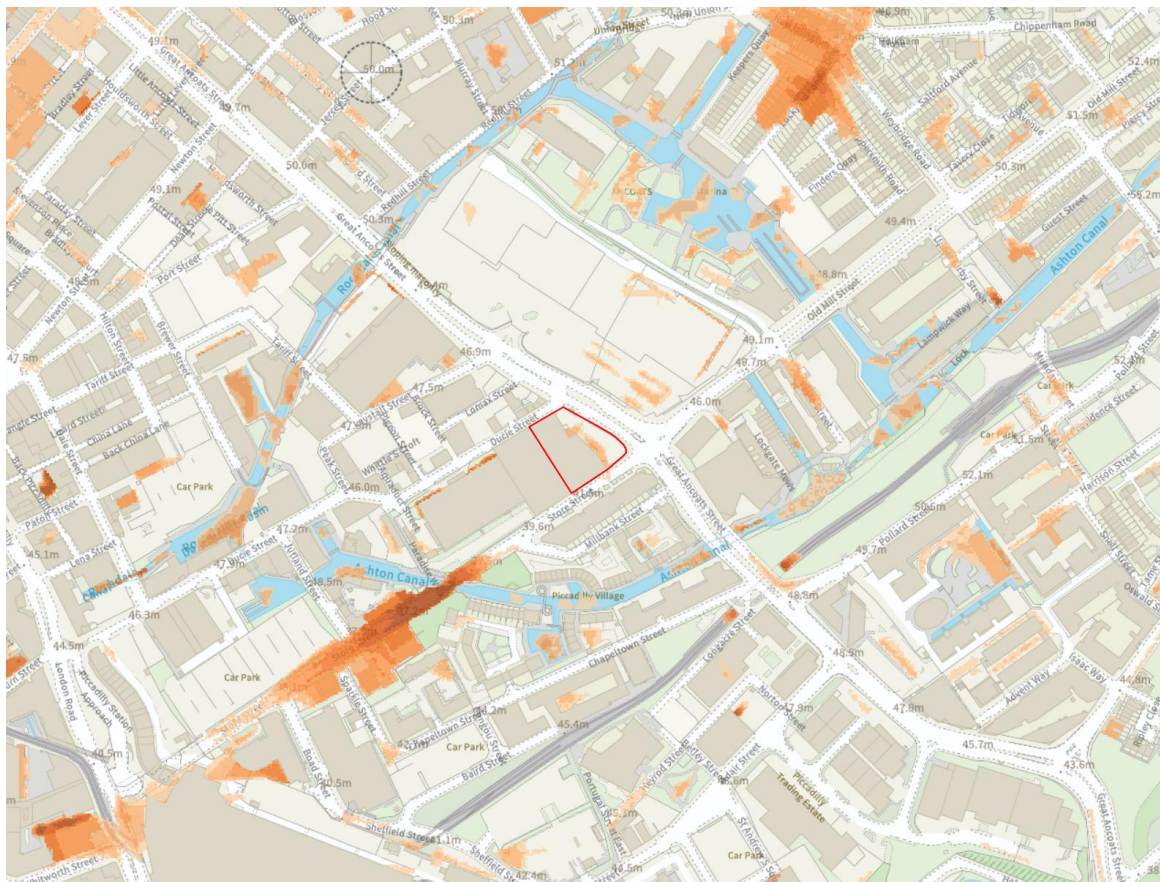
To mitigate the risk associated with surface water flooding, the proposed development is to ensure FFLs are set above external levels with falls provided away from the building plots. The development is to also include a dedicated surface water drainage network that will actively drain the site, whilst providing attenuation and flow reductions to the surround sewerage infrastructure.

Based on the above, the risk of surface water flooding is considered to be low.



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Figure 3.2: EA Flood Map for Planning – 1 in 30-year Surface Water Flood Extent

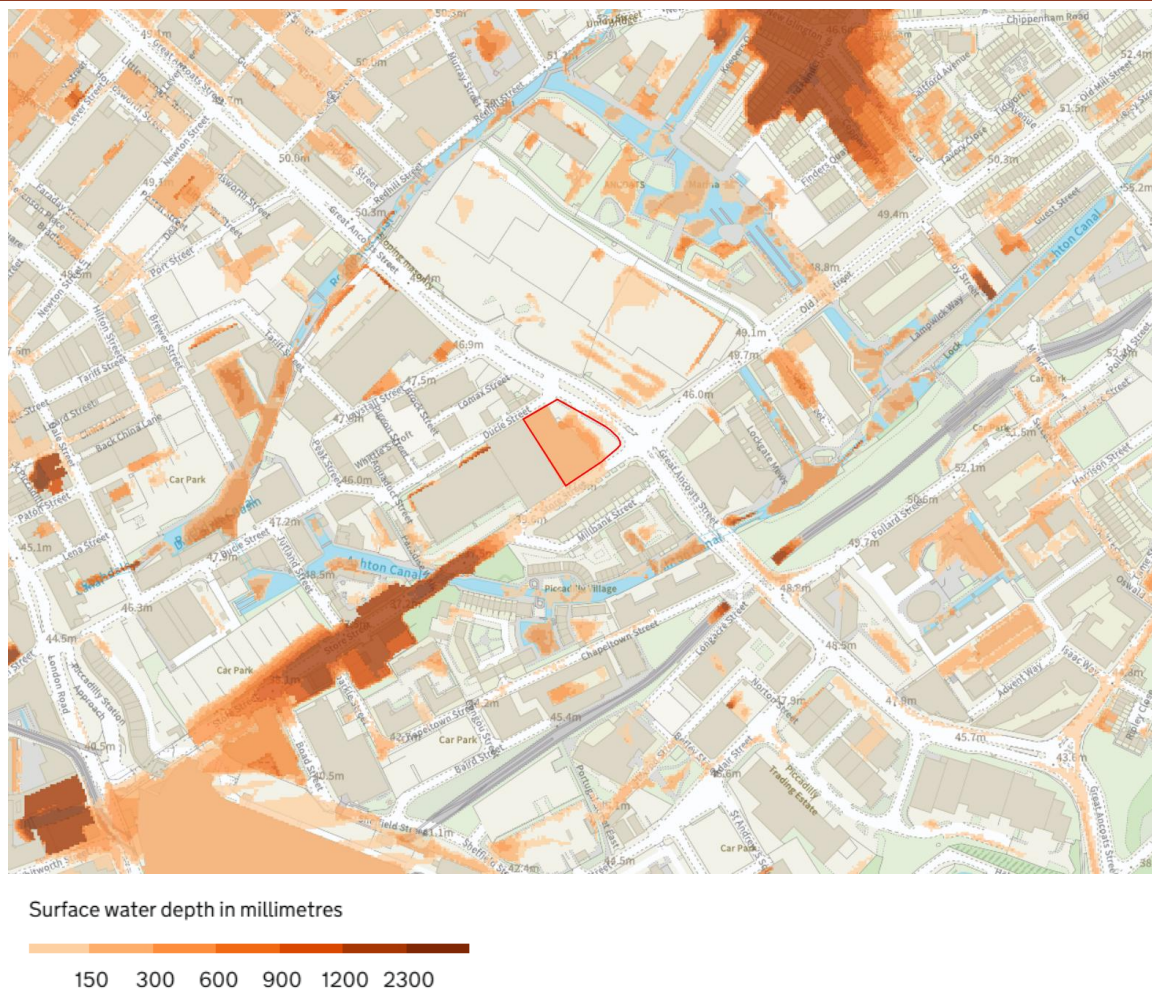


Surface water depth in millimetres



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Figure 3.3: EA Flood Map for Planning – 1 in 100-year Surface Water Flood Extent



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Figure 3.4: EA Flood Map for Planning – 1 in 1000-year Surface Water Flood Extent

3.3 Flooding from Groundwater

Groundwater flooding tends to occur sporadically in both location and time. When groundwater flooding does occur, it tends to mostly affect low-lying areas, below surface infrastructure and buildings (for example, tunnels, basements and car parks) underlain by permeable rocks (aquifers).

The Manchester, Salford and Trafford SFRA Groundwater flooding map indicates that the site is not located in an area shown to be at risk of groundwater flooding.

The British Geological Survey indicates that there is a potential for some groundwater flooding at the site, with a generally medium risk rating with some areas of the site as low or high.

The proposed basements for the site will be a higher risk of groundwater flooding. To mitigate this risk, basement levels shall be effectively waterproofed to allow for continued safe use if the groundwater table was to rise above basement ground level.

Any remaining risk of groundwater flooding will be mitigated by a general increase in surface levels across the site, with finished floor levels being mostly placed above external ground levels. The design of external finishes will also ensure that water will fall away from buildings.

Based on the above, the risk of groundwater flooding is considered to be at a low risk from groundwater flooding.

3.4 Flooding From Sewers

Sewer flooding occurs when urban drainage networks become overwhelmed and maximum capacity is reached. This can occur if there is a blockage in the network causing water to back up behind it or if the sheer volume of water draining into the system is too great to be handled. This type of flooding tends to occur sporadically in both location and time. The majority of sewers are built to the guidelines within Sewers for Adoption. These sewers have a design standard to the 1 in 30-year flood event and therefore it is likely that most sewer systems will surcharge during rainstorm events with a return period greater than 30 years.

It is understood that there are no records of sewer flooding within the area surrounding the site.

