

Ardwick Green

Drainage Maintenance Schedule

November 2025

PREPARED FOR

AEDI Construction

Drainage Maintenance Schedule

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1. Introduction

Civic Engineers have been appointed by AEDI Construction to provide civil and structural engineering services to support a full planning application for the redevelopment of Ancoats Green.

2. Site Description

The proposed development site Ancoats Green is located in Ardwick, Manchester and lies approximately 1km to the south of Manchester City Centre. The site is bounded by Ardwick Green North to the south Cotter Street to the east and Nivin St to the north, and an existing building to the west.

Ardwick Green site area is approximately 0.15ha. The OS Grid Coordinates at the approximate centre of the site are 385198, 397295 and the nearest postcode is M12 6PQ.

3. Maintenance Schedule

The maintenance of any unadopted drainage within the site boundary will be the responsibility of the landowner and appointed maintenance company.

3.1. Inspection Chambers & Manholes

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, benching and channels cleared.

Accumulated deposits of silt in inspection chambers 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 and manholes 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.

3.2. Pipes

Regular inspection and maintenance is 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 Table 1 below sets out the maintenance schedule for the pipe components of the proposed drainage systems.

Table 1: Pipe maintenance schedule

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.

3.3. Channel Drains and Gullies

Channel drains and gullies should be inspected and cleaned in accordance with the manufacturer's details.

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 Table 2 below sets out the maintenance schedule for the drainage channel and gullies components of the proposed drainage systems.

Table 2: Drainage Channels and Gullies Maintenance Schedule

Maintenance Schedule	Required Action	Typical Frequency
	Litter and debris removal	Monthly or as required

Regular Maintenance	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.

3.4. Geocellular tanks

Geocellular tanks should be inspected and cleaned in accordance with the manufacturer's details. The manufacturer's maintenance recommendations are summarised below and produce data has been submitted along with this document.

Table 3: Geocellular Tanks

Maintenance schedule	Required action	Frequency
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required take remedial action.	Monthly for 3 months then annually
	Debris removal from catchment surface (where may cause risk to performance)	Monthly or as required
	Remove sediment from pre-treatment structures and/or manifold connections	Monthly or as required
Remedial actions	Repair/rehabilitation of inlets/outlets, overflows and vents	Annual inspection or as required
Monitoring	Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed	Annually
	Survey inside of tank for sediment build up and remove if necessary	Annually and after large storms

3.5. Vortex Flow Control Devices

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 of 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

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