

- Only PDF/DWG files of this drawing are controlled. All other formats (eg. DWG/AutoCAD FILES) are UN-controlled and are used at your own risk.
- General Notes:
- DO NOT USE THIS DRAWING IN ISOLATION. This drawing has been prepared as part of a set, and must therefore be read in conjunction with all other drawings. Any discrepancies or design queries must be reported to the engineer prior to completion of tender and commencement of work. Following completion of tender it is assumed that the developer and Contractor are in full agreement with the design drawings (with the exception of pre tender queries only).
  - Third party information is used to prepare the engineering design (including architectural layout, ground investigation, existing utilities records, and specialist design items). The engineering design must therefore be read in conjunction with all third party information prior to commencing work. Queensberry Design Ltd are not responsible for any third party information or details.
  - House type working drawings are to be used in conjunction with the plot setting out drawing.
  - Drawing status will remain preliminary until full technical approval is received from local authority and sewerage undertaker. Works commenced prior to technical approval are done at the risk and subject to change.
  - The Contractor is expected to prepare appropriate construction method statements for all aspects of appointed work. This should include any temporary protection works.
  - Land drainage is not permitted to discharge into the public sewer network. Any need for land drainage should be assessed by the ground worker and landscaper during construction and placement of gardens on an individual plot basis. If land drainage designs are required, they should be appointed prior to plot completion.
  - The Contractor is expected to cross check all drainage inverts prior to commencing work, this may involve completion of trial holes if invert levels have been interpolated.
  - The Contractor must monitor the 'as built' progress of each construction stage (roads/sewer/pit works/ etc) to enable the next stages of construction to be checked before installation. For this reason the design of floor levels, external works, retaining walls, and plot drainage are to be read as guidance only.
- Highways
- All highway works to be carried out in accordance with the Design Manual for Roads and Bridges (DMRB), the Manual of Contract Documents for Highway Works, Specification for Highway Works (MCHW SHW) and the current local authority highway design guide.
  - All excavations below proposed and existing highways to be back-filled with granular type 1 sub-base and well compacted in layers not exceeding 150mm, unless otherwise agreed.
  - Highway authority to be notified by the Contractor prior to the commencement of work.
  - Positions of existing street furniture are indicative only.
  - Any sign plates, gully pots, gratings & leads to be re-used are subject to a condition assessment and compliance with current standards.
  - All excavation that is not topped of hard break out is deemed to be unsuitable Class U1 material.
  - Existing pavements are to be saw cut along proposed kerb line prior to punching to ensure structural integrity of remaining pavement maintained.
  - The Contractor shall use a suitably qualified arboriculturist to undertake all survey work for the pre-clearance design and all subsequent site clearance operations with due consideration for specific ash dieback issues. If a suspected infected tree is identified during the course of this work the contractor shall notify the developer and the competent authorities (the Forestry Commission and FERA) immediately before any further work is undertaken.
  - The Contractor shall take all necessary measures to ensure that the debris arising from the demolition and removal processes is adequately contained in order to minimise dust, pollution of the air, and contamination of the adjacent land and watercourses. Paved areas, footpaths and channels to be suction swept. Waste to be disposed of by registered waste carriers to tipping sites licensed under the Control of Pollution Act and in compliance with the Environmental Protection Act.
  - Demolition material arising from the works shall only be disposed of in approved tips.
  - If a bat roost is confirmed, a Natural England Development Licence will be required in advance of demolition and felling.
  - If active bird nests are found, the location must remain undisturbed until young birds have left the nest and the nest is no longer active. If no nests are found, the tree, hedge or area of scrub must be removed within 24 hours. If nests are present, appropriate mitigation shall be undertaken prior to any works to satisfy Section 9 of The Wildlife and Countryside Act 1981.
  - Where shown, tree stumps are required to be removed completely by grinding out or excavating comprehensively to a minimum 300mm below existing ground level, with all visible roots completely grubbed out.
  - Electrical supplies to redundant signs and communications equipment shall be disconnected and made safe to the satisfaction of the Electricity Supplier and KC. At least 2 weeks' notice shall be given to the Electricity Supplier before disconnections are started. Removal of illuminated signs/columns to be carried out in accordance with the WEEE directive.
  - No existing permanent road signs, markings or studs shall be removed until either:
    - temporary sign to Class 1215 of the SHW is erected or
    - the road layout is amended with traffic management such that the existing signs, markings and studs become redundant, or
    - the appropriate permanent signs, markings and studs are erected as shown on drawing no. QD1776-1100-11.
  - Where existing road markings are to be permanently removed, it shall be by high pressure water jetting or other approved method. Grit blasting, scabbling or hot air jet blasting shall not be used. Dilution of road markings using either bituminous or resinous paint will also be permitted.
  - Explosives shall not be used for works within this contract.
  - Should the Contractor encounter any unexpected hazardous materials during the site clearance, works shall cease on that element of the clearance and the developer informed immediately. The Contractor shall take immediate measures to ensure that members of the public and the operator do not come into contact with the hazardous materials. Every effort shall be made to prevent liquids reaching aquifers by the placement of geo-membrane blankets. If the materials appear flammable, all sources of ignition shall be extinguished.
- Existing Services
- Any existing services which may be affected by the proposed works should be located by means of a hand dig in close liaison with the statutory service authorities. The Contractor shall inform the developer of any services that may affect the proposed design. Contractor to notify statutory service authorities prior to commencement of work.
- As Constructed Information
- Refer to General Note 8 above. It is the Contractor's responsibility to provide the following as constructed drawings to the developer upon the completion of the works covered by the contract:
- Position/co-ordinates of all adoptable manholes.
  - Invert and cover levels of all adoptable manholes.
  - New gully positions and connections.
  - Position and depth of service ducts for water, gas, electric, BT, cable and street lighting, stating size and number of ducts.
- CONTRACTOR TO NOTE THAT MATERIALS TESTING IS REQUIRED THROUGHOUT. CONTRACTOR TO LIAISE WITH KC HIGHWAYS TESTING LABORATORY REGARDING THE REQUIRED TESTING STANDARDS, TYPICALLY INCLUDING FOR FILL, ASPHALT, HOT APPLIED BOND COAT, STRUCTURAL CONCRETE AND ROAD MARKINGS.

