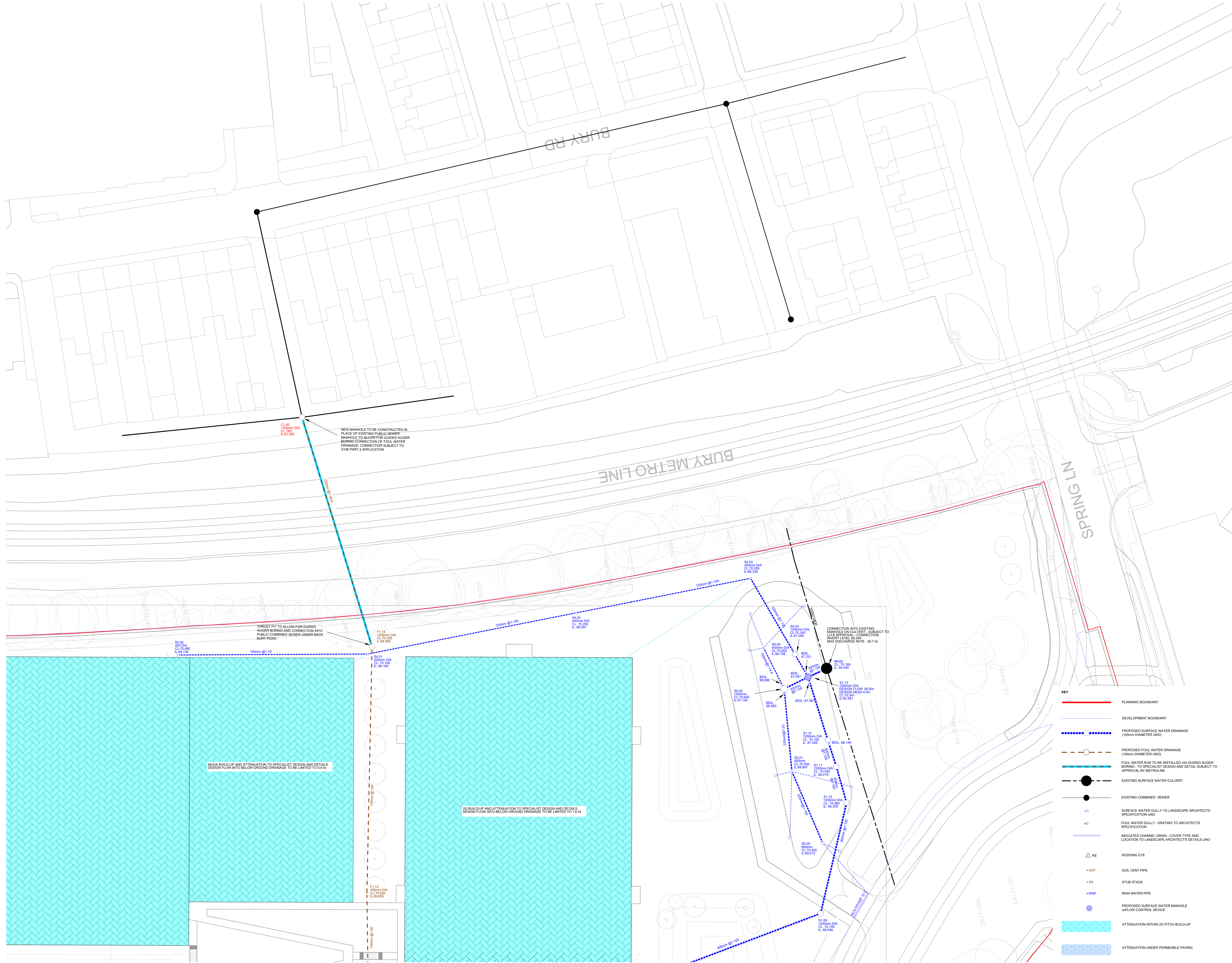




1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RENAISSANCE, ARCHITECTS, LANDSCAPE ARCHITECTS AND BUILDING SERVICES ENGINEERS DRAWINGS.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE BELOW GROUND DRAINAGE DETAIL SHOWN ON DRAWING SERIES C-0301 TO C-0304.
3. FOR ALL ABOVE GROUND DRAINAGE AND ASSOCIATED PUMPS REFER TO BUILDING SERVICES AND ARCHITECT'S DRAWINGS.
4. 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 SSC AND DRAWINGS THESE SHOULD BE BROUGHT TO THE ATTENTION OF RENAISSANCE FOR REVIEW.
5. RWP, SVP, SSS AND FLOOR GULLEYS ARE TO HAVE RODDABLE ACCESS POINTS ABOVE GROUND FLOOR TO BUILDING SERVICES DETAILS.
6. THE CONTRACTOR IS TO UNDERTAKE A FULL CCTV SURVEY AT COMPLETION OF THE PROJECT TO DEMONSTRATE THAT THE DRAINAGE IS CLEAR. ANY DEFECTS ARE TO BE CORRECTED BY THE CONTRACTOR PRIOR TO HANDOVER OF THE SYSTEM TO THE CLIENT.
7. 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.
8. DURING THE WORKS ALTERATIONS TO THE DRAINAGE LAYOUT ARE TO BE MARKED UP BY THE CONTRACTOR AND AGREED WITH RENAISSANCE IN WRITING.
9. 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.
10. 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.
11. ALL INTERNAL COVERS TO BE RECESSED AND TRIPLE SEALED.
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 WS 4-35-01).
14. ALL CONCRETE PIPES TO BE TO BS EN 1916 CLASS 120 (54kN/m).
15. BEDDING AND BACKFILL MATERIAL TO CONFORM TO THE REQUIREMENTS OF THE WATER INDUSTRY SPECIFICATION 4-0802 (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 WS 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 4-0802 (TABLE A2).
17. THE MINIMUM CRUSHING STRENGTH FOR CLAY PIPES SHOULD BE AS FOLLOWS: 100mm DIA. 40kN/m, 150mm DIA. 40kN/m, 225mm DIA. 45kN/m AND 300mm DIA. 75kN/m.
18. THE MINIMUM CRUSHING STRENGTH FOR CONCRETE PIPES SHOULD BE - (CLASS 120 TO EN 1916BS5911-1 2002). PLASTIC PIPES SHOULD CONFORM TO WS 4-35-01 AND BS EN 13476-1.
19. SULPHATE RESISTANT CEMENT (C20-02C) 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.
21. ALL FOUL AND SURFACE WATER BELOW GROUND SYSTEMS ARE TO BE VENTED WITHIN THE ABOVE GROUND DRAINAGE TO THE BUILDING SERVICES ENGINEERS DETAIL S.

