



VHM-REN-00-XX-RP-00005

Drainage Maintenance Strategy

Project: Victoria House, Manchester

Project No: 2007-04

Revision	Description	Issued By	Date	Checked
P01	Issued to discharge Condition 13	H Wilkinson	16.02.2024	P. Whitesmith
P02	Issued to clarify maintenance responsibility	H Wilkinson	24.09.2024	P. Whitesmith

1.0. ABSTRACT

This drainage maintenance strategy has been produced to support the Victoria House, Manchester development. It provides supplementary information in relation to the drainage maintenance generally and specifically the Sustainable Drainage Systems (SuDS) utilised on-site. It is to be read in conjunction with the manufacturer's recommendations and the project's drainage drawings and reports.

2.0. THE SITE

2.1. Site Location

The proposed development site is located off Great Ancoats Street.

The site is set within a mixed commercial and residential area. Great Ancoats Street is to the north and east with residential apartment buildings beyond. To the southeast lies an active construction site for a hotel and to the south there is a warehouse building and derelict brownfield land. Neighbouring the site, to the west, is a residential apartment building.

The site location is described below:

- Post Code M4 7DB
- OS X (Easting) 385314
- OS Y (Northing) 398073
- Nat. Grid SJ853980

The site location is illustrated in Figure 2.1 below.



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Figure 2.1: Site Location

2.2. Proposed Development

Erection of a part 25 3 storey residential tower (Use Class C3) for 177 apartments comprising 59 x 1 bed (34 x 1 bed 1 person and 25 1 bed 2 person), 113 x 2 bed (44 x 2 bed 3 person and 69 x 2 bed 4 person) and 5 x 3 bed (3 bed 5 person) with ground floor commercial space (Use Class A1, A2, A3, A4 and D1) above partial basement level associated shared amenity spaces at 3rd floor level, realm enhancements following demolition of existing buildings

3.0. PROPOSED DRAINAGE NETWORK

The existing onsite networks have previously been assessed and proposed discharge rates discussed and agreed with United Utilities and the LLFA. Refer to renaissance Drainage Strategy Report – VHM-REN-00-XX-RP-C-00001.

Details of the proposed drainage networks for each of the blocks and external areas can be found within the renaissance Drainage Strategy Report – VHM-REN-00-XX-RP-C-00001 and the following drawings attached in Appendix A.

VHM-REN-00-FN-DR-C-01100

VHM-REN-00-FN-DR-C-01090

4.0. FUTURE MANAGEMENT & MAINTENANCE

The proposed drainage solution uses SuDS techniques in accordance with the CIRIA SUDS Manual C753.

The on-site below ground drainage is not intended to be adopted so the maintenance responsibility will sit with the building management company.

The following SuDS will be maintained by the building management company:

- Bio-Retention tree pits within the private soft landscaping.
- Geocellular attenuation tanks beneath the Residential Refuse Store.

The following components have been included within the drainage strategy for the proposed development:

- Inspection chambers, manholes and catchpits.
- Pipes.
- Drainage channels and gullies.
- Vortex flow control device.
- Cellular attenuation tank.
- Bio-retention Treet Pits

A suitable maintenance strategy should be adopted to ensure the drainage network is cleaned regularly and the routine maintenance and cleansing regime should be documented.

The Main Contractor delivering the development is to update the general requirements to reflect the product specific requirements of the as installed proprietary SuDS and incorporate these into the Operation & Maintenance manual for the building.

It should be noted that the Main Contractor should provide a Verification Report, including photographic evidence, to demonstrate that the drainage has been constructed as per the design drawings. As-built drawings should be supplied by the Main Contractor where the construction of the drainage varies from the construction drawings.

As such, the maintenance of the specified SuDS should be included within the developments Operation and Maintenance Manual and should be detailed in accordance with the CIRIA SuDS Manual C753, as per the operation and maintenance guidance outlined below.

4.1. General Maintenance & Inspection Requirements

No work shall be carried out on the drainage system without permission from a nominated person, who has access to information/a working knowledge of the system.

Maintenance/inspection work shall be carried out in a safe/planned manner.

All work is to be carried out by competent persons suitably trained and equipped in accordance with current statutory safe working policies.

Entry into confined spaces shall be kept to a minimum and be restricted to suitably qualified/equipped personnel working in accordance with current statutory safe working policies.

Drainage systems shall be inspected on a regular basis or when any problems arise. Any debris/defects discovered shall be recorded and a programme of cleaning/ repair initiated. Urgent repairs/cleaning shall be actioned as soon as practicable.

