

BLACKWIN STREET, OPENSHAW, MANCHESTER.

DRAINAGE MAINTENANCE PLAN

The new site drainage is shown on Carley Daines and Partners drawing reference number 21.B.13126-200 – Engineering Appraisal, revision D reflected the construction issue plan – this drawing has now been revised to revision E to reflect the drainages’ “as built” status.

The new development comprises of 7 new residential dwellings off Blackwin Street and Valance Close, Manchester with new driveway provisions. The new drainage system comprises of separate foul and surface water networks which drain by gravity to the public combined sewerage system.

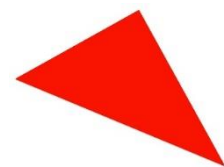
The surface water system is designed to prevent flooding in all storms up to and including a 1 in 100 year storm +45% climate change. The new system serves the new residential properties and their associated driveways, with the surface water run off from rooftops, driveways and other private paved areas being drained in a series of 150mm diameter pipes which are sized to allow storms to be attenuated on site and discharge into the combined sewer at a flow rate of 5l/s via a HydroBrake within manhole S11.

The foul water system discharges into the existing public combined sewer at an uncontrolled discharge rate. Foul flows from individual properties are discharged direct from the outlets to a 450mm diameter polypropylene inspection chamber outside each property. These in turn feed into a short network of 150mm diameter pipes which flow north to manhole F5, before being discharged into the existing manhole on the public sewer.

In the case of the plot surface water and all foul water, all drains will remain private and are not to be adopted, responsibility and ownership falls under the property owner (One Manchester), and will be maintained by them, or an appointed maintenance team.

In the case of where the pipes discharge into the existing sewer in Valance Close, from the point of connection this sewer is a United Utilities owned asset and will be maintained by them.

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 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.

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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