Reid Jones partnership

Consulting Civil & Structural Engineers

MAINTENANCE PLAN FOR BELOW GROUND DRAINAGE SYSTEM

CHORLTON BATHS RESIDENTIAL DEVELOPMENT, MANCHESTER ROAD, CHORLTON M21 0BN

For

CADDICK CONSTRUCTION LTD

Project No.: 11689				
Issue Date	**Revision**	**Status**	**Issued By**	**Checked By**
08.04.2026	P1	For Review	K Harrison	T Fryars

Reid Jones Partnership Ltd
3 Cross Street
Preston
PR1 3LT

Tel: 01772 498007

Reid Jones Partnership Ltd
9 Orrell Road
Orrell Wigan
WN5 8EY

Tel: 01942 216006

Email: enq@reidjonespartnership.co.uk

Project Summary

Development Name	Chorlton Baths

Brief Prepared by

Name	Kaye Harrison
Job Title	Associate Director
Organisation	Reid Jones Partnership Ltd
Date	09.04.26

Reference Information

DRAWING NUMBER	DRAWING TITLE
11689-400	DRAINAGE LAYOUT
11689-401	LONGITUDINAL SECTIONS
11689-402	MANHOLE SCHEDULES
11689-601	GROUND FLOOR DRAINAGE CONNECTION DETAILS
11689-002	NOTES AND SPECIFICATIONS SHEET 2

Components Requiring Maintenance/ Part of Maintenance System

COMPONENT	LOCATION
Shower outlet	Accessible apartments
Back inlet gully	RWPs
Rodding eye	End of drain runs without inspection chamber
Floor gully	Plant room Bicycle store
Slot drains	Door thresholds Carpark area
Road gully	Carpark area
Yard gully	External bin store
Attenuation tank	Buried below carpark
Hydrobrake flow control	Manhole S4 (entrance to carpark as noted on drawing 11689-400)
Inspection chambers	As noted on drawing 11689-400
Manholes	As noted on drawing 11689-400

Preventative Maintenance

SUGGESTED FREQUENCY	TASK
Monthly	Visual inspection of slot drains, remove surface debris and ensure channel slot is clear
Quarterly	Lift gully covers and remove any silt/ debris build up.
	Open access fitting to slot drains and wash down channels.
Annual	Visual inspection – lift inspection chamber covers and manhole covers. Clean and flush any blockages
	Inspect Hydrobrake –inspect for damage or blockage, remove any debris from flow control device
Every 3-5 years	CCTV survey to inspect pipe condition (cracks, root ingress, deformation) and verify system integrity

Reactive Maintenance

EVENT	TASK
Severe Storm	Check for surcharge or flooding Inspect slot drains for blockage Confirm attenuation tank is draining down correctly Check hydrobrake chamber for debris accumulation
Slow drainage or standing water observed Foul odours present Overflow or flooding occurs	CCTV survey to identify blockage or defect Emergency jetting/clearance Repair or replacement of damaged components

Health and Safety

- Confined space procedures required for manhole entry
- Use trained and certified contractors
- Gas monitoring before manhole entry
- Traffic/pedestrian management around open inspection chambers or manholes
- Appropriate PPE to be worn at all times

Record Keeping

Maintain a log of:

- Inspection dates
- Cleaning activities
- Issues identified
- Repairs undertaken
- Photographic records (recommended)

Responsibilities

- Facilities Manager / Caretaker: Oversight and scheduling
- Drainage Contractor: Execution of maintenance tasks
- Residents: Reporting visible drainage issues