

Crossley Street

Maintenance Strategy & Verification Report

Curtins Ref: 069912-CUR-00-XX-RP-002

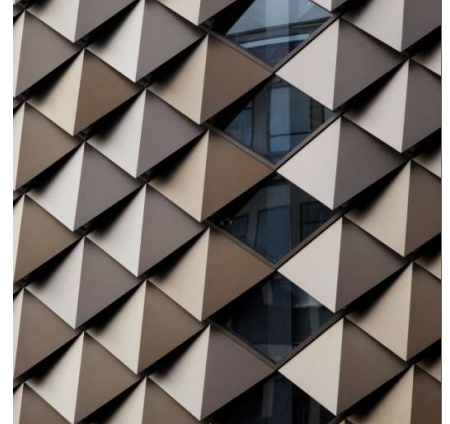
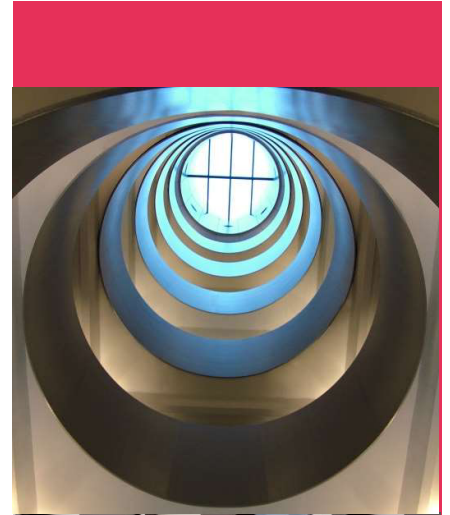
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Control Sheet

Rev	Description	Issued by	Checked	Date
P01	Issued for Information	MW	MW	12/05/20
P02	Updated report with site photos	MW	MW	15/06/21
P03	Updated report	MW	MW	27/10/21

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Appendix A

Adoptable drainage layout

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Private drainage layouts

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Manufacture tank detail

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United Utilities connection certificate

1.0 Maintenance

- 1.1.1 This section is intended to give an overview of the operation and maintenance for the drainage features included with the drainage strategy and in relation to typical details. Where proprietary products are specified, the manufacturer's instructions and recommendations should be followed in priority to this document unless specifically noted otherwise due to project constraints.
- 1.1.2 The recommended operations and frequencies are typical only and should be more frequent initially to ensure that there are no unforeseen issues with the operation and then adjusted to suit the site requirements.
- 1.1.3 There is private and adoptable drainage within site. The surface and foul water which has been offered for adoption will be maintain by United Utilities, who will have their own maintenance strategy in place. Adoptable drainage layout has been included in Appendix A.
- Adoptable parts.
- Oversized pipes
 - Flow control
 - Gullies- adopted by Highway under S38
- 1.1.4 The surface water drainage which has been offered for adoption will attenuate surface water up to 1 in 30 year storm event. The private attenuation tank has been proposed for surface water up to 1 in 100+40%Climate change.
- 1.1.5 The proposed road is offered for adoption, therefore gullies within the road and connections to adoptable surface water sewers will be maintained by MCC highway.
- 1.1.6 Maintenance of the private drainage network will be the responsibility of an on-site facilities management team.

1.2 Private drainage maintenance

Private parts

- Pipes
 - Channels
 - Attenuation Tank
- 1.2.1 The maintenance strategy should be implemented to ensure the drainage network is cleaned regularly and the routine maintenance and cleansing regime should be documented. Maintenance check list has been included in Appendix C.

- 1.2.2 It is recommended that the drainage system is inspected as a minimum twice a year, with the system also being inspected after any major storm event.
- 1.2.3 Significant sediment deposition is likely in areas used for storage, so a post clean-up operation may be required including the removal of litter, vegetation, sewerage debris and larger objects.
- 1.2.4 Long-term management practices include monthly sweeping of external paved areas. The sweeping program will remove sand and contaminants directly from paved surfaces before they become mobilised during storm events and transported to the drainage system.
- 1.2.5 During the winter months, channels should be cleared of ice, snow, debris or litter.
- 1.2.6 Sediment/material removal should be undertaken in consultation with the environmental regulator to confirm appropriate protocols; especially where run-off is taken from potentially contaminated areas such as the filter drains and the upstream/downstream chambers.

1.3 Inspection, Manhole and Catchpit Chambers

- 1.3.1 Access points have been located at the head of each run, at a change in direction and at a change of pipe size in accordance with Building Regulations Part H.
- 1.3.2 The appropriate health and safety equipment must be used when accessing manholes. Confined space certificates must be held by any personnel entering a manhole and the appropriate permits should be obtained from the Maintenance Manager prior to any access.

