



CLIENT TO OBTAIN ALL NECESSARY APPROVALS TO BUILD OVER/ NEAR EXISTING UJ ASSETS. CLIENT TO SEEK FORMAL APPROVAL FROM ALL NECESSARY THIRD PARTIES (INCLUDING THE COUNCIL, HIGHWAYS AND UNITED UTILITIES AND ANY OTHER THIRD PARTY LAND OWNER) - SCHEMATIC TO BE CONFIRMED UPON CONFIRMATION OF FEASIBILITY.

ALL ACO REQUIREMENTS AT THRESHOLDS AND SITE ENTRANCE TBC RWP'S TO BE CONFIRMED BY ARCHITECT. EXACT GULLY POSITIONS TO BE CONFIRMED UPON CONFIRMATION OF SITE LEVELS.

INSTALLATION OF BRANAGE PRIOR TO TECHNICAL APPROVAL FROM UJ AND LOCAL COUNCIL IS AT CONTRACTORS RISK IN ITS ENTIRETY.

RWP - DENOTES RAIN WATER PIPE
SVP - DENOTES SOIL VENT PIPE
FG - DENOTES FOUL GULLY
CFD - DENOTES CONDENSATE FLOOR DRAIN

SUBJECT TO AGREEMENT BY THE LOCAL LEAD FLOOD AUTHORITY, ENVIRONMENT AGENCY, LOCAL COUNCIL, UTILITIES COMPANY, BUILDING CONTROL AND WARRANTY PROVIDER

DEVELOPER TO SEEK FORMAL APPROVALS ONCE SCHEME IS CONFIRMED FROM ALL NECESSARY THIRD PARTIES

ALL EXISTING AND PROPOSED COVER AND INVERT LEVELS TO BE CONFIRMED PRIOR TO COMMENCING WORKS - CONTRACTOR TO CONFIRM PRIOR TO COMMENCING WORKS TO CONFIRM SCHEME IS VIABLE AND FEASIBLE

- DENOTES SURFACE WATER DRAIN - ALL PIPES TO BE 180 AND 1500 U.N.O
- DENOTES FOUL WATER DRAIN - ALL PIPES TO BE 180 AND 1000 U.N.O
- DENOTES RODDING EYE (R.E.)
- DENOTES NEW 4500 PPH U.N.O

PUBLIC OR PRIVATE UTILITY NOTES

THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO VERIFY LOCATION AND EXTENT OF THEIR APPARATUS AND HAVE IT MARKED OUT ON SITE PRIOR TO COMMENCING ON SITE. DETAILS AND COSTS TO BE PROVIDED BY CONTRACTOR.

TRIAL HOLES SHALL BE UNDERTAKEN BY HAND TO LOCATE ANY BURIED APPARATUS IF EXCAVATION WORKS ON LEVEL REDUCTIONS ARE TO BE UNDERTAKEN IN THE GENERAL AREA.

CONTRACTORS OWN RISK ASSESSMENTS AND SAFE METHODS OF WORKING ADJACENT TO UTILITIES SHALL BE EMPLOYED AT EVERY STAGE OF THE WORK.

NO RESPONSIBILITY AS TO THE ACCURACY OF THIS PLAN IS GIVEN BY BELL MUNRO CONSULTING LIMITED AND NO LIABILITY WHATSOEVER IS ACCEPTED BY THE COMPANY FOR THE USE OF THE INFORMATION ON THIS PLAN. IT IS INTENDED FOR GENERAL REFERENCE ONLY.

CONTRACTOR SHALL UPDATE THIS PLAN UP WITH SITE INFORMATION WHEN APPARATUS CAN BE ACCURATELY LOCATED ON SITE AND RETURNED TO BELL MUNRO CONSULTING LIMITED FOR THE DRAWING TO BE UPDATED AND RE-ISSUED.

ALL AQUA CELL PRIME UNITS TO HAVE MINIMUM OF 0.7M COVER AND ARE SUITABLE FOR CAR PARKED AREAS (SEE DRAWING FOR FURTHER DETAILS)

DENOTES PERMEABLE SURFACING WHICH HAS IMPERMEABLE BREAK LAYER TO PREVENT CONTAMINATION. TO BE POSITIVELY DRAINED TO SURFACE WATER SEWER

- NOTES:
1. THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF BELL MUNRO CONSULTING LTD. THE DRAWING MUST NOT BE REPRODUCED IN PART OR IN WHOLE WITHOUT WRITTEN AUTHORITY.
 2. THIS DRAWING MUST NOT BE SCALED BY EITHER CONTRACTORS OR OTHER CONSULTANTS ANY DIMENSIONAL OR SETTING - OUT DISCREPANCIES ARE TO BE REPORTED TO BELL MUNRO CONSULTING PRIOR TO CONSTRUCTION / FABRICATION COMMENCING.
 3. THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE RELEVANT BNC SPECIFICATIONS TOGETHER WITH THE APPROPRIATE ARCHITECTS AND SERVICES CONSULTANTS DRAWINGS AND SPECIFICATIONS.

