



DRAINAGE NOTES

- 1. This drawing is to be read in conjunction with all relevant architectural, structural, and drainage design drawings and specifications.
- 2. Do not scale from this drawing. Any discrepancies, omissions, or uncertainties must be reported to the engineer prior to construction. All dimensions must be checked on site.
- 3. All drainage works shall comply with Building Regulations Approved Document H (2023), BS EN 752, and the relevant manufacturer specifications.
- 4. The contractor shall verify the condition, line, and level of any retained drainage infrastructure on site prior to connection. Jetting and cleansing is recommended before any CCTV survey.
- 5. Redundant drainage components (pipes, chambers) shall be removed or properly sealed and backfilled with compacted granular fill or cementitious grout.
- 6. Foul and surface water drainage shall generally consist of 100mm diameter uPVC pipework unless otherwise noted. Vitrified clay pipes may be used where higher durability is required. All pipework shall comply with BS EN 1401.
- 7. Pipe bedding shall conform to BS EN 1610. Where cover is less than 900mm beneath traffic areas or within 300mm of slabs, a Class Z concrete surround with compressible joints shall be provided.
- 8. Where foul and surface water pipes cross within 150mm of each other, concrete protection may be required to prevent contamination.
- 9. All manholes, inspection chambers, geocellular attenuation tanks, and the bio-disc treatment unit shall be located to ensure safe access for future maintenance and inspection.
- 10. Surface water from roofs and hardstanding shall discharge to a geocellular attenuation system, with a restricted outfall.
- 11. Separate foul and surface water drainage systems shall be provided. Cross-connections are not permitted.
- 12. All access covers in soft landscaped areas shall be minimum B125 loading class. Covers in areas subject to occasional vehicle loading shall be minimum D400.
- 13. Rainwater downpipes and foul stack connections shall be provided with accessible low-level rodding points unless otherwise agreed. All rodding points must be above the spill level of any connected appliances.
- 14. Where drainage passes through building foundations or ground-bearing slabs, suitable sleeves or cast-in flexible joints shall be used, positioned no more than 150mm from the concrete face.

LEGEND

- SITE BOUNDARY
- SMH SURFACE WATER MANHOLE
- PPIC POLYPROPYLENE INSPECTION CHAMBER - SW
- PPIC POLYPROPYLENE INSPECTION CHAMBER - FW
- FMH FOUL WATER MANHOLE
- FOUL WATER PIPE
- CMH COMBINED WATER MANHOLE
- COMBINED WATER PIPE
- EXSMH EX SURFACE WATER MANHOLE
- EX SURFACE WATER PIPE
- EXFMH EX FOUL WATER MANHOLE
- EX FOUL WATER PIPE
- EXMH EX COMBINED SEWER MANHOLE
- EX COMBINED SEWER PIPE
- PROPOSED GEOCELLULAR STORAGE
- LANDSCAPING
- RAINWATER GARDEN / HYDRO PLANTER
- PROPOSED LINED PERMAVOID DIFFUSER
- PROPOSED ROAD AREA
- PROPOSED ROOF AREA
- EXISTING SURFACE WATER FLOW ROUTE
- MODIFIED SURFACE WATER FLOW ROUTE
- 133.97
133.97
133.97 PROPOSED AREA IN m²

RESIDUAL RISKS

REV	DESCRIPTION	DRAWN	APPROVED	DATE
B	Amended following LFA comments	SJJ	JJ	29/01/26
A	Amended to revise foul outfall location and update surface water drainage strategy, including discharge rate, attenuation storage and outfall arrangement to align with updated calculations and FSA.	SJJ	JJ	29/01/26

STATUS

PLANNING

FLOOD FLOW LTD

CONSULTING CIVIL AND STRUCTURAL ENGINEERS

TEL: 07940523819

WEBSITE: www.floodflow.co.uk

EMAIL: mail@floodflow.co.uk

Client

PRINGLE HOMES

Project

Proposed Development off Albany Drive, Copster Green Ribble Valley, BB1 9ET

Title

Impermeable Area & Flood Route Plan

Drawn	SJJ	Checked	JJ	Drawing number	25358-002	B
Date	29/01/26	Date	29/01/26			
Scale	1:250		A1			