It is recommended that the drainage system is inspected a minimum of twice a year, with the system also being inspected after all major storm events.

Clearing of the drainage system can be achieved by a number of methods depending on the nature of the work;

- Rodding – Manual/Mechanical with flexible rods.
- Jetting – High pressure water jetting.
- Plunging.

4.2. Inspection Chambers, Manholes and Catchpits

The appropriate health and safety equipment must be used when accessing manholes/catchpits. Confined space certificates must be held by any personnel entering a manhole and the appropriate permits should be obtained from the Maintenance Manager prior to any access. The following operations should be carried out annually:

- Covers of inspection chambers and manholes shall be removed and the sides, benching and channels cleared.
- Deposits of silt in inspection chambers, catchpits and manholes shall be removed. Any traps shall then be plunged and thoroughly flushed out with clean water. This should be completed in Autumn, after leaf fall has halted.
- Main and branch drains shall be cleared as required and afterwards be flushed with clean water. Any obstructions found shall be removed and not flushed down the system.
- Covers of inspection chambers, manholes and catchpits shall be replaced, bedded in suitable sealing material as required and bolted/locked down as appropriate. Missing bolts and broken items shall be replaced in accordance with the manufacturer's details.

4.3. Pipes

Regular inspection and maintenance are important to identify areas which may have become obstructed/clogged and may not be draining correctly, failure to do so would expose the development to flood risk.

Pipes are proprietary products and therefore the materials used can vary across the site. As such, the manufacturer's recommendations should be followed. Access for maintenance of the pipes is provided through inspection chambers and manholes. The below table sets out the maintenance schedule for the pipe components of the proposed drainage systems.

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Inspect for evidence of poor operation via water levels. If required, take remedial action.	Monthly for 3 months, then six monthly intervals. Also, 48 hours after large storms.
	Check and remove large debris and/or vegetation growth near pipe runs.	Monthly or as required.

Remedial Actions	Rod through poorly performing runs as initial remediation.	As required.
	If continued poor performance jet and CCTV survey poorly performing runs.	As required.
	Seek advice as to remediation techniques suitable for the type of performance issue.	As required, if above actions do not improve performance.
Monitoring	Initial inspection should be provided as post construction CCTV survey.	N/A
	Inspect/check all inlets, outlets and overflows to ensure they are in good condition and operating as designed.	Monthly for 3 months, then six monthly intervals. Also, 48 hours after large storms.

4.4. Drainage Channels and Gullies

Channels and gullies should be inspected and cleaned in accordance with the manufacturer's details. Channel units can be cleaned through the use of a high-pressure hose; this can be fed into the channel system through access units strategically placed along the channel run. The throat section of channel units should be kept clear at all times to ensure uninterrupted flow of surface water into the drainage channel and any debris within the throat should be removed.

Locking bolts should be replaced and sufficiently tightened, taking care that the bolt heads do not stand above the top surface of the cover or grate. If covers are allowed to move within their frame, this may cause damage to the frame or seating. The below table sets out the maintenance schedule for the drainage channel and gullies components of the proposed drainage systems.

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Litter and debris removal.	Monthly or as required.
	Check and remove large debris and/or vegetation growth near pipe runs.	Monthly or as required.
	Inspect for evidence of poor operation and/or weed growth. If required, take remedial action. Inspect silt accumulation rates and establish appropriate brushing frequencies.	Monthly for 3 months, then six monthly intervals. Also, 48 hours after large storms.
Remedial Actions	Inspect access/outlet boxes and rod through poorly performing channels and outlets as initial remediation.	As required.
	Seek advice as to remediation techniques suitable for the type of performance issue.	As required, if above actions do not improve performance.
Monitoring	Initial inspection including channel outlet boxes and gully sumps.	Monthly for 3 months, then six monthly intervals. Also, 48 hours after large storms.

4.5. Vortex Flow Control Device

Regular inspection and maintenance is important, to identify if the vortex flow control device has become obstructed/clogged and may not be functioning correctly, as failure to do so would expose the development to a risk of flooding.

Vortex flow control devices are proprietary products and therefore can vary from manufacturer to manufacturer. As such, the manufacturer's recommendations should be followed. Normally, little maintenance is required as a vortex flow control device has no moving parts.

If blockages occur they tend to do so at the intake of the vortex flow control device.

Vortex flow control devices are generally fitted with a pivoting by-pass door, which allows the manhole chamber to be drained down should blockages occur.

