

Our Reference: 29359/WOB/Rev-01

11th April 2024

Burnaby Villa
48 Watling Street Road,
Fulwood,
Preston,
Lancashire,
PR2 8BP

A: 2 Hallam Road
Priory Park East
Hull
HU4 7DY

T: +44 (0) 1482 627963
F: +44 (0) 1482 641736
E: user@ggpconsult.co.uk
W: www.ggpconsult.co.uk

For attenuation of James Wright.

RE: Retirement Living Development – Didsbury, Cairncroft - Maintenance Plan

The following management and maintenance plan has been prepared by GGP Consult on behalf of McCarthy & Stone for the retirement living development at Didsbury, Cairncroft, M20 2UP.

Condition 7 of the Decision Notice states '*Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime*'.

The construction of the drainage and SuDS systems are to be undertaken by a competent civil engineering contractor in accordance with their method statements.

The drainage will be implemented inline with the programme of works. All external drainage, including the surface water outfall, will be installed prior to the road/car park construction. Dewatering solutions and sedimentation prevention to be utilised where appropriate.

This maintenance plan will address the maintenance requirement mentioned within the above condition. It will detail how site drainage is to be managed and maintained. This plan should be read in conjunction with the development drainage design, found within appendix I.

McCarthy & Stone will remain under ownership of the development, and consequently, will be responsible for the ongoing upkeep and maintenance of the site, including drainage and SuDS systems.

McCarthy & Stone Maintenance Services should undertake a thorough site inspection on a biannual basis, and as a minimum, the following maintenance items should be undertaken.

1. Lifting manhole lids to check undisturbed flows,
2. Catchpits to be emptied,
3. Rodding of external pipework.

Where defects have been encountered, relevant maintenance should be undertaken in accordance with the maintenance schedule overleaf.

Additionally, a CCTV survey of the entire external drainage system is to be undertaken on a 5 year basis to check for defects not visible from ground level.

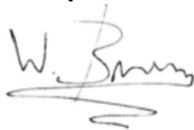
Where defects are encountered, an appropriately qualified engineer should be consulted to determine an appropriate solution.

This maintenance schedule is forming the minimum maintenance requirement for the development. The schedule should be adapted to suit any future maintenance requirements.

