NORTH

Schedule of Accommodation

Phase 2

	ft²	m²
Unit 1	26,000	2,415.5
Unit 2	26,000	2,415.5
Unit 3	30,000	2,787.1
Unit 4	50,000	4,645.2
Unit 5	60,000	5,574.2
Unit 6	80,000	7,432.3
Unit 7	250,000	23,225.8
Unit 8	25,000	2,322.6
Unit 9	130,000	12,077.4

Phase 3

Unit 1	25,000	2,322.6
Unit 2	250,000	23,225.8

Total 952,000 ft² 88,443.8 m²

Office content (10% at upper levels)
95,200 ft² 8,844.4 m²

Development Total (inc Office content)
1,047,200 ft² 97,288.2 m²

Note:
Information is based on OS map and received information and is subject to full topographical and building survey.
Assumed site boundary and site constraints subject to confirmation.
All Legal easements and extent of existing underground services locations are subject to confirmation.

0 25 50 75 100 125 m
SCALE 1:2500

DRAFT

Rev	Date	Description	Rev By	Chk'd By

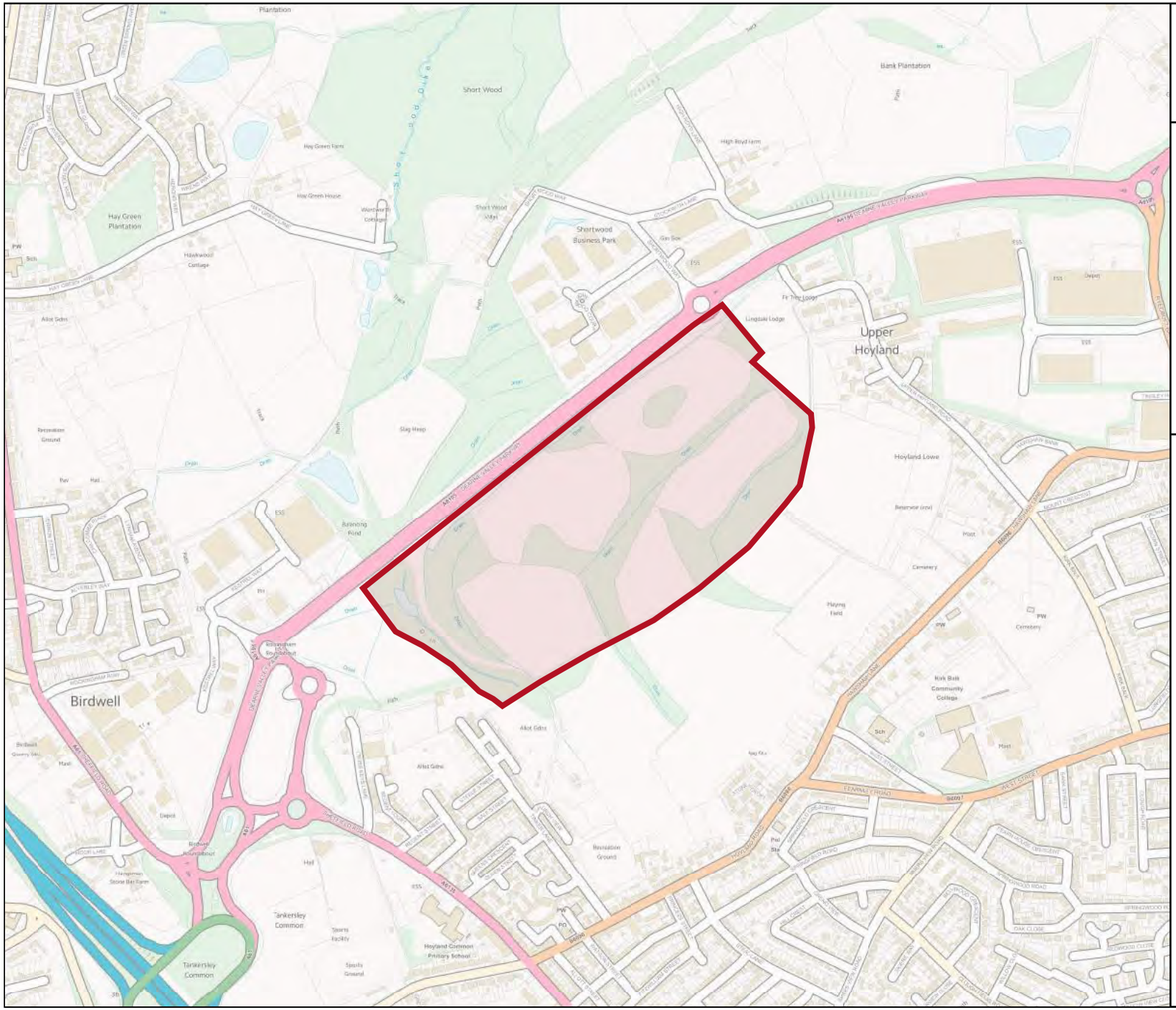
Project Title	PROPOSED INDUSTRIAL DEVELOPMENT Dearne Valley Parkway Rockingham Barnsley
Client	HARWORTH GROUP
Status	FOR PLANNING
Scale	1:2500 — Drawing Size A1
Date	11.2019 — Drawn By NBB — Checked JMR
Drawing Title	PROPOSED MASTERPLAN
Job-Dwg No	12006-1-110 — Rev -