The development proposals are to reduce the rate of surface water discharge from the site and accommodate the balance of flows up to and including the 1 in 100-year critical event plus climate change allowance. This restriction, attenuation of flows will have a positive impact on the surrounding existing drainage and hence work to mitigate the long-term risk of flooding from sewers.

Based on the above, the risk of flooding from sewers is considered to be low.

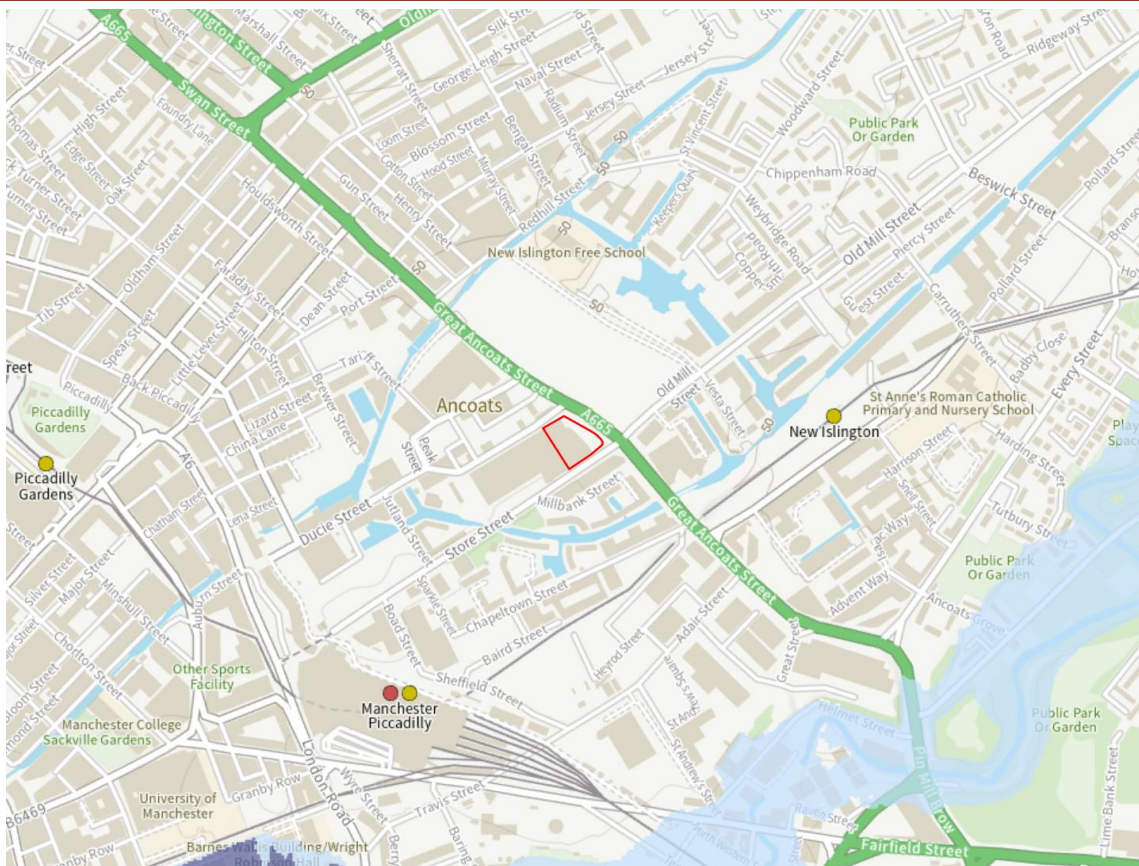
3.5 Flooding from Reservoirs

The EA Reservoir flood risk map indicates that the site is located outside the maximum flood extent of a breach to any local reservoir.

As the enforcement authority for the Reservoirs Act 1975 in England, the EA ensure that reservoirs are inspected regularly, and essential safety work is carried out.

Reservoir flooding is extremely unlikely to happen. There has been no loss of life in the UK from reservoir flooding since 1925. All large reservoirs must be inspected and supervised by reservoir panel engineers.

Based on the above, the risk of flooding due to reservoirs is considered to be very low.



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Reservoirs

-  Extent
-  When river levels are normal
-  When there is also flooding from rivers

Figure 3.5: Risk of Flooding from Reservoirs

3.6 Summary of Flooding Risks

A summary of the previously discussed sources of flood risk can be found in the table below:

Source	Flood Risk
Fluvial	Very Low
Pluvial	High (reverts to low following incorporation of proposed mitigation measures)
Groundwater	Low
Sewers	Low
Reservoirs	Very Low

Table 3.1: Summary of Flooding Risks

4.0 SUITABILITY OF DEVELOPMENT PROPOSALS

4.1 National Planning Policy

The National Planning Policy Framework (NPPF) and the accompanying Planning Practice Guidance (PPG) aim to ensure that flood risk is taken into consideration at all stages of the planning process and advocate the use of a risk-based 'Sequential Test' to preferentially locate development in areas with a low risk of flooding. Where development is necessary in high-risk areas, the NPPF aims to ensure that the development is safe without increasing flood risk through the application of the Exception Test.

The NPPF's flood risk policies are now set out in Policies F4 to F9, with the flood zone definitions and flood risk vulnerability classifications contained within Annex F.

Policy F4 states that a site-specific FRA is required for all new development proposals located in Flood Zones 2, 3a and 3b, and for development proposals in Flood Zone 1 involving sites of 1 hectare or more. A site-specific FRA is also required in Flood Zone 1 where land is identified as having critical drainage problems, or where the site is identified as being at risk of flooding from any source, now or in the future, through the Environment Agency's Flood Map for Planning or a Strategic Flood Risk Assessment.

Policy F5 sets out the requirements for the Sequential Test.

Policy F6 addresses development in areas at risk of flooding from rivers or the sea and the application of the Exception Test.

Policy F7 sets out requirements to ensure that development is safe throughout its lifetime and does not increase flood risk elsewhere.

The PPG defines the levels of flood risk within England as follows:

- Flood Zone 1 - Low Probability - Land having less than a 1 in 1,000 annual probability of river or sea flooding.
- Flood Zone 2 - Medium Probability - Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.
- Flood Zone 3a - High Probability - Land having a 1 in 100 or greater annual probability of river flooding; or having a 1 in 200 or greater annual probability of sea flooding.
- Flood Zone 3b - Functional Floodplain - Land where water has to flow or be stored in times of flood.

The flood zone definitions are now also set out in Annex F, Table 1 of the NPPF.

Annex F, Table 2 of the NPPF classifies development types based on their vulnerability to flooding, ranging from 'Essential Infrastructure', through 'Highly Vulnerable', 'More Vulnerable' and 'Less Vulnerable', to 'Water-Compatible Development'.

Annex F, Table 3 of the NPPF indicates which 'vulnerability classes' are acceptable in each of the Flood Zones, and when the Exception Test should be applied. This is reproduced as Table 4.1 below.

4.2 Flood Risk Vulnerability

The Flood Risk Vulnerability Classification has been determined in accordance with the National Planning Policy Framework (NPPF), Annex F, Table 2, and the accompanying Planning Practice Guidance, Flood Risk and Coastal Change. For multi-occupancy sites, the Flood Risk Vulnerability should be based upon the most vulnerable part of the site. The Flood Risk Vulnerability Classification is 'More Vulnerable', which includes 'Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels'.

4.3 Flood Zone Compatibility

The Flood Zone Compatibility has been reviewed in accordance with Planning Practice Guidance, Flood Risk and Coastal Change, paragraph 079.

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test Required	✓	✓	✓
Zone 3a	Exception Test Required	x	Exception Test Required	✓	✓
Zone 3b	Exception Test Required	x	x	x	✓*

Table 4.1: Flood Risk Vulnerability and Flood Zone Compatibility Key

Key:

✓ Development is appropriate

x Development should not be permitted

According to EA flood maps, the site is located within Flood Zone 1. The vulnerability classification is 'More Vulnerable'. Therefore, based on the guidance presented in Table 3.1 above, the proposal is considered to be appropriate in accordance with Planning Practice Guidance.

4.4 Application of Sequential Test

The Sequential Test, as set out in Policy F5 of the NPPF, aims to steer developments to areas with the lowest risk of flooding.

In accordance with Policy F5, a Sequential Test is required for development proposals in areas known to be at risk now or in the future from any form of flooding with the exception of surface water flood risk.

Where a site is at risk of surface water flooding only, the Sequential Test need not be applied where a site-specific Flood Risk Assessment demonstrates that the proposed layout, design and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development, without increasing flood risk elsewhere, in accordance with Policy F7.

The site is located within Flood Zone 1 and is not at risk of flooding from rivers or the sea, but is at a high risk of surface water flooding. The surface water flood risk will, however, be mitigated by the proposed surface water drainage network, which will manage surface water runoff up to the 1 in 100 year event including the appropriate climate change allowance. In addition, the external landscaping has been designed to fall away from the building, reducing the consequence of localised surface water flooding should it occur. These mitigation measures are also detailed in Section 3.2.

Considering the proposed design and mitigation measures along with the site layout, the development will ensure that occupiers and users remain safe from current and future surface water flood risk for its lifetime, without increasing flood risk elsewhere.

It is therefore not necessary to apply the Sequential Test.

4.5 Application of Exception Test

According to the NPPF policy F6, the exception test does not need to be applied in circumstances where the sequential test is not required.

