

SURFACE WATER DRAINAGE MAINTENANCE REGIME

at

Field of O's

Fielden Avenue

Manchester M21 9QE

For

Elmcroft Construction

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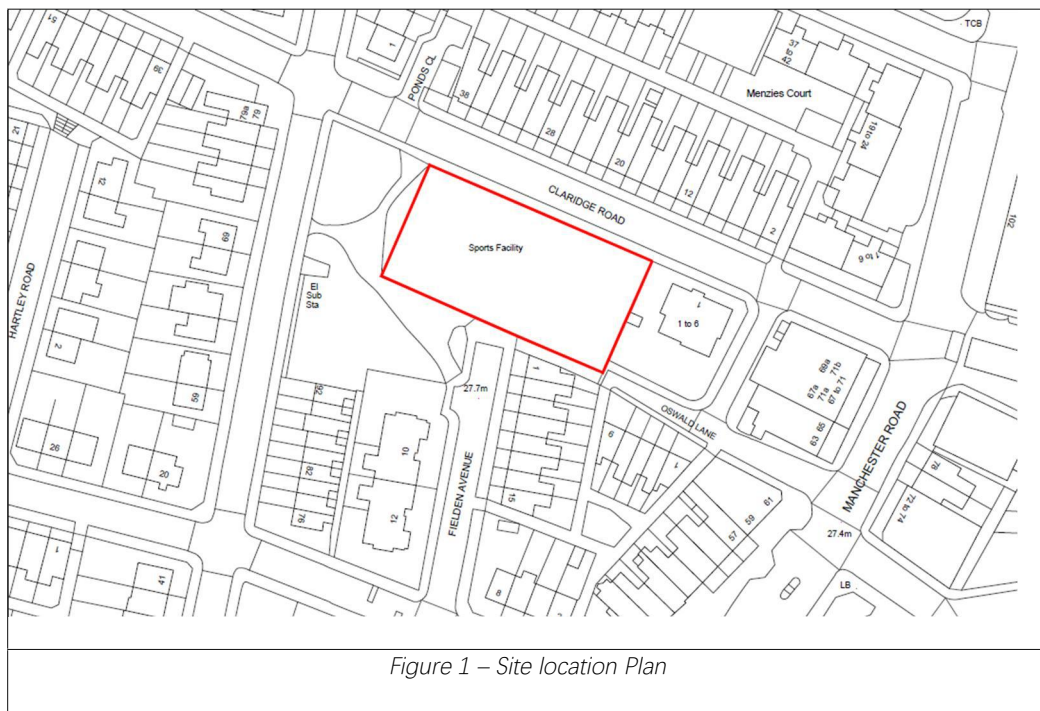
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Appendix A Build Warranty Technical Services Ltd Drawings
 2906-140 rev A *'Surface Water Drainage Maintenance Regime'*

Job No : 2906
Revision No : A
Written by : RJ Croot
Date : 10th March 2026

1.0 Introduction

- 1.1 Build Warranty Technical Services have been appointed by Elmcroft Construction to prepare a surface and foul water drainage maintenance strategy to discharge planning condition No.28 of approved planning application CDN/26/0051 to Manchester City Council.
- 1.2 The site is located on the southern side of Claridge Road and is centred on a National Grid Reference (NGR) 381456E, 394398N with a site area of approximately 0.177 hectares (Ha).



- 1.3 The development will incorporate the installation of a modular building to provide a new Youth Hub.
- 1.4 This document will provide general management and maintenance procedures for the various components comprising the proposed surface water drainage system serving the proposed development. This section has been produced in accordance with current best practice and the recommendations and guidance set out in CIRIA C697 'The SuDs Manual'.
- 1.5 Mr R J Croot, the author of this report, is BEng CEng & MStructE qualified and has over 25 years' experience of the civil and structural engineering design and construction of high-end residential properties.

2.0 Access Arrangements

- 2.1 The maintenance contractor shall liaise with the Youth Club directly regarding any necessary permission for parking, storage, use of water and any other resource.
- 2.2 For maintenance purposes, vehicular access will be via the new entrance off Claridge Road.

3.0 **Surface Water Drainage Component Maintenance Regime**

- 3.1 All gutters to the main building roof should be inspected and all debris and vegetation removed on a bi-annual basis.

One clearance should be scheduled to occur after tree leaf fall in autumn.

- 3.2 All channel drains and catchpit manholes should be cleaned and all debris removed including removal of filter baskets on a bi-annual basis.

One clearance should be scheduled to occur after tree leaf fall in autumn.

- 3.3 All gulley locations should be cleaned and sediment baskets removed and cleaned on a bi-annual basis.

One clearance should be scheduled to occur after tree leaf fall in autumn.

- 3.4 The SUDS Enviro Rhino Flow Control Chamber details flow restrictor manhole should be inspected on a bi-annual basis to ensure no debris has accumulated in front of the orifice. Any debris should be removed.

- 3.5 The landscaping adjacent to the paved areas should be well maintained to prevent soil washout into the gullies and channel drains. If there is soil washout, it should be cleaned off the pavement immediately to prevent silt building up within the attenuation tank.

- 3.6 Debris removal from the catchment area should be undertaken every 3 months using sweeping or vacuuming.

- 3.7 A general walkover of the entire site should be undertaken on a bi-annual basis to ensure that any exceedance flow paths have not been interrupted by the installation of new structures/fences.

- 3.8 The plastic cellular attenuation tanks should not require any maintenance providing the silt traps are regularly cleaned of silt and debris as noted herein.

- 3.9 The attenuation tank shall be CCTV surveyed on a bi-annual basis to ensure there is no build up of sediment within the tank.

