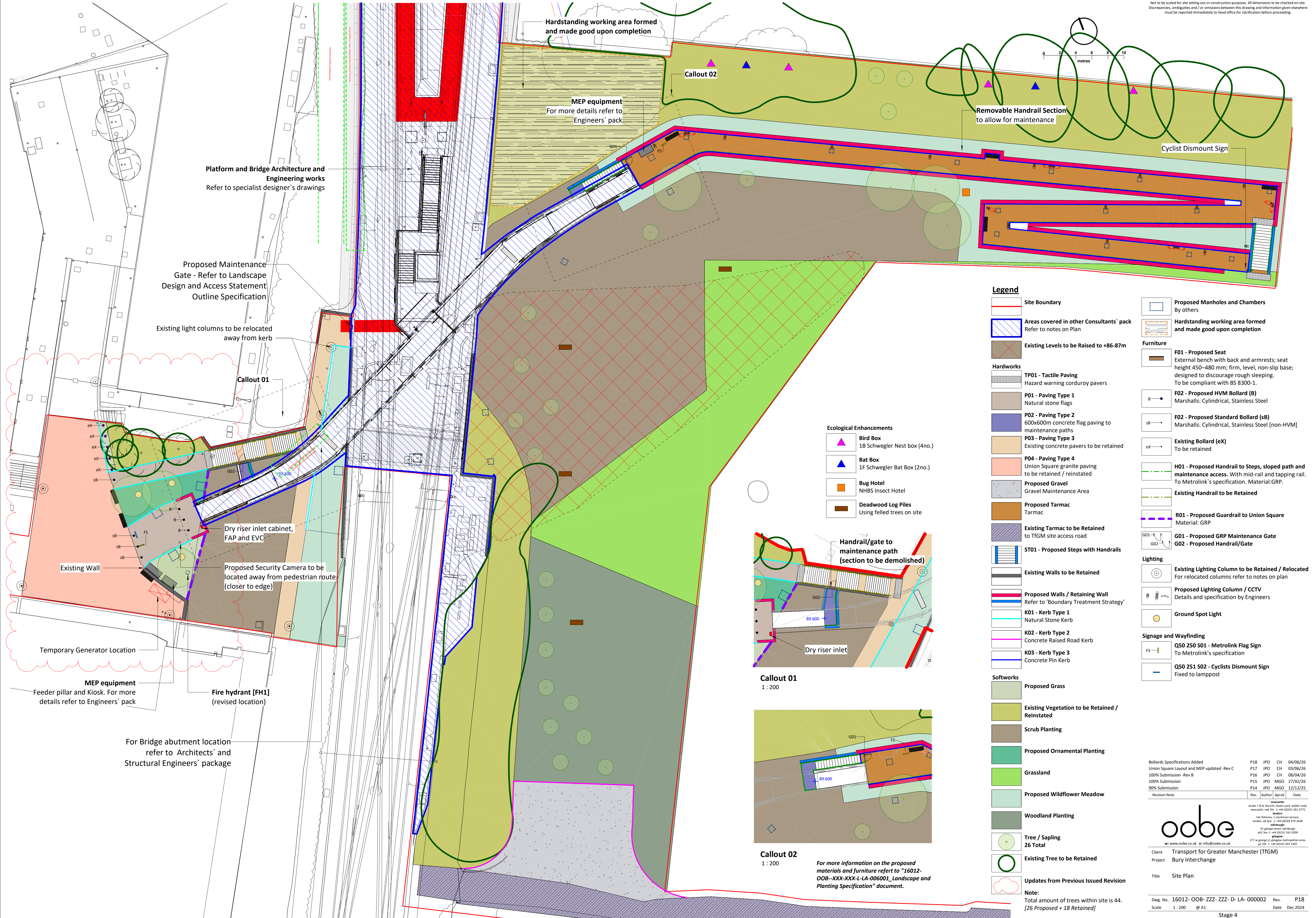


APPENDIX D

PROPOSED DEVELOPMENT PLANS



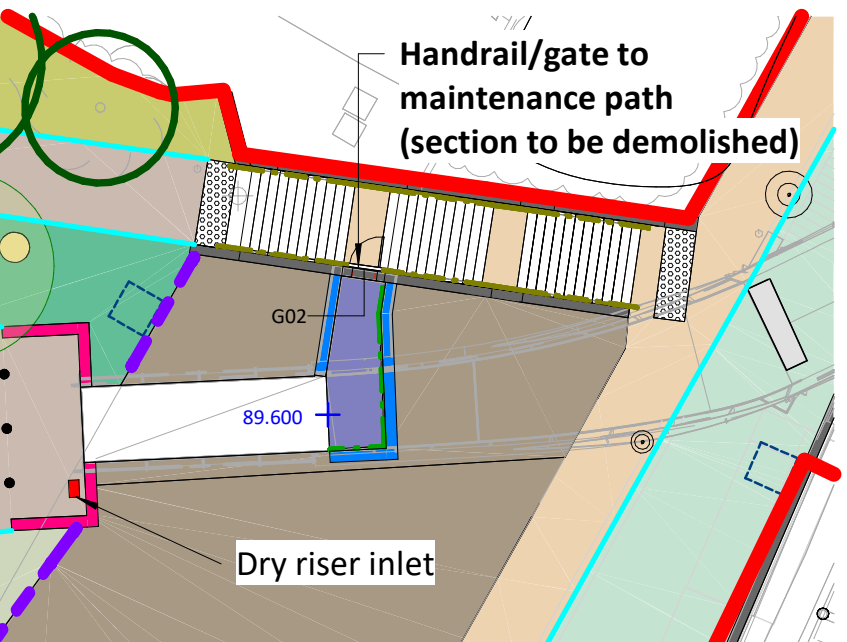
Legend

- Site Boundary**
- Areas covered in other Consultants' pack**
Refer to notes on Plan
- Existing Levels to be Raised to +86-87m**
- Hardworks**
 - TP01 - Tactile Paving**
Hazard warning corduroy pavers
 - P01 - Paving Type 1**
Natural stone flags
 - P02 - Paving Type 2**
600x600m concrete flag paving to maintenance paths
 - P03 - Paving Type 3**
Existing concrete pavers to be retained
 - P04 - Paving Type 4**
Union Square granite paving to be retained / reinstated
- Proposed Gravel**
Gravel Maintenance Area
- Proposed Tarmac**
Tarmac
- Existing Tarmac to be Retained**
to TFGM site access road
- ST01 - Proposed Steps with Handrails**
- Existing Walls to be Retained**
- Proposed Walls / Retaining Wall**
Refer to 'Boundary Treatment Strategy'
- K01 - Kerb Type 1**
Natural Stone Kerb
- K02 - Kerb Type 2**
Concrete Raised Road Kerb
- K03 - Kerb Type 3**
Concrete Pin Kerb