5.0 DRAINAGE STRATEGY

For detailed Drainage Strategy refer to renaissance Outline Drainage Strategy document (STO-REN-XX-XX-RP-C-00002). A brief summary of the principles to be adopted is included below:

5.1 Drainage Hierarchy

In accordance with NPPF and National Standards for SuDS Standard 1, runoff from the development shall be discharged to the following final destinations, to the maximum extent practicable, in accordance with the below hierarchy:

- Priority 1: collected for non-potable use
- Priority 2: infiltrated to ground
- Priority 3: discharged to an above ground surface water body
- Priority 4: discharged to a surface water sewer, or another piped surface water drainage system
- Priority 5: discharged to a combined sewer

5.2 Climate change

The post development discharge rates will include for an increase in the rainfall intensity of 40% and 45% for the 1 in 30-year and 1 in 100-year storm events respectively to allow for climate change. This is consistent with a design life for the development of 100 years, as outlined by the National Planning Practice Framework (NPPF).

6.0 CONCLUSION

This Flood Risk Assessment has considered the risk of flooding to the proposed development from all relevant sources in accordance with the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance.

The site is located within Flood Zone 1 and is at very low risk of flooding from rivers and the sea. The principal flood risk is from surface water, with other sources of flooding assessed as being low or very low.

In accordance with NPPF Policy F4, this FRA has assessed the identified sources of flood risk and sets out appropriate mitigation measures. Surface water flood risk will be managed through the proposed drainage network, finished floor levels set above adjacent external levels and external areas designed to fall away from buildings.

The requirement for the Sequential Test has been considered in accordance with NPPF Policy F5. As the identified risk is from surface water flooding, and the proposed design and mitigation measures will ensure that the development remains safe over its lifetime without increasing flood risk elsewhere in accordance with Policy F7, the Sequential Test is not required.

The proposed residential development is classified as More Vulnerable in accordance with Annex F, Table 2. More Vulnerable development is appropriate within Flood Zone 1 under Annex F, Table 3 and, in accordance with Policy F6, the Exception Test is therefore not required.

The proposed development is therefore considered to comply with the relevant requirements of NPPF Policies F4 to F7 and can be delivered safely without increasing flood risk elsewhere.

7.0 REFERENCES

National Planning Policy Framework, Ministry of Housing Communities & Local Government, https://assets.publishing.service.gov.uk/media/6a8334c03bd75b81e2329ac4/National_Planning_Policy_Framework.pdf, (August, 2026)

Planning practice guidance – Ministry of Housing Communities & Local Government, <https://www.gov.uk/government/collections/planning-practice-guidance>, (February, 2024)

National standards for sustainable drainage systems (SuDS), Department for Environment, Food & Rural Affairs, <https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds>, (July 2025)

Greater Manchester Combined Authority, Level 2 Hybrid Strategic Flood Risk Assessment, <https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/places-for-everyone/supporting-documents/?folder=%5C04%20Sustainable%20and%20Resilient%20Places#fList>, (October 2020)

MST Groundwater Flooding SFRA Map , Manchester City Council, <https://www.manchester.gov.uk/environmental-problems/strategic-flood-risk-assessment-sfra-maps>, (March 2011)

Ministry of Housing, Communities and Local Government, <https://www.gov.uk/guidance/flood-risk-and-coastal-change>, (September 2025)

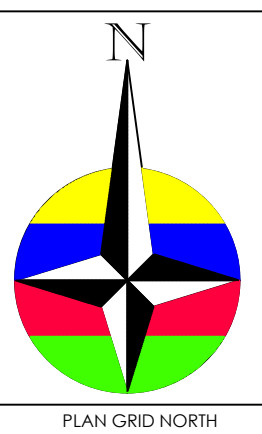
Flood risk assessments: climate change allowances – Environment Agency <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>, (May 2022)

Flood Map for Planning, <https://flood-map-for-planning.service.gov.uk/>

Long-term flood risk technical map, <https://check-long-term-flood-risk.service.gov.uk/map>

Long term flood risk information, <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

APPENDIX A TOPOGRAPHICAL SURVEY



NOTES:

All levels relate to G5 (Pawyl) Datum. Established using Network RTK. Survey plotted on a plane Local Grid. Oriented to National Grid.

Services shown as "From Statutory Authority" (pink) line styles are taken from Statutory Records plans supplied by the relevant regional authority. These services were not located and are shown for indicative purposes only.

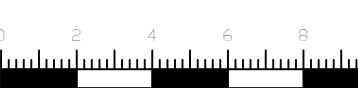
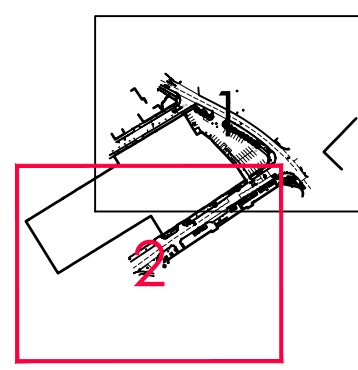
Recce note survey control established for mapping only. Control should not be used by third parties without confirmation from Layer surveys.

See Spreads are symbolic only and are representative of the average spread.

Only manholes and services visible at time of survey shown.

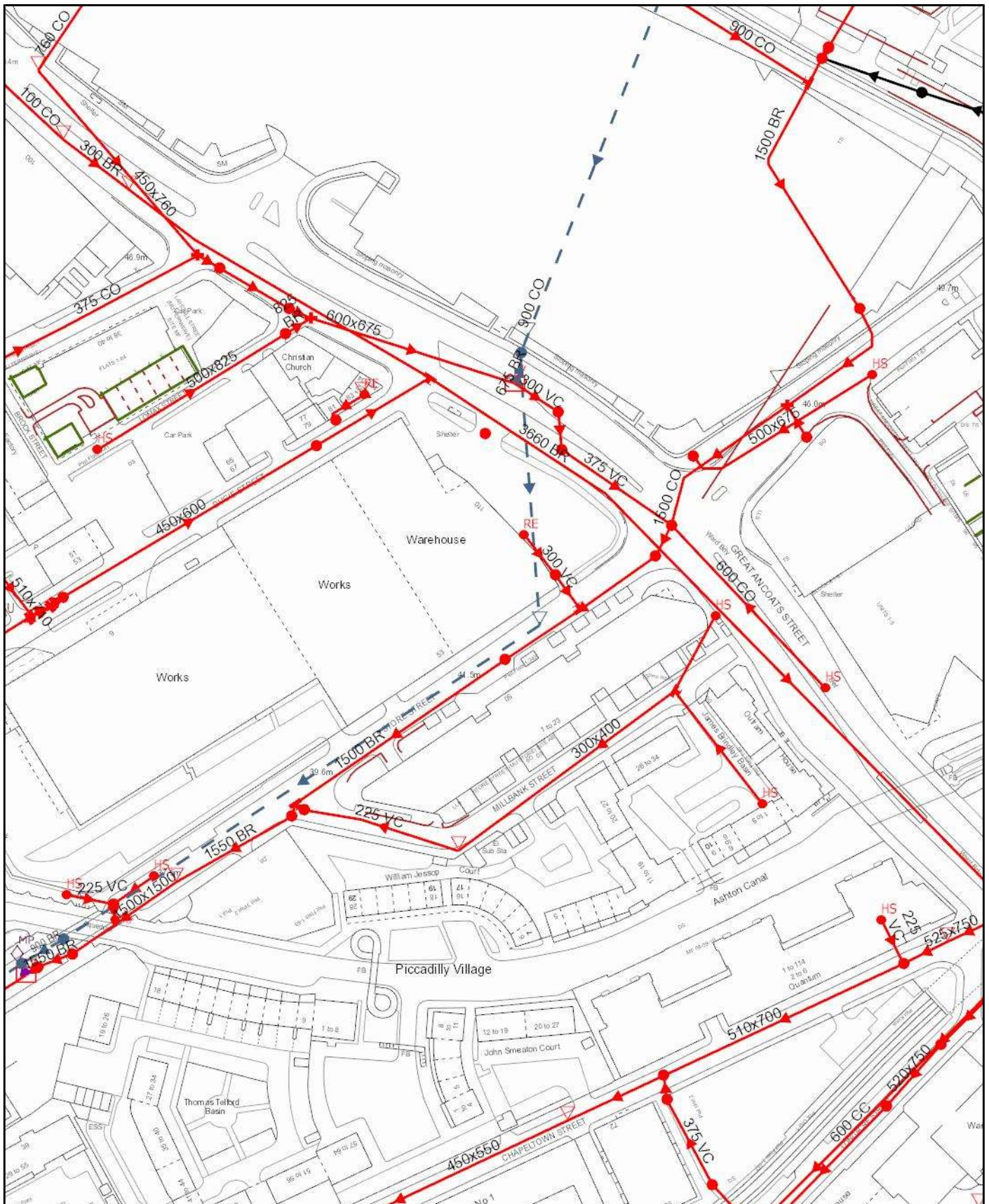
[illegible]

SURVEY STATIONS			
name	Easting	Northing	Height
S1	508066.298	508238.093	45.293
S2	508066.585	508256.434	44.698
S3	508066.123	508256.601	44.432
S4	508137.895	508271.595	43.897
S5	508158.176	508262.006	43.544
S6	508157.680	508224.327	42.903
S7	508140.778	508195.831	42.124
S8	508098.412	508166.440	42.373