2 St. Johns North, Wakefield, WF1 3QA t. 01924 291800
Carvers Warehouse, 77 Dale Street, Manchester, M1 2HG t. 0161 2388555
The Old Rectory, 79 High Street, Newport Pagnell, MK16 8AB t. 01908 211577
101 London Road, Reading, RG1 5BY t. 0118 9507700
10 Gees Court, St Christophers Place, London, W1U 1JJ t. 0207 4091215

THE HARRIS PARTNERSHIP
ARCHITECTS
www.harrispartnership.com

CAD file reference J:\12001-13000\12006-1\17.0 Drawings\00 Series-Planning

Appendix E Environment Agency Flood Map



Environment Agency

Flood map for planning

Your reference
4652-2-Ph2

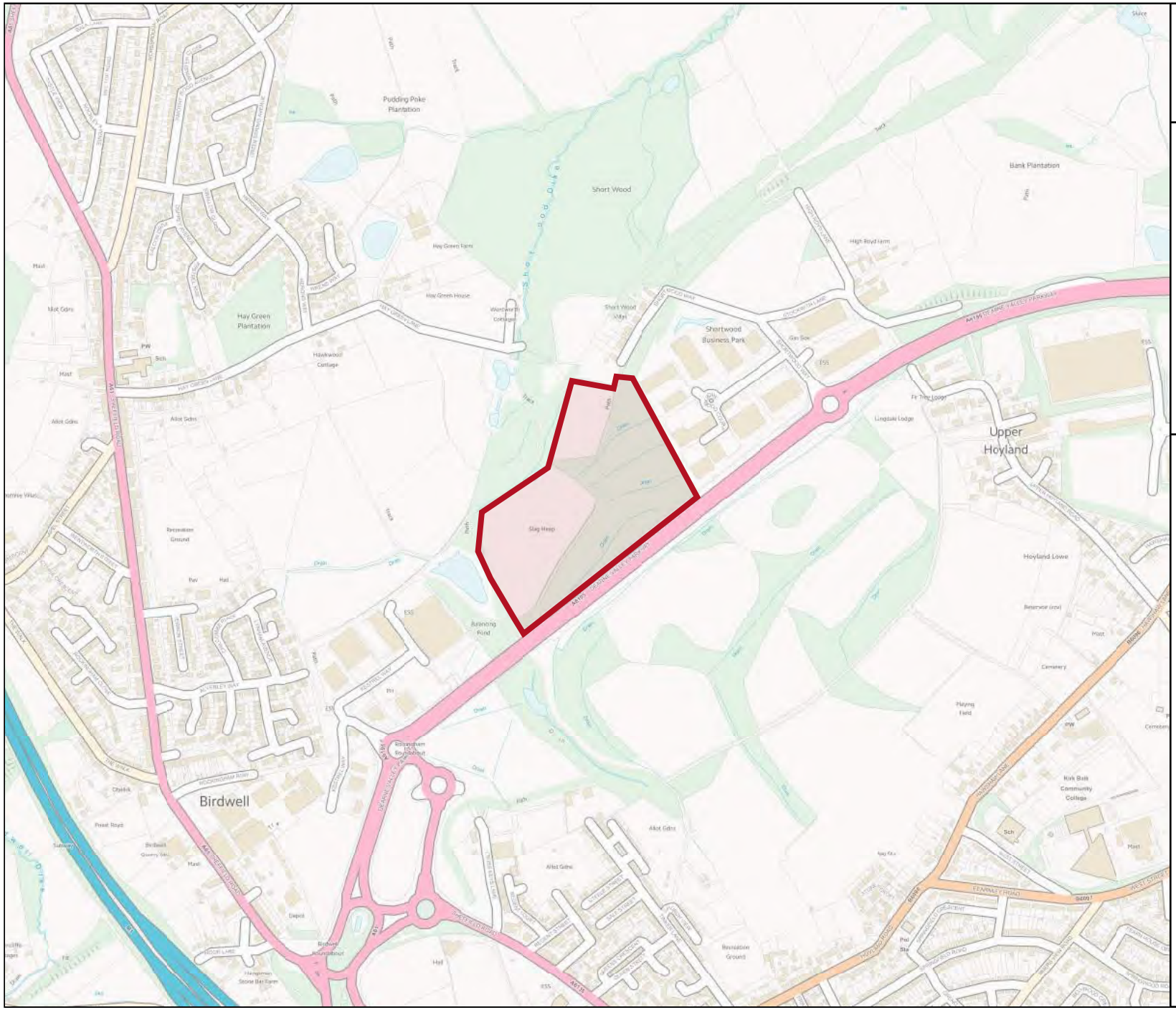
Location (easting/northing)
435669/400991

Scale
1:10000

Created
16 Dec 2019 8:32

- Selected area
- Flood zone 3
- Flood zone 3: areas benefitting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Flood storage area