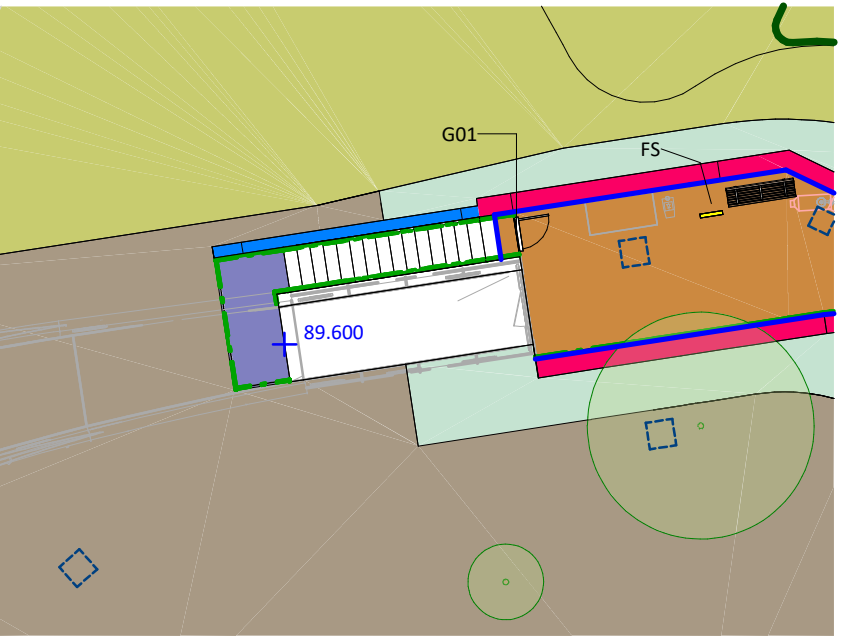
- Ecological Enhancements**
 - Bird Box**
1B Schwegler Nest box (4no.)
 - Bat Box**
1F Schwegler Bat Box (2no.)
 - Bug Hotel**
NHBS Insect Hotel
 - Deadwood Log Piles**
Using felled trees on site

- Proposed Manholes and Chambers**
By others
- Hardstanding working area formed and made good upon completion**
- Furniture**
 - F01 - Proposed Seat**
External bench with back and armrests; seat height 450-480 mm; firm, level, non-slip base; designed to discourage rough sleeping. To be compliant with BS 8300-1.
 - F02 - Proposed HVM Bollard (B)**
Marshalls: Cylindrical, Stainless Steel
 - F02 - Proposed Standard Bollard (sB)**
Marshalls: Cylindrical, Stainless Steel [non-HVM]
 - Existing Bollard (eX)**
To be retained
 - H01 - Proposed Handrail to Steps, sloped path and maintenance access.** With mid-rail and tapping rail. To Metrolink's specification. Material:GRP.
 - Existing Handrail to be Retained**
 - R01 - Proposed Guardrail to Union Square**
Material: GRP
 - G01 - Proposed GRP Maintenance Gate**
 - G02 - Proposed Handrail/Gate**
- Lighting**
 - Existing Lighting Column to be Retained / Relocated**
For relocated columns refer to notes on plan
 - Proposed Lighting Column / CCTV**
Details and specification by Engineers
 - Ground Spot Light**
- Signage and Wayfinding**
 - Q50 250 S01 - Metrolink Flag Sign**
To Metrolink's specification
 - Q50 251 S02 - Cyclists Dismount Sign**
Fixed to lamppost

- Softworks**
 - Proposed Grass**
 - Existing Vegetation to be Retained / Reinstated**
 - Scrub Planting**
 - Proposed Ornamental Planting**
 - Grassland**
 - Proposed Wildflower Meadow**
 - Woodland Planting**
 - Tree / Sapling**
26 Total
 - Existing Tree to be Retained**
 - Updates from Previous Issued Revision**