The smaller type conical units, below the minimum recommended size, are also supplied with rodding facilities or vortex suppressor pipes as standard.

Following installation of the vortex flow control device it is vitally important that any building materials etc. are removed from the unit and the chamber.

After the system is made fully functional, it is recommended that each unit be inspected monthly for three months and thereafter at six monthly intervals with hose down if required. Units should also be inspected within 48 hours after large storms.

4.6. Cellular Attenuation Tank

Regular inspection and maintenance is important to identify if the inlets/outlets have become obstructed/clogged and may not be functioning correctly, as failure to do so would expose the development to a greater level of flood risk.

The maintenance requirements for cellular attenuation tanks are outlined within Table 21.3 of the CIRIA SUDS Manual C753. A copy of that table is replicated below to set out the maintenance schedule for the cellular attenuation tank component of the proposed drainage systems.

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for 3 months, then annually
	Remove debris from the catchment surface (where it may cause risks to performance)	Monthly
	For systems where rainfall infiltrates into the tank from above, check surface of filter for blockage by sediment, algae or other matter; remove and replace surface infiltration medium as necessary	Annually
	Remove sediment from pre-treatment structures and/or internal forebays	Annually, or as required
Remedial Actions	Repair/rehabilitate 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
	Survey inside of tank for sediment build-up and remove if necessary	Every 5 years or as required

Note: The above is to be undertaken in accordance with the manufacturers specification and details.

4.7. Bio-retention Tree Pits

The main cause of failure of bioretention systems is clogging of the surface, which is easily visible.

Underdrains and drainage layers are beneath the ground, and malfunctioning is not so easy to detect and therefore could potentially be ignored. However, the results of any malfunction are likely to cause surface ponding. The clogging of the surface or drainage layers can cause poor outflow water quality due to water by passing the filter medium to the overflow more frequently than allowed for. During the first few months after installation, the system should be visually inspected after rainfall events, and the amount of deposition measured, to give the operator an idea of the expected rate of sediment deposition. After this initial period, systems should be inspected each quarter, to verify the appropriate level of maintenance.

Maintenance Schedule	Required Action	Typical Frequency
Regular Inspections	Inspect infiltration surfaces for silting and ponding, record de-watering time of the facility and assess standing water levels	Quarterly

	in underdrain (if appropriate) to determine if maintenance is necessary	
	Check operation of underdrains by inspection of flows after rain	Annually
	Assess plants for disease infection, poor growth, invasive species etc and replace as necessary	Quarterly
	Inspect inlets and outlets for blockage	Quarterly
Regular Maintenance	Remove litter, surface debris and weeds	Quarterly (or more frequently for tidiness or aesthetic reasons)
	Replace any plants, to maintain planting density	As required
	Remove sediment, litter and debris build-up from around inlets or from forebays	Quarterly to biannually
Occasional Maintenance	Infill any holes or scour in the filter medium, improve erosions protection if required	As required
	Repair minor accumulation of silt by raking away surface mulch scarifying surface of medium and replacing mulch.	As required
Remedial Actions	Remove and replace filter medium and vegetation above	As required but likely to be >20 years

4.8. Trees

Maintenance requirements of trees will be greatest during the first few years, when the tree is becoming established. Early maintenance should involve regular inspection, removal of invasive vegetation and possibly irrigation during long dry periods, particularly in soils with high void ratios. Tree roots need to establish good root-soil contact before they can efficiently extract water from the soil. The expertise of a arboriculturist/landscape architect with local knowledge should be sought regarding appropriate irrigation schedules. Maintenance responsibility for a tree pit or planter should always be placed with an appropriate organisation.

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Remove litter and debris	Monthly (or as required)
	Manage other vegetation and remove nuisance plants	Monthly (at start, then as required)
	Inspect inlets and outlets	Inspect monthly
Occasional Maintenance	Check tree health and manage tree appropriately	Annually
	Remove silt build-up from inlets and surface and replace mulch as necessary	Annually, or as required
	Water	As required (in periods of drought)
Monitoring	Inspect silt accumulation rates and establish appropriate removal frequencies	Half yearly

4.9. Surface Water Management During Construction

The management of surface water during construction will be addressed by the Main Contractor as part of their 'Construction Management Plan'.

