

BANK BRIDGE ROAD, MANCHESTER DRAINAGE MAINTENANCE PLAN

The site drainage plan is shown on CD&P drawing reference 19-B-12068-20, Drainage Plan.

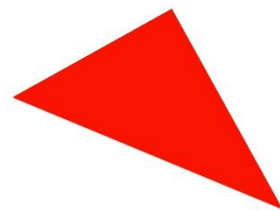
The drainage system comprises separate foul and surface water networks which drain by gravity, with the foul water discharging directly into the existing public combined sewer, whilst the surface water is attenuated on site through oversized pipes, and a controlled discharge into the combined system off site. Both systems will be submitted for adoption to United Utilities under a section 104 agreement.

The foul water from the individual properties drains into a foul system to be adopted in the new access road, where runs to these chambers link multiple properties through private land, the ownership shall fall to the individual landowners. The adopted system will fall under responsibility of United Utilities, following a successful probation period. Surface water and surface water from the private properties drains into a surface water adopted system in the new access road. Where drains remain private before reaching the adopted system, responsibility and ownership falls under the landowner.

Surface water flow from the development into the existing public sewer are restricted to a flow of 9l/s via a HydroBrake in chamber S7. This chamber will also be adopted by United Utilities and is constructed to their high adoptable standards, and the maintenance of which, following the probation period, is undertaken by United Utilities.

The drainage systems will be maintained by the individual landowners, where drains fall under private land. Where drains are adopted as public sewer, United Utilities will take responsibility of maintenance. Where drainage or land falls under the developers own 'shared' land, and remains private, the developer should instruct a private management and maintenance team to control the regular maintenance and upkeep of all areas which could affect the drainage systems.

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. A further inspection will be carried out at the end of the 12-month contractual Maintenance Period.



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, jet and clear where required	Six monthly.
Inspect rear gardens in surface water attenuation basin areas, and inlet/ outlet pipe for build-up of debris & potential blockages, jet and clear where required	Twice yearly, Spring & Autumn
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.

Carley Daines And Partners Limited
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