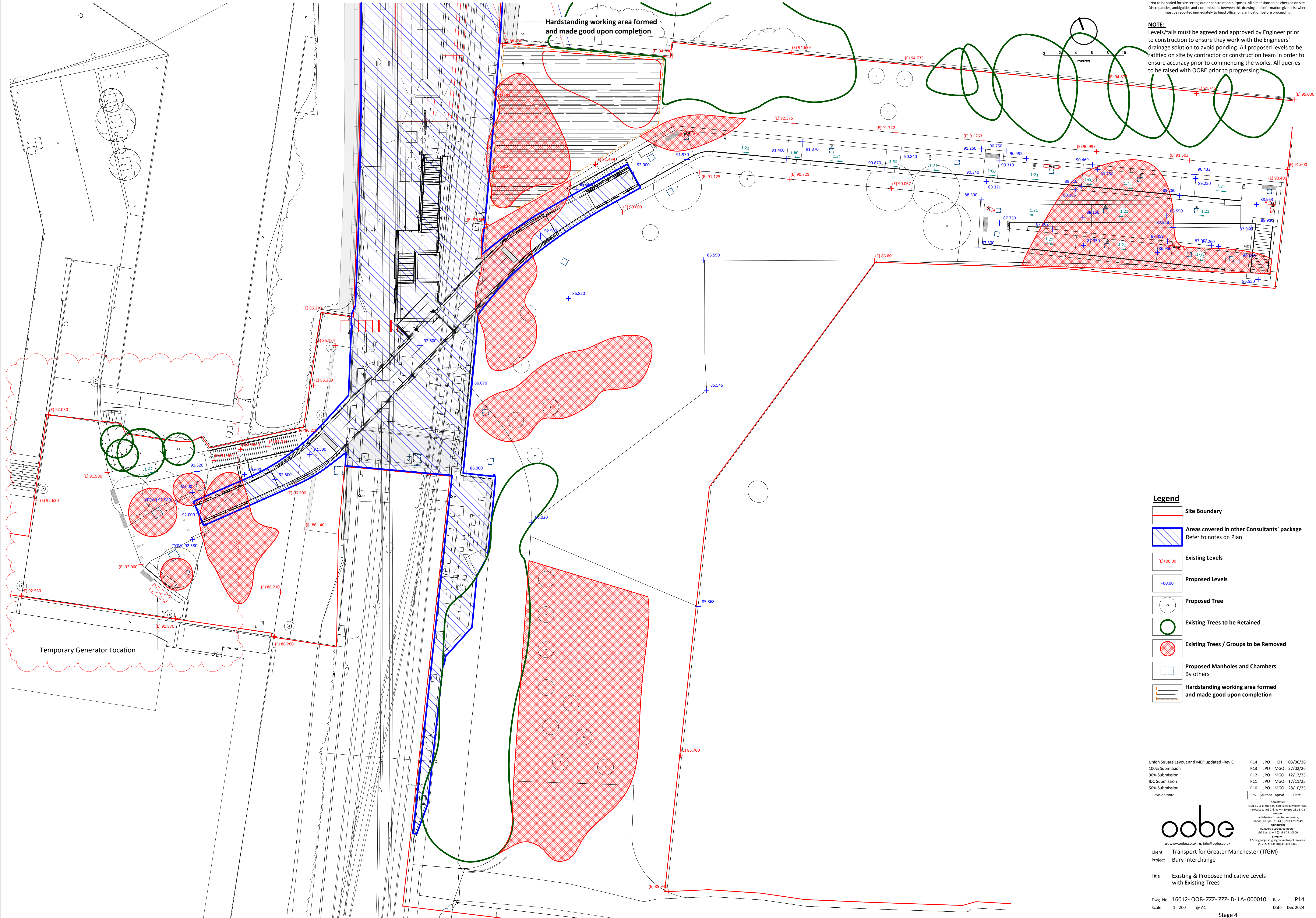
Callout 01
1 : 200



Callout 02
1 : 200

For more information on the proposed materials and furniture refer to "16012-OOB-XXX-XXX-L-LA-006001_Landscape and Planting Specification" document.