1. ALL EXISTING BURIED SERVICES BELOW PROPOSED BUILDING TO BE IDENTIFIED AND GRUBBED OUT WITH EXCAVATIONS BACKFILLED WITH SUITABLE WELL-COMPACTED MATERIAL BEFORE COMMENCING CONSTRUCTION WORKS.
2. ALL PHASE 1 AND 1+ GEO-ENVIRONMENTAL SURVEYS HAVE INDICATED THE PRESENCE OF COAL BENEATH THE SITE. A MORE EXTENSIVE GROUND INVESTIGATION IS REQUIRED TO VALIDATE THE PRESENCE OF ANY SHALLOW MINE WORKING.
3. THE GROUND INVESTIGATION REPORTS INDICATE HIGH GROUNDWATER LEVELS, WHICH ARE AS SHALLOW AS 0.85m BGL IN PLACES. RELATED RISKS INCLUDE INSTABILITY OF FOUNDATIONS AND GROUND SLABS TO RESIST ALLOWANCE FOR MANAGING THE GROUNDWATER DURING THE CONSTRUCTION STAGE.
4. THE HISTORICAL MAPS INDICATE RAILWAY LINES PREVIOUSLY RUNNING ACROSS THE SITE. WHERE ENCOUNTERED, THESE WILL NEED TO BE GRUBBED OUT WITH EXCAVATIONS BACKFILLED WITH SUITABLE WELL-COMPACTED MATERIAL.
5. CONTAMINATION MAY BE ENCOUNTERED DURING GROUNDWORKS. A MORE EXTENSIVE GROUND INVESTIGATION IS REQUIRED TO DETERMINE NECESSARY MITIGATION MEASURES.

**EXTERNAL WORKS SETTING OUT**  
FOR PROPOSED SITE LEVELS AND CHANNEL / GULLY LOCATIONS, REFER TO LANDSCAPE ARCHITECT'S DRAWINGS.

**SVP & RWP SETTING OUT**  
SVP AND RWP LOCATIONS ARE INDICATIVE. FOR DETAILED SETTING OUT REFER TO ARCHITECT'S / BUILDING SERVICE ENGINEERS DRAWINGS.

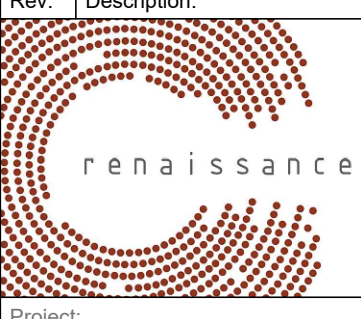
**ALL CONNECTIONS BETWEEN ABOVE GROUND DRAINAGE AND BELOW GROUND DRAINAGE TO BE SIZED TO SUIT ABOVE GROUND DRAINAGE.**

**METROLINK LINE**  
ALL DRAINAGE AND SURFACE FINISHES ADJACENT TO THE METROLINK LINE TO THE EAST OF THE SITE ARE TO FALL AWAY FROM THE EMBANKMENT TO PREVENT ANY IMPACTS ON ITS STABILITY.

**PITCH DRAINAGE**  
THE PITCH AREAS HAVE BEEN INCLUDED WITHIN THE PROPOSED DRAINAGE DESIGN ALLOWING FOR THE FLOW RATES ADVISED BY THE SUDS SPECIALIST. THERE IS POTENTIAL FOR THE PITCHES TO BE DRAINED VIA AN INFILTRATION ONLY SYSTEM. THIS IS TO BE CONFIRMED ONCE ADDITIONAL INFILTRATION TESTING CAN BE CARRIED OUT UNDER THE FOOTPRINT OF THE EXISTING LEISURE CENTRE BUILDING.

|     |                             |          |    |    |
|-----|-----------------------------|----------|----|----|
| C03 | ISSUED WITH S73 APPLICATION | 21.10.25 | HW | PW |
| C02 | MANHOLE REFS UPDATED        | 05.08.25 | HW | PW |
| C01 | CONSTRUCTION ISSUE          | 18.07.25 | HW | PW |

Rev: Description: Date: By: Chkd:



Project: **STAR RADCLIFFE ACADEMY, BURY**

Drawing Title: **BELOW GROUND DRAINAGE PLAN - SHEET 2 OF 2**

Status: **FINAL CONSTRUCTION**

|                     |                            |                     |                        |                       |
|---------------------|----------------------------|---------------------|------------------------|-----------------------|
| Size: <b>A0</b>     | Date: <b>JUN 24</b>        | Drawn by: <b>HW</b> | Designed by: <b>HW</b> | Checked by: <b>PW</b> |
| Scale: <b>1:250</b> | Project No: <b>2303-02</b> |                     |                        |                       |

Project - Originator - Volume - Level - Type - Role - Number: **FS1013-REN-EX-00-D-C-5211**

Revision: **C03**