



British Legion Site, Wythenshawe

MAINTENANCE AND OPERATION PLAN



17TH March 2026

AJP Ref: 223-039

PREPARED BY John Marshall



Maintenance & Operation Plan

Prepared for :



British Legion Site, Wythenshawe

	Originator:	Approved:	Date:
Record of Approval	J. Marshall - Engineer	J. Smith - Director	17.03.2026
Version	Author:	Change Description:	
01			

Contents

MAINTENANCE AND OPERATION PLAN	0
British Legion Site, Wythenshawe Maintenance & Operation Plan.....	3
.....	4
1.0 Introduction	4
2.0 Future Maintenance	4
2.1 General Maintenance & Inspection Requirements	5
2.2 Inspection Chambers, Manholes and Catchpits.....	5
2.3 Pipes.....	6
2.4 Drainage Channels and Gullies	6
2.5 Vortex Flow Control Device	7
2.6 Permeable Paving	8
3.0 Recommendations.....	8
Appendix A Verification Report	10
Appendix B As Built Drainage Layout	11



Alan Johnston Partnership Ltd.

Company No. 13204766

British Legion Site, Wythenshawe Maintenance & Operation Plan



1.0 Introduction

This Maintenance & Operation plan has been prepared on behalf of Wythenshawe Community Housing Group (WCHG) for the development of the land off Woodhouse Road in Wythenshaw. The site is less than 1 hectare in size and situated in Flood Zone 1, and shall be occupied by a three storey building, to provide fourteen new dwellings For the local area.

This report outlines how the drainage elements installed in accordance with the Drainage Strategy Report (REF: BLE-AJP-ZZ-XX-RP-C-3000-P01 Drainage Strategy Report) shall be privately maintained and operated for their lifespan and during the lifespan of the building; to ensure proper operation of the drainage systems.

The drainage elements and their maintenance requirements outlined within this report, have been prepared in accordance with BS EN 752:2017 (Drain and sewer systems outside buildings), Sewers for Adoption, Building Regulations Approved Document H (Drainage and waste disposal), the National Planning Policy Framework document (Department for Communities and Local Government, July 2021) and associated Planning Practice Guidance; and CIRIA Standards

2.0 Future Maintenance

The proposed drainage solution uses SUDS techniques in accordance with the CIRIA SUDS Manual C753. The surface water run-off from the proposed development is restricted using a vortex flow control device and the attenuated run-off is stored using a below ground cellular attenuation tank.

It is envisaged that the following components have been or will be 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.
- ◆ Permeable Paving.

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.

It is assumed that the proposed drainage will remain private and therefore maintenance of the surface and foul water drainage systems will be the responsibility of Laurus Grace AP School or an on-site facilities management team and therefore a copy of the final construction drainage layout should be provided in the final Operations and Maintenance Manual.

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.

2.1 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 persons working in accordance with current statutory safe working policies.
- ◆ Drainage systems shall be inspected on a regular basis or should any problems be suspected. 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 as a minimum twice a year, with the system also being inspected after any major storm event.
- ◆ 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.

2.2 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, benchings and channels cleared.
- ◆ Accumulated 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.

- ◆ 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 grease or other 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.

2.3 Pipes

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

Pipes are proprietary products and therefore the materials used can vary across the site. As such, where used 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.

2.4 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.

2.5 Vortex Flow Control Device

Regular inspection and maintenance are 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 greater level of flood risk.

Vortex flow control devices are proprietary products and therefore can vary from manufacturer to manufacturer. As such, where used the manufacturer's recommendations should be followed.

- ◆ Normally, little maintenance is required as there are generally 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 extraneous material i.e., Building materials are removed from the unit and the chamber.
- ◆ After the system is made live, 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.

2.6 Permeable Paving

The maintenance requirements for permeable paving are covered under the previous pavements section within the CIRIA SUDS Manual C753. As such, the maintenance requirements for permeable paving are outlined within Table 20.15 of the CIRIA SUDS Manual C753. An extract of that table is given below to set out the maintenance schedule for the permeable/porous tarmac component of the proposed drainage systems.

