White moss Road, Manchester

MAINTENANCE STRATEGY REPORT

26th May 2026

AJP Ref: 223-009

PREPARED BY John Marshall

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Maintenance Strategy report

Prepared for Guiness Partnerships

White Moss Road, Manchester

Record of Approval	Originator:	Approved:	Date:
	J. Marshall - Engineer	Kenny O'Brien - Director	26.05.2026
Version	Author:	Change Description:	
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Alan Johnston Partnership Ltd.

Company No. 13204766

White Moss, Manchester

Maintenance Strategy Report

1.0 Introduction

This report has been produced in association with the Planning Decision Notice for Whitemoss Road and Woodmere Drive, Manchester, and Condition 11. Condition 11 requires the setting out of the maintenance requirements of any SUDS Drainage systems, installed in support of the development, and in prevention of Flood Risk.

2.0 Future Maintenance

It is proposed that the surface and foul water drainage systems and Surface water systems will be a mixture of adopted and private, therefore some elements (manholes and oversized pipes) will be the responsibility of United Utilities, while others will be maintained by a responsible organisation as nominated by the developer; in accordance with the CIRIA SUDS Manual C753. Accordingly.

The S.W run off from the roofs and hard surfaces shall discharge by gravity to S.W sewers adopted and maintained by UU.

The SUDS porous pavements systems shall remain private and therefore be the responsibility of a resident's maintenance manage company as appointed responsible organisation in accordance with the CIRIA SUDS Manual C753.

Accordingly, as stated in the SUDS Manual the operation and maintenance of the SuDS system shall be as the maintenance requirements for permeable paving are outlined within Table 20.15 of the CIRIA SUDS Manual C753 and table 21.3 for the Offline Storage tanks. An extract of those tables are given below to set out the maintenance schedule for the permeable/porous tarmac component and offline storage tanks of the proposed drainage systems.

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 glyphospate 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

Table 21.3 (modified) : Operation and maintenance requirements for attenuation storage tanks

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Inspect and identify any areas not opertaing correctly. If required take remedial action	Monthly for 3 months, then annually as minimum
	Remove debris from the catchment surface / ACO Channels	Monthly
	Remove sediment from upstream catchpit chambers	Annually, or as required
Remedial Action	Repair inlets, outlets, vents and cellular storage units	As required
Monitoring	Inspect / check all inlets, outlets and vents to ensure they are in good condition and operating as designed	Annually
	CCTV Survey inside of cellular system for sedimentation build-up and remove if necessary	Every 5 years minimum or as required

The remaining drainage systems (Hydrobrake unit) will be maintained in accordance with manufacturer's requirements which will be provided within the O&M manual which will be issued as a compliance requirement to the maintenance contractor on completion of the works.