A brief overview of the key consideration relating to surface water management and flood risk that will need to be incorporated into the Main Contractors construction methodology include:

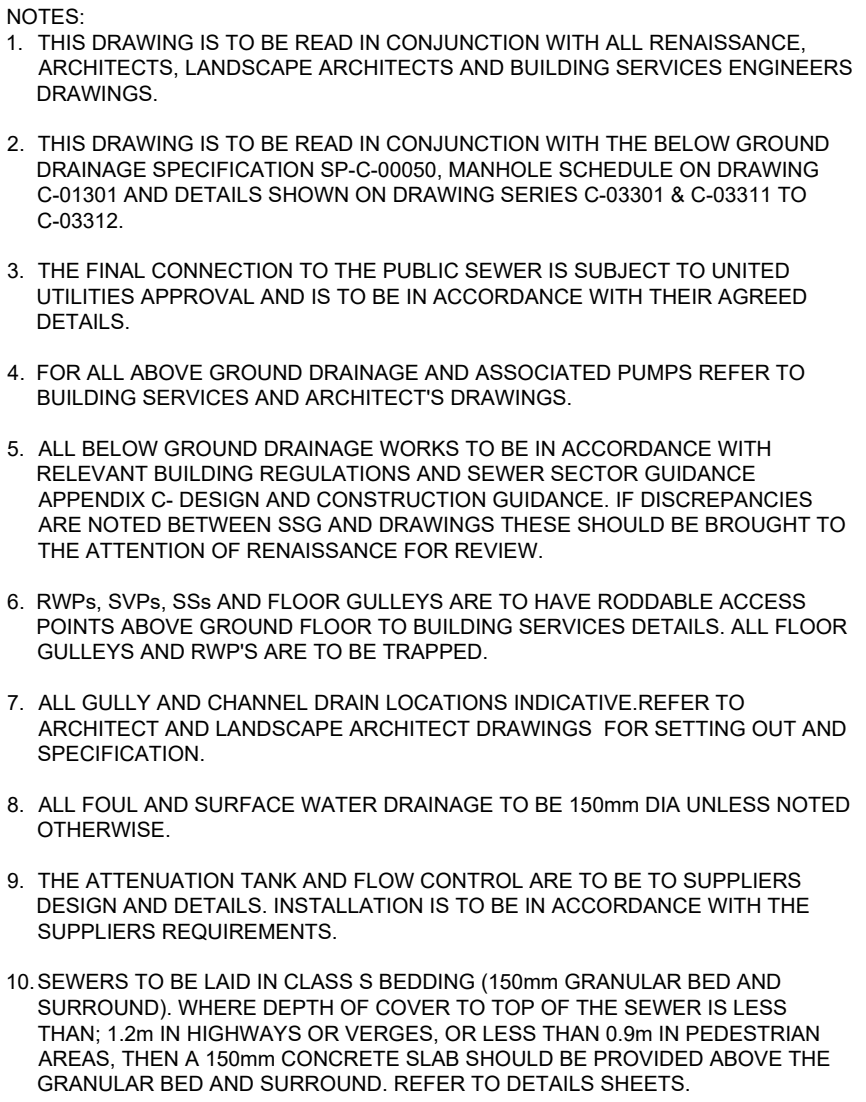
- The existing buildings on site are to be demolished. Stockpiling of material on site is to be minimised to ensure that the flood storage capacity for the 1 in 1000 year (0.1% AEP) event is not compromised.
- Due to the industrial history of the site it is anticipated that ground remediation may be required. A working platform will also be required during construction to allow for formation of piled foundations etc. The top of the working platform is to be located at or lower than

existing site levels to ensure that the flood storage capacity for the 1 in 1000 year (0.1% AEP) event is not compromised.

- Subject to the level of contamination beneath the site, level of site remediation, and quality of working platform compaction to reduce infiltration, consideration should be given to the risk of residual contamination on site affecting groundwaters.
- The risk of spillage of diesel and other contamination risks during construction activities are to be assessed, and measures implemented to ensure they do not cause a risk to groundwaters.

