

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 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.

5th December 2022