

The logo for Carley Daines and Partners Limited features a black rectangular box containing the company name in white serif font. To the right of the box is a large red triangle pointing towards the top right corner. Below the company name, the text 'Consulting Civil and Structural Engineers' is written in a smaller white sans-serif font.

Carley Daines and Partners Limited

Consulting Civil and Structural Engineers

DOWNLEY DRIVE - MANCHESTER.

DRAINAGE MAINTENANCE PLAN

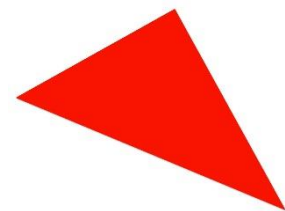
The site drainage plan is shown on Carley Daines and Partners drawing reference 12490-200 rev L, Drainage Layout As Built.

The drainage system comprises separate foul and surface water networks which drain by gravity, with the foul water discharging freely into the existing public combined sewer via an existing public manhole within the site boundary; whilst the surface water is attenuated on site, and a controlled discharge into the combined sewer at 5l/s.

Both systems are designed to adoptable standards and have been previously approved by the LLFA under another planning application. This particular application relates to the apartment block unit, which is covered under a separate application and this maintenance plan is in response to planning condition 17.

For each property the foul water is collected by a 450mm diameter polypropylene inspection chamber, with each PPIC discharging into a 150mm foul line which has a direct connection into the adoptable site foul system sewer in the main scheme at manhole F9. The SW from the apartments roof are collected via internal rainwater pipes which run beneath the slab into 450mm dia PPIC chambers external, which in turn feed in to a 150mm diameter pipe which discharges into manhole S104 on the adoptable line.

The site owner/ management team is responsible for the maintenance of all drainage on site, with the governance of United Utilities only taking maintenance responsibilities for the adoptable drainage. The surface water attenuation tank will also come under the maintenance of the site owner.



The systems have been designed to remain 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.
<i>Maintenance of main site drainage system not covered in this report.</i>	<i>As specified in previous drainage maintenance strategy covering whole site.</i>

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 – September 2025.