

## **GODLEY CLOSE – OPENSHAW DRAINAGE MAINTENANCE PLAN**

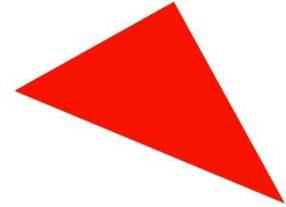
The site drainage plan is shown on CD&P drawing reference 18-B-12150-20, Drainage Scheme.

The drainage system comprises separate foul and surface water networks which drain by gravity. The foul water from individual properties drains directly into a combined manhole on site (C100), where it is combined with the surface water from private properties, as well as their associated driveways and infrastructure. The combined sewer then drains into an adopted UU manhole (MH2501) in Godley Close. Surface water flows are controlled via an Hydrobrake manhole upstream of C100.

The drainage systems will be fully maintained by the property team from One Manchester Limited, 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. A further inspection will be carried out at the end of the 12-month contractual Maintenance Period.

| Action                                                                   | Frequency                     |
|--------------------------------------------------------------------------|-------------------------------|
| <b>GENERAL</b>                                                           |                               |
| Clear external areas of litter                                           | Monthly                       |
| Clear gutters of leaves and debris                                       | Twice yearly, Spring & Autumn |
| Inspect inspection chambers for build-up of debris & potential blockages | Six monthly                   |



**Avoid** use of weedkillers and pesticides to prevent chemical pollution

**Avoid** de-icing agents wherever possible to allow bio-remediation of pollutants in permeable surfaces.

**Protect** all permeable, porous and infiltration surfaces from silt, sand, mulch and other fine particles.

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 & Partners Limited**  
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