1.4 Pipes

- 1.4.1 Pipes are proprietary products and the materials can vary across the site and as such where used the manufacture's recommendations should be followed. Regardless of the product used the pipes will be fully compliant with the Curtins drainage specification.
- 1.4.2 Pipes are intended to be the main conveyance across the development and where oversized they form the attenuation volume required by the limitation of the discharge rate. They are intended to be dry except for during rainfall events. These have been designed to be self-cleaning where possible for smaller diameter pipes, and for larger diameters the risk is reduced due to the overall pipe size.
- 1.4.3 Access for maintenance is provided through access chambers and manholes.
- 1.4.4 Regular inspection and maintenance is important to identify areas which may have been obstructed/clogged and may not be drainage correctly thus exposing the development to a greater level of flood risk.

Maintenance Schedule	Required Action	Frequency
Monitoring (to be undertaken more regularly within the first year of operation and adjusted as required).	Initial Inspection should be provided as post construction CCTV survey.	N/A
Regular maintenance\ inspection	Inspect for evidence of poor operation via water level in chambers. If required take remedial action.	3-monthly, 48 hours after large storms.
	Check and remove large vegetation growth near pipe runs.	Monthly or as required
Remedial Action	Rod through poorly performing runs as initial remediation.	As required.
	If continued poor performance jet and CCTV survey poorly performing runs.	As required.
	Seek advice as to remediation techniques suitable for the type of performance issue and location.	As required If above does not improve performance.

1.5 Drainage Channels

- 1.5.1 Channels should be inspected and cleaned in accordance with the manufacturer's details. Channel units can be cleaned through the use of a high-pressure hose; this can be fed into the channel system through access units strategically placed along the channel run.
- 1.5.2 Locking bolts should be replaced and sufficiently tightened, taking care that the bolt heads do not stand above the top surface of the cover or grate. If covers are allowed to move within their frame, this may cause damage to the frame or seating.

- 1.5.3 Sediment\material removal should be undertaken in consultation with the environmental regulator to confirm appropriate protocols; especially where run-off is taken from potentially contaminated areas such as the car park channels.

Maintenance Schedule	Required Action	Frequency
Monitoring (to be undertaken more regularly within the first year of operation and adjusted as required).	Initial Inspection including channel outlet boxes.	Half yearly and after large storms.
Regular maintenance\ inspection	Litter and debris removal	Monthly or as required.
	Check and remove large vegetation growth near channel runs.	Monthly or as required
	Inspect for evidence of poor operation and/or weed growth. If required take remedial action. Inspect silt accumulation rates and establish appropriate brushing frequencies. Silt can also be caused by adjacent landscaping areas which should be reprofiled to provide a flat area or berm adjacent to the paving.	3-monthly, 48 hours after large storms.
Remedial Action	Inspect access/outlet boxes and rod through poorly performing channels and outlets as initial remediation.	As required.

1.6 Attenuation Tanks

- 1.6.1 The attenuation tanks are currently specified as geocellular units, which are wrapped in a geotextile blanket.
- 1.6.2 The geocellular units and geotextile are proprietary products and therefore manufacturer's recommendations should also be taken in to consideration.
- 1.6.3 Access for maintenance should be provided from the manhole chambers upstream and downstream of the tank.
- 1.6.4 Regular inspection and maintenance is important for the effective operation of attenuation tanks as designed. As the feature is buried, a regular inspection regime is very important to ensure the correction functionality of the surface water drainage network.

Maintenance Schedule	Required Action	Frequency
Monitoring (to be undertaken more regularly within the first year of operation and adjusted as required).	Inspect inlets, outlets and overflows for blockages, and clear if required. If faults persist jetting and CCTV survey may be required.	Monthly and after large storms.
Regular maintenance\ inspection	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for 3 months, then six monthly.
	Debris removal from catchment surface (where may cause risks to performance).	Monthly
	Remove sediment from pre-treatment structures.	Annually (or as required after heavy rainfall events)
Remedial Actions	Repair/rehabilitation of inlets, outlets and overflows.	As required.

2.0 SuDS Verification

The Verification section has been developed with reference to the drainage layout & design details. Manchester City Council requirements are to verify the installation of the SuDS element of the design to confirm by Photographic record that this has been installed.

At the time of writing,

- The private and adoptable drainage has been installed as per design
- The connection to UU combined 700mm sewer within Crossley Street has been built and approved by UU- Appendix E.
- Hydrobrake has been installed as per submitted to UU detail 069912-CUR-01-XX-DR-D-92566 within Appendix A
- The attenuation tank has been installed as per the detail attached in Appendix D.

Picture 1&2. As-built attenuation tank



Picture 3. The concrete slab above part of attenuation tank preventing from floatation



Picture 4. Hydrobrake picture

