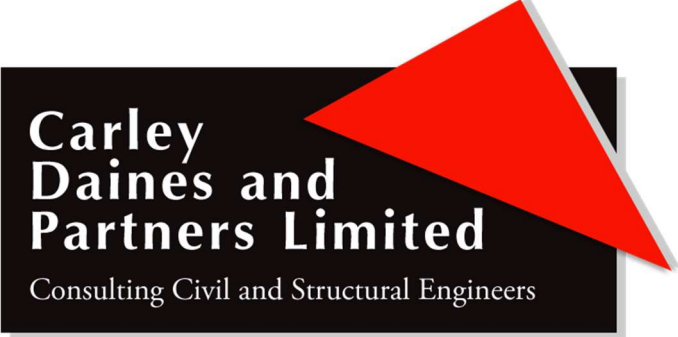


The logo for Carley Daines and Partners Limited features the company name in a bold, white, sans-serif font on a dark grey rectangular background. A large, bright red triangle is positioned to the right of the text, partially overlapping the dark grey box. Below the company name, the text 'Consulting Civil and Structural Engineers' is written in a smaller, white, sans-serif font.

Carley Daines and Partners Limited

Consulting Civil and Structural Engineers

FLETCHER FOLD ROAD - BURY

DRAINAGE MAINTENANCE PLAN

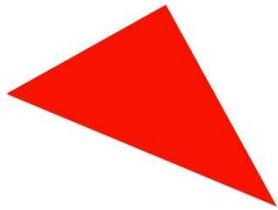
The site drainage plan is shown on Carley Daines and Partners drawing reference 13947-200, Drainage Layout.

The drainage system comprises separate foul and surface water networks which drain by gravity, before combining to form one sole combined discharge from the site into the existing combined sewer. The surface water is attenuated on site via oversized pipes and below ground attenuation crates, and a controlled discharge via a HydroBrake (at 5l/s) into the existing public combined water sewer, via a new combined connection into the existing sewer. The surface water, foul water and combined elements of the system are intended to be put forward for adoption to United Utilities under a Section 104 application. Regardless however, the new connection to the public sewer is to be agreed with the United Utilities, for which Section 106 permission is required.

The foul water from the properties discharge from internal fittings directly into individual polypropylene 450mm diameter inspection chambers, which in turn discharge into a 150mm diameter pipe within the development, thus complying with building regulations. Surface water from rooftops and surface water from the private hardstanding areas such as car parks drain into an oversized surface water system comprising of a 600mm, 900mm and 1500mm diameter pipes through the centre of the development under the car parking area, in addition, there is a suitably sized attenuation tank to ensure water from all storms up to the 1 in 100 year event plus 45% climate change are attenuated on site with no flooding. Whilst the oversized pipes are to be submitted to United Utilities for adoption, and will be maintained by them, the attenuation tank and plot drains will remain private and are not to be adopted, therefore responsibility and ownership falls under the landowner, and will be maintained by them, or an appointed maintenance team.

Surface water flow from the development into the existing sewer are restricted to a flow of 5l/s via a HydroBrake in chamber MH S104. The new connection to the existing manhole on the existing sewer, is subject to a Section 106 agreement with United Utilities, and once approved and constructed, would become part of the existing public sewer and under the maintenance responsibilities of UU.

The adopted drainage will be adopted by United Utilities upon completion of the maintenance period, but will be maintained by the client in the interim. The unadopted drainage systems will be maintained by the landowner whether directly or whether the developer should choose instruct a private management and maintenance team to control the regular maintenance and upkeep of all areas which could affect the drainage systems.



The systems have been designed to be self-cleansing, however, silt and debris may accumulate within the system over time. The system will be inspected and cleansed prior to Practical Completion and handover, following which the following schedule will be adopted. A further inspection will be carried out at the end of the 12-month contractual Maintenance Period.

Action	Frequency
GENERAL	
Clear external areas of litter	Monthly
Clear gutters, gullies and drainage channels of leaves and debris	Twice yearly, Spring & Autumn
Inspect inspection chambers and manholes for build-up of debris & potential blockages, jet and clear where required	Six monthly.
Inspect flow control chamber for potential build up of silt/ debris, and jet clear where required. Ensure all parts, inlet/outlet pipes are operating correctly, and repair if needed	Monthly for first three months, then six monthly.
Inspect attenuation tank for potential build up of silt/ debris, and jet clear where required. Ensure all parts, inlet/outlet pipes are operating correctly, and repair if needed.	Six monthly.

Avoid use of weedkillers and pesticides to prevent chemical pollution.

Avoid de-icing agents wherever possible to allow bio-remediation of pollutants.

24 months after Practical Completion, the Maintenance Schedule will be reviewed and adjusted as necessary in the light of experience over the previous two years.

Carley Daines And Partners Limited
July 2024