



Turing House,
5 Archway
Manchester
M15 5RL

HIGHWAY MAINTENANCE PLAN

For

Proposed New Residential Property

At

969 Oldham Road, Manchester

Project: J7678

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Revision: -

Summary

The purpose of this Maintenance Plan is to ensure all those involved in the maintenance and ongoing operation of the Highway understand their functionality and maintenance requirements in terms of supporting long-term performance to the design criteria to which it was designed.

Routine inspections

Infrastructure is to be inspected annually to assess and record the condition of the infrastructure assets. Structural condition of lighting (if any) should be inspected annually and tested electrically every 6 years to the relevant British standard.

Trees and bushes should be maintained by the property owner and to ensure that any tree identified as having the potential to fall on the highway is made safe. Note when permeant repair is likely to have an adverse impact on the environment, specialist and expert advice must be sought to minimise such impact prior to carrying out any repair.

The condition of the items that have been inspected should be categorised as the following:

- As New
- Satisfactory
- Nearing End of Serviceable Life

Additional inspections or variations in the inspection regime may be necessary in response to user community concern, as a result of incidents or extreme weather conditions, or in the light of monitoring information.

Winter Service

The Management Company will take responsibility for the ensuring that the private roads are gritted in times of extreme weather conditions and will either be proactive in doing so or on receiving notice by the residents of the development.

During extreme weather conditions the carriage and pavements should always be clear from ice.

Drainage assets

Drainage assets should be maintained in good working order to reduce the threat and scale of flooding, please refer to SuDS maintenance plan. Drainage gullies should be inspected as per the SuDS maintenance document and identified

Highway SuDs manual

Below Ground Drainage Pipes & Gullies

Below ground drainage pipes convey water to the SuDS system. They should be free from obstruction to allow free flow.

Maintenance Schedule	Required Action	Recommended Frequency
Regular maintenance	Inspect and identify any areas that are not operating correctly. If require take remedial action.	Monthly for the first 3 months, then annually.
	Remove debris from the catchment surface (where it may cause risks to performance).	Monthly
	Remove sediment from pre-treatment inlet structure and inspection chambers.	Annually or as required
	Maintain vegetation to designed limited within the vicinity of the below ground drainage pipe and tanks to avoid damage.	Monthly or as required
Remedial Actions	Repair physical damage if possible or replace if required.	As required / annual
Monitoring	Inspect all inlets, outlets and vents to ensure that they are in good condition and operating as designed.	Annually
	Survey inside of pipe runs for sediment build up and remove if necessary.	Every 5 years or as required.

Design Life

The design life of the development is likely to exceed the design life of each of the SUDs components listed above. During the routine inspections of any drainage components, it may become apparent that they have reached the end of their functional lifetime. In the interest of sustainability repairs should be the first-choice solution where possible. If this is not the case then it may be necessary for the property owners (if on their property) or the management company to undertake complete replacement of the component in question.

Emergency Plan

Key indicators to prevent flooding;

1. Manholes overflowing
2. Vent pipe overflowing
3. Gullies overflowing or water taking a long time to disperse
4. Aco channels overflowing or water taking a long time to disperse
5. Any other unusual visual items not normally seen such as waterlogged ground

In the event of the above occurring, action is required to be undertaken as outlined below;

1. Check for obvious blockages in area where flooding is occurring (blocked gully's / drains / flow control units etc).
2. If there is nothing obvious as to why there is a blockage, call the statutory wastewater provider – United Utilities to make them aware and report the problem on 0345 672 3723
3. Call a suitable drain inspection company such as 'Lanes for Drains' to survey and possibly jet any blockages. Local depot contact number – 0161 788 2222 and inform them of the problems.

Ensure that in the event of the above, the operation, maintenance and emergency plans as well as the drainage drawings for the development are available to the contractors.

Spillage – Emergency action

Most spillages on a development are of compounds that do not pose a serious risk to the environment if they enter the drainage system in a slow and controlled manner with available time for natural breakdown. Therefore, small spillages of oil, milk or other known organic substances should be removed where possible using soak mats as recommended by the Environment Agency, with residual spillage allowed to bioremediate in the drainage system.

In the event of a serious spillage, either by volume of unknown or toxic compounds, then isolate the spillage with soil, turf or fabric and block outlet pipes from chambers downstream of the spillage with a bung.

Contact the Environment Agency immediately. Tel: 03708 506 506