Bollards Specifications Added				P18	JPO	CH	04/06/26
Union Square Layout and MEP updated - Rev C				P17	JPO	CH	03/06/26
100% Submission - Rev B				P16	JPO	CH	08/04/26
100% Submission				P15	JPO	MGO	27/02/26
90% Submission				P14	JPO	MGO	12/12/25
Revision Note				Rev.	Author	Apvrd	Date
				newcastle			
				studio 7 & 8, 10 & 11, 12 & 13, 14 & 15, 16 & 17, 18 & 19, 20 & 21, 22 & 23, 24 & 25, 26 & 27, 28 & 29, 30 & 31, 32 & 33, 34 & 35, 36 & 37, 38 & 39, 40 & 41, 42 & 43, 44 & 45, 46 & 47, 48 & 49, 50 & 51, 52 & 53, 54 & 55, 56 & 57, 58 & 59, 60 & 61, 62 & 63, 64 & 65, 66 & 67, 68 & 69, 70 & 71, 72 & 73, 74 & 75, 76 & 77, 78 & 79, 80 & 81, 82 & 83, 84 & 85, 86 & 87, 88 & 89, 90 & 91, 92 & 93, 94 & 95, 96 & 97, 98 & 99, 100 & 101, 102 & 103, 104 & 105, 106 & 107, 108 & 109, 110 & 111, 112 & 113, 114 & 115, 116 & 117, 118 & 119, 120 & 121, 122 & 123, 124 & 125, 126 & 127, 128 & 129, 130 & 131, 132 & 133, 134 & 135, 136 & 137, 138 & 139, 140 & 141, 142 & 143, 144 & 145, 146 & 147, 148 & 149, 150 & 151, 152 & 153, 154 & 155, 156 & 157, 158 & 159, 160 & 161, 162 & 163, 164 & 165, 166 & 167, 168 & 169, 170 & 171, 172 & 173, 174 & 175, 176 & 177, 178 & 179, 180 & 181, 182 & 183, 184 & 185, 186 & 187, 188 & 189, 190 & 191, 192 & 193, 194 & 195, 196 & 197, 198 & 199, 200 & 201, 202 & 203, 204 & 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1867, 1868 & 1869, 1870 & 1871, 1872 & 1873, 1874 & 1875, 1876 & 1877, 1878 & 1879, 1880 & 1881, 1882 & 1883, 1884 & 1			



Not to be scaled for site setting out or construction purposes. All dimensions to be checked on site. Discrepancies, ambiguities and / or omissions between this drawing and information given elsewhere must be reported immediately to head office for clarification before proceeding.

NOTE:
Levels/falls must be agreed and approved by Engineer prior to construction to ensure they work with the Engineers' drainage solution to avoid ponding. All proposed levels to be ratified on site by contractor or construction team in order to ensure accuracy prior to commencing the works. All queries to be raised with OOB prior to progressing.