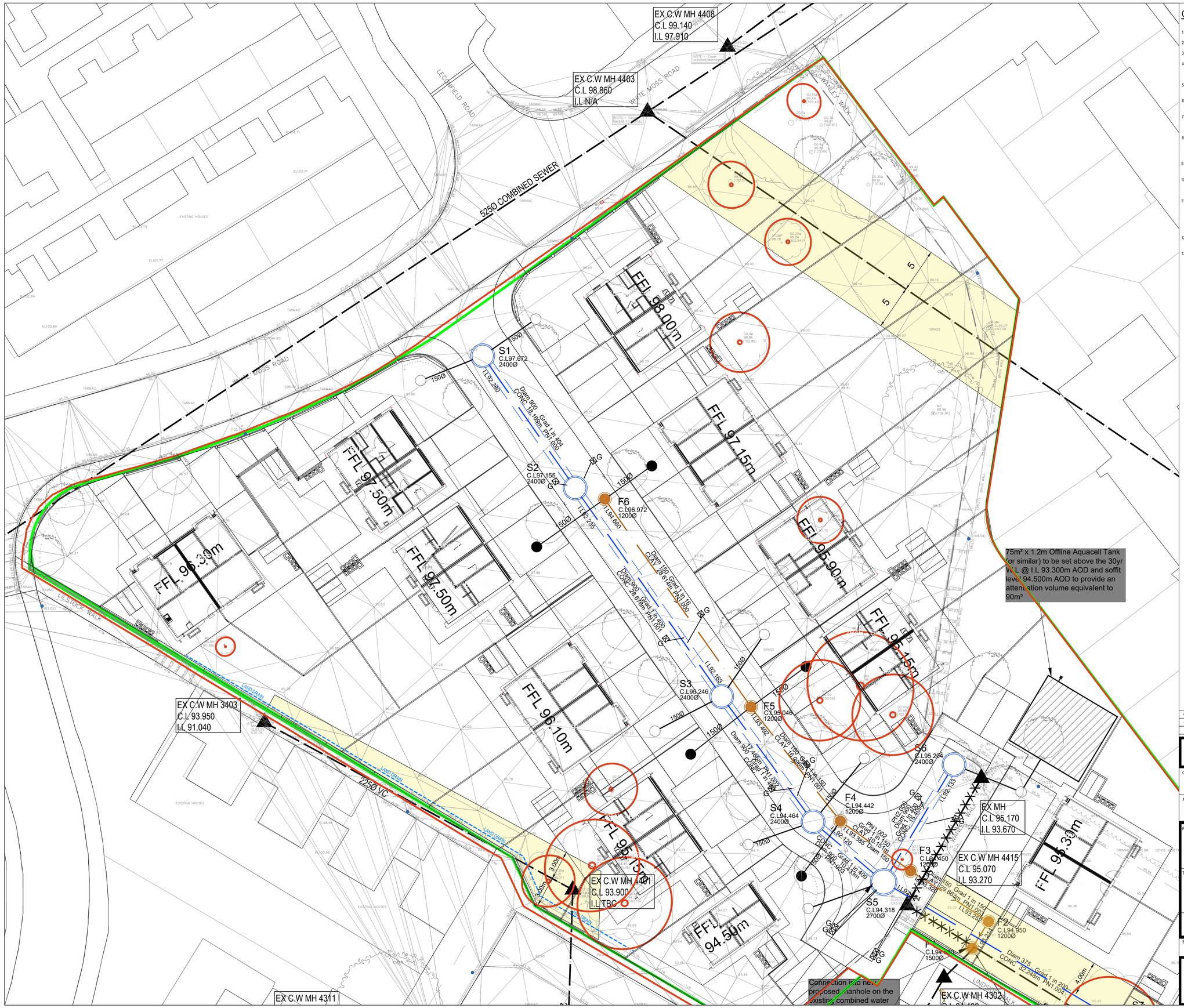
The hard surfaces proposed for the development that are not the responsibility of the householder shall require regular annual sweep and suction brush following leaf fall in autumn. An annual inspection of control chamber, ACO channels and the inspection chambers shall be necessary to remove any silt build up and check the free flow use of the hydrobrake.

3.0 Conclusions

The requirements of maintenance of these systems shall be carried out in perpetuity by the nominated party of Guiness Partnerships.

For the current maintenance of these systems, Guiness' nominated maintenance contractor is: **Idverde UK- Octavia House, Westwood Way, Westwood Business Park, Coventry, CV4 8JP** .

