



Document Title: Operations and Maintenance Plan
Document No.: 895-ACE-ZZ-XX-RP-C-1002
Revision: 001
Date: 2025/10/08

Portugal Street East – Operations and Maintenance Plan

1.0 General Information			
Site ID	Portugal Street East		
Site location and co-ordinates (GIS if appropriate)	E: 381570 N: 397956		
Elements forming the SuDS scheme	Permeable Paving, Vortex Flow Control Device, Geo-Cellular Attenuation		
Inspection frequency	12 months		
Authorities	Manchester City Council		
Type of development	Residential	Drawing Reference(s):	C-26-001
Responsible party for maintenance of SuDS features	Allsop		

2.0 Inspection Checklist				Inspection Date		Inspection Date		
				Details	Y/N	Action Required	Date Completed	
General Inspection								
Is there any evidence of erosion, channelling, ponding (where not desirable) or other poor hydraulic performance?								
Is there any evidence of accidental spillages, oils, poor water quality, odours, nuisance insects?								
Have any health and safety risks been identified to either the public or maintenance operatives?								
Is there any deterioration in the surface of permeable or porous surfaces (e.g. rutting, spreading of blocks or signs of ponding water)?								



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	Details	Y/N	Action Required	Date Completed	Details	Y/N	Action Required	Date Completed
Silt/Sediment Accumulation								
Is there any sediment accumulation at inlets (or other defined accumulation zones such as the surface of filter drains or infiltration basins and within proprietary devices)?								
If yes, state depth (mm) and extent Is removal required?								
If yes, state waste disposal requirements and confirm all waste management requirements have been complied with (consult Environment Agency or SEPA).								
Is surface clogging visible (potentially problematic where water has to soak into the underlying construction or ground)?								
System Blockages/Litter Build Up								
Is there evidence of litter accumulation in the system?								
If yes, is this a blockage risk?								
Is there any evidence of any other clogging/blockage of outlets or drainage paths?								

Inspection Checklist	Inspection Date				Inspection Date			
	Details	Y/N	Action Required	Date Completed	Details	Y/N	Action Required	Date Completed
Infrastructure								
Are any check dams or weirs in good condition?								
Is there evidence of any accidental damage to the system (e.g. wheel ruts?)								
Is there any evidence of cross connections or other unauthorised inflows?								
Is there any evidence of tampering with the flow control?								
Is there any evidence of tampering with the Attenuation Systems?								
Are gullies/channels/kerb drainage clear of debris/detritus?								
Are there any other matters that could affect the performance of the system in relation to the design objectives for hydraulic, water quality, biodiversity, and visual aspects? (Specify)								
Other Observations								
Information appended (e.g. photos)								



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	Details	Y/N	Action Required	Date Completed	Details	Y/N	Action Required	Date Completed
Suitability of Current Maintenance Regime								
1. Continue as current								
2. Increase maintenance								
3. Decrease maintenance								
Next Inspection								
Proposed date for next inspection								



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3.0 Maintenance Specification		Frequency
	Regular Maintenance	
1	Litter management	
1.1	Pick up all litter in SuDS and Landscape areas and remove from site	12 visits monthly
2	Grass Maintenance	
2.1	Mow all grass verges, paths and amenity at 35-50mm with 75mm max. Leaving grass in situ	As required or monthly
3	Hard Surfaces	
3.1	Sweep all paving regularly. Sweep and suction brush paving in autumn after leaf fall.	1 visit
	Occasional Tasks	
4	Inspection and Control Chambers	
4.1	Annual inspection, remove silt and check free flow	1 visit
	Remedial Work	
5	Inspect SuDS system regularly to check for damage or failure. Undertake remedial work as required.	As required

4.0 Sustainable Drainage Maintenance Specification			
1.0	General Requirements	Frequency	
	Maintenance activities comprise: - Regular maintenance - Occasional tasks - Remedial work		
	Generally: - Litter – collect all litter or other debris and remove from site at each site visit. - Avoid – use of weedkillers and pesticides to prevent chemical pollution. De-icing agents wherever possible to allow bio-remediation of pollutants in permeable surfaces. - Protect – all permeable, porous and infiltration surfaces from silt, sand, mulch and other fine particles. - Exclusions – maintenance of pumps, etc.	Monthly	
Drainage/SuDS Component	Regular Maintenance	Frequency	Remedial Work
2.0 GEO-CELLULAR, CONTROLS, PUMPS AND INSPECTION CHAMBERS <u>NOTES</u> Inlets and outlets structures must be free from obstruction at all times. Flow control structures to be accessible and easy to maintain. Refer to manufacturers maintenance guide for any	- Inspect and identify any areas that are not operating correctly. If required, take remedial action. - Debris removal from catchment surface (where it may cause risks to performance).	Monthly for 3 months, then annually Monthly Annually	Repair any physical damage if necessary and allow for jetting if blockages/silt build-up found.

