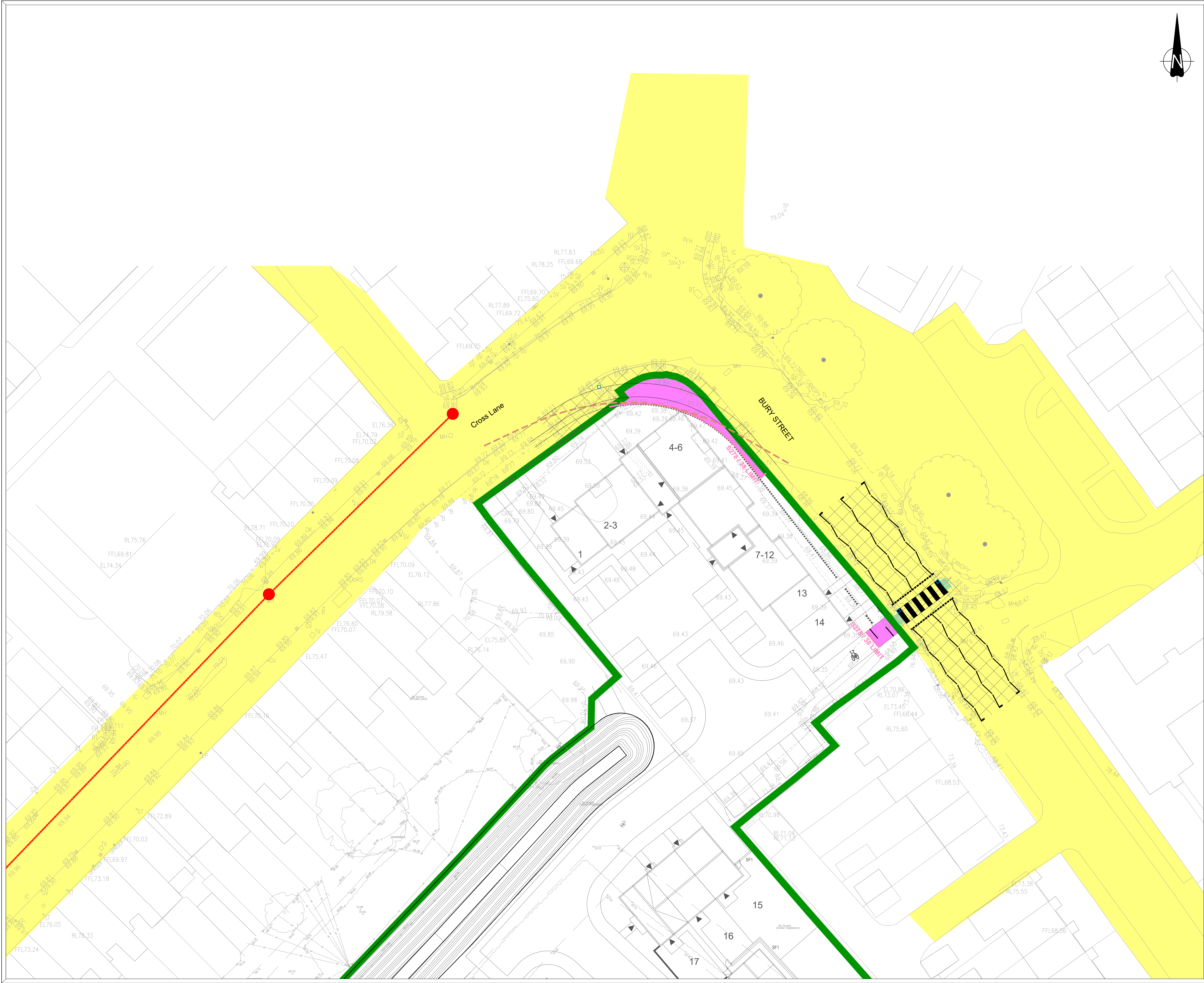




© This drawing and the building works depicted are the copyright of Banners Gate Ltd and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.