0 100 200 300m



Environment Agency

Flood map for planning

Your reference
4652-2-Ph3

Location (easting/northing)
435431/401175

Scale
1:10000

Created
16 Dec 2019 8:34

- Selected area
- Flood zone 3
- Flood zone 3: areas benefitting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Flood storage area

0 100 200 300m

Appendix F Micro Drainage Greenfield Discharge Calculations

ICP SUDS Mean Annual Flood

Input

Return Period (years)	1	Soil	0.450
Area (ha)	15.000	Urban	0.000
SAAR (mm)	666	Region Number	Region 3

Results l/s

QBAR Rural	62.2
QBAR Urban	62.2
Q1 year	53.5
Q1 year	53.5
Q30 years	109.3
Q100 years	129.3

ICP SUDS Mean Annual Flood

Input

Return Period (years)	1	Soil	0.450
Area (ha)	6.500	Urban	0.000
SAAR (mm)	666	Region Number	Region 3

Results l/s

QBAR Rural	26.9
QBAR Urban	26.9
Q1 year	23.2
Q1 year	23.2
Q30 years	47.4
Q100 years	56.0

Appendix G Foul Water Drainage Calculations

Project:	ROCKINGHAM PHASES 2 AND 3			
Date: 09.12.2019 By: JDM Checked:		Job No. 4652-2	Sheet No. 1	Rev A
Title:	Preliminary FW Calculations Phase 2			

JPG CIVIL & STRUCTURAL ENGINEERING

Residential Developments

Based on SFA rate of 4000.0 Litres/dwelling/day

Use	L/Day	No.	Total (L/day)
General Housing	4000 per dwelling	0.0	0.00

Design Flow = Total/86400 Second = 0.000 l/s (6DWF+10%)
0.000 l/s (1xDWF)

Commercial/Industrial Developments

Based on SFA allow 0.6 litres/second/hectare of developable land for domestic flow

Domestic Flow	Area (ha)	Flow l/s
Commercial	28.000	16.800

Based on SFA allow 0.5 litres/second/hectare of developable land for trade effluent normal process and 1.0 litres/second/hectare of developable land for wet process

Trade Effluent	Area (ha)	Flow l/s
Normal	0.000	0.000
Wet	0.000	0.000

Total flow domestic + trade effluent = 16.800 l/s

Based on SFA allow 0.7 litres/second/hectare of developable land where proportion of wet industry is not known

Domestic +Trade	Area (ha)	Flow l/s
Commercial	0.000	0.000

Design Assumptions based on HCA drawing 671.60 (90) 001 & 671.60 (90) 002

Project:	ROCKINGHAM PHASES 2 AND 3			
Date:	09.12.2019	Job No.	Sheet No.	Rev
By:	JDM	4652-2	1	A
Checked:				
Title:	Preliminary FW Calculations Phase 3			

JPG CIVIL & STRUCTURAL ENGINEERING

Residential Developments

Based on SFA rate of 4000.0 Litres/dwelling/day

Use	L/Day	No.	Total (L/day)
General Housing	4000 per dwelling	0.0	0.00

Design Flow = Total/86400 Second = **0.000** **l/s (6DWF+10%)**
0.000 **l/s (1xDWF)**

Commercial/Industrial Developments

Based on SFA allow 0.6 litres/second/hectare of developable land for domestic flow

Domestic Flow	Area (ha)	Flow l/s
Commercial	10.000	6.000

Based on SFA allow 0.5 litres/second/hectare of developable land for trade effluent normal process and 1.0 litres/second/hectare of developable land for wet process

Trade Effluent	Area (ha)	Flow l/s
Normal	0.000	0.000
Wet	0.000	0.000

Total flow domestic + trade effluent = **6.000** **l/s**

Based on SFA allow 0.7 litres/second/hectare of developable land where proportion of wet industry is not known

