Our ref: *18-2830*
Your ref:

STL
CONSULTING STRUCTURAL ENGINEERS

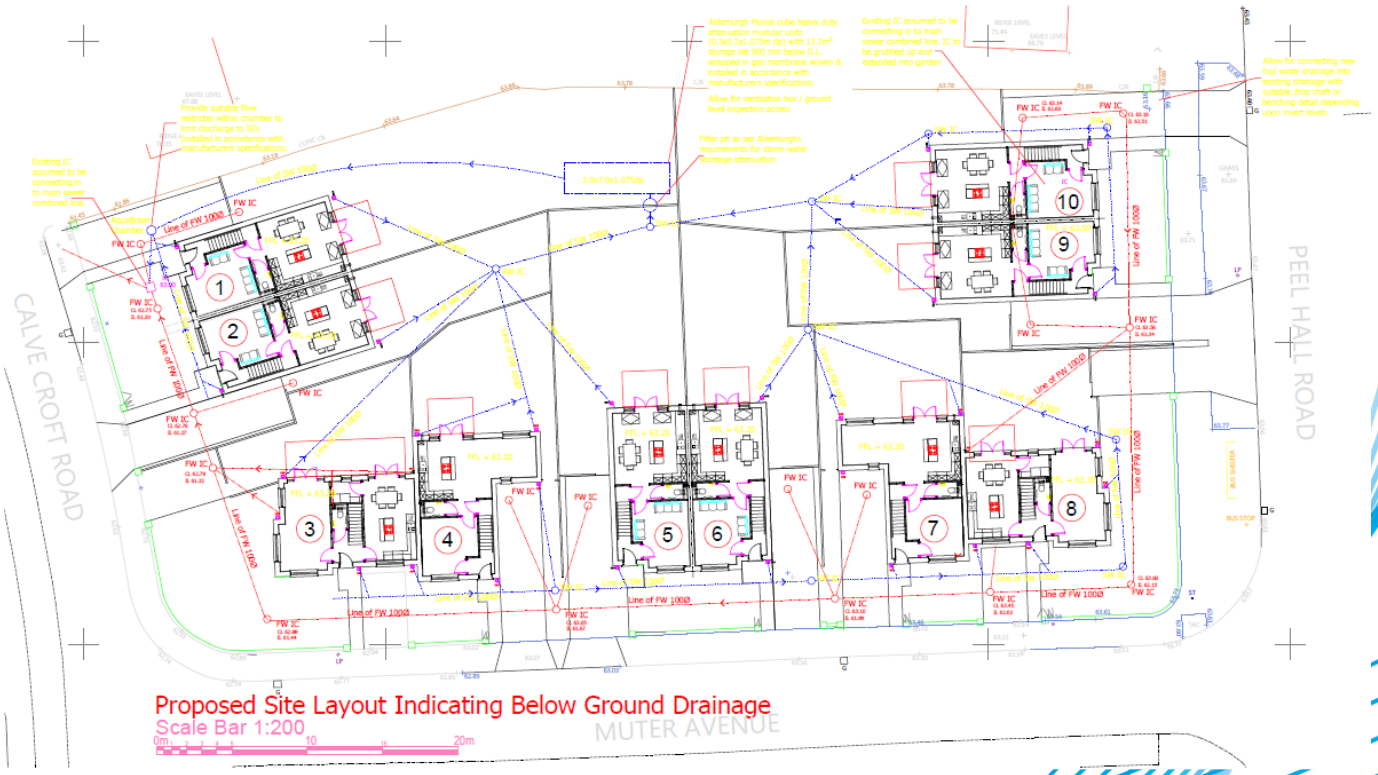
Gustav Bonnier Holdings Ltd
St Johns House
22 Roylegreen Road
Northenden
Manchester
M22 4NG

Redevelopment of Tudor Inn
Peel Hall Road
Wythenshawe

Management and Maintenance Plan for the Below Ground Surface Water Discharge from the development

Summary Drainage Installation

The surface water run off from the ten houses associated with the above development runs around the properties via 100mm dia plastic drainage pipes laid to suitable falls, with plastic manholes and inspection chambers located at the connection of various runs or changes in direction – as per STL Projects Ltd drawing, 18-2830 DR01 – before running through a 14000l Aqua Storm Attenuation Tank located in the rear garden of No 73 Calve Croft Road and into the main combined sewer in Calve Croft Road via a flow control chamber and existing manhole to the front of the same property.



The Institution of Structural Engineers

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The attenuation tank is required to temporarily store the backlog of surface water run off from the ten houses should the discharge through the system exceed a flow of 5litres per second.

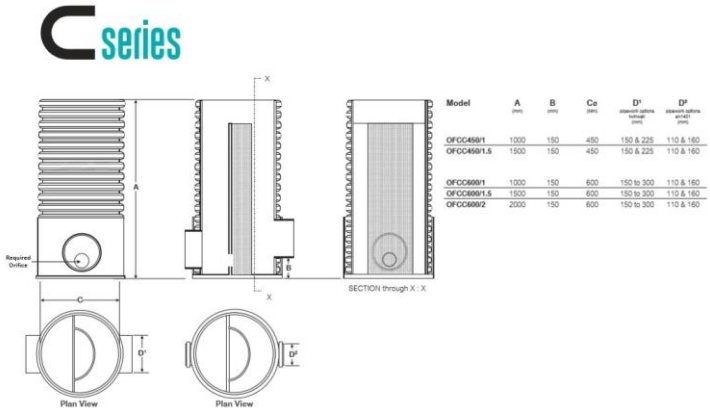
Once the rainfall ceases, the surface water will gradually leave the tank and discharge to the sewer.

The separate foul and surface water drainage to the development culminates at the manhole in the front garden of No 73 Calve Croft Road. This is an existing manhole that discharges into the existing combined sewer in Calve Croft Road.

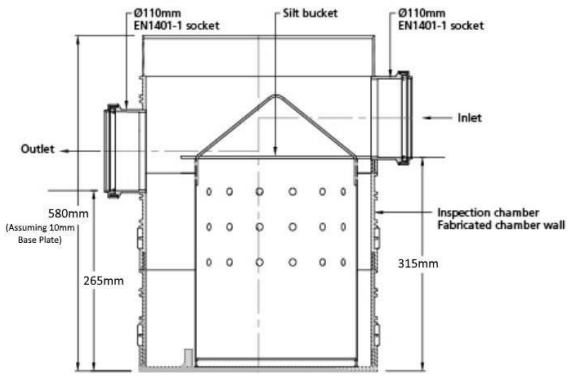
Maintenance

Regular inspection of the flow control chamber to the front of No 73 should be carried out on an annual basis to ensure the chamber is clear from silt and other debris and that the water is flowing through the orifice. Allow for cleaning out the chamber accordingly.





The filter chamber immediately before the attenuation tank should be inspected on a six monthly regime to ensure the chamber is clear from silt and other debris to allow the surface water to flow unhindered. Allow for lifting out the silt bucket, rinsing and reinstating into the chamber accordingly.



Responsibilities

No 73 Calve Croft Road has sole responsibility of maintaining the Attenuation Tank and Flow Control Chamber within their boundary and has a maintenance agreement with the nine other properties on the development for financial recompense that use this system.

The maintenance of the below ground drainage around the development is the responsibility of the individual house owners for the drainage that is within their boundary, who have the right to obtain financial contributions from owners of properties upstream of the system that use the network, should blockages/damage occur.

The manhole to the front of No 73 is the responsibility of United Utilities.