One Victoria, Manchester

Drainage Maintenance Schedule

September 2025

PREPARED FOR

Torsion Construction Ltd

Drainage Maintenance Schedule

Prepared By	Zakir Hafeji
Reviewed By	Chris Kendrick
Report Reference	756-02
Issued	24/09/2025
Revised	

This report is the copyright of Civic Engineers and is for the sole use of the person/organisation to whom it is addressed. It may not be used or referred to in whole or in part by anyone else without the express agreement of Civic Engineers. Civic Engineers do not accept liability for any loss or damage arising from any unauthorised use of this report. Civic Engineers is a trading name of Civic Engineers Limited (registered number 06824088), which is a limited company registered in England, registered address Carver's Warehouse, 77 Dale Street, Manchester M1 2HG

© Civic Engineers 2025

CONTENTS

CONTENTS 1
1. Introduction 1
2. Site Description 1
3. Maintenance Schedule 1
3.1. Inspection Chambers & Manholes 1
3.2. Pipes 1
3.3. Slot Drains, Rills and Gullies 2
3.4. Vortex Flow Control Devices 2

1. Introduction

Civic Engineers have been appointed by Torsion Construction Ltd to provide civil and structural engineering services to support a full planning application for the development herein referred to as One Victoria

2. Site Description

The site is located to the north of the River Irwell in the Green Quarter area of Manchester. The site is bound by Great Ducie Street to the east, existing builings to the north and Mirabel Street to the south and west. The development is disected by Breslyn Street with the land fronting Great Ducie Street was previously used as a private car park. The land fronting Mirabel Street was previously occupied by an existing two-storey building with a basement structure.

The site is generally sloping from the highest point in the north to the lowest point in the south. The overall change in levels is approximately 0.5m.

3. Maintenance Schedule

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. Slot Drains, Rills and Gullies

Slot drains, rills and gullies should be inspected and cleaned in accordance with the manufacturer's details. Slot units can be cleaned using a high-pressure hose; this can be fed into the channel system through access units strategically placed along the channel run.

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
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.

3.4. 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.

Table 3: Table 20.15 from the CIRIA SuDS Manual C753 on the operation and maintenance requirements for pervious pavements.

TABLE 20.15 Operation and maintenance requirements for pervious pavements

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 glyphospate 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

CIVIC

civicengineers.com

thriving
together