

Surface Water Drainage Maintenance & Management Plan

Site: 161 Old Hall Lane, Manchester M14 6HJ
Application reference: 142637/FO/2025
Date: September 2025
Prepared by: Alden Rose Ltd

1. Introduction

This Maintenance and Management Plan (MMP) sets out the responsibilities, inspection regimes and maintenance tasks required to ensure the long-term effectiveness of the approved surface water drainage system.

The drainage system has been designed in accordance with national standards and the Non-Statutory Technical Standards for SuDS (2015). Ongoing maintenance is essential to ensure continued performance in managing surface water runoff, minimising flood risk, and protecting water quality.

2. Responsible Party

The homeowner at **161 Old Hall Lane, Manchester M14 6HJ** shall be responsible for the inspection and maintenance of the system.

- The homeowner may appoint a specialist contractor to undertake inspections and works.
- Records of inspections and maintenance must be kept for a minimum of 5 years and provided to the Local Planning Authority upon request.

3. Drainage System Components

The surface water drainage system includes:

1. **Permeable driveway paving** with sub-base storage.
2. **Soakaway crate system** to manage roof runoff.
3. **Filter drains/gullies** (if applicable).
4. **Rainwater downpipes, gutters and collection chambers.**

4. Maintenance Schedule

4.1 General Principles

- Inspections should take place more frequently in the first 12 months after construction to identify teething issues.
- After year one, inspections can be reduced to the long-term schedule below.
- Additional checks should be carried out after extreme storm events.

4.2 Schedule of Tasks

Component	Task	Frequency	Responsible Party
Gutters & Downpipes	Inspect for blockages, leaks, debris; remove leaves and silt	Twice per year (spring & autumn)	Homeowner / contractor
Inspection chambers & gullies	Check for silt, debris and standing water; remove as required	Twice per year + after major storms	Homeowner / contractor
Permeable paving	Sweep to remove leaves/debris; jet-wash lightly if surface becomes clogged; inspect joints	Twice per year; re-lay jointing every 10 years if needed	Homeowner / contractor
Soakaway system	Inspect via access chamber for sediment build-up; ensure free discharge	Once per year	Homeowner / contractor
Filter drains (if included)	Check stone trench for clogging; remove weeds	Annually	Homeowner / contractor
Whole system	Record inspection results; note any remedial actions required	Ongoing	Homeowner

5. Remedial Actions

- If blockages are found that cannot be cleared by simple jetting or sweeping, a drainage contractor should be engaged.
- If the system is found to be failing (e.g. water not draining), specialist advice should be sought and remedial works undertaken immediately.

6. Record Keeping

A simple maintenance log will be kept by the homeowner, including:

- Date of inspection
- Findings (blockages, silt, damage etc.)
- Action taken
- Name of person/contractor carrying out the task

7. Review

This plan should be reviewed every 5 years or if the property is sold. Responsibility passes to the new homeowner.