Didsbury, Cairncroft - Porous Paving Maintenance Plan

TABLE 20.15 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

Written by:-



W. Brown

Project Civil Engineer

Checked by:-



J. H. Collins BSc. (Hons), MCIWEM

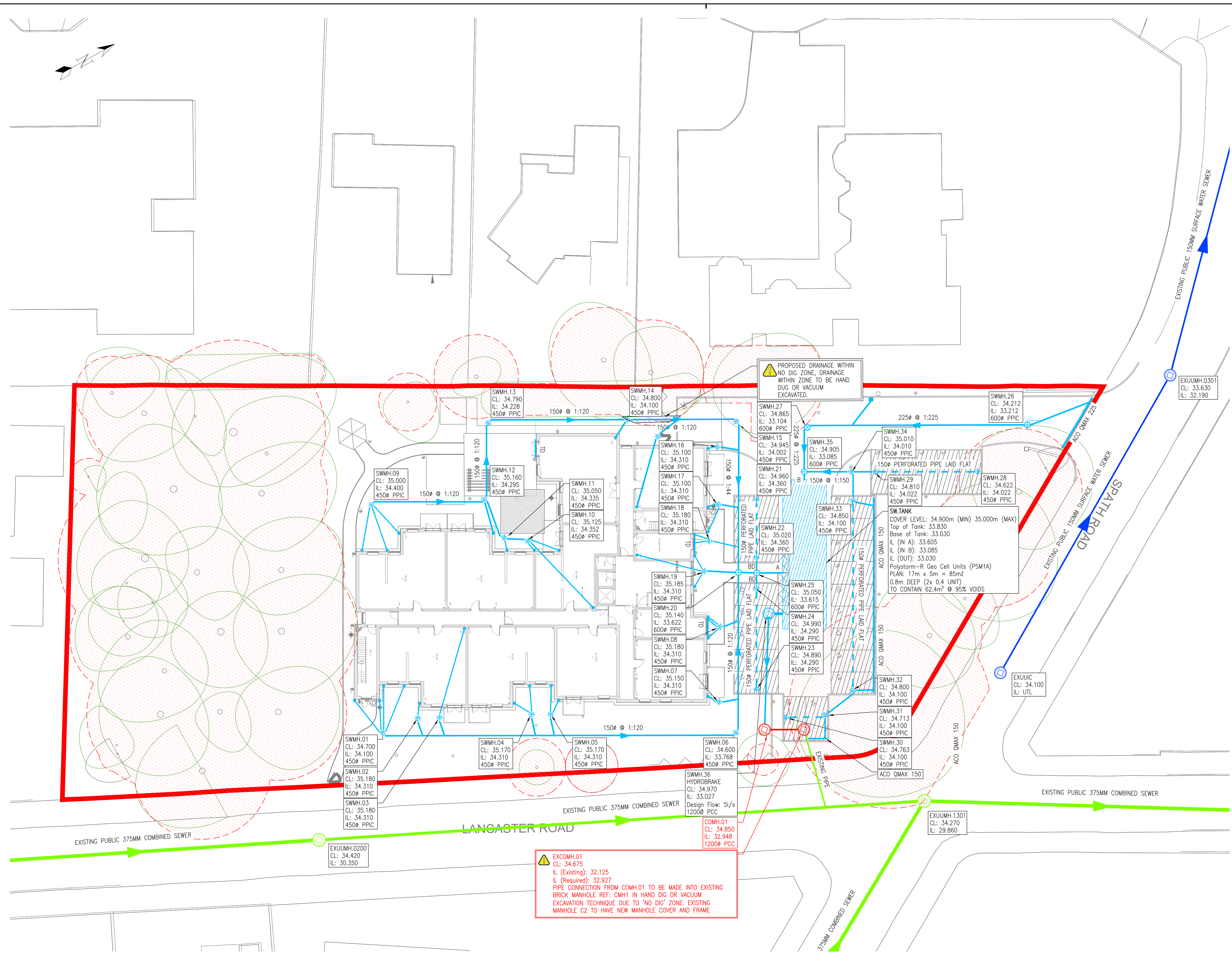
Senior Civil Engineer
Drainage & Infrastructure

Didsbury, Cairncroft - Maintenance Plan

Item	Defect Check	Detailed Inspection Visual Inspection	Action Required	Replacement	Additional Comments
Flow Check	Surface water ponding	6months. Lifting of manhole lids to check flows.	Check downstream for blockages. Clean system and undertake CCTV survey if issues are identified	N/A	Under the maintenance responsibility of McCarthy & Stone.
Manhole Covers	Broken lids.	6 months.	Replace.	When broken.	Under the maintenance responsibility of McCarthy & Stone.
Manhole	Blockages, surcharging.	6months. Lifting of manhole lids to check flows.	Check downstream for blockages. Clean system and undertake CCTV survey if issues are identified	N/A	Under the maintenance responsibility of McCarthy & Stone.
Drainage Channel	Blockages, surcharges, broken grates	6 months. Lifting grates to check flows, check for debris and empty silt trap.	Check flow of water. Empty catchpit and clean channel. Remove debris. Check grating for damage.	Replace grating if damaged. Repair is broken.	Under the maintenance responsibility of McCarthy & Stone.
Inspection Chamber	Blockages, surcharging.	6months. Lifting of manhole lids to check flows.	Check downstream for blockages. Clean system and undertake CCTV survey if issues are identified	N/A	Under the maintenance responsibility of McCarthy & Stone.
Silt traps/ catchpits	Blockages, slit build up	6months. Lifting of manhole to check for silt.	Empty and clean sump	N/A	Under the maintenance responsibility of McCarthy & Stone.
Pipework	Blockages, Cracking	6 months.	Rodding required	When damaged.	Under the maintenance responsibility of McCarthy & Stone.
Guttering	Blockages	6 months.	Cleaning and removal of debris	N/A	Under the maintenance responsibility of McCarthy & Stone.
Access road	Surface damage	6 months.	Pressure washing of surface Surface Patching when required	When damaged. (Surfacing to be patched to original specification.)	Under the maintenance responsibility of McCarthy & Stone.
Attenuation Tank	Standing water on site	2 Years	Check upstream and downstream chambers for flow / blockages. Clean out if found	Detailed CCTV survey to be carried out check condition / flow / silt build up	Under the maintenance responsibility of McCarthy & Stone. Reference should be made to the manufacturer's details contained with the Health & Safety File

Appendix I

Drainage Plans



NOTES:-

- All dimensions must be checked on site and not scaled from this drawing.
- The Contractor shall make a survey of the site and shall be responsible for obtaining all dimensions and levels necessary for the proper fabrication of the structure as indicated.
- All levels shown on this drawing are relative to Agreed Datum
- This drawing is to be read in conjunction with 29359/100 Series Drawings.
- All existing invert levels are to be confirmed by contractor prior to construction. Connection subject to approval.
- Note, All Threshold drains are to be fitted with Sump units.

