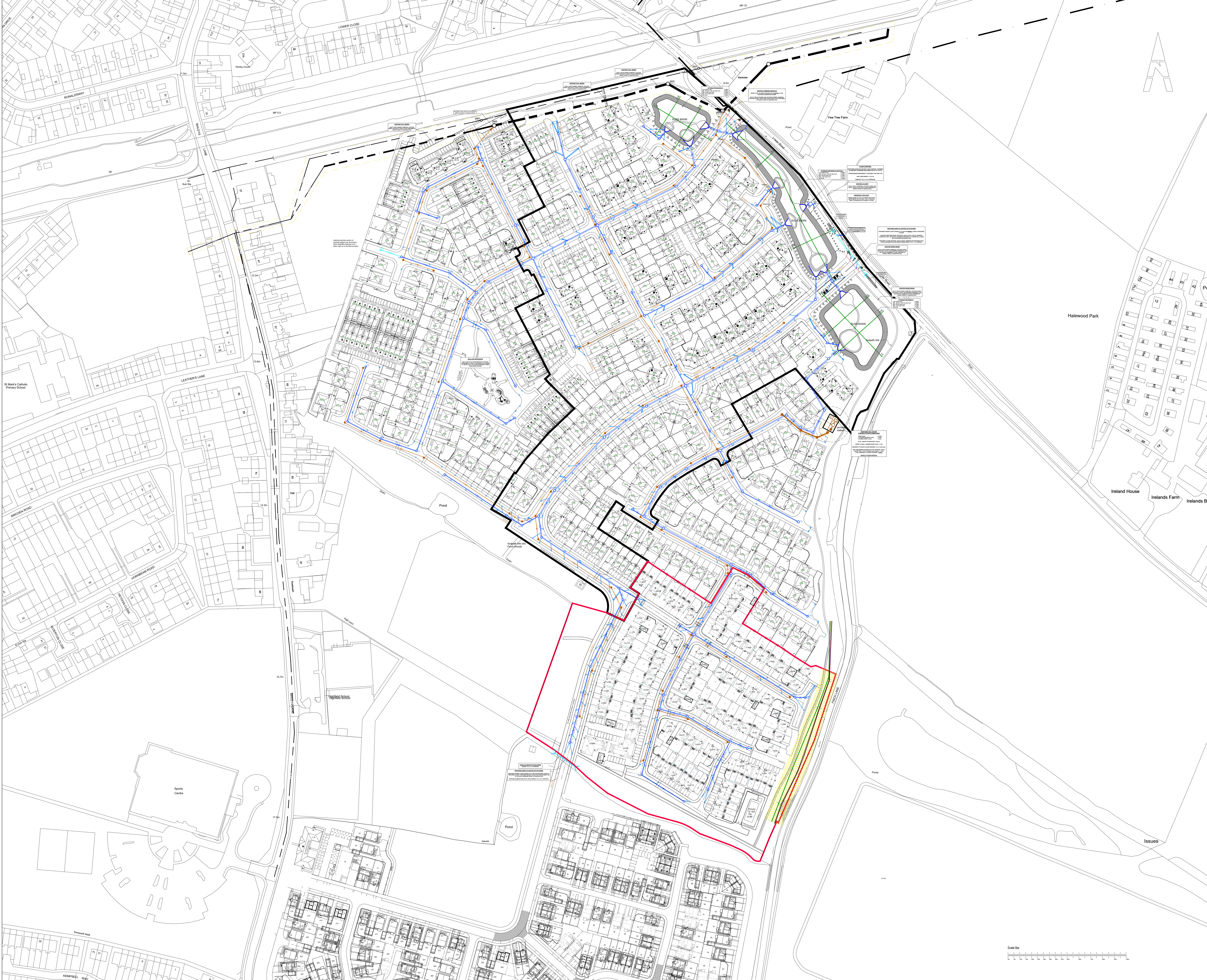




Warning to House Purchasers

Buyers are advised that this is a working drawing and the contents of the drawing may be subject to change during the build process. The layout, form, content, and dimensions specified are included for general guidance only. Features or locations shown may differ in respect of individual properties. Whilst every effort is made to ensure the drawings are up to date there may still be errors in the drawings and it is recommended that a surveying firm be engaged to investigate and verify the accuracy of the drawings and to ensure that the drawings are up to date. The contents of the drawings do not constitute a contract, and any contract or warranty specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

General Notes

- This drawing is to be read in conjunction with relevant architectural and engineering drawings.
- Unless otherwise stated, all dimensions are in metres and are rounded to the nearest millimetre.
- Unless otherwise stated, all dimensions are to be taken from the centre of the road to the centre of the road.
- Any dimensions between the centre of the road and the centre of the road shall be rounded up to the nearest millimetre.
- Any dimensions between the centre of the road and the centre of the road shall be rounded up to the nearest millimetre.

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 Water Association "Sewers for Adoption 6th or 7th Edition" with any amendments specified by the Adopting Water Authority.
- All pipes to be used in adoptable sewers shall be either clayware to BS EN 295 or concrete to BS EN 1916 and BS 5911:Part 1 with Class S bedding unless otherwise stated. With approval of the Adopting Authority solid wall concrete external rib reinforced uPVC pipes complying with the relevant provisions of BS EN 13476 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 a 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 services/statutory undertakers apparatus adjacent to or crossing proposed sewers is to be checked by the Contractor prior to starting work.

Drainage Strategy Legend

- 13.375 Finished Floor Level
- Sewer Easement
- S104 Foul Water Sewer & Manhole
- S104 Surface Water Sewer & Manhole
- S38 Surface Water Gully and Connection
- Phase Boundary

The drainage strategy shown is consistent with the approved drainage drawing 20040-PH3/PL08 A. Approval was granted through the discharge of Condition 36 under Planning Reference 19/00521/HYB confirmed by Knowsley Council.

P04	Planning layout rev 09 used as background. Secondary	18.05.26	RB
P03	Sub-station removed.	30.03.25	SPG
P02	Revised to suit latest planning layout rev 08	16.03.25	SPG
Revision	Description	Date	Design By
Project: Lower Road, Halewood			
Description: Preliminary Drainage Strategy			
Full Site			
Drawn By:	Date:	Scale at AD:	Revision:
CD	Nov 2025	1:1000	P04
Project:	Drawn By:	Scale at AD:	Revision:
H4671 - BAH -	XX	-XX - DR - CE -	300002
Do not scale from this drawing. Work to given dimensions only. Any discrepancies are to be reported to Originator.			
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