4.0 Sustainable Drainage Maintenance Specification			
specific guidance relating to the drainage systems i.e. attenuation and pump systems.	- Inspect all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed - Remove sediment from pre-treatment structures (e.g. upstream silt-traps or vortex flow control upstream) and geo-cellular system where required. - Inspect and document the presence of wildlife. - Survey inside of tank for sediment build-up and remove if necessary - All drainage to be CCTV surveyed following construction	Annually and after leaf fall in Autumn/heavy storm events Annually Every 5 years or as required Following construction	

4.0 Sustainable Drainage Maintenance Specification			
Drainage/SuDS Component	Regular Maintenance	Frequency	Remedial Work
3.0 Planting and existing vegetation Ornamental Trees - All ornamental planting to be kept weed free and pruned using secateurs to keep the shrubs to an agreed and reasonable size. Native Trees and Shrubs – All native planting to be allowed to grow freely removing overhanging branches as required.	Amenity Grass Mow all grass verges, paths and amenity grass at 3550mm with 75mm max. All cuttings to remain in situ. Rough grass Mow at 75-100mm but not to exceed 150mm. All cuttings to wildlife piles. Ornamental tree & shrub planting. Weed all shrub beds as detailed spec as necessary. Cut back planting from lights, paths and visibility sight lines in late autumn and as necessary. Cut hedges slightly tapered back from base with flat top at specified height. Do not mulch planting adjacent to permeable/porous paving surfaces. Remove stakes and ties from trees when no longer needed for support and within 3 years of planting. Protect from trimmer damage and remove	When Required	Replace trees and shrubs which fail in the first five years after planting. Carry out tree surgery as necessary.

4.0 Sustainable Drainage Maintenance Specification			
	competitive growth until well established. Native trees & shrub planting. Prune to shape in year 1. Protect trees from strimmer damage and remove competitive growth until well established. Remove stakes and ties from trees when no longer needed for support and within 3 years from planting. Existing trees. Check existing trees for safety.		
Drainage/SuDS Component	Regular Maintenance	Frequency	Remedial Work
4.0 Pervious Pavements	Brushing and vacuuming (standard cosmetic sweep over whole surface).	Once a year, after autumn leaf fall, or reduced frequency as required, based on site-specific observations of clogging or manufacturer's recommendations – pay particular attention to areas where water runs onto pervious surface from adjacent impermeable areas as this area is most likely to collect the most sediment.	Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50mm of the level of paving. Remedial work to any depressions rutting and cracked or broken blocks considered detrimental to the structural performance or a hazard to users, and replace lost jointing material.

4.0 Sustainable Drainage Maintenance Specification			
	- Stabilise and mow contributing and adjacent areas. - Removal of weeds or management using glyphosate applied directly into the weeds by an applicator rather than spraying. - Initial inspection. - Inspect for evidence of poor operation and/or weed growth – if required, take remedial action. - Inspect silt accumulation rates establish appropriate brushing frequencies.	As required. As required – once per year on less frequently used pavements. Monthly for three months after installation. Three-monthly, 48 hours after large storms in first six months. Annually. Annually.	Rehabilitation of surface and upper substructure by remedial sweeping.



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4.0 Sustainable Drainage Maintenance Specification			
	• Monitor inspection chambers.		

5.0 Spillage – Emergency Action

Most spillages on development sites are of compounds that do not pose a serious risk to the environment if they enter the drainage in a slow and controlled manner with time available for natural breakdown in a treatment system. Therefore, small spillages of oil, milk or other known organic substances should be removed where possible using soak mats as recommended by the Environment Agency with residual spillage allowed to bio-remediate in the drainage system.

In the event of a serious spillage, either by volume or of unknown or toxic compounds, then isolate the spillage with soil, turf or fabric and block outlet pipes from chamber(s) downstream of the spillage with a bung(s). (A bung for blocking pipes may be made by wrapping soil or turf in a plastic sheet or close woven fabric.). Contact the Environment Agency immediately.