

Surface Water Drainage Maintenance and Management Plan

Site Address:

Proposed Residential Development off Old Market Street, Blackley, Manchester, M9 8DX

Planning Application Reference (if known):

140374/FO/2024

1. System Description

- **Type of surface water drainage system in use:**
Operation and maintenance requirements for soakaways and paving
 - **Components included:**
Soakaways, permeable paving, previous pavements
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2. Responsible Person/Organisation

- **Responsible Party:**
The **Landlord** of the property/site
 - **Name of Landlord (or Company):**
[Insert landlord's name or company name]
 - **Contact Details:**
[Insert address, phone number, and email]
 - **Type of Ownership/Arrangement:**
 - ☒ Private individual (landlord)
 - ☐ Management company
 - ☐ Local authority
 - ☐ Other: [N/A]
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3. Maintenance Schedule

All drainage maintenance and inspections must be undertaken in accordance with the **Surface Water Drainage Strategy** prepared for the site, which includes a detailed SuDS maintenance plan.

Operation and maintenance requirements for soakaways

Maintenance schedule	Required action	Typical frequency
Regular maintenance	Inspect for sediment and debris in pre-treatment components and floor of inspection tube or chamber and inside of concrete manhole rings	Annually
	Cleaning of gutters and any filters on downpipes	Annually (or as required based on inspections)
	Trimming any roots that may be causing blockages	Annually (or as required)
Occasional maintenance	Remove sediment and debris from pre-treatment components and floor of inspection tube or chamber and inside of concrete manhole rings	As required, based on inspections
Remedial actions	Reconstruct soakaway and/or replace or clean void fill, if performance deteriorates or failure occurs	As required
	Replacement of clogged geotextile (will require reconstruction of soakaway)	As required
Monitoring	Inspect silt traps and note rate of sediment accumulation	Monthly in the first year and then annually
	Check soakaway to ensure emptying is occurring	Annually

Operation and maintenance requirements for pervious pavements

Maintenance schedule	Required action	Typical 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 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
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 – once per year on less frequently used pavements
Remedial Actions	Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50 mm of the level of the paving	As required
	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	As required
	Rehabilitation of surface and upper substructure by remedial sweeping	Every 10 to 15 years or as required (if infiltration performance is reduced due to significant clogging)
Monitoring	Initial inspection	Monthly for three months after installation
	Inspect for evidence of poor operation and/or weed growth – if required, take remedial action	Three-monthly, 48 h after large storms in first six months
	Inspect silt accumulation rates and establish appropriate brushing frequencies	Annually
	Monitor inspection chambers	Annually

4. Integration with Surface Water Drainage Strategy

This Maintenance and Management Plan must be read in conjunction with the approved **Surface Water Drainage Strategy** for the site, which contains the full SuDS maintenance plan.

All inspections, maintenance activities, and procedures are to be carried out **in accordance with that strategy**, including:

- Recommended inspection intervals

- Maintenance methods
- List of components to be maintained
- Emergency response actions

The Landlord is responsible for implementing the strategy to ensure the long-term effectiveness and legal compliance of the drainage system.

5. Record Keeping and Reporting

- **Maintenance logs** will be kept by the **Landlord**.
 - Records must include: inspection dates, findings, maintenance actions taken.
 - Logs must be available to the local authority upon request.
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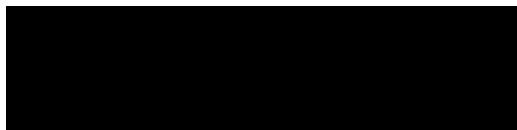
6. Emergency Procedure

In the event of system failure, blockage, or flooding:

- The Landlord will contact a qualified drainage contractor to investigate and resolve the issue.
 - Urgent issues will be addressed within 24 hours.
 - The local authority will be informed if flooding affects public areas or adjacent properties.
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Signed: Arjan Kadriu

Signature

A solid black rectangular box used to redact the signature of Arjan Kadriu.

Date: 29.07..25