Denotes Site Boundary

Proposed Surface Water Sewer

Proposed Surface Water Perforated Sewer

Proposed Surface Water 600 PPIC Chamber

Proposed Surface Water 450 PPIC Chamber

Proposed HydroBrake Chamber

Proposed Rainwater Pipe

Proposed Attenuation Tank

Proposed Combined Concrete Chamber

Proposed Combined Sewer Pipe

Existing Combined Concrete Chamber

Existing Combined Sewer Pipe

Existing Surface Water Concrete Chamber

Existing Surface Water Sewer Pipe

C1	13/07/23	ISSUED FOR STAGE 5	WD	WD
D	02/06/23	ISSUED FOR STAGE 4	WD	WD
C	04/05/23	ISSUED FOR STAGE 4	WD	WD
B	04/05/23	ISSUED FOR STAGE 4	WD	WD
A	26/04/23	ISSUED FOR STAGE 4	WD	WD
Rev	Date	Description	DR	CH

© copyright

UVDB
Registered

Link-up
Qualified via Audit

GGP CONSULT

CONSULTING ENGINEERS
PROJECT MANAGEMENT

2 Hallam Road
Priory Park East
HULL HU4 7DY
United Kingdom

Telephone(+44) 01482 627963
Fax (+44) 01482 641736
Email info@ggpconsult.co.uk

Client **McCARTHY STONE**
Life, well lived

Job Title
Didsbury,
Cairncroft,
M20 2UP

Drawing Title

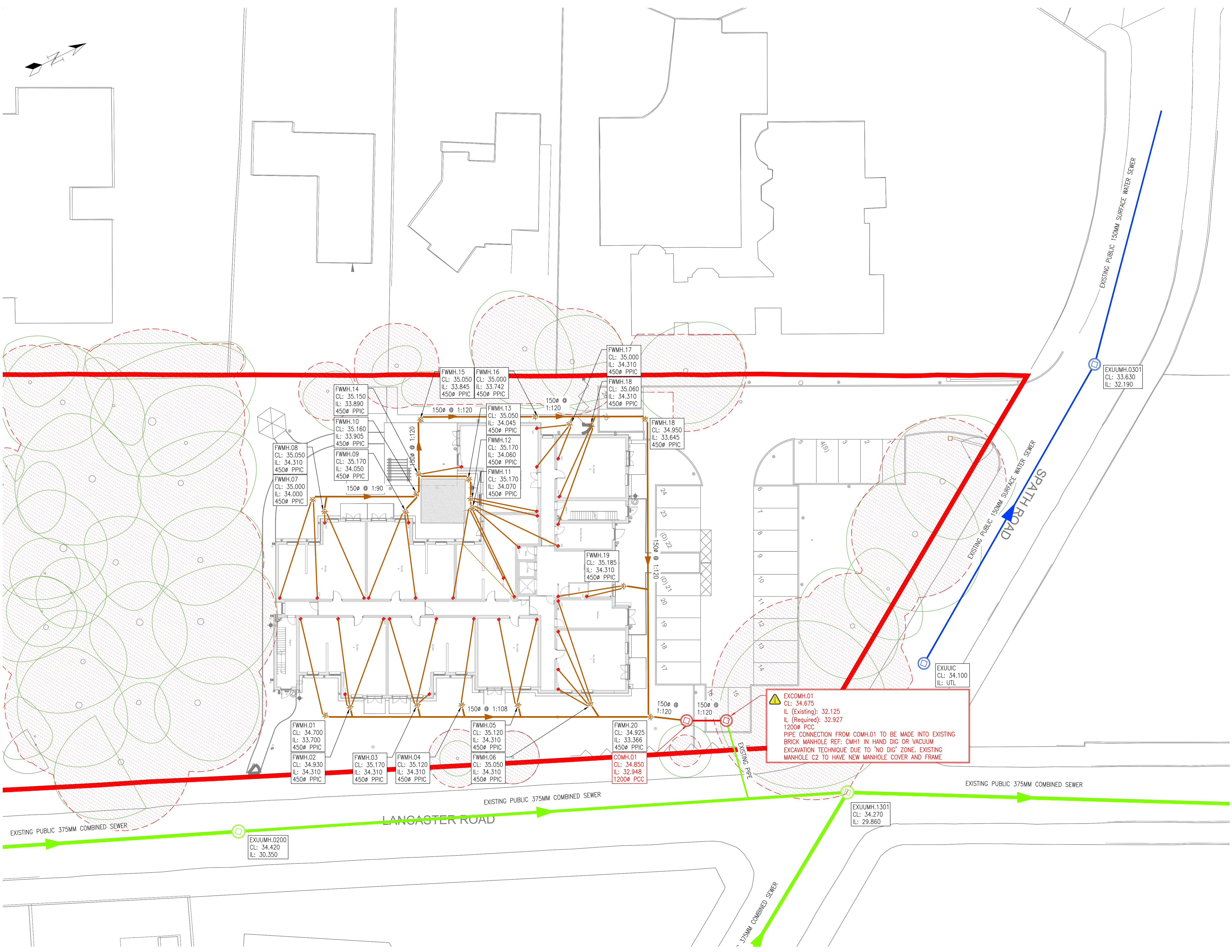
Proposed Surface Water Layout

Status **STAGE 5 – CONSTRUCTION**

Scale	1:200 @ A1	Date	March' 23
Drawn By	W.BROWN	Checked	WB
		Approved	JHC

Dwg. No.	29359/106	Rev	C2
----------	-----------	-----	----

FOR CONSTRUCTION



- NOTES:-
1. All dimensions must be checked on site and not scaled from this drawing.
 2. The Contractor shall make a survey of the site and shall be responsible for obtaining all dimensions and levels necessary for the proper fabrication of the structure as indicated.
 3. All levels shown on this drawing are relative to Agreed Datum