Domestic +Trade	Area (ha)	Flow l/s
Commercial	0.000	0.000

Design Assumptions based on HCA drawing 671.60 (90) 001 & 671.60 (90) 002

5 John Charles Way
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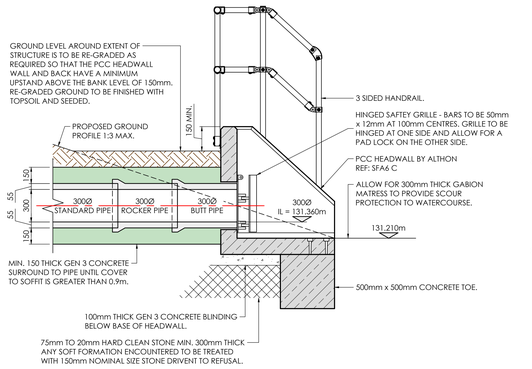
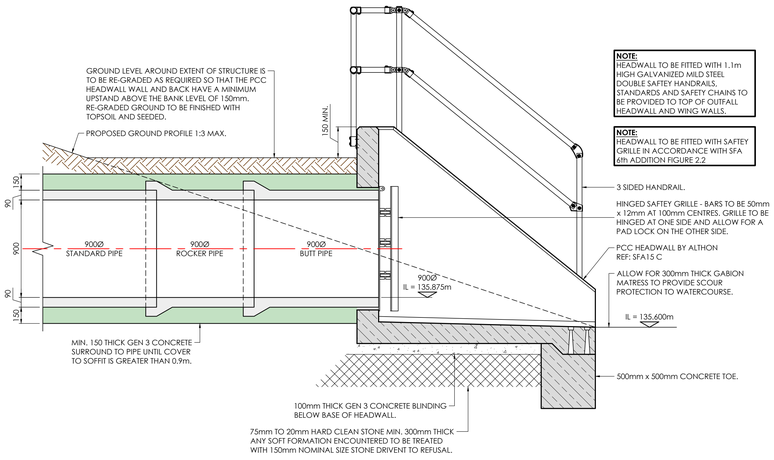
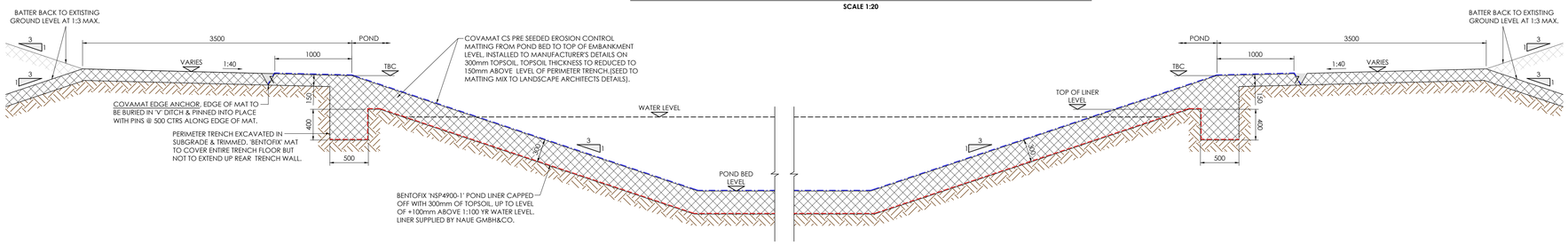
Appendix D