Sl. #	DATE	DESCRIPTION
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APPENDIX B
UNITED UTILITIES SEWER MAP



Scale: 1:1696
Date: 22/09/2022

SEWER RECORDS



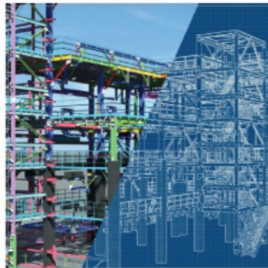
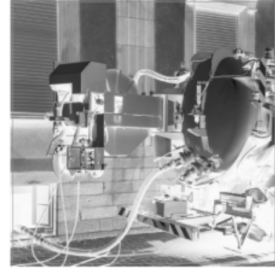
Water for the North West

Address or Site Reference: Store Street Great Ancoats
Printed by: Property Searches

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

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APPENDIX C
CCTV SURVEY



LAYER SURVEYS LTD
SEE THE COMPLETE PICTURE

DRAINAGE SURVEY



Job Number
LS5025-MERGE

Surveyed by (Operator)
CHRIS LUCOCK

Base Unit
ELFEIYII63

Date
27/09/2023

Client Details:

Artal
9 Jordan Street,
Knott Mill,
Manchester,
M15 4PY

Client Contact Name: Declan Cartwright
Client Contact Tel: 07810 101 715

Site Details:

Stocktons,
140 Great Ancoats St,
Manchester,
M4 6DU

Site Contact Name: Declan Cartwright
Site Contact Tel: 07810 101 715

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 LS5025-MERGE	Surveyed by (Operator) CHRIS LUCOCK	Base Unit ELFEIYII63	Date 27/09/2023
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Page 8	Survey Run Sheet(Survey 3 - MH 02 to UPSTREAM)
Page 10	Survey Run Sheet(Survey 4 - UU 1203 to UU 1204)
Page 13	Survey Run Sheet(Survey 5 - UU 1204 to UU 1205)
Page 17	Survey Run Sheet(Survey 6 - UU 1203 to UU 1201)
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Surveyed by (Operator) CHRIS LUCOCK	Job Number LS5025-MERGE	Pipe Length Reference(PLR) MH 01 X	Date 27/09/2023	Pre Cleaned Not Cleaned
Weather 1 - Dry	Customer Present	Service Grade/Structural Grade 0/3	Base Unit ELFEIYII63	Section Number 1
Road Stocktons, Place 140 Great Ancoats St, Location Manchester,		Division District Location Details		
Purpose Duty Combined Catchment	Shape/Size 300mm Material Vitrified clay Category		Start Node MH 01 End Node UU 1203 Total length 14.36 metres	

Scale **1:0.75**
Direction **Downstream**

Start Node Ref:MH 01 | I/L : metres | Depth: 8.10 metres

Position	Code	Description	Photo	Type/Grade
0.00	MH	Start node type, manhole, reference UU 1202	8619456	Comment / 0
0.00	WL	Water level 5% height/diameter	8619457	Comment / 0
0.57	FL	Fracture longitudinal at 3 o'clock	8619458	Structural / 3
14.36	MHF	Finish node type, manhole, reference UU 1203	8619459	Comment / 0

End Node Ref:UU 1203 | I/L : metres



Job Number
LS5025-MERGE

Surveyed by (Operator)
CHRIS LUCOCK

Base Unit
ELFEIYII63

Date
27/09/2023



Start node type, manhole, reference UU 1202



Water level 5% height/diameter



Fracture longitudinal at 3 o'clock



Finish node type, manhole, reference UU 1203



Surveyed by (Operator) CHRIS LUCOCK	Job Number LS5025-MERGE	Pipe Length Reference(PLR) MH 02 X	Date 28/09/2023	Pre Cleaned Not Cleaned
Weather 1 - Dry	Customer Present	Service Grade/Structural Grade 4/0	Base Unit ELFEIYII63	Section Number 2
Road Stocktons, Place 140 Great Ancoats St, Location Manchester,		Division District Location Details		
Purpose Duty Surface water Catchment	Shape/Size 300mm Material Vitrified clay Category		Start Node MH 02 End Node DOWNSTREAM Total length 20 metres	

Scale **1:1.05**
Direction **Downstream**

Start Node Ref:MH 02 | I/L : metres | Depth: 3.58 metres

Position	Code	Description	Photo	Type/Grade
	0.00 MH	Start node type, manhole, reference MH 02	8619460	Comment / 0
	0.00 WL	Water level 30% height/diameter	8619461	Comment / 0
	0.00 DES	Settled deposits fine 75% cross-sectional area loss	8619462	Service / 4
	0.00 SA	Survey abandoned - Remark: OBSTRUCTION - UNABLE TO PASS HIGH SILT DEPOSITS	8619463	Comment / 0
				
				
				

End Node Ref:DOWNSTREAM | I/L : metres



Job Number
LS5025-MERGE

Surveyed by (Operator)
CHRIS LUCOCK

Base Unit
ELFEIYII63

Date
28/09/2023



Start node type, manhole, reference MH 02



Water level 30% height/diameter



Settled deposits fine 75% cross-sectional area loss



Survey abandoned - Remark: OBSTRUCTION - UNABLE TO PASS
HIGH SILT DEPOSITS



Surveyed by (Operator) CHRIS LUCOCK	Job Number LS5025-MERGE	Pipe Length Reference(PLR) UPSTREAM X	Date 28/09/2023	Pre Cleaned Not Cleaned
Weather 1 - Dry	Customer Present	Service Grade/Structural Grade 0/0	Base Unit ELFEIYII63	Section Number 3
Road Stocktons, Place 140 Great Ancoats St, Location Manchester,		Division District Location Details		
Purpose Duty Surface water Catchment	Shape/Size 225mm Material Vitrified clay Category		Start Node MH 02 End Node UPSTREAM Total length 20 metres	

Scale **1:1.05**
Direction **Upstream**

Start Node Ref:MH 02 | I/L : metres | Depth: 3.58 metres

Position	Code	Description	Photo	Type/Grade
	0.00 MH	Start node type, manhole, reference MH 02	8619465	Comment / 0
	0.00 WL	Water level 60% height/diameter	8619466	Comment / 0
	0.00 SA	Survey abandoned - Remark: UNABLE TO PASS	8619467	Comment / 0
				
				

End Node Ref:UPSTREAM | I/L : metres



Job Number
LS5025-MERGE

Surveyed by (Operator)
CHRIS LUCOCK

Base Unit
ELFEIYII63

Date
28/09/2023



Start node type, manhole, reference MH 02



Water level 60% height/diameter



Survey abandoned - Remark: UNABLE TO PASS



Surveyed by (Operator) CHRIS LUCOCK	Job Number LS5025-MERGE	Pipe Length Reference(PLR) UU 1203 X	Date 28/09/2023	Pre Cleaned Not Cleaned
Weather 1 - Dry	Customer Present	Service Grade/Structural Grade 0/4	Base Unit ELFEIYII63	Section Number 4

Road Stocktons, Place 140 Great Ancoats St, Location Manchester,	Division District Location Details
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Purpose Duty Combined Catchment	Shape/Size 375mm Material Vitrified clay Category	Start Node UU 1203 End Node UU 1204 Total length 10.44 metres
--	---	--

Scale 1:0.55 Direction Downstream
--

Start Node Ref:UU 1203 | I/L : metres | Depth: 7.90 metres

Position	Code	Description	Photo	Type/Grade
0.00	MH	Start node type, manhole, reference UU 1203	8619468	Comment / 0
0.00	WL	Water level 5% height/diameter	8619469	Comment / 0
0.62	LL	Line of drain/sewer deviates left	8619470	Comment / 0
4.72	FL	Fracture longitudinal at 2 o'clock	8619471	Structural / 3
5.19	FL	Fracture longitudinal at 1 o'clock	8619472	Structural / 3
7.10	FL	Fracture longitudinal at 10 o'clock	8619473	Structural / 3
7.63	FM (S01)	Fracture multiple from 3 to 3 o'clock, Start	8619474	Structural / 4
9.00	FM (F01)	Fracture multiple from 3 to 3 o'clock, Finished	8619475	Structural / 4
10.44	MHF	Finish node type, manhole, reference UU 1204	8619476	Comment / 0

End Node Ref:UU 1204 | I/L : metres | Depth: 7.70 metres



Job Number
LS5025-MERGE

Surveyed by (Operator)
CHRIS LUCOCK

Base Unit
ELFEI1163

Date
28/09/2023



Start node type, manhole, reference UU 1203



Water level 5% height/diameter



Line of drain/sewer deviates left



Fracture longitudinal at 2 o'clock



Fracture longitudinal at 1 o'clock



Fracture longitudinal at 10 o'clock



Job Number
LS5025-MERGE

Surveyed by (Operator)
CHRIS LUCOCK

Base Unit
ELFEIYII63

Date
28/09/2023



Fracture multiple from 3 to 3 o'clock, Start



Fracture multiple from 3 to 3 o'clock, Finished



Finish node type, manhole, reference UU 1204



Surveyed by (Operator) CHRIS LUCOCK	Job Number LS5025-MERGE	Pipe Length Reference(PLR) UU 1204 X	Date 28/09/2023	Pre Cleaned Not Cleaned
Weather 1 - Dry	Customer Present	Service Grade/Structural Grade 2/4	Base Unit ELFEIYII63	Section Number 5

