Carley Daines and Partners Limited

Consulting Civil and Structural Engineers

GOREBROOK WORKS, MANCHESTER.

DRAINAGE MAINTENANCE PLAN

The as built site drainage plan is shown on Carley Daines and Partners drawing reference 19-B-12454-20 Rev H, As Built Drainage Plan.

The drainage system comprises a stand alone surface water network which drains by gravity, discharging into the Gore Brook watercourse via a new headwall. The surface water is attenuated on site via a 42m^3 attention tank, and discharges into the brook at a controlled rate via a HydroBrake in manhole S5. The new headwall, discharge rate and permission to discharge into the brook was approved by Manchester City Councils LLFA, and the entire system will remain private for the lifetime of the development.

There is no new foul network associated with this scheme, as the new units are industrial warehouses only with no toilet or cleaning facilities.

Surface water from rooftops and surface water from the private hardstanding areas such as the access road and car park drain into an oversized 300mm diameter surface water system below the external areas. There is also a 42m^3 attenuation tank which stores water from storms up to and including the 1 in 100 year event, including 45% climate change.

As all drains remain private and are not to be adopted, responsibility and ownership falls under the landowner, and will be maintained by them, or an appointed maintenance team.

Surface water flow from the development into the brook are restricted to a flow of 5l/s via a HydroBrake in chamber S5. This chamber will remain private, however has been constructed to adoptable standards and the requirements of the flow control manufacturer, and the maintenance of which would be undertaken by the site/ landowner.

The drainage system will be maintained by the landowner whether directly or whether the developer should choose instruct a private management and maintenance team to control the regular maintenance and upkeep of all areas which could affect the drainage systems.

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
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.
Inspect flow control chamber and attenuation tank for potential build up of silt/ debris, and jet clear where required. Ensure all parts, inlet/outlet pipes are operating correctly, and repair if needed	Monthly for first three months, then six monthly.
Inspect new headwall for build up of debris and clear any potential blockages.	Annually in spring or where required.

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
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