Maintenance schedule	Required action	Typical frequency
Regular maintenance	Brushing and vacuuming (standard cosmetic sweep over whole surface)	Once a year, after autumn leaf fall, or reduced frequency as required, based on site-specific observations of clogging or manufacturer's recommendations – pay particular attention to areas where water runs onto pervious surface from adjacent impermeable areas as this area is most likely to collect the most sediment
Occasional maintenance	Stabilise and mow contributing and adjacent areas	As required
	Removal of weeds or management using glyphosate applied directly into the weeds by an applicator rather than spraying	As required – once per year on less frequently used pavements
Remedial Actions	Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50 mm of the level of the paving	As required
	Remedial work to any depressions, rutting and cracked or broken blocks considered detrimental to the structural performance or a hazard to users, and replace lost jointing material	As required
	Rehabilitation of surface and upper substructure by remedial sweeping	Every 10 to 15 years or as required (if infiltration performance is reduced due to significant clogging)
Monitoring	Initial inspection	Monthly for three months after installation
	Inspect for evidence of poor operation and/or weed growth – if required, take remedial action	Three-monthly, 48 h after large storms in first six months
	Inspect silt accumulation rates and establish appropriate brushing frequencies	Annually
	Monitor inspection chambers	Annually

It should be noted that the Main Contractor has provided a Verification Report in Appendix A, including photographic evidence, to demonstrate that the drainage has been constructed as per the design drawings. As-built drawings are included in Appendix B, where the construction of the drainage varies from the design construction status drawings.

3.0 Recommendations

- ◆ As the scheme has no Adopted elements, all attenuation systems shall be maintained in perpetuity by the School and Department of Education.

- ◆ Any appointed Maintenance contractor or employee should be suitable skilled for carrying out the maintenance.
- ◆ Any changes to the drainage system should include a consideration of the necessary changes to the maintenance regime.

Appendix A Verification Report



Rowlinson Constructions Ltd

Printed on Fri 6 Mar 2026 at 16:31 GMT

Job #: R782 British Legion Wythenshawe
Woodhouse Lane
Manchester, Manchester M22 9TF



Description

Taken date

16/06/2025 at 07:55

Uploaded by

Marc Williams

Upload date

17/06/2025 at 08:34

File name

57E1AFD5-5D19-4E80-883D-578...

Album

Service Drainage Photos



Description

Taken date

16/06/2025 at 07:55

Uploaded by

Marc Williams

Upload date

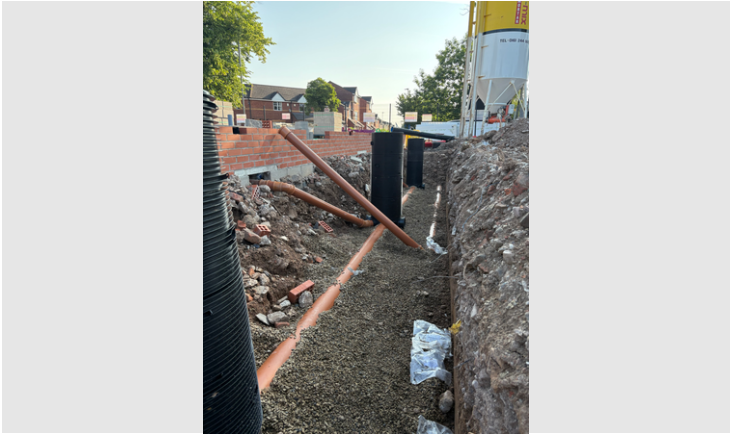
17/06/2025 at 08:34

File name

A50B4EC7-7C7C-401E-AC13-D21...

Album

Service Drainage Photos



Description

Taken date

16/06/2025 at 07:54

Uploaded by

Marc Williams

Upload date

17/06/2025 at 08:34

File name

0EF37572-D491-4C5E-869A-DE6...

Album

Service Drainage Photos



Description

Taken date

16/06/2025 at 07:54

Uploaded by

Marc Williams

Upload date

17/06/2025 at 08:35

File name

5C3FFBCB-F23C-43C6-9C06-6FA1...

Album

Service Drainage Photos



Rowlinson Constructions Ltd

Printed on Fri 6 Mar 2026 at 16:31 GMT

Job #: R782 British Legion Wythenshawe
Woodhouse Lane
Manchester, Manchester M22 9TF



Description

Taken date

16/06/2025 at 07:54

Uploaded by

Marc Williams

Upload date

17/06/2025 at 08:34

File name

C42C54C2-D69D-41C6-8A00-0F2...