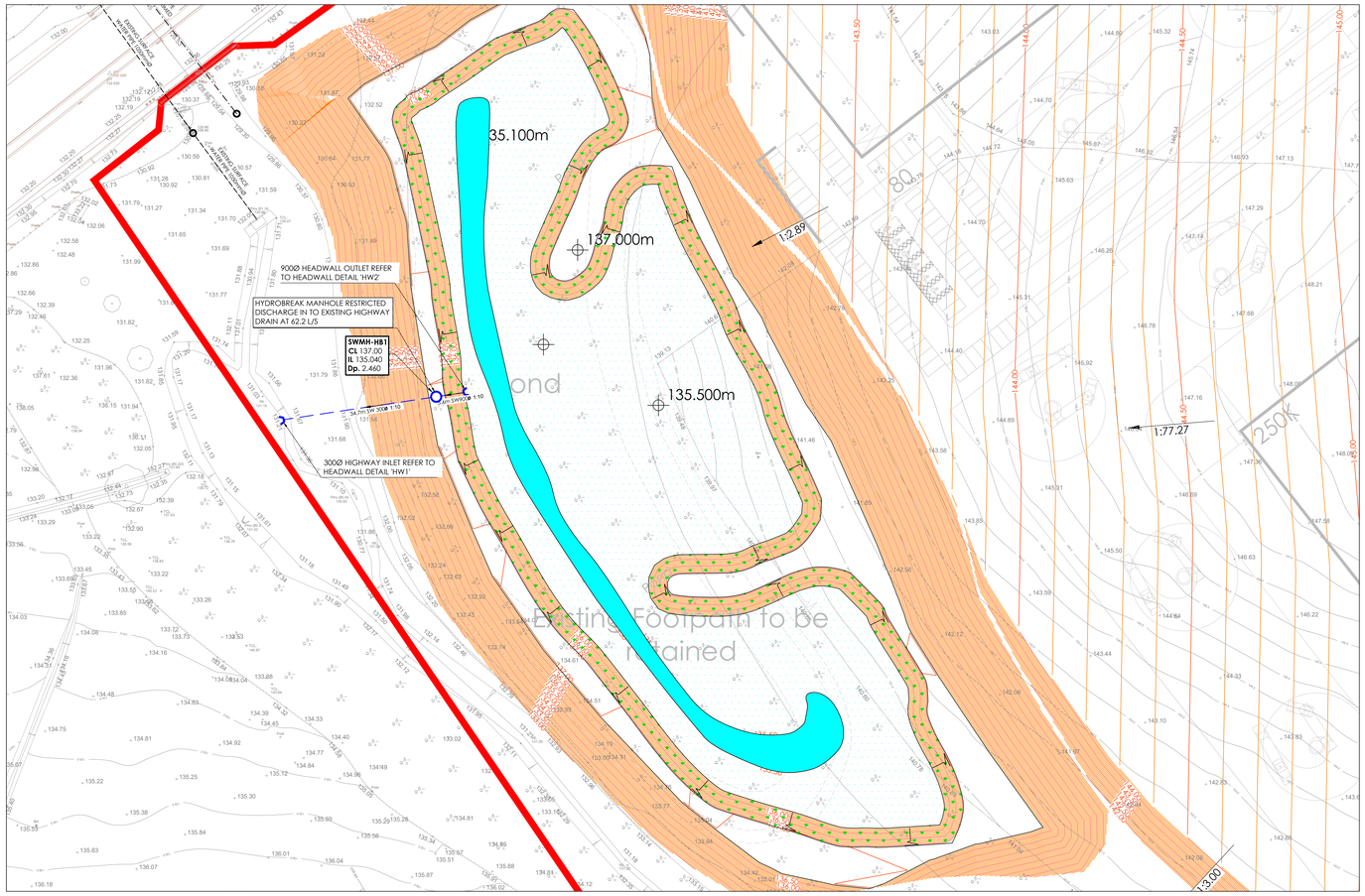


HW1
SECTION THROUGH 300Ø SURFACE WATER OUTLET PIPE TO WATERCOURSE
SCALE 1:20

HW2
SECTION THROUGH 900Ø SURFACE WATER OUTLET PIPE TO WATERCOURSE
SCALE 1:20



TYPICAL SECTION THROUGH SURFACE WATER ATTENUATION POND
SCALE 1:25



ATTENUATION / OUTFALL LAYOUT
SCALE 1:500

SURFACE WATER MANHOLE SCHEDULE

REF.	COVER LEVEL	INVERT LEVEL	SUMP DEPTH	DEPTH	EASTINGS	NORTHINGS	DIAMETER	TYPE	COVER	NOTES
HB1	137.00m	135.040m	0.500m	2.460m	435373.794	400827.606	2100Ø	TYPE B	1200x600 - CLASS D400	FLOW CONTROL CHAMBER
NOTE: ALL INVERT LEVELS SHOWN ARE FOR THE OUT GOING PIPE, ALL PIPES SHALL BE LAID WITH LEVEL SOFFITS (UNLESS OTHERWISE INDICATED ON THE DRAWING)										

LEGEND:

- PROPOSED SITE BOUNDARY
- EXISTING FW DRAINS /SEWERS
- EXISTING SW DRAINS/SEWERS
- PROPOSED FW DRAINS/SEWERS
- PROPOSED SW DRAINS/SEWERS
- PROPOSED FW RISING MAIN
- PROPOSED SW RISING MAIN
- EXISTING FW MANHOLE
- EXISTING SW MANHOLE
- PROPOSED FW MANHOLE
- PROPOSED SW MANHOLE
- PROPOSED FW PUMPING STATION
- PROPOSED SW PUMPING STATION
- PROPOSED SW INTERCEPTOR
- WPC — PROPOSED WASTE PIPE CONNECTION SIZE & LOCATION TBC BY OTHERS
- RWP — PROPOSED RAINWATER DOWN PIPE SIZE & LOCATION TBC BY OTHERS
- RG — PROPOSED TRADITIONAL TYPE ROAD GULLY WITH 150Ø OUTLET PIPE
- RE — PROPOSED RODDING EYE
- PROPOSED DRAINAGE CHANNEL
- PROPOSED KERB DRAINAGE