Legend

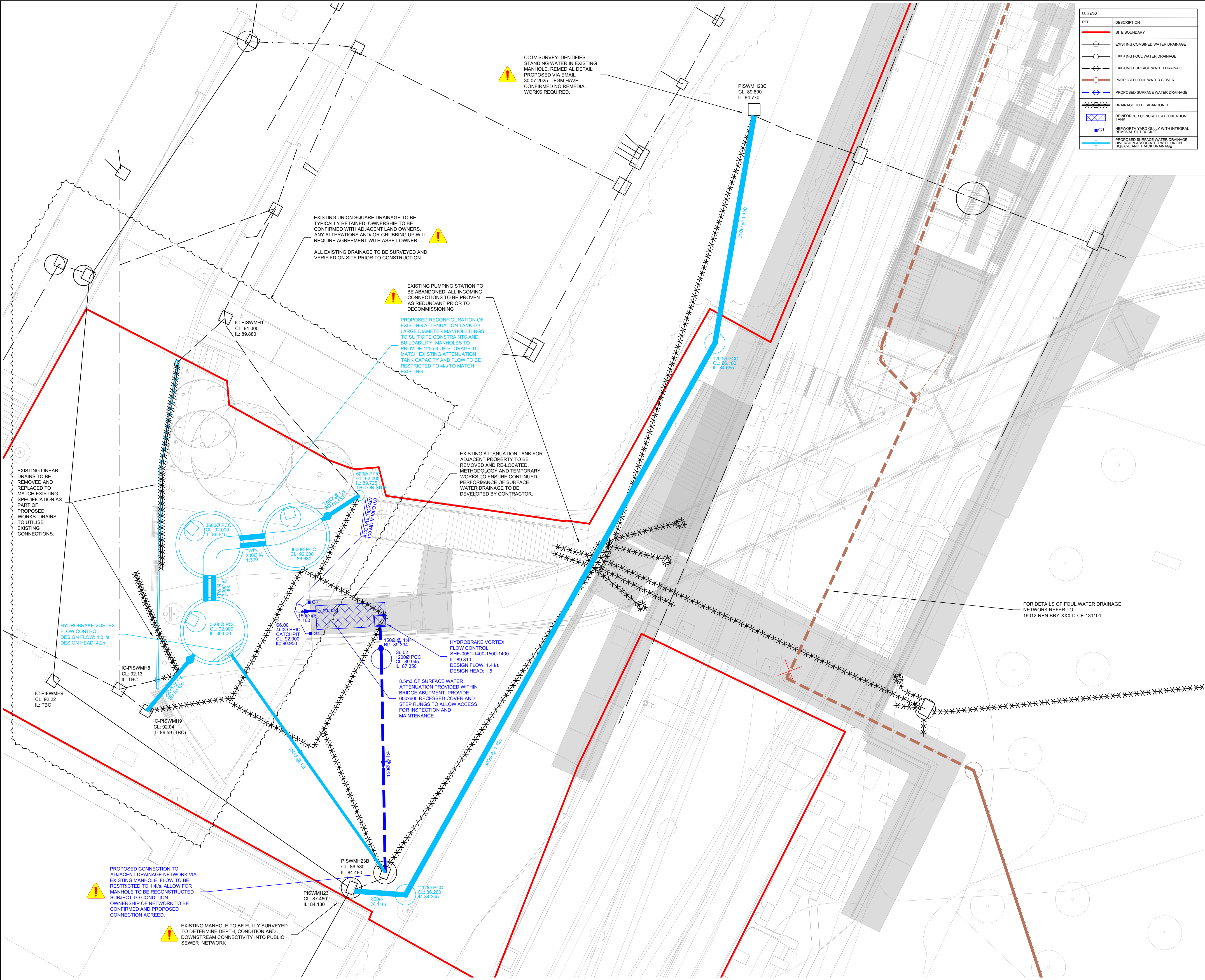
- Site Boundary
- Areas covered in other Consultants' package
Refer to notes on Plan
- Existing Levels
- Proposed Levels
- Proposed Tree
- Existing Trees to be Retained
- Existing Trees / Groups to be Removed
- Proposed Manholes and Chambers
By others
- Hardstanding working area formed
and made good upon completion

Union Square Layout and MEP updated - Rev C	P14	JPO	CH	03/06/26
100% Submission	P13	JPO	MGO	27/02/26
90% Submission	P12	JPO	MGO	12/12/25
IDC Submission	P11	JPO	MGO	17/11/25
50% Submission	P10	JPO	MGO	28/10/25
Revision Note	Rev.	Author	Apvd	Date
newcastle: studio 7 & 8, the mills, heath park, wether road, newcastle, nee 291. t: +44 (0)191 281 3775				
london: the fisheries, 1 westmore terrace, london, e8 3jn. t: +44 (0)20 479 2649				
edinburgh: 91 george street, edinburgh eh2 3ns. t: +44 (0)131 241 0309				
glasgow: 177 w george st, glasgow metropolitan area, g2 2tb. t: +44 (0)141 301 1465				

Client	Transport for Greater Manchester (TfGM)
Project	Bury Interchange
Title	Existing & Proposed Indicative Levels with Existing Trees
Dwg. No.	16012- OOB- ZZZ- ZZZ- D- LA- 000010
Scale	1:200 @ A1
Rev.	P14
Date	Dec 2024

APPENDIX E

BELOW GROUND DRAINAGE DRAWINGS



LEGEND	
REF	DESCRIPTION
	SITE BOUNDARY
	EXISTING COMBINED WATER DRAINAGE
	EXISTING FOUL WATER DRAINAGE
	EXISTING SURFACE WATER DRAINAGE
	PROPOSED FOUL WATER SEWER
	PROPOSED SURFACE WATER DRAINAGE
	DRAINAGE TO BE ABANDONED
	REINFORCED CONCRETE ATTENUATION TANK
	HEPWORTH YARD GULLY WITH INTEGRAL REMOVAL SILT BUCKET
	PROPOSED SURFACE WATER DRAINAGE DIVERSION ASSOCIATED WITH UNION SQUARE AND TRACK DRAINAGE