**SAFETY HEALTH AND ENVIRONMENTAL INFORMATION**

IN ADDITION TO THE HAZARDS/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, ALL CLIENTS/CONSULTANTS AND CONTRACTORS SHOULD REFER TO THE FOLLOWING RISKS AND INFORMATION PRIOR AND DURING CONSTRUCTION OPERATIONS:

NONE.

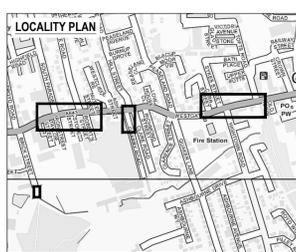
**HAZARD WARNING INDICATIVE LOCATION MARKER SYMBOL**

THE CONTRACTOR MUST REFER TO THE SUPPLIED UNDERGROUND MAPPING SURVEYS/CONSTRAINTS PLANS/STATUTORY UNDERTAKERS' APPARATUS RECORDS AND GEOTECHNICAL INFORMATION PRIOR TO ANY CONSTRUCTION WORKS

FOR INFORMATION RELATING TO DEMOLITION, USE, CLEANING AND MAINTENANCE; SEE THE HEALTH AND SAFETY FILE

RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGNERS RISK ASSESSMENT FOR FULL DETAILS

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT



- Key:**
- Area for hard excavation.
  - Area for soft excavation.
  - Carriageway to be cold milled. Refer to drawing no. QD1776-0700-11 for details.
  - Take up precast concrete kerb and remove to tip off site. Concrete bed and backing to be broken out.
  - U: Raise/lower utility cover and frame to suit proposed levels.
  - MH: Raise/lower manhole cover and frame to suit proposed levels.
  - G: Raise/lower gully grate and frame to suit proposed levels.
  - G: Take up gully grate and frame and remove to tip off site. Existing outfall connection to be retained in place (refer to drawing no. QD1776-0500-11). Void to be backfilled with suitable fill materials.
  - RS: Take up sign post and plate and remove to tip off site. Electrical connection for any illumination to be made safe.
  - RS: Take up sign plate and remove to KC store. Where applicable, post to be removed to tip off-site. Electrical connection for any illumination to be made safe.
  - LC: Take up lighting column and/or lantern and remove to tip off site. Electrical connection to be made safe. Where applicable, LED lantern and LCU to be removed to KC store.
  - Trees/vegetation to be removed. See Highways Note 13.
  - Proposed kerb line.
  - Extent of 276 works.



Rev	Date	Revision Details	Drawn	Checked
E	30.01.2025	MODIFIED FOLLOWING KC COMMENTS.	MK	ND
D	09.01.2025	MODIFIED FOLLOWING RSA2 RECOMMENDATIONS.	MK	ND
C	19.07.2024	MODIFIED FOLLOWING KC COMMENTS.	MK	ND
B	17.05.2024	MODIFIED FOLLOWING KC COMMENTS.	MK	ND
A	10.10.2023	FOR KC DESIGN REVIEW.	MK	ND
-	29.09.2023	INITIAL ISSUE. DRAFT, FOR CLIENT COMMENT AND TENDER.	MK	ND

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Project: **Westgate Cleckheaton**

Title: **Section 278 Site Clearance**

Drawn: **MK** | Checked: **ND** | Date: **SEPTEMBER 2023**

Drawing Number: **QD1776-0200-11**

Drawing Status: **PRELIMINARY** | Scale: **1:250 (@ A1)** | Rev: **E**