

LIFETIME MAINTENANCE OF DRAINAGE SYSTEMS AT GREENBROW ROAD, WYTHENSHAW

November 2021

The Site

- 1) The development of 10 dwellings at Greenbrow Road, Wythenshawe is connected to the existing foul and surface water sewers, on site. As the ground was unsuitable for the use of infiltration solutions, the surface water for the site discharges entirely to the nearby drainage network, with attenuation provided on site.
- 2) The foul and surface water drainage both drain via gravity. The surface water drainage is attenuated to prevent flooding during a storm event. Attenuation is provided by geo-cellular attenuation tanks.

Ownership and Management

- 3) The site will remain in the ownerships of a management company, the plot drainage generally being entirely within the private curtilage of the development and not within any adopted highway. The attenuation system will be within areas maintained by the management company.
- 4) The management company will maintain the attenuation tanks, manholes and associated pipework and inspection chambers which fall within the site.

Maintenance Regime

- 5) For Attenuation devices – tanks (storing 1:100 year flood event) that have the capacity to store excess runoff and release it at a controlled rate to a nearby watercourse or a public sewer it is recommended that an annual visual inspection is undertaken and if required removal of any accumulated silt.
- 6) For pipes and drainage – pipes and manholes will be subject to an annual inspection and if required, an debris or accumulated silt shall be removed.