In the event of sediment being found, the attenuation tank is to be pressure washed using the jetting points provided to remove all debris.

- 3.10 The non-return valve should be inspected on a bi-annual basis to check for debris, sediment buildup, or damaged components that could prevent proper closure.

The correct operation of the non-return valve should be checked after cleaning.

- 3.11 The above servicing criteria for the gutters, manholes and gullies will be the responsibility of the Youth Club.

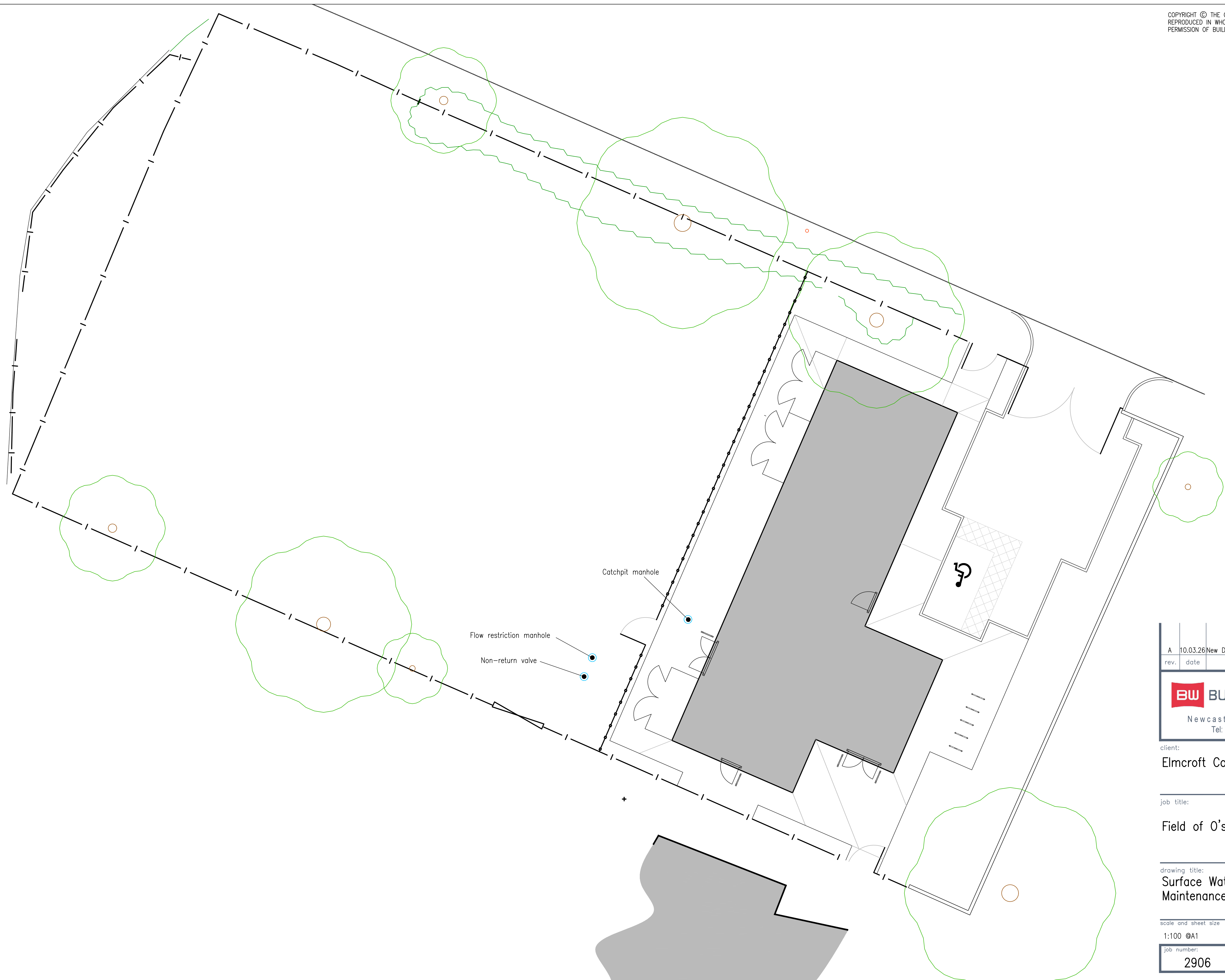
Description	Frequency			
	Monthly	3 monthly	6 monthly 1 after autumn leaf fall	Annually
3.1 Gutter inspection & debris removal	X	X	ü	X
3.2 Channel drain/catchpit manhole inspection & debris removal/basket cleaning	X	X	ü	X
3.3 Gully inspection to SUDS planters/rain gardens	X	X	ü	X
3.4 SUDS Enviro Rhino Flow Control Chamber inspection maintenance	X	X	ü	X
3.5 Maintenance of landscaped areas	X	ü	X	X
3.6 Debris removal from catchment areas	X	ü	X	X
3.7 General site walkover to inspect flow paths	X	X	ü	X
3.9 Attenuation tank CCTV inspection	X	X	ü	X
3.10 Non return valve inspection and removal of debris. Verify correct operation.	X	X	ü	X

Appendix A

Build Warranty Technical Services Ltd Drawings

2906-140 rev A

'Surface Water Drainage Maintenance Regime'



A	10.03.26	New Drawing – First Issue.	RC
rev.	date	description	chk.
BW BUILD WARRANTY[®] Newcastle : London : Lisbon Tel: +044 (0)203 966 5409			

client:
Elmcroft Construction

job title:
Field of O's

drawing title:
Surface Water Drainage
Maintenance Regim

scale and sheet size

1:100 @A1

job number:	drawing number:	revision:
2906	140	A