

Oldham Road Phase 1, Rochdale Development

Operation & Maintenance Plan



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This document uses revision codes in accordance with ISO EN 19650:

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This document uses status codes in accordance with ISO EN 19650:

Work in progress

S0: WIP

Shared (non-contractual)

S1: Coordination

S2: Information

S3: Review

S4 & S5: Approval

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2: Concept

3: Coordination

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5: Construction

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Contents

1. Maintenance Plan	4
1.1. Introduction	4
1.2. Purpose of the Plan	4
1.3. Purpose of the Plan	4
1.4. Drainage Assets Covered by this Plan	4
1.5. Management and Responsibilities	5
1.6. General Maintenance Principles	5
1.7. Routine Inspection and Maintenance Schedule	5
2. Component-Specific Maintenance Procedures	8
2.1. Gullies, Channels, Sumps and Catch Pits	8
2.2. Pipework and Manholes	8
2.3. Attenuation Storage	8
2.4. Hydro-Brake Flow-Control Device	8
2.5. Foul Drainage	8
2.6. Rain Gardens	9
3. Significant Storm and Flood Response	9
4. Emergency and Reactive Maintenance	10
5. Health, Safety and Environmental Requirements	10
6. Construction Completion and Handover	11
7. Maintenance Records	11
8. Review of the Maintenance Regime	11
9. References	12

1. Maintenance Plan

1.1. Introduction

This Drainage Operation and Maintenance Plan has been prepared for Oldham Road Phase 1, Rochdale Development to define the inspection, routine maintenance, remedial maintenance, management and record-keeping requirements for the private drainage infrastructure serving the proposed development.

The plan is intended to accompany the project Drainage Strategy and to provide the building owner, management company, facilities management team and appointed maintenance contractors with a clear long-term regime for maintaining the drainage system in effective working order.

The project Drainage Strategy identifies a new gravity foul drainage system discharging to the United Utilities network, together with a surface water system incorporating attenuation and a Hydro-Brake flow-control device.

1.2. Purpose of the Plan

- maintain the hydraulic performance and storage capacity of the drainage system;
- reduce the risk of blockage, surcharge, localised flooding and pollution;
- ensure that the attenuation and flow-control arrangements continue to operate in accordance with the approved drainage strategy;
- define inspection and maintenance frequencies for each principal drainage component;
- identify responsibilities for routine, reactive and specialist maintenance;
- provide procedures for responding to drainage defects and significant storm events; and
- establish an auditable record of inspection, maintenance and remedial works for the lifetime of the development

1.3. Purpose of the Plan

The Drainage Strategy states that infiltration is not recommended due to the identified potential for groundwater contamination and that discharge to a watercourse is not practicable because no suitable watercourse is located close to the site. The proposed surface water system therefore discharges at a restricted rate to the combined United Utilities sewer network.

1.4. Drainage Assets Covered by this Plan

This plan applies to the private drainage infrastructure within the development boundary up to the point at which responsibility transfers to any adopting authority or statutory undertaker. The principal assets anticipated from the Drainage Strategy are:

- roof gutters, roof outlets and rainwater downpipes;
- surface water gullies, channels, sump units and catch pits where installed;
- rain gardens / bioretention areas, including inlets, planting, filter media, underdrains and overflow arrangements where provided;
- private surface water drainage pipework and manholes;
- below-ground surface water attenuation storage;
- Hydro-Brake flow-control chamber and associated control device;
- emergency drain-down or bypass arrangements, where provided by the detailed design;
- private foul drainage pipework and manholes;
- the final private combined drainage chamber and downstream connection to the United Utilities sewer network; and
- access covers, frames, ventilation arrangements and other ancillary drainage components.

The final as-built drainage drawings shall take precedence in identifying the exact location, size and specification of each asset. This plan should be updated at handover if the constructed drainage system differs from the current design.

1.5. Management and Responsibilities

Responsible Party

Unless drainage assets are formally adopted, responsibility for operation and maintenance shall remain with the building owner or an appointed management company. The responsible party shall ensure that inspections and maintenance are undertaken by suitably competent personnel and that adequate access to all maintainable drainage assets is retained.

Specialist Contractors

Jetting, CCTV surveys, confined-space activities, maintenance of proprietary flow-control equipment and any works affecting the public sewer connection shall be undertaken only by appropriately trained and competent contractors using suitable equipment.

Adoption

Where any drainage element is subsequently adopted by Management Company or another authority, maintenance responsibility for that element will transfer only after formal adoption has been completed. Until that point, the developer/owner remains responsible for the asset.