DRAINAGE NOTES

1. MANHOLE COVERS TO BE IN ACCORDANCE WITH BS EN 124
2. CLAY PIPES TO BE FLEXIBLY JOINTED AND COMPLY WITH THE REQUIREMENTS OF BS EN 252. AS HESSORS HEFORTH SURELEAVE AND HEFSEAL
3. CONCRETE PIPES TO BE FLEXIBLY JOINTED AND COMPLY WITH THE REQUIREMENTS OF BS 5911.
4. PLASTIC PIPES (PVC-U) TO BE FLEXIBLY JOINTED AND COMPLY WITH THE REQUIREMENTS OF BS EN 14011-1/PP8.
5. WHERE COVER TO PIPES IS LESS THAN 200 IN ROADS AND HARVEST STANDINGS OR 900 MM ELSEWHERE, CONCRETE SURROUND IS TO BE PROVIDED IN ACCORDANCE WITH THE DETAIL.
6. N.B. UNTIL FINAL SERVICE IS PLACED, HEAVY TRAFFIC IS NOT TO BE ALLOWED OVER FIRE TRENCHES WITHOUT SPECIAL PRECAUTIONS.
7. PIPES AND FITTINGS ARE TO BE LAID IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
8. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWING NO J6377-002 DRAINAGE DETAILS.
10. MANHOLE COVERS IN CAR PARKS TO BE LOAD CLASS D400 TO BS EN 124.
11. MANHOLE COVERS IN LANDSCAPED AND PAVED AREAS TO BE LOAD CLASS B125 BS EN 124.
12. MANHOLE COVERS IN PAVED AREAS TO BE RECESSED TO ACCEPT PAVING FINISH.
13. ACCESS COVERS FOR GULLIES IN HERBSIDES TO BE LOAD CLASS C250 BS EN 124.
16. ALL INTERNAL POP UPS TO HAVE ROADABLE ACCESS
17. CONTRACTOR TO ALLOW FOR N40R FLOOR RO'S WHERE PIPES PASS THROUGH SUB FLOOR WALLS
18. ALL MANHOLES IN HARD STANDINGS TO HAVE 150MM CONCRETE SURROUND

6 New Disabled & 14 New Parent & Child car parking spaces

PRELIMINARY - SUBJECT TO TECHNICAL APPROVAL

FOR PLANNING PURPOSES ONLY
THE DESIGN SHOWN ON THIS DRAINAGE LAYOUT HAS BEEN PRODUCED IN ACCORDANCE WITH THE FRA AND DRAINAGE STRATEGY REPORT PRODUCED BY THE LX GROUP

THE REPORT STATES THAT "THERE IS SOME POTENTIAL FOR SOAKAWAY USE FOR RAINWATER DISPOSAL" AND THAT "INFILTRATION METHODS SUCH AS SOAKAWAYS COULD BE FEASIBLE". IN ACCORDANCE WITH THE SLDS DISCHARGE HIERARCHY, INFILTRATION IS THE PREFERRED DISCHARGE STRATEGY AND IS THEREFORE PRESENTED ON THIS DRAWING IN ACCORDANCE WITH THE OUTLINE STRATEGY AND VOLUMES CALCULATED WITHIN THE REPORT.

IT SHOULD BE NOTED THAT THE FRA AND DRAINAGE STRATEGY REPORT STATES "INFILTRATION METHODS SUCH AS SOAKAWAYS COULD BE FEASIBLE, THIS SHOULD BE INVESTIGATED FURTHER AT THE DETAILED DESIGN STAGE" AND "ASSUMING THAT THE OUTLINE DRAINAGE STRATEGY IS ACCEPTABLE TO THE LOCAL AUTHORITY, A MORE DETAILED DESIGN CAN BE PRESENTED AND AGREED WITH THE APPROPRIATE REGULATORY BODIES DURING THE DETAILED DESIGN PHASE"

POTENTIAL RISK: CLIENT/ CONTRACTOR TO UNDERTAKE INFILTRATION TESTS TO ENSURE SOAKAWAYS WORK PRIOR COMMENCING WORKS

PROPOSED SITE PLAN SHOWING DRAINAGE LAYOUT
1:200 @ A0
1:400 @ A2

20/08/2024
21/08/2024
22/08/2024
23/08/2024
24/08/2024
25/08/2024
26/08/2024
27/08/2024
28/08/2024
29/08/2024
30/08/2024

BMC
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VIA HARRIS PARTNERSHIP

ALTRINCHAM RETAIL PARK

PROPOSED SITE PLAN SHOWING DRAINAGE

DATE	ISSUED BY	DATE	AS NOTED	DATE
TN	SB	AS	NOTED	08.19

J6377 / D01