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POTATO WHARF BLOCKS 3 & 4

SURFACE WATER DRAINAGE MAINTENANCE

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GENERAL DRAINAGE MAINTENANCE

1.1. This Maintenance Strategy has been prepared by Lend Lease in respect of Blocks 3 and 4 at Potato Wharf. The Drainage Maintenance Strategy for the SuDS will be written into the management agreement with LivingCity. The LivingCity Group was established in 2000 and has grown to become one of the most well-known and well regarded names within property asset management.

1.2. Lend Lease and formally Crosby Homes have worked with LivingCity since their inception, they manage the majority of their sites in Manchester including Potato Wharf Blocks 1 and 2. This maintenance strategy will be picked up as a matter of cause at handover stage along with other management requirements for the private road, landscaping and building functions. The full design details and specification of the SuDS scheme will be an integral part of the Operating and Maintenance Manuals that will need to be adhered to as part of the maintenance of the development. However in summary Living City will be provided with an as built plans to ensure that the development drainage undergoes a regular 12 month maintenance regime. The works shall include, jetting and vacuumation for sewer cleansing and visual/CCTV surveys to check the structural condition.

1.3. The development drainage will be included within the existing management plan that covers the drainage of the adjacent Blocks 1 and 2 at Potato Wharf. No problems are envisaged with this process a SuDS strategy has become quite normal for this type of development and LivingCity are well placed to dealing with the requirements in a professional manner.

WATER TREATMENT

1.4. All linear channels and gullies which capture runoff will have a sump outlet to prevent sediment from entering the network and progressing to the outfall of the network.

1.5. All external runoff is classed as a medium hazard and will require an additional stage of treatment. This will be via a full retention separator that will remove any oil and suspended solids before discharging runoff from site. The separator will be installed as per the manufactures recommendations and include the necessary alarms and venting.

SITE SPECIFIC SUDS STRUCTURES

1.6. The surface water network includes a flow control device and associated underground attenuation. These items require special consideration during the detailed design since a failure to maintain these could result in considerable flooding onsite.

1.7. Therefore the inlet and outlet manholes for the attenuation will have a 500mm sump to prevent silt and debris from entering the structure. It will also include an access hatch or equivalent pipework to allow for a CCTV survey and cleansing.

1.8. The flow control device could be in the form of a Hydrobrake or orifice plate etc. and will be determined during detailed design. The outlet will be a minimum of 75mm diameter to prevent blockages and will also include a bypass/overflow in the event of a failure.

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