



DRAINAGE VERIFICATION REPORT AND MANAGEMENT PLAN

for

Yew Tree Care Home

Northern Moor

Wythenshawe

DATE: August 2025

REFERENCE: 6404-R01-B

STATUS: Preliminary

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Revision History

Revision	Date	Status	Author	Checked	Notes
A	06/08/25	Preliminary	SR	NH	First Issue
B	19/09/25	Preliminary	SR	NH	Photos added

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1 Introduction

- 1.1 This document provides verification of the below ground drainage constructed and outlines the Management and Maintenance Plan in support of the drainage works for Yew Tree Care Home, Northern Moor, Wythenshawe.
- 1.2 The following document has been produced to ensure a suitable level of maintenance is undertaken to ensure the risk of flooding is minimised and the drainage system and SuDS elements perform in accordance with the drainage design. It aims to ensure the management company has a clear inspection and maintenance programme, allowing the optimum operation of the proposed surface water drainage network.
- 1.3 This document is to be read in conjunction with Keith Simpson Associates Ltd drainage drawing 6404-KSA-XX-XX-DR-C-0001 (see Appendix A).
- 1.4 The maintenance schedule listed within the document are the minimum maintenance and inspection requirements in accordance with SuDS guidance. Additional tasks or varied maintenance frequency may be advised by the maintenance company to suit the requirements of the SuDS elements.

2 Drainage Verification

- 2.1 We have reviewed the CCTV drainage survey provided by LNC Property Developments dated 1st August 2025 and we see no deviation from the approved drainage strategy.
- 2.2 The 'Final Construction' drainage layout drawing can be found in Appendix A.
- 2.3 Photos of the installed drainage can be found in Appendix B.
- 2.4 We verify that, to the best of our knowledge, the below ground drainage system has been constructed as per KSA drawing ref: 6404-KSA-XX-XX-DR-C-0001.

3 SuDS Layout and Design

- 3.1 The storm water drainage strategy for the proposed development utilises SuDS elements to intercept and carry all surface water runoff.
- 3.2 The proposed storm water system consists of the following SuDS components:
- Filter Drains
 - Catchpits
 - Flow Control Units
 - Permeable Paving
- 3.3 There are three categories of maintenance activities referred to in this report:
- Regular maintenance – basic tasks done on a frequent schedule including vegetation management, debris removal and inspections.
 - Occasional maintenance – tasks that are likely to be required periodically on a less frequent basis than the routine tasks.
 - Remedial maintenance – intermittent tasks that may be required to rectify faults associated with the systems. Where these works are found to be necessary, it is likely to be due to site-specific characteristics or unforeseen events.

4 SuDS Management and Maintenance Programme

- 4.1 The key maintenance requirement for the permeable paving and filter drain is the removal of debris and litter to prevent blockages.
- 4.2 The permeable paving should be swept clean on a regular basis to ensure excess silt does not enter the drainage system and the gaps between the block paviments don't become blocked.
- 4.3 Silt levels in the catchpits, gullies and control chamber should be monitored on a regular basis and emptied when necessary.
- 4.4 A drainage CCTV survey should be undertaken periodically to identify and damage or silt build up in the remainder of the drainage system.
- 4.5 The following tables show the full maintenance required for all features:

Table 1: Maintenance Plan for Filter Drain

Maintenance Schedule Requirements for Filter Drain		
	Required action	Frequency
Regular Maintenance	Remove litter (including leaf litter) and debris from filter drain surface, access chambers and pre-treatment devices	Monthly (or as required)
	Inspect filter drain surface, inlet/outlet pipework and control systems for blockages, clogging, standing water and structural damage	Monthly
	Inspect pre-treatment systems, inlets, and perforated pipework for silt accumulation, and establish appropriate silt removal frequencies	Six monthly
	Remove sediment for pre-treatment devices	Six monthly, or as required
Occasional maintenance	Remove or control tree roots where they are encroaching the sides of the filter drain, using recommended methods (e.g. NJUG, 2007 or BS 3998:2010)	As Required
	At locations with high pollution loads, remove surface geotextile and replace, and wash or replace overlying filter medium	Five yearly, or as required
	Clear perforated pipework of blockages	As required

Table 2: Maintenance Plan for Inspection Chambers

Maintenance Schedule Requirements for Inspection Chambers		
	Required action	Frequency
Regular Maintenance	Inspect for silt accumulation and remove as necessary	Monthly for first year, then annually as required
Occasional Maintenance	Clean by Jetting	Annually or as required
Remedial Actions	Inspect for evidence of physical damage and repair accordingly	Every 5 years, or as required

Table 3: Maintenance Plan for Flow Control Unit

Maintenance Schedule Requirements for Flow Control Unit		
	Required action	Frequency
Regular Maintenance	Remove litter and debris and remove sediment from sump	Six Monthly
Remedial Actions	Replace malfunctioning parts or structures	As Required
Monitoring	Inspect for evidence of poor operation	Six Monthly
	Inspect flow control unit and establish appropriate replacement frequencies	Six Monthly
	Inspect sediment accumulation rates and establish appropriate removal frequencies	Monthly during first year of operation, then every six months

Table 4: Maintenance Plan for Permeable Paving

Maintenance Schedule Requirements for Permeable Paving		
	Required action	Frequency
Regular Maintenance	Brushing and vacuuming (standard cosmetic sweep over whole surface)	Once a year, after autumn leaf fall or reduced frequency as required based on observations of clogging or manufacturers recommendation
Occasional Maintenance	Stabilise and mow contributing and adjacent areas	As Required
	Removal of weeds or management using glyphosate applied directly into the weeds by an applicator rather than spraying	As Required
	Empty / vacuum catchpits	As Required
Remedial Actions	Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50mm of the level of the paving.	As Required
	Remedial work to any depressions or rutting considered detrimental to the structural performance.	As Required
	Rehabilitation of surface and upper substructure by remedial sweeping	Every 10 - 15 years or as required
Monitoring	Initial Inspection	Monthly or 3 months after installation
	Inspect for evidence of poor operation and/or weed growth - if required, take remedial action	3 monthly and 48h after large storms
	Inspect silt accumulation rates and establish appropriate brushing frequencies	Annually
	Monitor inspection chambers	Annually

5 Management and Maintenance Responsibilities

- 5.1 The proposed foul and surface water drainage systems on site will remain private and will be maintained by the owner and/or management company for the lifetime of the development. The owner or management company should be provided with this report so they are aware of how the drainage system works and what maintenance is required.

Appendix A – Drainage Layout

Appendix B – Site Photos



Photo. 01 – General drainage installation



Photo. 02 – General drainage installation



Photo. 03 – General drainage installation



Photo. 04 – General drainage installation



Photo. 05 – Installation of car park



Photo. 06 – Installation of car park



Photo. 07 – Installation of car park



Photo. 08 – As fitted flow control