

SuDS Maintenance and Management Plan

Site Address: 7A Colgate Crescent, Manchester, M14 6FN

Planning Reference: CDN/25/0767

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1. Overview

This document outlines the long-term maintenance and management responsibilities for the Sustainable Drainage System (SuDS) serving the new residential dwelling at 7A Colgate Crescent. The system has been designed in accordance with national and local guidance and is intended to manage surface water runoff post-development.

2. SuDS Components on Site

Feature	Description
Surface Water Pipes	Collect rainwater from roof and hardstanding areas.
Inspection Chambers / Manholes	Access points for inspection and maintenance.
Attenuation Tank	Underground storage to control flow rate of surface water.
Non-return Valve & Control Chamber	Controls outflow to prevent backflow from combined system.
Pumping Station	Used to discharge surface water to the outfall due to site levels.

3. Maintenance Responsibilities

The drainage system, including all SuDS features, will be privately owned and maintained by the homeowner or any successor in title. Maintenance access to all chambers, tanks and pumps will be kept clear and unobstructed.

4. Maintenance Schedule

Item	Frequency	Maintenance Activity
Gullies & gutters	Every 6 months	Remove debris, leaves and check for blockages.
Inspection chambers / manholes	Annually	Visual inspection for damage, silt or debris build-up.
Pumping station	Quarterly	Professional inspection of pump function, alarms, and backup. Service pump annually.
Attenuation tank	Every 12 months	Visual check via inspection chamber for sediment or odour. Jet clean if necessary.
Non-return valve	Every 12 months	Test operation, clear any debris, replace if faulty.
Entire system	After heavy storm events	General check for signs of overflow, damage or ponding.

5. Record Keeping

A record of inspections, maintenance, repairs and servicing will be kept by the homeowner and made available to the Local Planning Authority (LPA) upon request.

6. Contact Information (if required)

The homeowner may appoint a drainage contractor or management company to carry out maintenance if desired.