Road **Stocktons,**
Place **140 Great Ancoats St,**
Location **Manchester,**

Division
District
Location Details

Purpose
Duty **Combined**
Catchment

Shape/Size **375mm**
Material **Vitrified clay**
Category

Start Node **UU 1204**
End Node **UU 1205**
Total length **47.63 metres**

Scale **1:2.50**
Direction **Downstream**

Start Node Ref:UU 1204 | I/L : metres | Depth: 7.70 metres

Position	Code	Description	Photo	Type/Grade
0.00	MH	Start node type, manhole, reference UU 1204	8619477	Comment / 0
0.00	WL	Water level 5% height/diameter	8619478	Comment / 0
0.00	FL (S01)	Fracture longitudinal at 12 o'clock, Start	8619480	Structural / 3
0.51	FR	Fracture radiates from 11 o'clock	8619481	Structural / 4
0.53	FR	Fracture radiates from 2 o'clock	8619482	Structural / 4
0.53	H	Hole in drain/sewer at 11 o'clock	8619483	Structural / 4
2.03	FL (F01)	Fracture longitudinal at 12 o'clock, Finished	8619484	Structural / 3
26.34	DEE (S02)	Attached deposits, encrustation from 7 to 5 o'clock 5% cross-sectional area loss, Start	8619485	Service / 2
29.22	FL (S03)	Fracture longitudinal at 9 o'clock, Start	8619486	Structural / 3
32.12	DEE (F02)	Attached deposits, encrustation from 7 to 5 o'clock 5% cross-sectional area loss, Finished	8619487	Service / 2
32.12	FL (F03)	Fracture longitudinal at 9 o'clock, Finished	8619488	Structural / 3
42.54	FC	Fracture circumferential from 7 to 10 o'clock	8619489	Structural / 3
42.54	FL	Fracture longitudinal at 4 o'clock	8619490	Structural / 3
44.03	LD	Line of drain/sewer deviates down	8619491	Comment / 0
44.91	OJL	Open joint large	8619492	Structural / 1
47.63	MHF	Finish node type, manhole, reference UU 1205	8619479	Comment / 0

End Node Ref:UU 1205 | I/L : metres | Depth: 9.30 metres



Job Number
LS5025-MERGE

Surveyed by (Operator)
CHRIS LUCOCK

Base Unit
ELFEIYI63

Date
28/09/2023



Start node type, manhole, reference UU 1204



Water level 5% height/diameter



Fracture longitudinal at 12 o'clock, Start



Fracture radiates from 11 o'clock



Fracture radiates from 2 o'clock



Hole in drain/sewer at 11 o'clock



Job Number LS5025-MERGE	Surveyed by (Operator) CHRIS LUCOCK	Base Unit ELFEIYII63	Date 28/09/2023
			
Fracture longitudinal at 12 o'clock, Finished			
			
Attached deposits, encrustation from 7 to 5 o'clock 5% cross-sectional area loss, Start			
			
Fracture longitudinal at 9 o'clock, Start			
			
Attached deposits, encrustation from 7 to 5 o'clock 5% cross-sectional area loss, Finished			
			
Fracture longitudinal at 9 o'clock, Finished			
			
Fracture circumferential from 7 to 10 o'clock			



Job Number
LS5025-MERGE

Surveyed by (Operator)
CHRIS LUCOCK

Base Unit
ELFEIYII63

Date
28/09/2023



Fracture longitudinal at 4 o'clock



Line of drain/sewer deviates down



Open joint large



Finish node type, manhole, reference UU 1205



Surveyed by (Operator) CHRIS LUCOCK	Job Number LS5025-MERGE	Pipe Length Reference(PLR) UU 1201 X	Date 28/09/2023	Pre Cleaned Not Cleaned
Weather 1 - Dry	Customer Present	Service Grade/Structural Grade 4/0	Base Unit ELFEIYII63	Section Number 6
Road Stocktons, Place 140 Great Ancoats St, Location Manchester,		Division District Location Details		
Purpose Duty Combined Catchment	Shape/Size 300mm Material Vitrified clay Category		Start Node UU 1203 End Node UU 1201 Total length 12 metres	

Scale **1:0.63**
Direction **Upstream**

Start Node Ref:UU 1203 | I/L : metres | Depth: 7.90 metres

Position	Code	Description	Photo	Type/Grade
0.00	MH	Start node type, manhole, reference UU 1203	8619493	Comment / 0
0.00	WL	Water level 5% height/diameter	8619494	Comment / 0
1.16	LR	Line of drain/sewer deviates right	8619496	Comment / 0
3.87	WL	Water level 10% height/diameter - Remark: HOLDING WATER	8619497	Comment / 0
6.10	DEX (S01)	Other settled deposits 10% cross-sectional area loss - Remark: FOUL WASTE, Start	8619498	Service / 3
9.92	DEX (S02)	Other settled deposits 25% cross-sectional area loss - Remark: FOUL WASTE, Start	8619499	Service / 4
9.92	DEX (F01)	Other settled deposits 10% cross-sectional area loss - Remark: FOUL WASTE, Finished	8619500	Service / 3
9.92	REM	BUILD UP OF FOUL WASTE	8619501	Comment / 0
10.15	DEX (F02)	Other settled deposits 25% cross-sectional area loss - Remark: FOUL WASTE, Finished	8619502	Service / 4
10.15	SA	Survey abandoned - Remark: OBSTRUCTION - UNABLE TO PASS DUE TO HIGH AMOUNT OF SETTLED DEPOSITS IN PIPE - MH IN VIEW	8619495	Comment / 0

End Node Ref:UU 1201 | I/L : metres | Depth: 7.84 metres



Job Number LS5025-MERGE	Surveyed by (Operator) CHRIS LUCOCK	Base Unit ELFEIYI63	Date 28/09/2023
			
Start node type, manhole, reference UU 1203			
			
Water level 5% height/diameter			
			
Line of drain/ sewer deviates right			
			
Water level 10% height/diameter - Remark: HOLDING WATER			
			
Other settled deposits 10% cross-sectional area loss - Remark: FOUL WASTE, Start			
			
Other settled deposits 25% cross-sectional area loss - Remark: FOUL WASTE, Start			



Job Number LS5025-MERGE	Surveyed by (Operator) CHRIS LUCOCK	Base Unit ELFEIYII63	Date 28/09/2023
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Other settled deposits 10% cross-sectional area loss - Remark: FOUL WASTE, Finished



BUILD UP OF FOUL WASTE



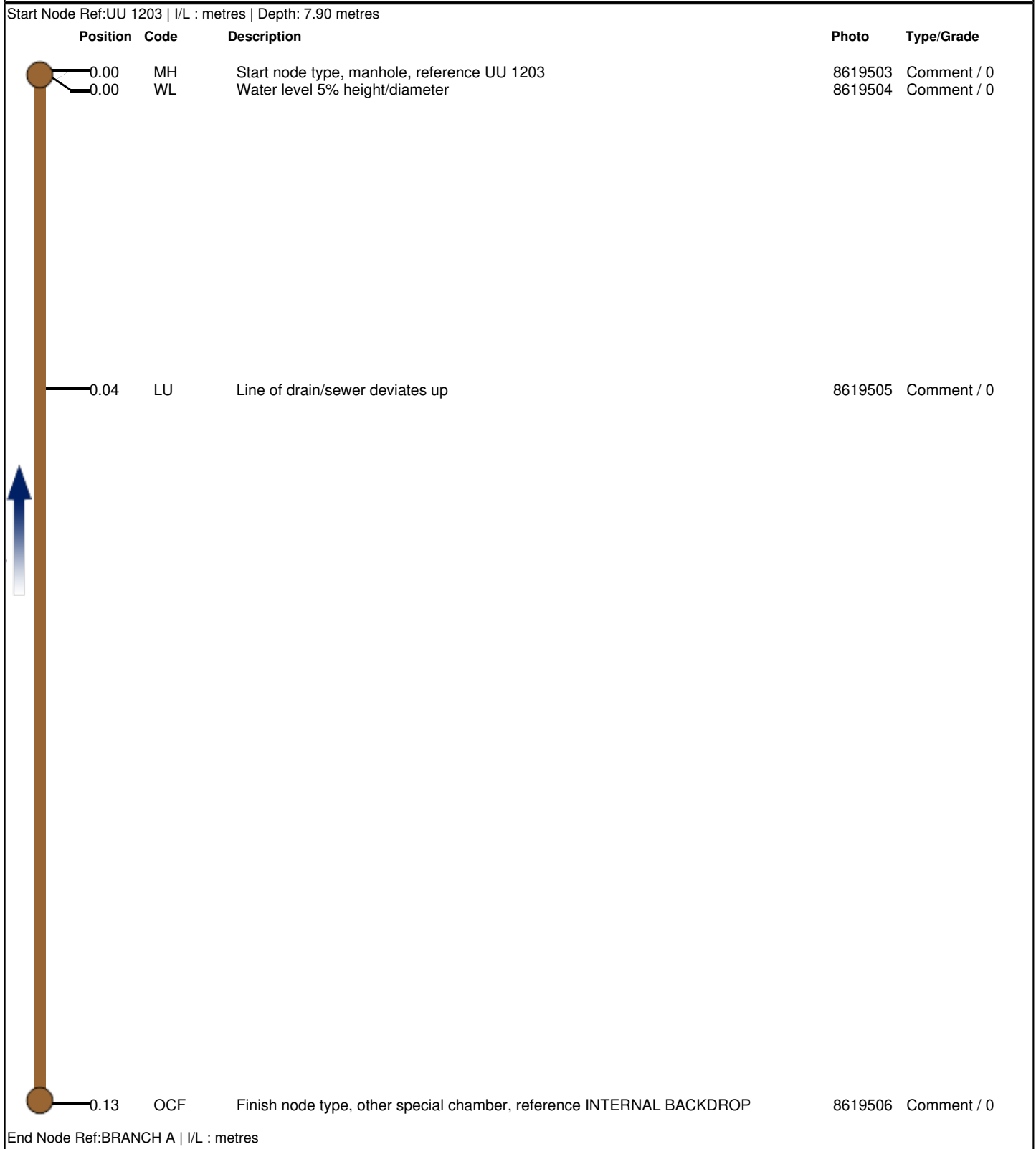
Other settled deposits 25% cross-sectional area loss - Remark: FOUL WASTE, Finished



