



Verification Report and Operation & Maintenance
Plan

for

Planning condition 6

Planning Reference 132708/FO/2022

Car Park To Rear Of Chorlton Irish Club

Cross Road

Chorlton M21 9DJ



Planning Condition

Planning condition 6 states the following.

No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- a. Verification report providing photographic evidence of construction as per design drawings;

- b. As built construction drawings if different from design construction drawings;
- c. 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.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Policy DM1 in the Core Strategy Development Plan Document and the policies and guidance within the NPPF and NPPG.

Response

To comply with condition a Verification Report and Operation and Maintenance Plan is required to be submitted to the Planners and approved to allow condition 6 to be discharged.

This Verification Report and Operation and Maintenance Plan shall demonstrate that the sustainable drainage system has been constructed in accordance the approved drainage layout and design.

The principle of surface water design is that all storm events up to and including the 100-year rainfall events, including allowances for climate change and urban creep, where applicable, are retained on site and discharged to ground via a soakaway.

The soakaway will be maintained by the Client for the lifetime of the development

Photographic Evidence

As visual proof of the construction of the SuDS system photographs are included in Appendix B

The following photographs have been provided by the Contractor.

- Installation of cellular attenuation soakaway.
- Installation of Grasscrete

Details and Locations of Sustainable Drainage Elements

There are SuDS provided on this development as part of the drainage design.

The following features have been provided.

Pipework

Pipes have been provided to convey surface water from rainwater pipes and channel drainage to the soakaway. The pipes have been laid as per the As-Built drainage drawing (refer to drawing in appendix A for layout).

Material type (PPIC / Manholes): Plastic & Concrete

Material (diameter & pipe): 150mm and 225mm diameter

Access requirements: Via manhole covers and upstream and downstream manholes for pipes.

The pipes and manholes will remain the responsibility of the Client to maintain in accordance with their own maintenance regime.

Soakaway

The Soakaway is provided to store and discharge surface water to ground and has been designed to accommodate storm durations up to and including the 100 year storm event + 45% climate change.

Details of the soakaway are (refer to drawing in appendix A for layout);

Location (Centre):	x: 177532.931	y: 518735.330
Manufacturer (Cells):	Polystorm-R (by Polypipe)	
Design criteria:	26m long x 5m wide x 0.8m deep	

The soakaway will remain the responsibility of the Client to maintain in accordance with their own maintenance regime.

Grasscrete

Grasscrete is provided to provide as source control to catch and infiltrate surface water as it falls to ground.

Details of the Grasscrete are (refer to drawing in appendix A for layout);

Location (General):	Parking Bays to North side of Car Park
Manufacturer:	Greenfix Park Pave – High Strength Plastic Paver
Design criteria:	1.2m long x 0.8m wide x 0.05m deep

Operation and Maintenance

The whole of the drainage network will remain privately owned and maintained

Details of the management company to operate and maintain the private drainage elements are;

Name:	Southway Housing Trust
Address:	729 Princess Road Manchester M20 2LT
Telephone number:	0161 448 4200

The management company will be responsible for maintaining the following elements of drainage.

- Manholes and piped drainage
- Gulleys and channel drainage
- Soakaway
- Grasscrete

The maintenance regime should, where applicable, follow the guidance of C753, The SuDS Manual.

Maintenance requirements are recommended as follows.

Manholes

Visually check PPIC and manhole chambers for blockages and debris within them and remove as required to ensure flow within the pipes

Pipes

Visually check PPIC and manhole chambers and once they are cleaned it may be necessary to clean the pipes to remove debris within them obstructing flow.

Where standing water is identified after routine maintenance it may be necessary to carry out additional investigative works (CCTV survey) to identify if the pipes are damaged. If damaged, then repairs will be required.

It should be noted that following a severe rainfall event the soakaway may be surcharged causing standing water -

Gullies and Channel Drainage

Visually inspect all gullies (around building) and channel drainage (car park access road) for blockages and remove as required.

Soakaway

In accordance with C753, The SuDS Manual we would recommend that the operation and maintenance requirements be followed, as per table below.

TABLE 13.1 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	

Table 13.1, C753, The SuDS Manual

Grasscrete

In accordance with manufacturers recommendations the following maintenance regime is required.

- Irrigation: grass may require irrigation in dry spells.
- Mowing and Trimming: regular mowing to keep grass at appropriate height.
- Reseeding: as necessary reseed to maintain a strong healthy grass growth
- Debris removal: remove leaves and other debris regularly to prevent blockages of the grasscrete and helps maintain drainage and prevent weed growth.
- Weed control: monitor for weeds and hand pull them if identified
- Structural maintenance: Periodically inspect for any signs of cracking or structural damage. Replace damaged panels as necessary ensuring that the sub-base is inspected at the same time.

Appendix A

As-Built Drainage Layout

Appendix B

Photographic Evidence of Soakaway Construction.

Installation of Soakaway Photographs





Photographic Evidence of Grasscrete Construction.

Installation of Grasscrete Photographs