- NOTES:
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RENAISSANCE, ARCHITECTS, LANDSCAPE ARCHITECTS AND BUILDING SERVICES ENGINEERS DRAWINGS.
 2. THE FINAL CONNECTIONS TO THE PUBLIC SEWER IS SUBJECT TO UNITED UTILITIES APPROVAL AND IS TO BE IN ACCORDANCE WITH THEIR AGREED DETAILS.
 3. ALL BELOW GROUND DRAINAGE WORKS TO BE IN ACCORDANCE WITH RELEVANT BUILDING REGULATIONS AND SEWER SECTOR GUIDANCE APPENDIX C: DESIGN AND CONSTRUCTION GUIDANCE. IF DISCREPANCIES ARE NOTED BETWEEN SSG AND DRAWINGS THESE SHOULD BE BROUGHT TO THE ATTENTION OF RENAISSANCE FOR REVIEW.
 4. ALL GULLIES AND CHANNELS ARE TO HAVE RODDABLE ACCESS
 5. THE ATTENUATION TANK AND FLOW CONTROL ARE TO BE TO SUPPLIERS DESIGN AND DETAILS. INSTALLATION IS TO BE IN ACCORDANCE WITH THE SUPPLIERS REQUIREMENTS.
 6. SEWERS TO BE LAID IN CLASS S BEDDING (150mm DIA GRANULAR BED AND SURROUND), WHERE DEPTH OF COVER TO TOP OF THE SEWER IS LESS THAN, 1.2m IN HIGHWAYS OR VERGES, OR LESS THAN 0.9m IN PEDESTRIAN AREAS, THEN A 150mm DIA CONCRETE SLAB SHOULD BE PROVIDED ABOVE THE GRANULAR BED AND SURROUND. REFER TO DETAILS SHEETS.
 7. THE CONTRACTOR IS TO UNDERTAKE A FULL CCTV SURVEY AT COMPLETION OF THE PROJECT TO DEMONSTRATE THAT THE DRAINAGE IS CLEAN ANY DEFECTS ARE TO BE CORRECTED BY THE CONTRACTOR PRIOR TO HANDOVER OF THE SYSTEM TO THE CLIENT.
 8. THE CONTRACTOR IS TO KEEP A RECORD SET OF THE AS INSTALLED DRAINAGE ON SITE AND PROVIDE THIS TO RENAISSANCE UPON COMPLETION OF THE WORKS TO ALLOW FOR PRODUCTION OF A 'FINAL CONSTRUCTION ISSUE DRAWING'.
 9. DURING THE WORKS ALTERATIONS TO THE DRAINAGE LAYOUT ARE TO BE MARKED UP BY THE CONTRACTOR AND AGREED WITH RENAISSANCE IN WRITING.
 10. THE CHAMBER SIZE OF PCC MANHOLES WITH MORE THAN ONE CONNECTION IN THEM MAY NEED TO BE INCREASED AN INCREMENT TO ACCOMMODATE THE CONNECTIONS AND BENDS.
 11. MANHOLE COVERS ARE TO BE IN ACCORDANCE WITH BS EN 124 FOR THE RATING INDICATED IN THE MANHOLE SCHEDULE. THE CONTRACTOR IS TO SUBMIT DETAILS FOR THE PROPOSED MANHOLE COVERS TO THE ENGINEER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
 12. COVER SLABS MUST CARRY THE BSI KITEMARK, WHERE THE CLEAR OPENING OF THE KITEMARKED PRODUCT IS DIFFERENT TO THAT OF THE COVER AND FRAME, A LOAD BEARING REDUCING SLAB SHOULD BE FITTED ABOVE THE COVER SLAB TO BRING THE SIZE DOWN TO REQUIRED SIZE.
 13. ALL SEWERS TO BE BSI KITEMARK (CERTIFIED TO WIS 4-35-01)
 14. ALL CONCRETE PIPES TO BE TO ES EN 1916 CLASS 120 (54kN/m).
 15. BEDDING AND BACKFILL MATERIAL TO CONFORM TO THE REQUIREMENTS OF THE WATER INDUSTRY SPECIFICATION 4-08092 (TABLE A2).
 16. IF PLASTIC PIPES ARE TO BE USED THEN THE FOLLOWING MUST APPLY:
A. BSI KITEMARK (CERTIFIED TO BS EN 13476-1 AND WIS 4-35-01)
B. PIPES LESS THAN OR EQUAL TO 500mm DIA
C. BEDDING AND BACKFILL MATERIAL TO CONFORM TO THE REQUIREMENTS OF THE WATER INDUSTRY SPECIFICATION 4-08092 (TABLE A2)
 17. THE MINIMUM CRUSHING STRENGTH FOR CLAY PIPES SHOULD BE AS FOLLOWS: 100mm DIA. 40kN/m, 150mm DIA DIA. 40kN/m, 225mm DIA. 45kN/m AND 300mm DIA. 72kN/m.
 18. THE MINIMUM CRUSHING STRENGTH FOR CONCRETE PIPES SHOULD BE -CLASS 120 TO EN 1916/BS5911-1 2002). PLASTIC PIPES SHOULD CONFORM TO WIS 4-35-01 AND BS EN13476.
 19. SULPHATE RESISTANT CEMENT (C20-DC3) AND PRECAST CONCRETE PRODUCTS MUST BE USED OR A LABORATORY REPORT PROVIDING THAT SUCH PRECAUTIONS ARE NOT NECESSARY.
 20. SEWER PIPES TO BE LAID IN MAXIMUM 3 METER LENGTHS UNLESS THERE IS A SPECIFIC OPERATIONAL NEED TO LAY LONGER PIPES, AND THIS IS AGREED BY THE CONTRACTOR WITH THE PIPE MANUFACTURER.