DO NOT SCALE

NOTES

DRAINAGE NOTES

1. ALL BUILDING DRAINAGE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH BS EN 752:2008 DRAINAGE AND SEWER SYSTEMS OUTSIDE BUILDINGS, THE CURRENT BUILDING REGULATIONS AND THE LOCAL AUTHORITY BUILDING CONTROL SPECIFICATIONS AND REQUIREMENTS.
2. ANY DRAINAGE TO BE PUT FORWARD FOR ADOPTION EITHER WITHIN THE SITE OR OUTSIDE SHALL BE CONSTRUCTED TO SEWERS FOR ADOPTION LATEST EDITION AND ANY SPECIFIC REQUIREMENTS OF THE ADOPTING SEWERAGE/WATER AUTHORITY.
3. THE LOCATION, SIZE AND DEPTH OF ALL EXISTING DRAINS/SEWERS AND SERVICES SHALL BE ESTABLISHED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS ON SITE. ANY DISCREPANCIES FROM THE INFORMATION INDICATED ON THESE DRAWINGS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
4. THE CONTRACTOR SHALL ALLOW FOR THE PROTECTION, TEMPORARY AND PERMANENT SUPPORT AND DIVERSION WORKS AS NECESSARY, TO ALL EXISTING SERVICES TO THE SATISFACTION OF THE UTILITY COMPANIES.
5. THE CONTRACTOR SHALL ALLOW FOR DEALING WITH SURFACE WATER RUN OFF INTO EXCAVATIONS AND FROM GROUNDWATER BY MEANS OF SUMPS, PUMPING AND DE WATERING AS APPROPRIATE, IN ORDER TO KEEP THE EXCAVATION AS REASONABLY DRY AS POSSIBLE DURING THE CONSTRUCTION OF THE WORKS.
6. ALL LEVELS AND DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
7. ALL EXISTING DRAINAGE LOCATIONS AND LEVELS ARE TO BE CONFIRMED BY THE CONTRACTOR AND THE ENGINEER NOTIFIED BEFORE ANY DRAIN RUNS ARE CONSTRUCTED.
8. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER SHOULD ANY EXISTING LIVE DRAINAGE BE FOUND WITHIN THE SITE BOUNDARY SERVING ADJACENT PROPERTIES.
9. ALL EXISTING DRAINAGE WITHIN THE SITE NOT REQUIRED FOR THE NEW DEVELOPMENT SHALL BE ABANDONED. DRAINS AND SEWER LESS THAN 1.500m DEEP WHICH ARE IN OPEN GROUND SHOULD AS FAR AS IS PRACTICABLE BE FULLY REMOVED. ALL OTHER PIPES SHOULD BE SEALED AT BOTH ENDS AND AT ANY POINT OF CONNECTION, AND BE GROUT FILLED TO ENSURE THAT RATS CANNOT GAIN ACCESS. LARGER PIPES 225Ø OR ABOVE SHOULD BE GROUT FILLED TO PREVENT SUBSIDENCE OR DAMAGE TO BUILDINGS OR SERVICES IN THE EVENT OF COLLAPSE.
10. ALL MANHOLE/CHAMBER COVER LEVELS ARE APPROXIMATE AND SHALL BE ADJUSTED ON SITE TO SUIT THE PROPOSED FINISHED LEVELS.
11. CONNECTIONS FROM WPC TO BE LAID AT 1/40 MINIMUM. AND 1/10 MAXIMUM GRADIENTS WHERE CONSTRUCTED UNDER THE BUILDING.
12. ALL PIPE CONNECTION FROM DRAINAGE CHANNELS AND GULLIES SHALL BE 150Ø PIPES AT A MINIMUM GRADIENT OF 1:100 WITH CLASS Z BEDDING UNO. ON THE DRAWING.
13. ALL PIPE CONNECTIONS FROM RWP'S TO BE 100Ø AT 1:60 MIN. WITH CLASS S BEDDING BENEATH THE BUILD AND CLASS Z UNDER EXTERNALS WHERE COVER IS LESS THAN 1.20m UNO. ON THE DRAWING (LOCATION OF RWP'S TO BE CONFIRMED BY THE ARCHITECT SHOWN INDICATIVELY ON THE DRAWING).
14. ALL SYPHONIC RWP SYSTEMS TO BE DESIGNED BY OTHERS. PIPEWORK FROM DOWN PIPE TO FIRST MANHOLE TO BE SIZED/ DESIGNED BY SYPHONIC SYSTEM DESIGNER. THE FIRST MANHOLE TO HAVE AN OPEN GRATE COVER SAINT GOBAIN WATERWAY 2000 - D400 OR SIMILAR APPROVED.
15. ALL PIPE CONNECTIONS FROM WPC'S TO FIRST CHAMBER SHALL BE 100Ø AT 1:40 MIN. WITH CLASS S BEDDING BENEATH THE BUILD AND CLASS Z UNDER EXTERNALS WHERE COVER IS LESS THAN 1.20m UNO. ON THE DRAWING (LOCATION OF WPC' TO BE CONFIRMED BY THE ARCHITECT AND TENANT (NOTE ADDITIONAL CHAMBERS AND PIPE WORK MAYBE REQUIRED TO SUIT THE TENANTS LAYOUT).
16. LOCATION SIZE AND SETTING OUT OF ALL RAINWATER AND WASTE PIPE CONNECTIONS REFER TO THE RELEVANT ARCHITECT'S DRAWING FOR DESIGN PURPOSES THESE HAVE BEEN ASSUMED.
17. SUITABLY SIZED PETROL INTERCEPTORS MUST COMPLY WITH THE REQUIREMENTS OUTLINE IN PPG3 THESE INCLUDE SILT STORAGE CAPACITY AND HIGH LEVEL HYDROCARBON ALARM WIRED BACK TO A MANNED OFFICE.
18. THE CONTRACTOR SHALL TAKE ALL NECESSARY SAFETY PRECAUTIONS IN LINE WITH CURRENT LEGISLATION WHEN WORKING IN/NEAR CONFINED SPACES, DEEP EXCAVATIONS AND MACHINERY.
19. THE CONTRACTOR SHALL ALLOW FOR OBTAINING ALL APPROVALS FROM THE RELEVANT AUTHORITIES WHEN WORKING IN THE PUBLIC HIGHWAY AND ON THE SEWERAGE SYSTEM.
20. THE CONTRACTOR SHALL SUITABLY PROTECT PEDESTRIANS AND VEHICLES FROM WORKING AREAS.
21. ALL PIPES SHALL BE LAID WITH LEVEL SOFFITS AND ALL MANHOLE/INSPECTION CHAMBER INVERT LEVELS SHOWN ARE FOR THE OUT GOING PIPE (UNLESS OTHERWISE INDICATED IN THE DRAWING). PIPE RUNS SHALL BE LAID TO THE INVERT LEVELS AS DETAILED ON THE CONTRACT DRAWINGS. (NOTE THAT ALL PIPE GRADIENTS INDICATED ON THE DRAWINGS ARE APPROXIMATE).
22. ALL RAINWATER PIPES AND INTERNAL FOUL DRAIN CONNECTIONS POINTS ARE TO BE SIZED & POSITIONED AS SHOWN ON THE ARCHITECTS DRAWINGS. THE CONTRACTOR SHALL SUPPLY SUITABLE ADAPTORS AT PROPOSED GROUND LEVELS OR FINISHED FLOOR LEVEL TO ALLOW CONNECTION OF THE ABOVE GROUND DRAINAGE SYSTEM.(DETAILS OF THE ABOVE GROUND DRAINAGE SYSTEM AND ADAPTORS ALL BY OTHERS).
23. UPON COMPLETION OF THE DRAINAGE WORKS THE CONTRACTOR SHALL CLEAN ALL DRAIN RUNS BY JETTING AND REMOVE ALL DEBRIS FROM SITE. NO DEBRIS SHALL BE PERMITTED TO ENTER THE PUBLIC SEWER AND/OR WATERCOURSE SYSTEM. ONCE THE DRAINAGE SYSTEM HAS BEEN FULLY CLEANED OUT A CCTV CAMERA CONDITION SURVEY SHALL BE UNDERTAKEN TO ALL CONSTRUCTED DRAINAGE AND SEWER PIPES WITH THE FOOTAGE ISSUED TO THE ENGINEER FOR REVIEW. THE AS BUILT INVERT AND COVER LEVELS SHALL BE RECORDED BY THE CONTRACTOR AND PASSED ON TO THE ENGINEER FOR REVIEW.