Appendix A Site SUDS Plans



GENERAL NOTES

1. SETTING OUT SHALL BE UNDERTAKEN USING ONLY THE INFORMATION GIVEN. DISTANCES SHOULD NOT BE SCALED FROM THIS DRAWING.
2. ALL SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DCG AND UNITED UTILITIES DETAILS & GUIDELINES.
3. THE MINIMUM GRAVITY PIPE DIAMETER UNDER ADOPTABLE HIGHWAYS SHALL BE 150MM
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION GIVEN WITH REGARDS TO EXISTING SERVICES AND DRAINAGE CONNECTIONS ETC. PRIOR TO COMMENCING THE WORKS. THE RATES SHALL INCLUDE FOR HAND DIG AROUND SERVICES WHERE NECESSARY. THE CONTRACTOR SHALL ADHERE TO THE CDM REGULATIONS AT ALL TIMES
5. THE OUTSIDES OF ALL SEWERS SHALL BE A MINIMUM OF 1.0M FROM KERB LINES AND THE OUTSIDE OF MANHOLES SHALL BE A MINIMUM OF 0.5M FROM KERB LINES
6. EXISTING FLOWS IN WATERCOURSES, SEWERS AND LAND DRAINS SHALL BE MAINTAINED AT ALL TIMES 7. ONLY TRAINED PERSONNEL SHALL BE PERMITTED TO ENTER CONFINED SPACES
7. ALL MATERIALS TO BEAR THE RELEVANT B.S. KITEMARK AND COMPLY FULLY WITH THE SPECIFICATIONS. ALL CONCRETE & CONCRETE PRODUCTS MUST USE SULPHATE RESISTANT CEMENT (UNLESS THE SITE INVESTIGATION REPORT PROVES THAT SULPHATE ATTACK FROM SOILS AND GROUNDWATER WILL NOT OCCUR TO WITHSTAND A CLASS
8. ALL OPENING NOTICES ETC. AS REQUIRED UNDER HIGHWAYS ACTS ETC. ARE TO BE OBTAINED PRIOR TO COMMENCEMENT OF WORKS. ALL WORKS ARE TO BE INSPECTED BY L.A., NHBC OR THE NETWORK OPERATOR AS APPLICABLE.
9. WHERE "ULTRA RIB" UPVC PIPES (OR SIMILAR APPROVED) ARE USED IN ADOPTABLE DRAINAGE THEY SHALL STILL BE HANDLED AND LAID IN ACCORDANCE WITH THE SPECIFICATION AND GUIDANCE ISSUED BY THE HIGH PERFORMANCE PIPE ASSOCIATION.
10. A CLASS S BED AND SURROUND MUST BE USED FOR SUCH PIPES. TRENCH BACKFILL IN HIGHWAYS TO WITHIN 1M OF HIGHWAY SHALL, AS DIRECTED BY THE HIGHWAY AUTHORITY BE A SUITABLE GRANULAR MATERIAL ALL IN ACCORDANCE WITH SEWERS FOR ADOPTION CL. 4.3.4. 12. SLAB LEVELS SHALL NOT BE VARIED WITHOUT REFERENCE TO THE ENGINEER FOR GUIDANCE
11. DOMESTIC DRAINAGE SHALL BE TO BUILDING REGULATIONS APPROVED DOCUMENT H. 110MM U.P.V.C. PIPES LAID TO THE FOLLOWING MINIMUM FALLS UNLESS OTHERWISE SHOWN.

	FOUL	S.W.
HEAD RUN	1 IN 40	1 IN 60
ELSEWHERE	1 IN 80	1 IN 100

12. POLYPROPYLENE INSPECTION CHAMBERS TO BE PROVIDED TO ALL PRIVATE DRAINAGE LESS THAN 1.10m DEEP. WHERE PRIVATE DRAINAGE RUNS ARE DEEPER THAN 1.10m, REDUCED ACCESS CHAMBERS TO BE PROVIDED.
13. WHEREVER PLASTIC PIPES ARE TO BE USED FOR THE CONSTRUCTION OF ADOPTABLE DRAINAGE, STRUCTURED WALL PLASTIC PIPES MUST BE USED WHICH MUST COMPLY WITH BS EN 13476-1 AND WIS 4-35-01

LEGEND

- PROPOSED SURFACE WATER SEWER MANHOLE - TO BE ADOPTED UNDER A S104 AGREEMENT SUBJECT TO TECHNICAL APPROVAL
- PROPOSED FOUL WATER SEWER MANHOLE - TO BE ADOPTED UNDER A S104 AGREEMENT SUBJECT TO TECHNICAL APPROVAL
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- POROUS PAVING - FOR WATER QUALITY ONLY
- EXISTING SEWER EASEMENT
- SITE BOUNDARY

REV	DATE	DESCRIPTION	BY	CHK	APP
C02	30/03/2026	LAND DRAINAGE PROPOSALS ADDED	JPR	JCM	JCM
C01	21/11/2025	CONSTRUCTION ISSUE	JPR	JCM	JCM

