



**Sustainable Drainage
Management and Maintenance Plan**

For

Proposed Retail Development

473-475 Oldham Road

Rochdale OL16 4TD

1. Preamble

The purpose of this Sustainable Drainage Management and Maintenance Plan is for the effective maintenance of the drainage system serving the above site to prevent water damage, reduce flooding risk and ensuring the longevity of the infrastructure associated with the new-build at 473-475 Oldham Road, Rochdale.

The new building incorporates two retail units with the registered addresses of:

- Tesco, 473a Oldham Road, Rochdale
- 473b Oldham Road, Rochdale.

This Plan is in accordance with the requirements of Condition 7 of the Local Authority Planning Approval Number 23/00820/FUL as approved on 09/02/2024

The plan is to be implemented for the lifetime of the development.

2. Drainage Design Strategy

A Phase 2 Geotechnical investigation has been carried out which has determined the site is suitable for the surface water drainage to go to a soak-a-way

There is an existing foul drainage system on the site. This will be removed back to the final manhole which is located within the site to the frontage of Oldham Road. This manhole will be utilised for the new foul drainage which will not exceed the capacity provision of the old drainage provision.

The new drainage is shown on the drawing included as Appendix A. The construction details for the new manholes and drainage is included in Appendix B.

2.1. Surface Water

The single storey building and carpark area will discharge to a new soak-a-way constructed under the new carpark area.

2.2. Foul Drainage Strategy

The new foul drainage is to be connected to an existing foul sewer within the site, which is connected to the main sewage system in Oldham Road.

3. Ongoing Maintenance

Effective drainage maintenance is crucial for preventing water damage, reducing flooding risks, and ensuring the longevity of infrastructure. The key strategies for maintaining drainage systems are:

3.1. Regular Inspections

Inspections of the surface water drainage system is to be carried out at least yearly ideally at the start of winter period.

The main focus of the inspection of the surface water drainage system is to be roof gutters and down pipes, road gullies and channel drains. The occupier of unit 473a Oldham Road (Tesco) will be responsible for carrying out these checks as all rain water goods are within their demised area.

3.2. Preventive Maintenance

Regularly cleaning of catch basins, storm drain gullies and inlets to remove debris and sediments.

Any defects to be promptly repaired to prevent further deterioration and potential failure problems.

Internal grease traps if provided by the fitout will be cleaned in accordance with the manufacturers recommendations and kept in good working order.

3.3. Scheduled Maintenance

Gutters and downpipes are to be inspected yearly to ensure they are running freely. Any debris, leaves or silting is to be removed.

Gullies and channel drains are to be inspected for silt and any silt removal. Any foreign objects that have found their way into sumps are to be removed.

Foul drainage system to be inspected yearly.

3.4. Dealing with Common Issues

Blockages are to be mechanical cleaned by a specialist drain maintenance company with vacuums or high-pressure jets.

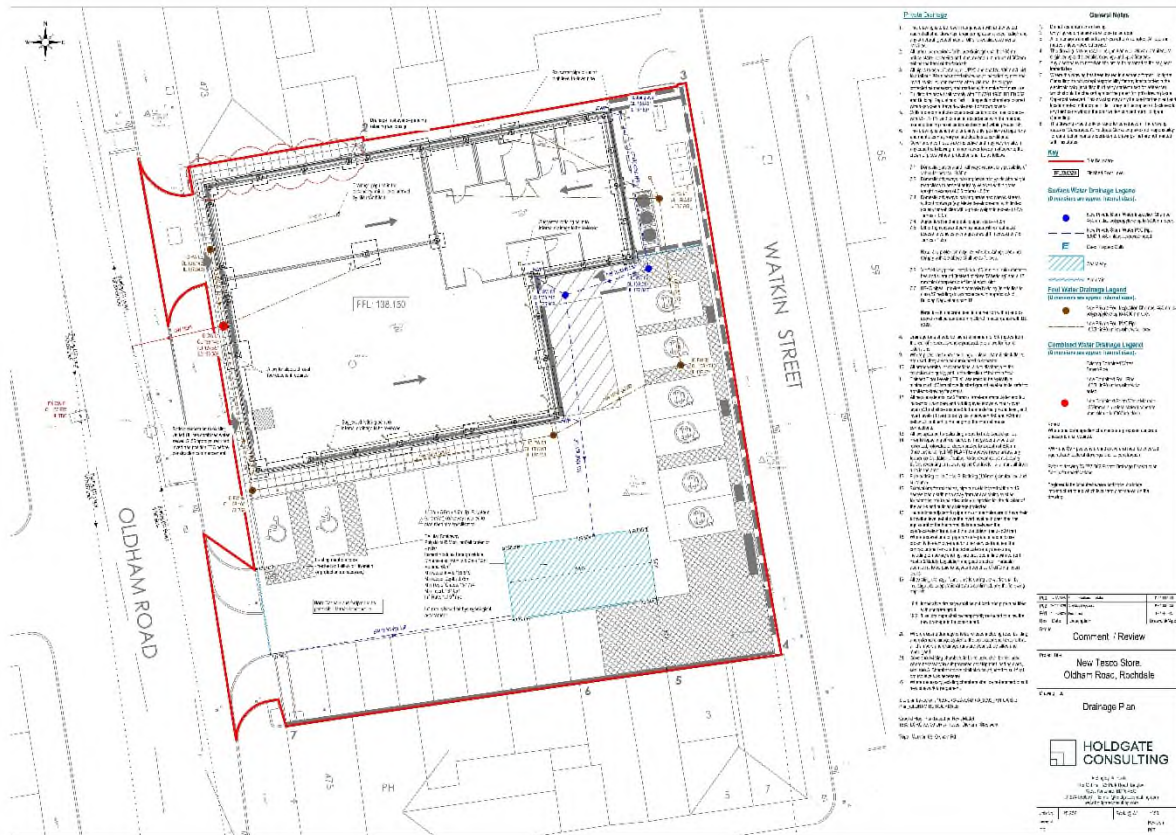
If blockages re-occur, a cctv survey is to be carried out by a specialist drainage company to establish the cause of the blockage. Any defects are to be addressed in accordance with the specialist drainage company report recommendations

4. Documentation and Monitoring

The tenant is to keep a detailed record of maintenance activities, including inspections, cleaning, and repairs.

APPENDICIES

Appendix A



Appendix B

