

Drainage Maintenance Plan – Site off Dob Brook Close, Newton Heath, Manchester

Guinness Developments Ltd have redeveloped the site with three blocks of houses and an apartment block. Drainage has been designed to enable Section 104 sewer adoption agreement with United Utilities which incorporates all 'SUDS' elements of the drainage design i.e. storage and attenuation (oversized pipe and hydrobrake). As such all SUDS elements of the drainage scheme will be maintained by United Utilities.

The new road is being adopted by Manchester City Council under a Section 38 agreement, which will include highway gullies and their pipework connection to the s104 adopted sewer.

Private 'domestic' drainage will be maintained by Guinness Developments Ltd including driveways, as detailed on drawing J072/130 Drainage Maintenance Plan'. This drainage comprises gullies, inspection chambers, channel drains and pipework, all in accordance with Building Regulation requirements to achieve adequate self-cleansing.

Operation and maintenance requirements for driveways

Maintenance schedule	Required Action	Typical frequency
Regular Maintenance	Remove litter and debris	Monthly
	Inspect inlets and outlets for Blockages and clear if required	6 Monthly intervals (for 1 st year), then annually
	Inspect inlets and surface for silt accumulation, establish appropriate silt removal frequencies	6 Monthly intervals (for 1 st year), then annually
	Manage any vegetation	6 Monthly intervals (for 1 st year) then as required
	Remove sediment from inlets and Outlets	6 Monthly intervals (for 1 st year) then annually
Remedial Actions	Repair/Replace any damaged channels	As required
	Replace broken gratings	As required
	Re-sand block paving	Annually for first year then every 2 to 3 years

Original issue - 5th December 2022

Revision A – 6th March 2023 – For Client Comments

Revision B – 7th March 2023 – Sent to the Planners