GENERAL NOTES

- This drawing is to be read in conjunction with relevant architectural and engineering drawings.
- Any discrepancies between the details shown and actual on site conditions to be reported immediately to the Engineer prior to commencement of works.
- This drawing is not intended to show details of ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor any areas of formation for said structures which do not accord with the anticipated conditions as described in the site investigation report are to be immediately notified to the Engineer, where applicable. Any suspected fluid ground or ground contaminants on or within the ground should be further investigated by a suitable expert. Any earthworks shown indicate typical slopes for guidance only and should be investigated further by a suitable geotechnical expert.
- Where existing trees are shown to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services, where applicable. A foundation is to be provided to accommodate the proposed tree planting, where applicable.

ADOPTABLE ROADS AND SEWERS

- Roads, footways and parking bays which form part of the Highway to be adopted under Section 38 of the Highways Act 1980 shall comply with the requirements of the Adopting Authority.
- Sewers to be adopted under Section 104 of the Water Industries Act 1991 shall comply with the Sewerage Sector Guidance (SSG) "Design & Construction Guidance" with any amendments specified by the Adopting Water Authority.
- All pipes to be used in adoptable sewerage shall be either clayware to BS EN 286 or concrete to BS EN 1818 and BS 911: Part 1 with Class S bedding unless otherwise stated. With approval of the Adopting Authority solid wall concentric external rib reinforced uPVC pipes complying with the relevant provisions of BS EN 12476 may be used.
- Where cover to a pipe is more than 1200mm under adoptable carriageway the trench shall be filled to formation of the carriageway with well compacted DTP Type 1 material.
- Where cover to a pipe is less than 1200mm under adoptable carriageway it shall be provided with concrete protection in accordance with the specification of the adopting authority and back filled to formation of the carriageway with well compacted DTP Type 1 material. Where concrete bed and surround is specified flexibility of joints is to be maintained by using compressible bitumen impregnated fibreboard at each pipe joint.
- All existing drainage invert levels, diameters and locations are to be checked by the Contractor prior to the commencement of any proposed drainage work. Any difference between actual and drawn details is to be reported to the Engineer immediately.
- Positions of existing service/utility underground apparatus adjacent to or crossing proposed sewers is to be checked by the Contractor prior to starting work.

S278 Legend

- Extent of Land Owned by the Developer
- Area of Land to be Offered for Adoption to HA
- Existing Publicly Maintained Highway
- Existing Highways Affected or Improved by Works
- 400 x 400mm Buff Tactile Paving (4 x 2 min)
- Existing Combined Sewer
- Forward Visibility Splay (33m)
- Guard Railing
- Sign Post

S278 Drawing Schedule

22166 / 100S278 Section 278 Agreement Plan
22166 / 400 S278 General Arrangement
22166 / 401 S278 Kerbing & Finishes
22166 / 402 S278 Signing & Lining
22166 / 403 S278 Site Clearance
22166 / 404 S278 Contours, Chainages & Long Section
22166 / 405 S278 Contours, Chainages & Long Section
22166 / 406 S278 Existing Contours
22166 / 407 S278 Proposed Contours
22166 / 411 S278 Rectory Lane / Brook Street Contours & Levels
22166 / 412 S278 Rectory Lane / Brook Street Access
22166 / 413 S278 Church Street Access
22166 / 414 S278 Bury Street / Cross Street Junction Improvements
22166 / 450 S278 Highway Construction Details

C	Plots 1-14 amended outside proposed highway	14/02/2023	DA
B	Updated to suit revised layout and S278 limit.	09/12/2022	SH
A	Amended to suit updated layout.	30/11/2022	SH
-	First issue	14/10/2022	SH

Rev.	Description	Date	By
PLANNING			
Please note while these drawings may be used for tender purposes, drawings are subject to the Greater Manchester County Council approval as part of ongoing consultations and design checks. Amendments may therefore be requested.			
Client			
Project			
Title			
Agreement Plan - Bury Street / Cross Street Junction Improvements			

BANNERS GATE

CIVIL, STRUCTURAL & ARCHITECTURAL DESIGN SERVICES

10-11 Birmingham Street, Holbrook, West Midlands B63 3HN

Tel: 0121 687 1500 Fax: 0121 687 1501

E-mail: mail@bannersgate.com

Scale	1:250 @ A1	Drawn	SH
Date	October 2022	Checked	DA
File	22166/drawings/civils/current	Drawing	22166 / 101S278 C