Survey abandoned - Remark: OBSTRUCTION - UNABLE TO PASS DUE TO HIGH AMOUNT OF SETTLED DEPOSITS IN PIPE - MH IN VIEW



Surveyed by (Operator) CHRIS LUCOCK	Job Number LS5025-MERGE	Pipe Length Reference(PLR) BRANCH A X	Date 28/09/2023	Pre Cleaned Not Cleaned
Weather 1 - Dry	Customer Present	Service Grade/Structural Grade 0/0	Base Unit ELFEIYII63	Section Number 7
Road Stocktons, Place 140 Great Ancoats St, Location Manchester,		Division District Location Details		
Purpose Duty Combined Catchment	Shape/Size 300mm Material Vitrified clay Category		Start Node UU 1203 End Node BRANCH A Total length 0.13 metres	
Scale 1:0.01 Direction Upstream				





Job Number
LS5025-MERGE

Surveyed by (Operator)
CHRIS LUCOCK

Base Unit
ELFEIYI163

Date
28/09/2023



Start node type, manhole, reference UU 1203



Water level 5% height/diameter



Line of drain/sewer deviates up



Finish node type, other special chamber, reference INTERNAL BACKDROP



Surveyed by (Operator) CHRIS LUCOCK	Job Number LS5025-MERGE	Pipe Length Reference(PLR) UU 1202 X	Date 28/09/2023	Pre Cleaned Not Cleaned
Weather 1 - Dry	Customer Present	Service Grade/Structural Grade 4/0	Base Unit ELFEIYII63	Section Number 8
Road Stocktons, Place 140 Great Ancoats St, Location Manchester,		Division District Location Details		
Purpose Duty Combined Catchment	Shape/Size 675mm Material Brick Category		Start Node UU 1201 End Node UU 1202 Total length 1.11 metres	

Scale **1:0.06**
Direction **Upstream**

Start Node Ref:UU 1201 | I/L : metres | Depth: 7.84 metres

Position	Code	Description	Photo	Type/Grade	
	0.00	MH	Start node type, manhole, reference UU 1201	8619507	Comment / 0
	0.00	WL	Water level 5% height/diameter	8619508	Comment / 0
	0.00	DER	Settled deposits coarse 25% cross-sectional area loss	8619514	Service / 4
0.76	LL	Line of drain/sewer deviates left	8619513	Comment / 0	
1.11	SC	Dimensions of drain/sewer changes to 600mm	8619510	Comment / 0	
1.11	MCCO	Material of drain/sewer changes to concrete at this point	8619511	Comment / 0	
1.11	RPR	Point repair, pipe replaced from 12 to 12 o'clock	8619512	Comment / 0	
1.11	OCF	Finish node type, other special chamber, reference UU 1202 - NODE POINT	8619509	Comment / 0	

End Node Ref:UU 1202 | I/L : metres

End Node Ref:UU 1202 | I/L : metres



Job Number
LS5025-MERGE

Surveyed by (Operator)
CHRIS LUCOCK

Base Unit
ELFEIYII63

Date
28/09/2023



Start node type, manhole, reference UU 1201



Water level 5% height/diameter



Settled deposits coarse 25% cross-sectional area loss



Line of drain/sewer deviates left



Dimensions of drain/sewer changes to 600mm



Material of drain/sewer changes to concrete at this point



Job Number
LS5025-MERGE

Surveyed by (Operator)
CHRIS LUCOCK

Base Unit
ELFEIYII63

Date
28/09/2023



Point repair, pipe replaced from 12 to 12 o'clock



Finish node type, other special chamber, reference UU 1202 - NODE POINT



Surveyed by (Operator) CHRIS LUCOCK	Job Number LS5025-MERGE	Pipe Length Reference(PLR) US.B X	Date 27/09/2023	Pre Cleaned Not Cleaned
Weather 1 - Dry	Customer Present	Service Grade/Structural Grade 0/4	Base Unit ELFEIYII63	Section Number 9
Road Stocktons, Place 140 Great Ancoats St, Location Manchester,		Division District Location Details		
Purpose Duty Foul Catchment	Shape/Size 100mm Material Vitrified clay Category		Start Node MH05 End Node US.B Total length 2.55 metres	
Scale 1:0.13 Direction Upstream				

Start Node Ref:MH05 I/L : metres Depth: 4.88 metres					Photo	Type/Grade	
Position	Code	Description					
	0.00	MH	Start node type, manhole, reference MH05			8619515	Comment / 0
	0.00	WL	Water level 5% height/diameter			8619516	Comment / 0
	1.31	OJL	Open joint large			8619517	Structural / 1
	1.31	LU	Line of drain/sewer deviates up			8619518	Comment / 0
	1.71	FL	Fracture longitudinal at 12 o'clock			8619519	Structural / 3
	1.71	FL	Fracture longitudinal at 8 o'clock			8619520	Structural / 3
	1.71	CC	Crack circumferential from 6 to 8 o'clock			8619521	Structural / 2
	1.71	CC	Crack circumferential from 12 to 2 o'clock			8619522	Structural / 2
	1.71	REM	MCPVC - Material of drain/sewer changes to polyvinyl chloride at this point			8619523	Comment / 0
	1.71	JDL	Joint displaced large			8619524	Structural / 1
	2.26	D	Deformed drain/sewer 10%			8619525	Structural / 4
	2.31	FL	Fracture longitudinal at 4 o'clock			8619526	Structural / 3
	2.55	BRF	Finish node type, major connection without manhole, reference US.B TRAP			8619527	Comment / 0
End Node Ref:US.B I/L : metres							



Job Number
LS5025-MERGE

Surveyed by (Operator)
CHRIS LUCOCK

Base Unit
ELFEIYII63

Date
27/09/2023



Start node type, manhole, reference MH05



Water level 5% height/diameter



Open joint large



Line of drain/sewer deviates up

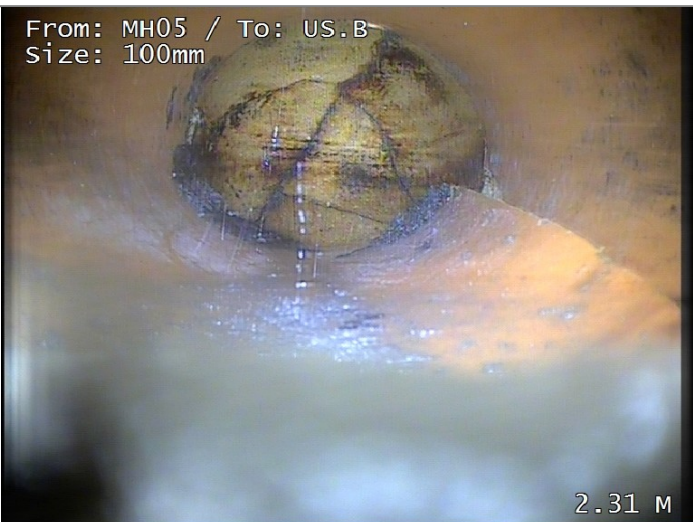


Fracture longitudinal at 12 o'clock



Fracture longitudinal at 8 o'clock



Job Number LS5025-MERGE	Surveyed by (Operator) CHRIS LUCOCK	Base Unit ELFEIYI63	Date 27/09/2023
From: MH05 / To: US.B Size: 100mm  1.71 M Crack circumferential from 6 to 8 o'clock			
From: MH05 / To: US.B Size: 100mm  1.71 M Crack circumferential from 12 to 2 o'clock			
From: MH05 / To: US.B Size: 100mm  1.71 M MCPVC - Material of drain/sewer changes to polyvinyl chloride at this point			
From: MH05 / To: US.B Size: 100mm  1.71 M Joint displaced large			
From: MH05 / To: US.B Size: 100mm  2.26 M Deformed drain/sewer 10%			
From: MH05 / To: US.B Size: 100mm  2.31 M Fracture longitudinal at 4 o'clock			



Job Number
LS5025-MERGE

Surveyed by (Operator)
CHRIS LUCOCK

Base Unit
ELFEIYII63

Date
27/09/2023



Finish node type, major connection without manhole, reference US.B
TRAP



Surveyed by (Operator) CHRIS LUCOCK	Job Number LS5025-MERGE	Pipe Length Reference(PLR) US.C X	Date 27/09/2023	Pre Cleaned Not Cleaned
Weather 1 - Dry	Customer Present	Service Grade/Structural Grade 0/0	Base Unit ELFEIYII63	Section Number 10
Road Stocktons, Place 140 Great Ancoats St, Location Manchester,		Division District Location Details		
Purpose Duty Foul Catchment	Shape/Size 100mm Material Vitrified clay Category		Start Node MH05 End Node US.C Total length 3.38 metres	

