



1468 ASHTON OLD ROAD, MANCHESTER.

DRAINAGE MAINTENANCE PLAN

The site drainage plan is shown on Carley Daines and Partners drawing reference 23-B-13881-200, Proposed Drainage Strategy.

The proposed development is the construction of 1 residential unit at 1468 Ashton Old Road. The proposed new drainage system comprises of separate foul and surface water networks which drain by gravity to a packaged pumping station, with a combined pumped discharge discharging directly into an existing private combined water drain on site, which ultimately communicated with a public combined water sewer. The system is designed to prevent flooding in all storms up to and including a 1 in 100 year storm +45% climate change.

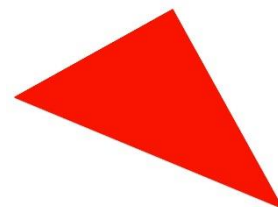
The foul water flows into the packaged pumping station at an uncontrolled rate, whilst the surface water is attenuated on site, and a controlled discharge via a HydroBrake set at 5l/s within manhole SWMH4 into the packaged pumping station. All systems will remain private throughout their lifetime, and as the discharging drain is private, only part 1 Section 106 approval would be sought from United Utilities due to the existing private drain communicating with their public sewer.

The foul water from the properties discharge from internal fittings directly into 2 x individual polypropylene 450mm diameter inspection chambers, which in turn discharge into a 150mm diameter pipe around the perimeter of the new building, thus complying with building regulations. Surface water from rooftops and surface water from the private hardstanding areas such as the access road and car park drain into a 150mm diameter surface water system down the side of the property and into the rear. There is a HydroBrake set a 5l/s to be constructed within with 1200mm diameter SW MH4

As all drains remain private and are not to be adopted, responsibility and ownership falls under the property owner (MSV), and will be maintained by them, or an appointed maintenance team. As the property owner, MSV shall perform routine maintenance checks in accordance with the designated schedule after the 12-month contractual maintenance period and will adhere to any other requirements after the 24-month review.

The drainage systems 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 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 packaged pumping station for build-up of debris/ solid & potential blockages, jet and clear where required and seek professional maintenance advice from the manufacturer/ supplier or a pumping station specialist.	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
March 2025