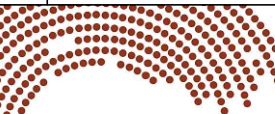
APPENDIX A

Below Ground Drainage General Arrangements



1. THE CONTRACTOR IS TO UNDERTAKE A FULL CCTV SURVEY AT COMPLETION OF THE PROJECT TO DEMONSTRATE THAT THE DRAINAGE IS CLEAN. ANY DEFECTS ARE TO BE CORRECTED BY THE CONTRACTOR PRIOR TO HANDOVER OF THE SYSTEM TO THE CLIENT.
12. THE CONTRACTOR IS TO KEEP A RECORD SET OF THE AS INSTALLED DRAINAGE ON SITE AND PROVIDE THIS TO RENAISSANCE UPON COMPLETION OF THE WORKS TO ALLOW FOR PRODUCTION OF A FINAL CONSTRUCTION ISSUE DRAWING.
13. DURING THE WORKS ALTERATIONS TO THE DRAINAGE LAYOUT ARE TO BE MARKED UP BY THE CONTRACTOR AND AGREED WITH RENAISSANCE IN WRITING.
14. THE CHAMBER SIZE OF PCC MANHOLES WITH MORE THAN ONE CONNECTION IN THEM MAY NEED TO BE INCREASED AN INCREMENT TO ACCOMMODATE THE CONNECTIONS AND BENDS.
15. MANHOLE COVERS ARE TO BE ACCORDANCE WITH BS EN 124 FOR THE RATINGS INDICATED IN THE MANHOLE SCHEDULE. THE CONTRACTOR IS TO SUBMIT DETAILS FOR THE PROPOSED MANHOLE COVERS TO THE ENGINEER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
16. COVER SLABS MUST CARRY THE BS1 KITEMARK. WHERE THE CLEAR OPENING OF THE KITEMARKED PRODUCT IS DIFFERENT TO THAT OF THE COVER AND FRAME, A LOAD BEARING REDUCING SLAB SHOULD BE FITTED ABOVE THE COVER SLAB TO BRING THE SIZE DOWN TO REQUIRED SIZE.
17. ALL SEWERS TO BE BS1 KITEMARK (CERTIFIED TO WIS 4-35-01)
18. ALL CONCRETE PIPES TO BE TO ES EN 1916 CLASS 120 (54kN/m).
19. BEDDING AND BACKFILL MATERIAL TO CONFORM TO THE REQUIREMENTS OF THE WATER INDUSTRY SPECIFICATION 4-08092 (TABLE A2).
20. IF PLASTIC PIPES ARE TO BE USED THEN THE FOLLOWING MUST APPLY:
 - A. BS1 KITEMARK (CERTIFIED TO BS EN 13476-1 AND WIS 4-35-01)
 - B. PIPES LESS THAN OR EQUAL TO 500mm DIA
 - C. BEDDING AND BACKFILL MATERIAL TO CONFORM TO THE
 - D. REQUIREMENTS OF THE WATER INDUSTRY SPECIFICATION 4-08092 (TABLE A2)
21. THE MINIMUM CRUSHING STRENGTH FOR CLAY PIPES SHOULD BE AS FOLLOWS: 100mm DIA. 40kN/m, 150mm DIA. 40kN/m, 225mm DIA. 45kN/m AND 300mm DIA. 72kN/m.
28. THE MINIMUM CRUSHING STRENGTH FOR CONCRETE PIPES SHOULD BE - (CLASS 120 TO EN 1916/BS EN 12002). PLASTIC PIPES SHOULD CONFORM TO WIS 4-35-01 AND BS EN13476.
29. SULPHATE RESISTANT CEMENT (C20-C02) AND PRECAST CONCRETE PRODUCTS MUST BE USED OR A LABORATORY REPORT PROVIDED PROVING THAT SUCH PRECAUTIONS ARE NOT NECESSARY.
30. SEWER PIPES TO BE LAID IN MAXIMUM 3 METER LENGTHS UNLESS THERE IS A SPECIFIC OPERATIONAL NEED TO LAY LONGER PIPES, AND THIS IS AGREED BY THE CONTRACTOR WITH THE PIPE MANUFACTURER.
31. ALLOW FOR ALL EXISTING DRAINAGE ON SITE TO BE GRUBBED UP AND BACKFILLED. ANY CONNECTIONS FROM THE SITE TO THE PUBLIC SEWER TO THE SITE ARE TO BE CAPPED AND GROUDED.

FC03	INVERT UPDATED AFTER SURVEY CONFIRMATION	24.09.24	HW	PW
FC02	MANHOLE INVERT UPDATED	16.02.24	HW	PW
FC01	FINAL CONSTRUCTION ISSUE	14.02.24	HW	PW
Rev:	Descriptions:	Date:	By:	Chkd:



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VICTORIA HOUSE
MANCHESTER

Drawing Title

*BELOW GROUND DRAINAGE
PLAN*

Status:

FINAL CONSTRUCTION

Size: A1	Date: JUN'22	Drawn by: HW	Designed by: HW	Checked by: PW
Scale: 1:100		Project No: 2007-04		
Project - Originator - Volume - Level - Type - Role - Number:				Revision:

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