

WELCOMB STREET TECHNICAL NOTE

Stantec have been instructed to prepare a Technical Note in response to full planning conditions. LPA Reference - 139997/FO/2024

CONDITION 12 STATES:

Notwithstanding the details contained within the Flood Risk Assessment and SuDs strategy, prior to the first occupation/use of the development hereby approved, details of the implementation, maintenance and management of the surface water drainage scheme, as approved by Condition 12, shall be submitted for approval in writing by the City Council, as Local Planning Authority. Those details shall include:

- 1. Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved as part of Condition 12.**
- 2. Provide As Built construction drawings OR confirm that they align with the original design construction drawings.**
- 3. Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.**

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Stantec's responses are as below:

I.

Table 1 - Hydrobrake Photograph

Hydrobrake Name	Hydrobrake Photograph
MH12	

MH21



MH28



MH30



2. As built drainage can be seen in drawing C-22975-HYD-XX-XX-DR-C-0500-AB1
3. Management and Maintenance plan has been taken from the drainage strategy - 22975-HYD-XX-XX-RP-C-0500

Table 2 - Drainage Maintenance

Item	Maintenance	Frequency per year
Foul Water and Surface Water Manholes	Manhole covers checked for operation/damage – seating's re-greased or replaced as required. Check for blockages and or damage to invert channel/inlets – jetting pipe runs if blocked, any damage to be repaired. All access ladders & other associated ironworks to be checked for corrosion & fixings to be checked for deterioration. To be repaired or replaced dependant of extent of damage.	1
Drainage Channels/Kerb Drains	All catch/access pits to have silt/solid accumulation removed. Channel run to be jetted through between access points. Any channel grates to be inspected for damage & replaced as necessary.	2
Rainwater Pipes / Roof Gutters	Check roof gutters for sediment, plant, debris, etc. and clean as necessary.	1
Attenuation Tanks	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	1
	Remove debris from the catchment surface (where it may cause risks to performance)	12
	Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed	1
	Repair/rehabilitate inlets, outlet, overflows and vents. Survey inside of tank for sediment build-up and remove if necessary.	As required

Table 3 - Flow Control Maintenance

Maintenance Schedule	Required Action	Frequency
Before Start Up	Remove of any inappropriate material from within the chamber and dispose off-site.	At start
Regular Maintenance	Removal of debris (which could include leaves, rubbish, branches) from areas served by drainage (where it may cause risk to performance)	Monthly
Remedial Actions	For blockages resulting in flooded manhole chambers, drain down manhole chamber and unblock. All catch pits/Vortex Separators to have silt/solid accumulation removed & base jetted clean.	As required
Monitoring	Inspect unit and hose down as required	Monthly for first three months, then once every six months