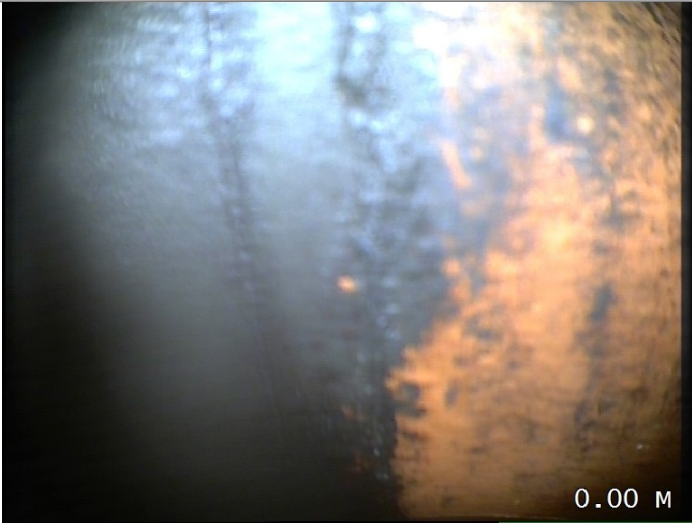
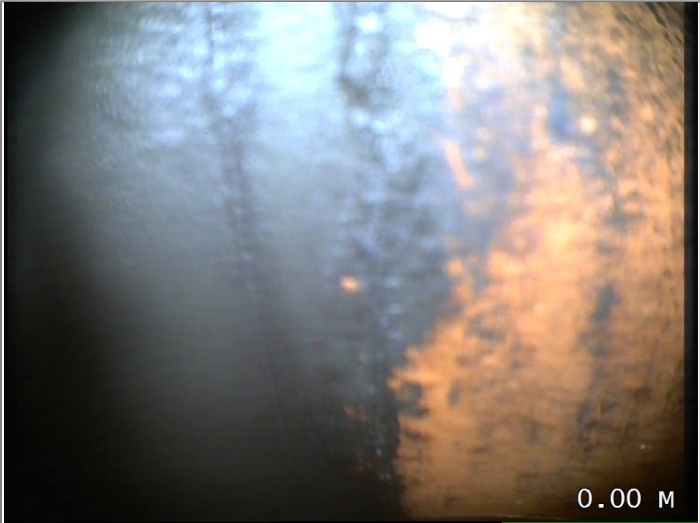
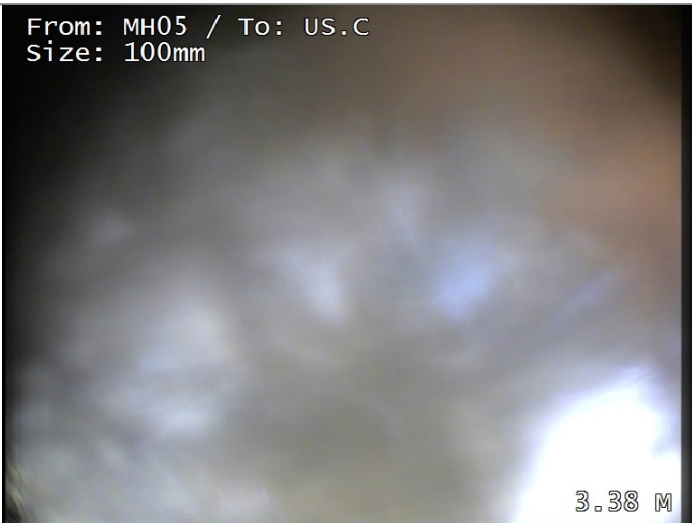
Scale **1:0.18**
Direction **Upstream**

Start Node Ref:MH05 | I/L : metres | Depth: 4.88 metres

Position	Code	Description	Photo	Type/Grade
0.00	MH	Start node type, manhole, reference MH05	8619528	Comment / 0
0.00	WL	Water level 5% height/diameter	8619529	Comment / 0
0.36	JN	Junction at 6 o'clock, diameter 100mm	8619530	Comment / 0
2.36	LL	Line of drain/sewer deviates left	8619531	Comment / 0
3.38	SA	Survey abandoned - Remark: UNABLE TO PASS SHARP LEFT	8619532	Comment / 0

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



Job Number LS5025-MERGE	Surveyed by (Operator) CHRIS LUCOCK	Base Unit ELFEIYII63	Date 27/09/2023
 0.00 M			
Start node type, manhole, reference MH05			
 0.00 M			
Water level 5% height/diameter			
From: MH05 / To: US.C Size: 100mm  0.36 M			
Junction at 6 o'clock, diameter 100mm			
From: MH05 / To: US.C Size: 100mm  2.36 M			
Line of drain/sewer deviates left			
From: MH05 / To: US.C Size: 100mm  3.38 M			
Survey abandoned - Remark: UNABLE TO PASS SHARP LEFT			



Surveyed by (Operator) CHRIS LUCOCK	Job Number LS5025-MERGE	Pipe Length Reference(PLR) MH01 X	Date 27/09/2023	Pre Cleaned Not Cleaned
Weather 1 - Dry	Customer Present	Service Grade/Structural Grade 0/0	Base Unit ELFEIYII63	Section Number 11

Road Stocktons, Place 140 Great Ancoats St, Location Manchester,	Division District Location Details
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Purpose Duty Foul Catchment	Shape/Size 150mm Material Vitrified clay Category	Start Node MH01 End Node DS.X Total length 0.69 metres
--	---	---

Scale 1:0.04 Direction Downstream
--

Start Node Ref:MH01 | I/L : metres | Depth: 1.1 metres

Position	Code	Description	Photo	Type/Grade
0.00	MH	Start node type, manhole, reference MH01	8619538	Comment / 0
0.00	WL	Water level 5% height/diameter	8619539	Comment / 0
0.21	LD	Line of drain/sewer deviates down	8619540	Comment / 0
0.69	BRF	Finish node type, major connection without manhole, reference DS.X DROPSHAFT	8619541	Comment / 0

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



Job Number
LS5025-MERGE

Surveyed by (Operator)
CHRIS LUCOCK

Base Unit
ELFEIYII63

Date
27/09/2023



Start node type, manhole, reference MH01



Water level 5% height/diameter



Line of drain/sewer deviates down



Finish node type, major connection without manhole, reference DS.X
DROPSHAFT



Surveyed by (Operator) CHRIS LUCOCK	Job Number LS5025-MERGE	Pipe Length Reference(PLR) US.B X	Date 27/09/2023	Pre Cleaned Not Cleaned
Weather 1 - Dry	Customer Present	Service Grade/Structural Grade 0/0	Base Unit ELFEIYII63	Section Number 12
Road Stocktons, Place 140 Great Ancoats St, Location Manchester,		Division District Location Details		
Purpose Duty Foul Catchment	Shape/Size 100mm Material Vitrified clay Category		Start Node MH01 End Node US.B Total length 0.64 metres	
Scale 1:0.03 Direction Upstream				



