

Project No. & Name:	9003 – Glendene, Wythenshawe	Prepared by:	Rev:	Date:
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MAINTENANCE STRATEGY – Glendene, Wythenshawe

1. A portion of the proposed site drainage is to be offered up for adoption by United Utilities as shown on WML Drawings 9003-WML-ZZ-XX-DR-C-1001 – 1005. United Utilities will have responsibility for the maintenance of the adopted system
2. The proposed drainage has been designed in accordance with the current standards and guidelines to achieve a minimum self-cleansing velocity, however excessive debris in the system could still result in loss of performance.
3. The proposed drainage design consists of traditional manholes, pipes, trapped gullies and drainage channels.
4. It is proposed to check the drainage system and lift manhole/inspection chamber covers to ensure that the pipework associated with each chamber is operating correctly twice yearly and ensure gullies/channels are free from debris.
5. Additional maintenance inspections may be needed following heavy storms.
6. Any problems encountered will be investigated by CCTV survey if required and any remedial works necessary carried out in a timely manner.
7. It has been necessary to incorporate 3No. Hydrobrake flow control devices as part of the proposed surface water design. It is recommended that the hydrobrake is inspected twice a year during the full site drainage inspection as noted above.
8. The flow control manufacturer also provides a cleaning, maintenance and repair service for the hydrobrake that includes; scheduled cleaning, emergency breakdown assistance, on-site repairs, equipment strip-down, planned maintenance & planned spares replacements.
9. Two of the proposed Hydrobrake flow control units are located within the extent of adoptable drainage and therefore any maintenance requirement will be under the ownership and responsibility of United Utilities, however the third is located within the private drainage system and therefore details of the above maintenance services provided by the manufacturer including contact information should be included within the final site Operations & Maintenance (O&M) manual supplied by the contractor upon completion/handover of the site.
10. The Casey Group Ltd will be responsible for the maintenance of the below ground drainage systems outside of the adoptable areas for twelve months following handover of the development, currently forecast to happen 23 Dec 2022.
11. Wythenshawe Community Housing Group will be responsible for the maintenance of the below ground drainage systems after this date. In the case of privately owned or shared ownership properties, the resident will have responsibility for maintenance of the non-shared drainage serving their property.

Location Plan

WML Drainage Drawings

9003-WML-ZZ-XX-DR-C-1001 – 1005

WML Surface Water Calculations

9003-WML-00-XX-CA-C-0001

Phase 2 Geo-Environmental Investigation & Assessment Executive Summary

Extracted from 9003G-WML-00-XX-RP-G-000

United Utilities Sewer Records