REV	DESCRIPTION	DATE	BY
P03	TYPICAL SECTION THROUGH ATTENUATION POND ADDED.	13.05.20	JAC
P02	FURTHER DETAIL ADDED TO DRAINAGE LAYOUT	30.04.20	RMR
P01	FIRST ISSUE.	28.02.20	LSG

Project
ROCKINGHAM PHASE 2A & 2B
HOYLAND

Drawing Title
PHASE 2
ATTENUATION POND OUTFALL DETAILS

INFORMATION ISSUE

Architect
THE HARRIS PARTNERSHIP

JPG
www.jpg.group
Leeds London Birmingham 0113 263 1155

JPG Project Ref	Scale at A0	Date	Checked	Drawn
4652-2	AS SHOWN	23.04.20	RMR	RMR

4652-2 - JPG - SW - 00 - DR - D - 1451 | S2 | P03

Appendix E

Drainage Management & Maintenance Plan

Unit 6, Gateway 36

Dearne Valley Parkway, Barnsley

Prepared For

EOS Inc. Limited

Report: 7241-HJCE-00-XX-RP-C-3001.v2

Date: November 2025

Document Revisions

Revision	Date	Written by	Checked by
P01	09.10.25	AF	MH
P02	17.11.25	AF	MH

Table of Contents

Appendices

1. Introduction

1.1. This report is the property of HJ Consulting Engineers (HJCE) and is produced for the exclusive use of the client, EOS Inc. Limited. The contents may not be made use of by any third party without the express written consent of HJCE. Without such consent HJCE can accept no responsibility to any third party. By receiving this report and acting on it, the client, or any third party relying on it, accepts that no individual is personally liable in contract, tort, or breach of statutory duty (including negligence).

1.2. The purpose of this document is to establish the correct procedures to ensure the drainage system continues to function as designed throughout the design life of the development, while providing relative assurance that any work will be undertaken to a satisfactory standard.

1.3. Management information provided is based on the drainage design as shown within the drawings included in Appendix A.

1.4. All aspects of the drainage system form part of the development, and as such must be maintained throughout the life of the development to ensure continued operation to the specification as designed. This report relates to drainage aspects within the boundaries of Unit 6.

1.5. Off-plot infrastructure is to remain privately owned by EOS Inc. Limited and will be their responsibility via an appointed management company.

1.6. Drainage conduits are designed to be self-cleansing, where they are not assumed to be utilised as part of the long-term surface water attenuation system. However, regular inspections should still be undertaken, as isolated occurrences of obstructions within the system remain a possibility.

1.7. No work on the drainage system will be undertaken without the permission of the nominated persons who have access to information and working knowledge of the system. All operatives working on the system will have had appropriate training for the work.

1.8. All work on the system should be preceded by a risk assessment, with the appropriate measures recommended within the assessment undertaken prior to work starting.

1.9. Maintenance and inspections will be carried out in a safe manner by competent persons following training on the task to be completed and in accordance with current safe working policies.

1.10. Confined work is to be minimised where possible, with any confined operations done so following appropriate training and only when suitably equipped to do so.

1.11. Welfare facilities must be available for the purpose of ensuring high levels of hygiene.

2. Drains / Sewers

2.1. Maintenance of the piped drainage system includes the following items:

2.1.1. Repair or replacement of pipework or structures in the event of damage occurring, to provide continued operation.

2.1.2. Cleansing and removal of debris, detritus and sediment for the maintenance of the expected hydraulic performance.

2.1.3. Vacuuming and jetting where required, including the removal of rootlets in the case of ingress.

2.1.4. Inspection and maintenance are to be carried out in line with the intervals shown within the maintenance schedule in Appendix B.