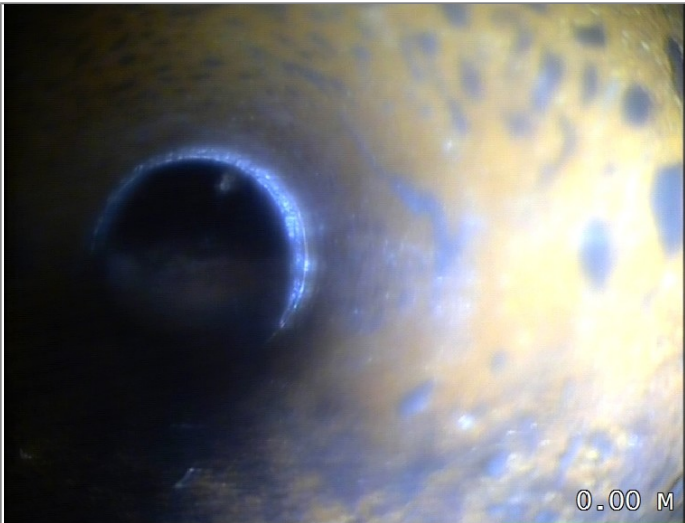


Job Number
LS5025-MERGE

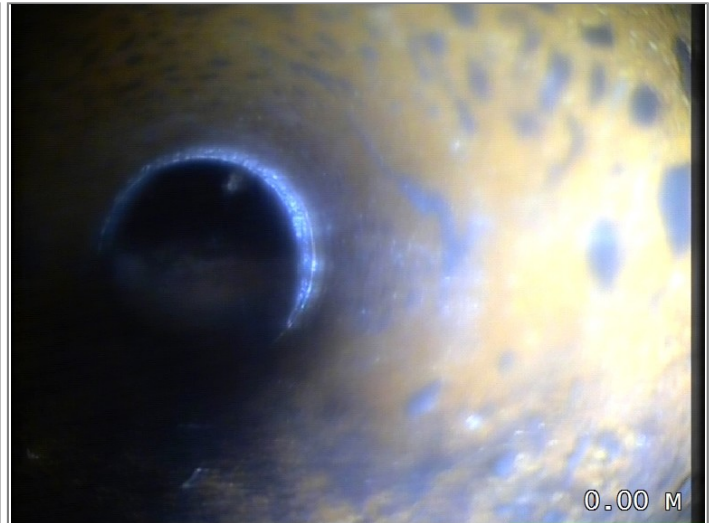
Surveyed by (Operator)
CHRIS LUCOCK

Base Unit
ELFEIYII63

Date
27/09/2023



Start node type, manhole, reference MH01



Water level 5% height/diameter



Line of drain/sewer deviates left



Finish node type, major connection without manhole, reference US.B
DROPSHAFT



LAYER SURVEYS LTD

SEE THE COMPLETE PICTURE

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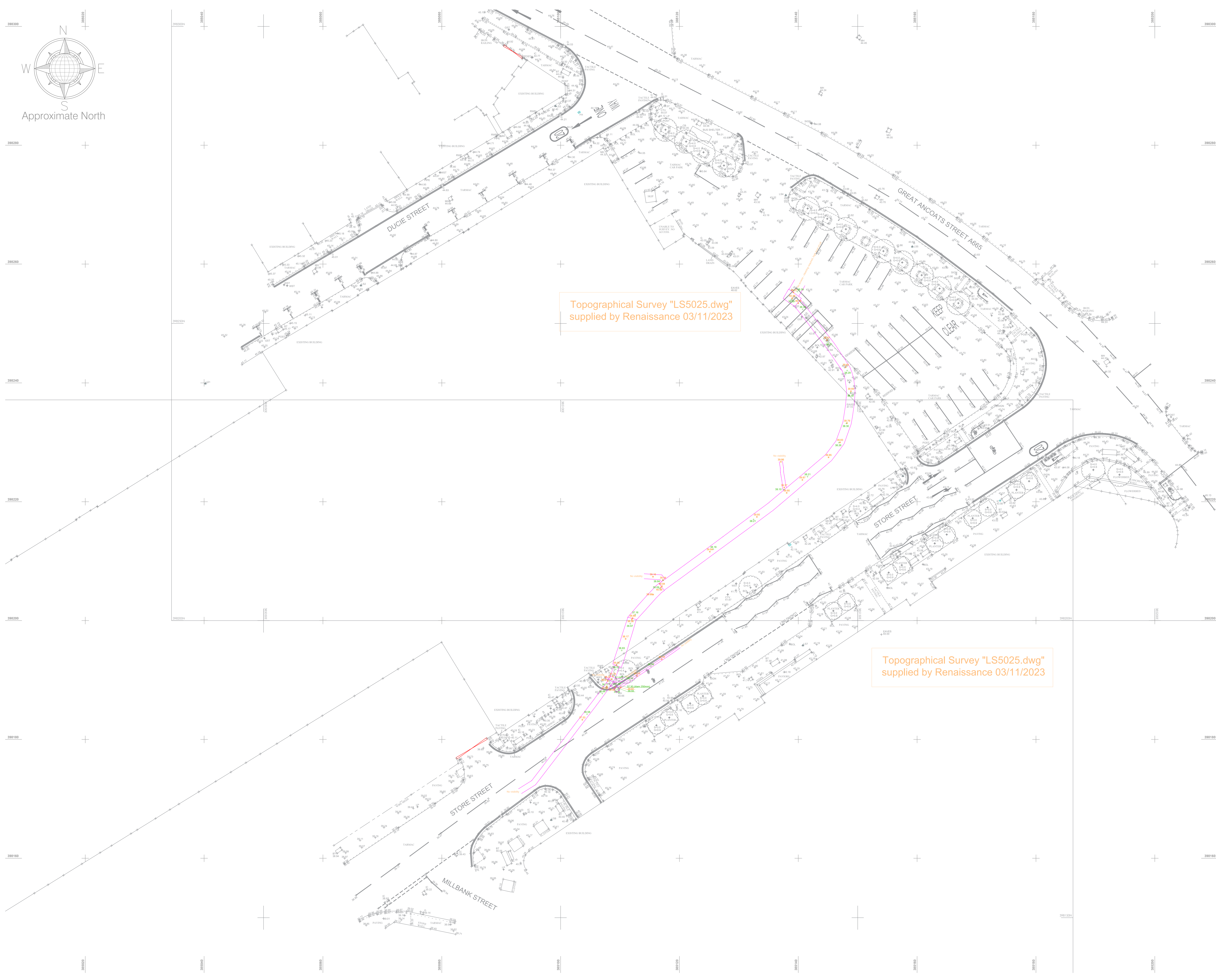
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APPENDIX D

CULVERT SURVEY



LEGEND

Utility Survey Point Features

AV	Air Valve	IC	IC - Comm	MH	MH - Round
BB	Belisha Beacon	IC	IC - Electric	MH	MH - Surface Water
CP	CCTV Camera Pole	IC	IC - Round	MK	Marker Post
CR	Cable Riser	IC	IC - Telecom	12.24	Pipe Riser
DP	Down Pipe	IC	IC - TCSU/TFL	RE	Recessed Light
DPG	Down Pipe To Ground	IC	IC - CATV	RE	Rodding Eye
EP	Electrical Pole	LP	Lamp Post	SC	Stop Cock
ER	Earth Rod	MH	MH	TL	Traffic Light
FR	Fire Hydrant	MH	MH - District Heat	TP	Telegraph Pole
GM	Gas Meter	MH	MH - Foul	V	Valve General
GV	Gas Valve	MH	MH - Foul	VM	Water Meter
G	Gully			WV	Water Valve

Utility Survey Linework Features

BT	British Telecom	EHV	Electrical - Extra High Voltage
CATV	Cable TV	HV	Electrical - High Voltage
CCTV	Closed Circuit TV	LV	Electrical - Low Voltage
COMMS	Communications	TFL	Electrical - TFL
FOL	Fibre Optic Line	SL	Street Lighting
FOLC	Fibre Optic Line - Colt	TCSU	Traffic Control System Unit
FOLE	Fibre Optic Line - Energis		
FOLF	Fibre Optic Line - Fibernet		
FOLM	Fibre Optic Line - Mercury		
FOLMF	Fibre Optic Line - MFSC		
FOLT	Fibre Optic Line - Tanet		
FOLV	Fibre Optic Line - Virgin		
FOLV	Fibre Optic Line - Vodafone		
FOLV	Fibre Optic Line - Verizon		
FOLV	Fibre Optic Line - WCOM		
IS	Telecom Service		
Drainage			
CW	Combined Water		
FW	Foul Water		
SW	Surface Water		
RM	Rising Main		
Water			
FRW	Fire Water		
WM	Water Main		
WS	Water Service		
Electrical			
E	Electrical Service		
EE	Electrical Earth		
P	Electrical Pilot Cable		

PAS128 Quality Levels
(Consult document PAS128-2014.pdf for full details)

XX - A	Quality Level A	XX - B3	Quality Level B3
XX - B1	Quality Level B1	XX - B3P	Quality Level B3P
XX - B1P	Quality Level B1P	XX - B4	Quality Level B4
XX - B2	Quality Level B2	XX - C	Quality Level C
XX - B2P	Quality Level B2P	XX - D	Quality Level D

Special Survey Features

E-XXXX-XXX	ES-XXXX-XXX
ID A NYYYYYYY Survey Station	ID NYYYYYYY Scan Target
HZZZ ZZZ	HZZZ ZZZ

Utility Survey Abbreviations

AB	Abandoned	CSER	Confined Space Entry Required
AR	Assumed Route	MH	Manhole
BI	Illuminated Bollard	OE	Overhead Electric
BLD	Blocked	OT	Overhead Telecom
CPD	Capped	SCF	Soft Level
CL	Cover Level	TFR	Taken From Records
CPD	Capped	TVM	Ticket Vending Machine
CUT	Disconnected Utility	UTO	Unable To Open
EOG	End of GPR Signal	UTS	Unable To Survey
EOT	End of Trace	UTS	Unable To Trace
EOS	End of Survey	UKN	Unknown
IC	Inspection Cover	WL	Water Level
IL	Invert Level	XX4	Service Depth

Utility Material Abbreviations

AC	Asbestos Cement	CO	Concrete	SI	Spun Iron
BC	Brick Chamber	DI	Ductile Iron	ST	Steel
CI	Cast Iron	PE	Polyethylene	WTR	Water

Level Measured For
Ducts/Pipes At Pits Is To Top Of The Service

Level Measured For
Drainage At Pits Is To Invert Level Of The Service

Murphy Geospatial Disclaimer

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Any concerns with the survey should be raised with Murphy Geospatial, who will endeavour to promptly provide a remedy. The Client shall not seek recourse through any third party until such time as Murphy Geospatial have had the opportunity to address any concerns raised.

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Location Plan

10.00 Floor Level (Plans)

13.00 Soffit Level (Plans)

Revisions

Rev	Description	Surveyed by	Drawn by	Checked by
A	Final Issue	CH - 23/11/2023 MM - 28/11/2023 MM - 28/11/2023		

Murphy GEOSPATIAL

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London Manchester Birmingham Glasgow Belfast Cork Kildare

Client	Renaissance Ltd
Project	Stockton's - Shooters Brook Survey
Site Address	140 Great Ancoats Street Manchester M4 6DU
Description	Underground Utility Survey(PAS128)
Survey Grid	Client Supplied Grid (OSGB36)
Survey Datum	GNSS - Ordnance Datum Newlyn (ODN)
RICS Band	Band F
Drawing Scale	1:200 @A0
Drawing Number	MGS55608-Culvert

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APPENDIX E

PROPOSED DEVELOPMENT PLANS



This drawing is copyright.
Do not scale off dimensions.

All dimensions to be checked
on site by contractor.

Contractor to report any
dimensional discrepancies,
errors or omissions prior to
commencing on site.

SCALE 1:200

0 4m 8m 12m 20m

NORTH

Rev	Date	Description
P01	2024-12-20	Planning Submission
P02	05/06/2026	Planning Submission Amendment

Project Title
Stocktons Site

Status
PLANNING

Drawing Title
**Site Wide
Proposed
Level 00 Site Plan**

Project No 10359	Scale 1 : 200@ A1
Revision 10359-SHP-Z0-A-B5D9-G100-PL-00-001 P02	

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