Album

Service Drainage Photos



Description

Taken date

16/06/2025 at 07:53

Uploaded by

Marc Williams

Upload date

17/06/2025 at 08:35

File name

C090C889-56E6-4A15-AF1D-984...

Album

Service Drainage Photos



Description

Taken date

13/06/2025 at 14:37

Uploaded by

Marc Williams

Upload date

13/06/2025 at 14:39

File name

0A6C8E5B-22D1-4A15-876D-6D8...

Album

Service Drainage Photos



Description

Taken date

13/06/2025 at 14:36

Uploaded by

Marc Williams

Upload date

13/06/2025 at 14:39

File name

18FB9AA0-6FD5-47BC-AB76-3E9...

Album

Service Drainage Photos



Rowlinson Constructions Ltd

Printed on Fri 6 Mar 2026 at 16:31 GMT

Job #: R782 British Legion Wythenshawe
Woodhouse Lane
Manchester, Manchester M22 9TF



Description

Taken date	Uploaded by
13/06/2025 at 09:41	Marc Williams
Upload date	File name
13/06/2025 at 14:39	0D8426BD-83B1-4514-9EF5-A06...

Album
Service Drainage Photos



Description

Taken date	Uploaded by
13/06/2025 at 09:35	Marc Williams
Upload date	File name
13/06/2025 at 14:39	32223694-4295-43E8-9615-166F...

Album
Service Drainage Photos



Description

Taken date	Uploaded by
	Marc Williams
Upload date	File name
04/06/2025 at 12:31	D9B76C15-1590-4DCF-A678-19B...

Album
Service Drainage Photos



Description

Taken date	Uploaded by
	Marc Williams
Upload date	File name
04/06/2025 at 12:31	6C8B1840-C5E7-4DBC-A370-67D...

Album
Service Drainage Photos



Rowlinson Constructions Ltd

Printed on Fri 6 Mar 2026 at 16:31 GMT

Job #: R782 British Legion Wythenshawe
Woodhouse Lane
Manchester, Manchester M22 9TF



Description

Taken date

Uploaded by
Marc Williams

Upload date

04/06/2025 at 12:31

File name

[64B391EF-1993-4413-9573-5D9E...](#)

Album

Service Drainage Photos



Description

Taken date

Uploaded by
Marc Williams

Upload date

04/06/2025 at 12:31

File name

[A606F436-E205-40F2-8F3A-1C11...](#)

Album

Service Drainage Photos



Description

Taken date

Uploaded by
Marc Williams

Upload date

04/06/2025 at 12:31

File name

[F7939B3C-93AA-45B7-8780-A90...](#)

Album

Service Drainage Photos



Description

Taken date

Uploaded by
Marc Williams

Upload date

04/06/2025 at 12:31

File name

[AE93D654-DA62-406D-93B3-61F...](#)

Album

Service Drainage Photos



Rowlinson Constructions Ltd

Printed on Fri 6 Mar 2026 at 16:31 GMT

Job #: R782 British Legion Wythenshawe
Woodhouse Lane
Manchester, Manchester M22 9TF



Description

Taken date

Uploaded by

Marc Williams

Upload date

File name

04/06/2025 at 12:31

[169E7B33-6550-46C7-9E95-829A...](#)

Album

Service Drainage Photos

Appendix B As Built Drainage Layout

DRAINAGE STRATEGY INCLUDING DISCHARGE RATES AND POINT OF DISCHARGE TO BE
AGREED WITH UNITED UTILITIES AND THE LEAD LOCAL FLOOD AUTHORITY

Existing onsite manhole investigated on connection to sewer proven.

FFL -
58.000m

MH 8301
C.L 57.400
IL: 54.543

Porous pavement to parking bays to act as Source control measure. No infiltration capacity.

Oversized manholes and pipe to provide 22.6 cubic metres of storage.

2400mmØ PCC Control MH S2 with
optimum type hydrobrake I.L 54.931m
5.0l/s discharge @ 1.50 head
(100mmØ Orifice) Ref
-MD-SHE-0098-5000-1500-5000

AJP consulting engineers
est. 1978
t 0151 227 1462 e info@ajpltd.co.uk o 1 Dale Street, Liverpool, L2 2ET