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Technical Note – 170188-MNP-ZZ-ZZ-RP-C-0010

Project:	**KS DC Manchester**	Job No:	**223169**
Subject:	**Drainage conditions**	Revision:	**P01**
Prepared by:	**Andreww Dushyanthan**	Date:	**11th September 2025**

This technical note has been prepared to provide a response with supporting documentation in relation to drainage condition 8 and 9 stated in the planning permission letter from Manchester City Council (Planning reference: 137424/FO/2023) for the proposed redevelopment at Simon House, Brownley Road, Manchester, M22 5RA.

Condition 8 – Surface Water Drainage

'No development hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.'

Response:

- A technical note report for the discharge of condition 8 has previously been provided as a response. Further informative level of detail was also requested, which has been included as part of the response. Refer to report no. 170188-MNP-ZZ-ZZ-RP-C-0001 Rev P02 in Appendix A.

Condition 9 – Sustainable Drainage System

'No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- *Verification report providing photographic evidence of construction as per design drawings;*
- *As built construction drawings if different from design construction drawings;*
- *Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.'*

Response:

- Refer to attached verification report providing construction photos, as well as CCTV survey for the constructed drainage strategy.
- The following SUDS management and maintenance plan will be implemented for the lifetime of the development.
    - The responsibility for the enacting of this SuDS Maintenance and Management Plan will be the responsibility of the land owner or a management company on behalf of the land owner.

CATCHPITS

- Catchpit chambers and manholes provides a degree of pollution control in preventing silt and debris passing forwards into the drainage network.
- The operation and maintenance requirements are given in the table below:

Maintenance Schedule	Required Action	Recommended Frequency
Regular maintenance	Clean and empty catchpits.	Quarterly.

GULLIES

- Gullies provide a degree of pollution control in preventing silt and debris passing into the sewer network.

Maintenance Schedule	Required Action	Recommended Frequency
Regular maintenance	Clean and empty gullies.	Quarterly.

BELOW GROUND MANHOLES AND DRAINAGE – GENERAL

- Manholes and Catchpit Inspections should be frequent and regular, depending on local conditions, but at least annually. The drainage system should be cleaned / jetted as necessary.

DRAINAGE CHANNELS

- Inspections should be frequent and regular, depending on local conditions, but at least annually. Inspections should include gratings; covers including their locking bolts; sumps and sump buckets; exposed concrete surround and adjacent paving.

- After removal of gratings and/or inspection covers, channels should be flushed with water or high pressure jetting (Do not use boiling water or cleaning agents). All surfaces and joints should be checked and repaired as necessary. Empty all silt buckets and clean out sump and connections. Replace gratings ensuring they are correctly fitted.

ATTENUATION TANKS

- The operation and maintenance requirements are given the table below:

Maintenance Schedule	Required Action	Recommended Frequency
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for 3 months, then six monthly
	Debris removal from catchment surface (where may cause risks to performance)	Monthly
	Remove sediment from pre-treatment structures	Annually, or as required
Remedial actions	Repair/rehabilitation of inlets, outlet, overflows and vents	As required

Monitoring	Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed	Annually and after large Storms

FLOW CONTROL

- Only minimal maintenance is required for the flow control device. If a blockage occurs then it is most likely to be at the intake, therefore it is recommended that the unit be inspected monthly for the first three months and thereafter on a six monthly basis with the unit being hosed down as necessary and any build-up of detritus or silt should be removed.

- For further details of the maintenance requirements refer to the manufacturers guidelines.