DRAWING STATUS: **CONSTRUCTION**

CLIENT: GUINNESS PARTNERSHIPS

ARCHITECT: JOHN MCCALL ARCHITECTS

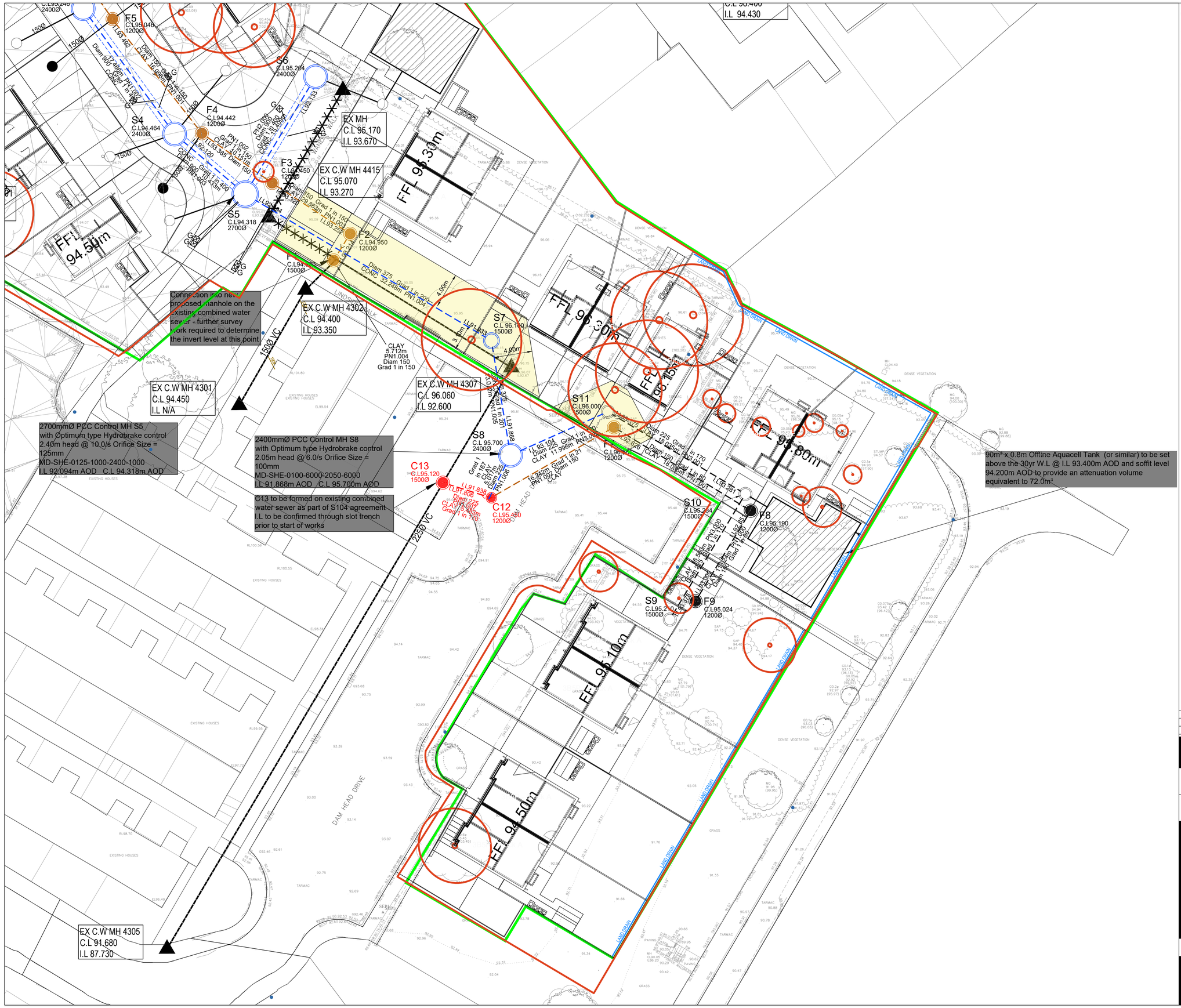
PROJECT: WHITEMOSS ROAD MANCHESTER

TITLE: OUTLINE DRAINAGE LAYOUT SHEET 1 OF 2

STATUS:	PROJECT No.	PROJECT	ORIGINATOR	VOL/SYS	LEVEL	TYPE	ROLE	DRAWING No.	REV:
S2	223-009	WMR -	AJP -	ZZ -	00 -	DR -		C - 1000	C02

SCALE @ A1:	DESIGNED:	DRAWN:	CHECKED:	APPROVED:	DATE:
1:200	JCM	JPR	JCM	JCM	NOV 2023

AJP consulting engineers
est. 1976
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PROJECT: WHITEMOSS ROAD
MANCHESTER

TITLE: OUTLINE DRAINAGE LAYOUT
SHEET 2 OF 2

STATUS:	PROJECT No.	PROJECT	ORIGINATOR	VOL/SYS	LEVEL	TYPE	ROLE	DRAWING No.	REV:
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