2.2. Jetting pressures should be limited to the maximum recommended values as prescribed by the original equipment manufacturer.

2.3. Effluent and material arising from the cleansing is to be isolated to the area of works and disposed of appropriately.

3. Manholes / Access Chambers

3.1. All covers should be lifted, with chambers inspected for debris, damage and indications of blockages elsewhere in the system.

3.2. Debris is to be removed from the chamber, and not washed downstream.

3.3. Benching should be assessed where damage has occurred. This should be removed from the chamber and appropriate repairs undertaken to return the chamber to the original condition.

3.4. Covers and frames are to be inspected for degradation. Connecting bolts should be present, and the haunching in good condition.

3.5. Any replacement components of the chamber should be original equipment manufacturer specification only.

3.6. Interfacing surfaces are to be cleared of debris and corrosion. Grease to be applied, bolts and seals to be replaced and tightened to specification.

4. Silt Trap Chambers

4.1. As denoted on the drainage layout drawings, some chambers have been designated as silt trap chambers. They are intended to collect silt and debris in

specific locations to isolate materials prior to the entering attenuation structures. Treatment of these should be as per other chambers on site, although the clearance of silt may be required more often. Intervals for inspections should be as per the maintenance schedule.

5. Drainage Channels and Kerb Drains

5.1. Inspection of these assets should be regular, as the hydraulic performance may be easily impeded by build-up of sediment.

5.2. Annual cleaning of the channels and drains is incorporated into the maintenance schedule. Interim inspections and maintenance may be required depending on the environment and end user situation.

5.3. Channels and drains should be cleansed by use of proprietary equipment.

5.4. The throat of the channel should be kept clear to maintain a continued discharge from the unit.

5.5. Seating surfaces are to be cleared, and any corrosion treated; grease applied and covers refitted. Hardware is to be replaced where required and torqued to specification.

5.6. Damaged components are to be replaced with original equipment manufacturer parts

5.7. Traps are to be cleared of debris regularly to maintain hydraulic performance.

5.8. During prolonged dry periods, the traps should be replenished to prevent the release of odours.

6. Road Gullies

6.1. Regular inspections and maintenance are necessary to ensure effective operation and ensure they are free of debris and blockages.

6.2. Gullies require annual cleansing and is integrated into the maintenance schedule. Extreme weather and prolonged periods of dry weather can lead to build up of sediment more promptly as such interim cleansing will be required.

6.3. Gully gratings should be kept clear of debris, ensuring an uninterrupted flow into the gully.

6.4. Interfacing areas of the gully grating is to be cleaned prior to being reseated. Locking mechanisms should be engaged to prevent the grating being dislodged.

6.5. During prolonged dry periods, the gully should be replenished to prevent the release of odours.

7. Oil Separators

7.1. Oil separators are installed on the development with the aim of mitigating the risk of contamination release into the environment. In order to function as intended, maintenance must be adhered to in accordance with the manufacturer's recommendations.

7.2. Inspections on the units and the telemetry, along with interim evacuation of the units must be done so in accordance with the maintenance schedule.

7.3. Fitted telemetry will indicate when the units require emptying, although inspections should be made at regular intervals as a matter of redundancy.

7.4. All work undertaken should be done so by qualified and competent personnel, in accordance with EN858-2:2003 Section 6.

7.5. Procedures should be as follows:

7.5.1. Determine sludge/silt volume in upstream catchpits and remove.

7.5.2. Access the depth of accumulated oil and silt in the separator.

7.5.3. Check the condition of any coalescing device and replace as necessary.

7.5.4. Service any electrical equipment, i.e. alarms or management systems.

7.5.5. Physically inspect the integrity of the separator and any mechanical parts.

7.6. The contents of the separator should be removed when levels have built up significantly. All waste should be removed, the separator washed down and refilled with clean water.

7.7. Specialists in interceptor evacuation should be employed for the work, with caution applied in the event of a contaminant spillage on site.

7.8. A survey of the condition of the unit should be carried out every 5 years.

7.9. Logs should be recorded of all servicing, emptying and surveying of the unit. Additional records of on-site spillages should be kept. Failure to carry out

inspections and maintenance can lead to the release of pollution into the environment.

8. Funding

8.1. On completion of the commissioning of the drainage system, the developer will be responsible for the maintenance and inspection of all assets. Funding as such remains within the scope of the developer's responsibility.

8.2. Responsibility of maintenance and inspections may be transferred under agreement via tenancy or sale of the development, in whole or in part.

9. Health and Safety

9.1. Employers shall, as far as is reasonably practicable, provide and maintain systems of work that are safe, without unnecessary risk. All systems of work shall be covered, inclusive of above and below ground works.

10. Record History

10.1. Site management shall be responsible for the recording and updating of all details prior to maintenance operations. This shall be available for future reference.

10.2. Future maintenance works shall be scheduled by site management in accordance with the necessary procedures as set out in the maintenance schedule.

10.3. Checks that the work has been performed correctly shall follow any maintenance work on site.

Appendix A