Access

Manholes, flow-control chambers, tank access points, gullies and other inspection points shall remain accessible. Landscaping, parking arrangements, storage or later alterations shall not permanently obstruct access required for inspection, cleaning, jetting or replacement.

1.6. General Maintenance Principles

- Preventative maintenance should be preferred to reactive maintenance.
- Sediment and debris should be removed at source wherever practicable rather than flushed downstream.
- Maintenance frequencies stated in this plan are minimum frequencies and should be increased where inspections identify recurring accumulation, blockage or poor performance.
- All drainage components should be inspected following reported flooding, surcharge, pollution incidents, construction works affecting drainage, or unusually severe rainfall.
- Replacement parts for proprietary drainage components should be compatible with the original design and should not alter the approved hydraulic performance.
- No modification should be made to the Hydro-Brake or restricted discharge arrangement without review by a suitably qualified drainage engineer.
- Waste, silt and contaminated arisings removed from the drainage system shall be disposed of in accordance with applicable waste-management requirements

1.7. Routine Inspection and Maintenance Schedule

Table 3.1 Asset, Maintenance and Responsibility Party table

Asset	Inspection / Maintenance Activity	Routine Frequency	Additional Trigger	Typical Action	Responsible Party
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General drainage system	Visual inspection for evidence of blockage, surcharge, standing water, settlement, damage, odour or leakage.	Monthly during first year; 6-monthly thereafter.	After significant storms or reported drainage problems.	Investigate defects; clean, repair or escalate for specialist inspection.	Last Mile/ Management Company
Gullies / channels / sump units	Inspect sediment depth and remove litter, debris and silt.	Monthly first year; 6-monthly thereafter.	After significant storms.	Empty and clean sumps; confirm outlet is free flowing.	Last Mile/ Management Company
Catch pits	Inspect for sediment and debris accumulation.	6-monthly.	Where upstream silting is observed.	Remove sediment before it can pass into downstream pipework or attenuation.	Last Mile/ Management Company
Surface water pipework	Inspect for silt accumulation, obstruction and signs of surcharge.	6-monthly.	Recurring blockage, flooding or poor drawdown.	Jet/clean as required; undertake CCTV survey for persistent defects.	Last Mile/ Management Company
Surface water manholes	Lift covers; inspect channels, benching, connections, debris and structural condition.	6-monthly.	After flooding or significant storms.	Remove debris/silt; repair defects; confirm free flow.	Last Mile/ Management Company
Attenuation tank	Check upstream/downstream access points, sediment accumulation, drawdown and ventilation.	6-monthly.	After significant storms or abnormal standing water.	Clean upstream sumps first; jet/clean tank only where required.	Last Mile/ Management Company
Tank ventilation	Check ventilation pipework/openings are clear and undamaged.	6-monthly.	Where odour or poor drainage performance is noted.	Clear obstruction and repair damaged components.	Last Mile/ Management Company
Hydro-Brake / flow control	Inspect device, control opening and chamber for debris, silt, damage and secure fixing.	6-monthly.	After significant storms or abnormal tank drawdown.	Remove debris carefully; do not alter control geometry.	Last Mile/ Management Company
Flow-control chamber	Confirm attenuation storage is emptying correctly and little/no water remains after a suitable dry period.	6-monthly.	Following reported flooding or prolonged standing water.	Investigate blockage or downstream surcharge.	Last Mile/ Management Company
Foul pipework	Check for blockage, slow drainage, leakage and recurring operational issues.	Annually.	On report of blockage, odour or surcharge.	Rod/jet as appropriate; CCTV survey where recurring.	Last Mile/ Management Company

Foul manholes	Inspect channels, connections, debris, structural condition and evidence of surcharge.	Annually.	Following reported foul drainage problems.	Clean and repair as required.	Last Mile/ Management Company
Final private combined chamber	Inspect for backing-up, debris, surcharge and free discharge toward public sewer.	6-monthly.	After downstream sewer incidents or site flooding.	Investigate private system first; liaise with United Utilities where public sewer issue is suspected.	Last Mile/ Management Company
Covers and frames	Inspect condition, seating, cracking, corrosion and safety.	6-monthly.	Following vehicle impact or damage.	Repair or replace promptly.	Last Mile/ Management Company
Rain gardens / bioretention areas	Inspect vegetation, inlets, outlets/overflows and surface condition. Remove litter, weeds and sediment; check for erosion, scour, compaction, bare areas and prolonged ponding. Maintain planting and mulch/filter-media surface as required.	Monthly during first 12 months of establishment; quarterly thereafter.	After significant storms, prolonged dry periods, landscaping works or reported standing water.	Clear inlets/outlets, remove sediment and litter, weed and prune, replace failed plants, repair erosion and investigate persistent ponding or poor drainage.	Rochdale Borough Council Highways and Engineering Services Department

