



**INDEPENDENT WATER NETWORKS LIMITED (IWNL) NOTES:**

1. ALL ADOPTABLE SEWER WORKS AND MATERIAL TO BE IN ACCORDANCE WITH 'DESIGN AND CONSTRUCTION GUIDANCE (DCG)/CODE FOR ADOPTION', THE RELEVANT BRITISH/EUROPEAN AND IWNL'S STANDARDS/REQUIREMENTS/ADDENDUM TO THE MECHANICAL AND ELECTRICAL SPECIFICATION AND KITEMARKED.
2. MANHOLE COVERS SHALL MUST HAVE A CLEAR OPENING OF 600mm AND SHALL BE CLASS D400 TO BE EN 124 WITH 150mm DEEP FRAMES IN HIGHWAYS.
3. FILLED GROUND MUST BE FILLED AND CONSOLIDATED UNDER THE SUPERVISION AND TO THE SATISFACTION OF IWNL BEFORE ANY SEWER WORKS ARE CARRIED OUT.
4. IWNL IS NOT OBLIGED TO ACCEPT FILTER DRAINLAND DRAINAGE RUN-OFF INTO THE PUBLIC SEWER NETWORK OR ADOPTABLE DRAINAGE (DIRECTLY OR IN-DIRECTLY). AN ALTERNATIVE METHOD OF DISPOSAL OF THE LAND DRAINAGE RUN-OFF WILL THEREFORE BE REQUIRED AND YOU WILL HAVE TO LIAISE WITH THE LOCAL AUTHORITY LAND DRAINAGE SECTION REGARDING THE DISPOSAL OF FILTER DRAINLAND DRAINAGE RUN-OFF.
5. THE ADOPTABLE SEWERS SHOULD BE A MINIMUM OF 1m AND 0.5m FROM KERB FACES AND SERVICE MARGINS.
6. SEWERS MUST HAVE A 5m CLEARANCE FROM TREES AND HEDGES OR THE WIDTH OF THE CANOPY AT MATURE HEIGHT.
7. SEWERS TO BE LAID IN CLASS 'S' BEDDING (150mm GRANULAR BED AND SURROUND), WHERE DEPTH OF COVER TO TOP OF THE SEWER IS LESS THAN 1.2m IN HIGHWAYS AND VERGES (OR LESS THAN 0.9m IN NON-VEHICULAR AREAS) THEN A CONCRETE SLAB SHOULD BE PROVIDED ABOVE GRANULAR BED AND SURROUND.
8. BEDDING AND BACKFILL MATERIAL TO CONFORM TO THE REQUIREMENT OF WATER INDUSTRY SPECIFICATION 4-08-02 (TABLE A2).
9. IWNL'S POLICY IS THAT BRICK MANHOLES AND 'TYPE C' 1050mm DIA MANHOLE RINGS ARE NOT PREFERRED. INSTEAD, IT IS PREFERRED THAT A 'TYPE B' MANHOLE WITH 1200mm DIA OR 1350mm DIA RINGS ARE USED, WITH THE OPENING SITED OVER THE CHANNEL WHERE DEPTH OF COVER TO PIPE SOFFIT IS 1 - 1.5m.
10. ADOPTABLE PLASTIC SEWER PIPES TO BE BSI KITEMARKED (CERTIFIED TO WIS 4-35-01) AND BS(EN13476). ADOPTABLE PLASTIC PIPES SEWER PIPES TO BE LAID IN MAXIMUM 3m LENGTHS UNLESS THERE IS A SPECIFIC OPERATIONAL NEED TO LAY LONGER LENGTHS. PLASTIC CHANNEL SECTIONS IN MANHOLES ARE NOT ACCEPTABLE AND YORKSHIRE WATER WOULD PREFER CLAYWARE CHANNEL IN MANHOLES.
11. 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. 72kN/m. THE MINIMUM CRUSHING STRENGTH FOR CONCRETE PIPES SHOULD BE - (CLASS 120 TO EN 1916/BS5911-1:2002). PLASTIC PIPES SHOULD CONFIRM TO WIS 4-35-01 AND BS EN13476.
12. WHERE A B125 COVER AND FRAME HAS BEEN APPROVED, THIS MUST NOT BE COATED IN PLASTIC AND MUST HAVE LIFTING EYES SUITABLY SIZED TO ACCOMMODATE STANDARD LIFTING KEYS. SCREW DOWN COVERS ARE NOT ACCEPTABLE.
13. THERE MUST BE ENOUGH CLEARANCE AT CROSSOVERS TO ACCOMMODATE BEDDING TO BOTH PIPES, APPROX 300mm. IF CROSSOVER IS NEAR THE ROCKER THEN THE CLEARANCE NEEDED MAY NEED TO BE INCREASED.

KEY	
	PROPOSED SURFACE WATER SEWER
	PROPOSED FOUL SEWER
	SITE BOUNDARY
	PROPOSED SEWER EASEMENT
	DETENTION BASIN
	DETENTION BASIN ACCESS TRACK
	BASIN ACCESS TRACK OUTLINE

Issue	Date	Description	By	Chkd	Appd
P8	21.11.25	Foul manholes F1, F2 & F4 inverts revised as per client request.	GW	PB	PB
P7	21.10.25	Surface water invert levels revised. First off manholes coloured for adoption.	PB	PB	PB
P6	02.10.25	Detention basin added to adoption agreement. Colouring amended to suit.	PB	PB	PB
P5	26.09.25	Detention basin removed from adoption agreement. Colouring removed to suit.	PB	PB	PB
P4	11.09.25	Pipe materials added	PB	PB	PB



Client	BELLWAY HOMES
Job Title	HOYLAND BARNSELY

Drawing Title	SECTION 104 AGREEMENT	
Scale at A1	1:500	
Drawing Status	PRELIMINARY	
Job No	25035	Drawing No 121
Issue	P8	

7 Silvertown Court, Northumberland Business Park, NE23 7RY  
0191 5977879