



2109-Plant Hill, Blackley

Drainage Strategy
& Maintenance Document

Rev: AB01 Date: 08/04/2026

1. Assessment of Drainage Options

It is understood from the geotechnical investigation report that the existing ground is predominantly clay and as such would not be suitable for infiltration.

The site was assessed for the viability of a surface water connection to an existing local watercourse. No local watercourse was within the vicinity of the site, therefore a connection to the watercourse was not viable.

The site is brownfield and is surrounded by a positive sewer network. Copies of the United Utilities sewer records were obtained verified on site. Existing manholes were lifted to check pipe diameters, depths, and routes. According to the records, and later proven with site investigation, the surrounding sewers are surface and combined water sewers.

It was therefore determined that drainage connections from the proposed development would be routed to the existing combined water public sewer networks surrounding the development site. An S106 application was undertaken and approved in accordance with the Water Industry Act to United Utilities for sewer connections.

2. Drainage proposals

Details of the proposed drainage are shown on the following drawing:

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The main sewerage for the development will be kept private with foul and surface water connecting to the existing combined sewer network via an existing combined water sewer connection on-site. This therefore ensured that the main foul and surface water sewerage infrastructure can be owned and maintained by the client or management company. United Utilities and the Lead Local Flood Authority were consulted with and consequently agreed to a 5l/s discharge rate for the surface water sewer.

The surface water sewer system has been designed in accordance with Sewers for Adoption 8th Edition and therefore includes the design for attenuation of flows for up to a 1 in 100 year + 40% climate change storm events without flooding. The outflow to the public sewer will be controlled by a hydrobrake device manhole. Attenuation has been provided in the form of cellular storage. This attenuates surface water flows generated on site for all storm events, up to and including the 1 in 100 year + 40% CC return period event for a site impermeable area of 1,044m². The hydrobrake device has been designed to restrict surface water flows to a discharge rate of 5.0l/s. Details of the hydrobrake can be found in the As-Built Flow calculations and hydro-international details.

It was agreed with united utilities that the foul drainage will discharge with an assumed free discharge to the existing combined water sewer surrounding the site.

A maintenance plan shown in Table 1 breaks down the maintenance responsibility and regimes of the other various assets.

Table 1: Proposed Maintenance (in accordance with best practice and CIRIA C753 – The SuDS Manual).

Drainage Asset	Responsible Organization	Maintenance Work	Frequency
Pipework / Manholes	Private	Inspect pipe work and clear blockages	Annually or after severe storms.
	Ownership /	Inspect manholes and clear blockages	
	Management Company	Repair any defects in network	
Hydro brake	Management Company	Inspect structure and remove any debris/litter on structure	Six monthly or after severe storms.
Catchpits prior to attenuation	Management Company	Inspect structure and remove any debris/litter on structure	Three monthly or after severe storms.
Cellular Storage	Management Company	Inspect structure and remove any debris/litter on structure	Annually or after severe storms.