2. Component-Specific Maintenance Procedures

2.1. Gullies, Channels, Sumps and Catch Pits

These components provide the first opportunity to intercept litter and sediment before it enters the piped drainage network. Accumulated material should therefore be removed routinely. Cleaning should include removal of debris from gratings, emptying of sumps and confirmation that the outlet connection is unobstructed. Material removed from sumps should not be washed into downstream drainage.

2.2. Pipework and Manholes

Pipework should remain free flowing and should not contain significant deposits of silt or construction debris. Where cleaning is required, high-pressure water jetting may be used by a competent contractor. Appropriate downstream controls should be used so that loosened sediment is recovered rather than transferred into the attenuation system, flow-control chamber or public sewer.

Persistent blockage, repeated surcharge or suspected structural damage should be investigated using CCTV. Any displaced joints, deformation, fractures, root ingress or other defects identified should be assessed and repaired as appropriate.

2.3. Attenuation Storage

The attenuation system is required to retain surface water temporarily and release it at the approved restricted rate. Its effective storage volume must therefore be protected from excessive sediment accumulation.

Inspection should normally be undertaken from designated access points without entry into the tank. Upstream catch pits and sumps should be cleaned before any tank cleaning is undertaken. If jetting through the attenuation system is necessary, the operation should be planned so that mobilised sediment can be recovered.

Following a rainfall event, the system should progressively drain through the Hydro-Brake. Persistent water after an appropriate dry period may indicate obstruction of the flow-control device, downstream surcharge or another hydraulic problem and should be investigated.

2.4. Hydro-Brake Flow-Control Device

The Hydro-Brake is a critical hydraulic component because it controls the Phase 1 surface water discharge to the design rate of 25.0 l/s. The chamber and device should remain accessible at all times.

- Check that the unit is securely installed and has not been physically damaged.
- Remove litter, sediment or other material that could obstruct the control opening.
- Check the upstream chamber for abnormal sediment accumulation.
- Confirm that attenuation storage drains down following rainfall.
- Check any emergency drain-down arrangement, if provided, and ensure it remains in its normal operating position after testing or use.
- Do not drill, enlarge, cut, remove or otherwise modify the control device without engineering approval.

2.5. Foul Drainage

The foul drainage system should be maintained to provide unrestricted gravity conveyance to the downstream combined network. Recurring blockage, slow drainage, odour or surcharge should be investigated rather than treated solely by repeated jetting. Where recurring problems occur, a CCTV survey should be undertaken to identify structural defects, poor gradients, displaced joints or other causes.

2.6. Rain Gardens

Rain gardens form part of the sustainable surface water management system and shall be maintained as functional drainage features rather than solely as landscaped areas. Their purpose is to receive runoff, temporarily store and treat surface water, promote settlement and filtration of pollutants, and provide amenity and biodiversity benefits.

During the establishment period, rain gardens should be inspected at least monthly to confirm that planting is becoming established and that inlets, flow paths, overflow points and any underdrain connections remain unobstructed. Following establishment, inspections should be undertaken at least quarterly, with additional inspections after significant rainfall events.

Routine maintenance shall include:

- investigation of persistent ponding, which may indicate blockage, compaction, clogging of the filter media or failure of the downstream drainage connection.
- inspection and clearance of inlet structures, kerb openings, pipes, underdrains and overflow structures where provided; and
- repair of erosion, scour, rilling or local depressions, particularly around inflow points;
- maintenance of mulch and exposed filter-media surfaces where specified by the landscape/SuDS design;
- replacement of dead, damaged or poorly established plants with suitable species;
- pruning and management of planting to maintain healthy growth without obstructing hydraulic flow paths;
- weed control and removal of invasive or undesirable vegetation;
- removal of excessive sediment from inlet zones before it reduces storage or treatment performance;
- removal of litter, leaves and other debris from the surface and inlet areas;

Sediment removed from rain gardens should be collected and disposed of appropriately and should not be washed into the downstream drainage system. Where repeated sediment loading occurs, the contributing catchment and inlet arrangement should be reviewed to identify whether additional pre-treatment or more frequent maintenance is required.

