

The logo for Carley Daines and Partners Limited features the company name in white serif font on a dark grey rectangular background. A large red triangle is positioned to the right of the text, partially overlapping the rectangle. Below the company name, the text 'Consulting Civil and Structural Engineers' is written in a smaller white sans-serif font.

Carley Daines and Partners Limited

Consulting Civil and Structural Engineers

12277 – DORRIS STREET, MANCHESTER DRAINAGE MAINTENANCE PLAN

The site drainage plan is shown on CD&P drawing reference 12277-20, Drainage Plan.

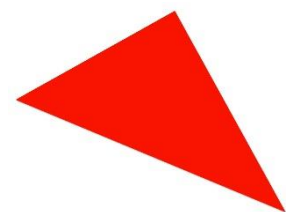
The drainage system comprises separate foul and surface water networks which drain by gravity. The foul water from the individual properties drains into a new combined manhole in the rear garden of plot 3, which ultimately connects to an existing private manhole to the south of the site, which leads to the public combined sewer system.

Surface water from new highways and surface water from the private are drained separately on site. The surface water from the highway drains via the existing highway gullies, leading to a Manchester City Council adopted highway drain. Consultation has been carried out with MCC to the requirements of highway drainage, and approval has been granted under the Section 38 agreement.

Surface water from the plots including rooves and driveways are drained via a private surface water drainage system, leading to a flow control chamber in the rear garden of plot 3, which discharges into the combined system at 5l/s.

The drainage systems will be fully maintained by the property team from One Manchester who will manage the development on behalf of the tenants and will bear all costs associated with cleaning and regular inspections as required.

The systems have been designed to be self-cleansing, however, silt and debris may accumulate within the system over time. The system will be inspected and cleansed prior to Practical Completion and handover, following which the following schedule will be adopted.



Action	Frequency
GENERAL	
Clear external areas of litter	Monthly
Clear gutters, gullies and drainage channels of leaves and debris	Twice yearly, Spring & Autumn
Inspect inspection chambers and manholes for build-up of debris & potential blockages	Six monthly. Flow control chamber monthly for first three months.
Inspect flow control chamber for potential build up of silt/ debris, and jet clear where required. Ensure all parts, inlet/outlet pipes are operating correctly, and repair if needed	Monthly for first three months, then six monthly.

Avoid use of weedkillers and pesticides to prevent chemical pollution.

Avoid de-icing agents wherever possible to allow bio-remediation of pollutants.

24 months after Practical Completion, the Maintenance Schedule will be reviewed and adjusted as necessary in the light of experience over the previous two years.

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June 2021