

Drainage Maintenance Schedule

Spring Street, Ramsbottom

Client	PPY Design Ltd	Job No.	26879
Project	Spring Street, Ramsbottom	Document	Drainage Maintenance Schedule
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1. Scope and Responsibility

This maintenance schedule relates to the private drainage system serving the proposed two industrial units at Spring Street, Ramsbottom. **The surface water system comprises** private pipework and manholes discharging to a 5.0 m x 5.0 m x 0.8 m deep geocellular soakaway with a 95% void ratio. **The foul drainage system** connects to the existing on-site foul manhole, which subsequently discharges to the existing United Utilities foul sewer in Caltha Street.

Responsibility: The owner/operator of the development shall be responsible for inspection, maintenance and record keeping for all private surface and foul drainage assets for the lifetime of the development, up to the point of connection with drainage infrastructure maintained by United Utilities.

2. Routine Maintenance Schedule

Frequencies below are minimum recommendations. Inspections should also be undertaken after severe rainfall, flooding, blockage, accidental damage or any report of poor drainage performance.

Component	Inspection / Maintenance Action	Minimum Frequency	Responsibility
Roof drainage / RWP connections	Inspect outlets, downpipes and connections for leaves, debris, damage, leakage or disconnection. Clean and repair as required.	Every 6 months and after severe storms / leaf fall	Owner / maintenance contractor
Surface water manholes and access chambers	Inspect covers, frames, benching and channels. Check for silt, debris, standing water, blockage and structural damage. Remove deposits and clean channels as required.	Every 6 months; after severe rainfall during first year	Owner / drainage contractor
Surface water pipework	Check flow through accessible chambers. Jet or clean pipework where reduced flow, blockage or sediment accumulation is identified. Undertake CCTV survey where repeated blockage or damage is suspected.	Annually and as required	Drainage contractor
Geocellular soakaway - inlet / upstream chamber	Inspect for sediment, debris and evidence of backing-up. Remove accumulated material before it can enter the soakaway. Keep upstream chambers and pipework clean.	Every 3 months during first year, then every 6 months	Owner / drainage contractor
Geocellular soakaway - performance	Following rainfall, check that the system drains down and that prolonged surcharge or surface ponding does not occur. Investigate any deterioration in infiltration performance.	Every 6 months and after significant storms	Owner / competent drainage specialist

Component	Inspection / Maintenance Action	Minimum Frequency	Responsibility
Ground above / around soakaway	Inspect for settlement, soft spots, erosion, damage or inappropriate loading / excavation. Reinstate surface levels and protection where required.	Every 6 months	Owner / maintenance contractor
Foul manholes / inspection chambers	Inspect covers, frames, channels and benching. Check for blockage, deposits, surcharge, leakage, odour or damage. Clean and repair as required.	Every 6 months and after any blockage	Owner / drainage contractor
Private foul pipework	Check operation from accessible chambers. Jet or clean where flow is restricted. CCTV survey where persistent blockage, leakage or structural damage is suspected.	Annually and as required	Drainage contractor
Existing on-site foul connection	Confirm the private connection remains unobstructed and watertight. Any works affecting the public sewer connection are to comply with United Utilities requirements.	After any drainage alteration or recurring foul drainage issue	Owner / drainage contractor

3. Maintenance Requirements and Records

- **Access:** Manhole covers and access points shall be kept accessible at all times and shall not be permanently covered, obstructed or built over.
- **Sediment control:** Silt and debris should be removed from upstream chambers and pipework before deposits can migrate into the geocellular soakaway. Removed material shall be disposed of appropriately.
- **Defects:** Cracked chambers, displaced covers, damaged pipework, persistent standing water, repeated blockage or prolonged soakaway surcharge shall be investigated promptly by a competent drainage contractor.
- **Records:** A maintenance log shall be retained by the owner/operator recording inspection dates, weather conditions where relevant, defects identified, photographs, cleansing or repairs undertaken and the contractor responsible.
- **Manufacturer requirements:** Where proprietary components are installed, the manufacturer's inspection and maintenance recommendations shall also be followed. Where these are more onerous than this schedule, the manufacturer's requirements shall take precedence.
- **Public sewer interface:** Any defect or blockage suspected to lie within United Utilities' adopted sewerage system should be reported to United Utilities. No unauthorised work shall be undertaken on the public sewer system.

Emergency / poor performance: If drainage surcharges, floods, causes pollution or fails to drain down normally, restrict access to the affected area where necessary and arrange prompt investigation by a competent drainage contractor. Any issue involving the adopted foul sewer should be referred to United Utilities.

Basis of schedule: DART Engineers drawing 26879-DR-C-0100 P1, Drainage Strategy, dated 23/09/26.