Vegetation should be managed to preserve the hydraulic function of the rain garden while maintaining the intended landscape character and biodiversity value. Herbicides and pesticides should be avoided where practicable, particularly where their use could result in contamination of surface water runoff.

If ponding remains significantly longer than intended following rainfall, the feature should be investigated by a competent drainage/SuDS contractor. Remedial works may include removal of accumulated sediment, local decompaction, replacement of clogged surface/filter media, clearance of underdrains or outlets, and reinstatement of vegetation. Any substantial alteration to levels, storage volume, filter media, overflow arrangements or drainage connections should be reviewed by a suitably qualified drainage engineer.

3. Significant Storm and Flood Response

An additional inspection should be undertaken where a significant rainfall event results in reported surcharge, standing water, flooding or operation of the drainage system close to its design capacity.

- inspect gullies, channels and catch pits for blockage;
- inspect surface water manholes for evidence of surcharge or deposited debris;
- check attenuation storage drawdown;
- inspect the Hydro-Brake chamber and control opening;
- check the final private drainage chamber for evidence of downstream surcharge;
- record any flooding location, approximate depth, duration and observed flow route; and
- undertake remedial cleaning or repair before the next significant rainfall event where practicable.

4. Emergency and Reactive Maintenance

Drainage failures that present an immediate risk of internal flooding, foul sewage escape, pollution, unsafe access or damage to property should be treated as priority incidents. The responsible management organisation should maintain current contact details for its drainage maintenance contractor and, where appropriate, Rochdale Borough Council Highways or Last Mile. Please refer to Table 3.1 – Asset, Maintenance and Responsible Party, which clearly defines the maintenance responsibilities assigned to each party.

Where the source of a problem is uncertain, the private drainage system should be inspected first. If evidence indicates that the cause lies within the sewer network, the matter should be referred to both Rochdale Borough Council Highways AND Last Mile.

5. Health, Safety and Environmental Requirements

Drainage maintenance can involve biological hazards, contaminated water, confined spaces, moving traffic, heavy covers, high-pressure jetting and potentially hazardous atmospheres. Maintenance activities shall be subject to appropriate risk assessment and safe systems of work.

- Confined-space entry should be avoided wherever practicable.
- Where entry is unavoidable, it shall only be undertaken by trained and appropriately equipped personnel under a suitable confined-space procedure.
- Manhole covers should only be lifted using appropriate lifting equipment and open chambers should be protected against accidental access.
- Jetting equipment should only be operated by trained personnel.
- Appropriate personal protective equipment and hygiene procedures should be used when working on foul or combined drainage.
- Sediment, sewage and other maintenance arisings should be contained and disposed of appropriately.
- Maintenance should avoid releasing silt, oils, chemicals or other pollutants into the drainage system

6. Construction Completion and Handover

Before practical completion, the permanent drainage system should be inspected and cleaned so that construction debris, concrete, sediment and other materials do not compromise long-term operation. The existing Drainage Strategy requires drains relied upon by the proposed works to be jetted and made good as necessary during the works.

The handover information should include where applicable:

- final as-built drainage drawings showing pipe sizes, gradients, levels, manholes, attenuation storage, flow control and connection points;
- drainage inspection and testing records;
- CCTV survey records where undertaken;
- details of the attenuation system and access arrangements;
- as-built details of rain gardens, including inlets, overflow levels, filter media, underdrains and planting specification where applicable;
- Hydro-Brake manufacturer/model information and approved design discharge rate;
- details of any emergency drain-down arrangement;
- adoption records and confirmation of ownership boundaries;
- manufacturer literature for proprietary drainage components; and
- a final copy of this Operation and Maintenance Plan updated to reflect the as-built system.

7. Maintenance Records

Date	Asset / Location	Inspection	Condition / Defect	Action Taken	Further Action	Completed By

8. Review of the Maintenance Regime

The frequencies in this plan represent the initial minimum maintenance regime. The party responsible should review the regime after the first 12 months of occupation and periodically thereafter. If inspections demonstrate rapid sediment accumulation, recurring blockage, repeated surcharge or other operational issues, the relevant maintenance frequency should be increased.

Conversely, any reduction in maintenance frequency should only be made where a sustained inspection record demonstrates that the asset remains in satisfactory condition and the reduced frequency will not compromise drainage performance.

9. References

1.	C753. The SuDS Manual. CIRIA. 2015.
2.	Manufacturer's operation and maintenance information for the installed Hydro-Brake and attenuation system.

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