 4. This drawing is to be read in conjunction with 29359/100 Series Drawings.
 5. All existing invert levels are to be confirmed by contractor prior to construction. Connection subject to approval.

- Denotes Site Boundary
- Proposed Foul Water Sewer
- Proposed Foul Water 450 PPIC Chamber
- Proposed Soil Vent Pipe
- Proposed Combined Concrete Chamber
- Proposed Combined Sewer Pipe
- Existing Combined Concrete Chamber
- Existing Combined Sewer Pipe
- Existing Surface Water Concrete Chamber
- Existing Surface Water Sewer Pipe

C1	13/07/23	ISSUED FOR STAGE 5	WP	WP
C	02/06/23	ISSUED FOR STAGE 4	WP	WP
B	04/05/23	ISSUED FOR STAGE 4	WP	WP
A	19/04/23	ISSUED FOR STAGE 4	WS	WS
Rev	Date	Description	DR	CH

© copyright



UVDB
empowered by Architects
Registered



Link-up
empowered by Architects
Qualified
via Audit



**GGP
CONSULT**

CONSULTING ENGINEERS
PROJECT MANAGEMENT

2 Hallam Road
Priory Park East
HULL HU4 7DY
United Kingdom

Telephone(+44) 01482 627963
Fax (+44) 01482 641736
Email info@ggpconsult.co.uk

Client **McCARTHY STONE**
Life, well lived

Job Title
**Didsbury,
Cairncroft,
M20 2UP**

Drawing Title
**Proposed Foul Drainage
Layout**

Status **STAGE 5 – CONSTRUCTION**

Scale **1:200 @ A1** Date **March' 23**

Drawn By **W.BROWN** Checked **WB** Approved **JHC**

Dwg. No. **29359/107** Rev **C2**

FOR CONSTRUCTION

EXCOMH.01
CL: 34.675
IL (Existing): 32.125
IL (Required): 32.927
1200mm PCC
PIPE CONNECTION FROM COMH.01 TO BE MADE INTO EXISTING BRICK MANHOLE REF: CMH1 IN HAND DIG OR VACUUM EXCAVATION TECHNIQUE DUE TO 'NO DIG' ZONE. EXISTING MANHOLE C2 TO HAVE NEW MANHOLE COVER AND FRAME