APPROVAL
DRAINAGE DESIGN AND DRAWING IS PRELIMINARY, SUBJECT TO CONFIRMATION FROM UNITED UTILITIES AND BURY COUNCIL LEAD LOCAL FLOOD AUTHORITY ON ACCEPTANCE OF DISCHARGE RATES, CONNECTIONS AND SUDS.

RIBA STAGE 4
THESE DRAWINGS ARE INTENDED TO COMMUNICATE THE TECHNICAL DESIGN AND ARE APPROPRIATE FOR RIBA STAGE 4.
A DESIGN CONTINGENCY 10-15% IS RECOMMENDED TO ALLOW FOR INPUT FROM THE CONTRACTOR DESIGNED PACKAGES.

P09	ISSUED FOR PLANNING CONDITION DISCHARGE	28.08.26	JB	PW
P08	UPDATED SUIT EXISTING ATTENUATION TANK	24.07.26	JB	PW
P07	UNION SQUARE DESIGN CHNAGE	11.06.26	JA	PW
P06	STAGE 4 90% SUBMISSION	12.12.25	JB	PW
P05	STAGE 4 50% SUBMISSION	28.10.25	JB	HG
P04	UPDATED TO SUIT CONTRACTOR COMMENTS	23.06.25	HW	PW
P03	UPDATED TO SUIT SURVEY FINDINGS	13.06.25	JB	PW
P02	UPDATED TO SUIT COMMENTS	20.03.25	JB	HG
P01	ISSUED FOR INFORMATION	14.03.25	HW	BW
Rev:	Description:	Date:	By:	Chkd:



Project:
BURY INTERCHANGE

Drawing Title:
BELOW GROUND DRAINAGE PLAN SHEET 1

Status:
STAGE 4

Size:	Date:	Drawn by:	Designed by:	Checked by:
A1	FEB 24	HW	HW	BW
Scale:	1:100	Project No:	2401-09	
Project - Originator - Volume - Level - Type - Role - Number: Revision:				

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