Roof Cleaning and Maintenance Strategy

Canopy roof | Planning Application Ref: PLA-2026-001272 | Manchester City Council Planning Department

1. PURPOSE

This document sets out the maintenance strategy for the canopy roof forming part of planning application PLA-2026-001272, submitted to demonstrate how Padel Social Club will manage the ongoing cleaning, inspection and upkeep of the roof membrane to Manchester City Council's satisfaction.

2. ROOF SPECIFICATION AND SELF-CLEANING PROPERTIES

The canopy roof uses a PVC membrane finished with a Lowick coating and Cleangard surface varnish, providing anti-fungal, anti-UV and anti-fouling protection. The smooth, dirt-resistant finish reduces the adhesion of contaminants and allows routine rainfall to remove a proportion of surface deposits. The membrane is therefore regarded as low-maintenance and easy-cleaning, rather than fully self-cleaning, and periodic inspection and cleaning will still be undertaken as required, as set out below.

3. MAINTENANCE AND CLEANING REGIME

- Inspect the PVC roof membrane every six months and following severe weather.
- Clean the membrane annually, or more frequently if required.
- Use clean water, soft brushes and manufacturer-approved detergent only — no abrasive materials or harsh chemicals.
- Access the roof using suitable powered-access equipment (e.g. a mobile elevating work platform), operated by trained and competent personnel.
- Avoid walking directly on the roof membrane at all times, to prevent damage to the surface and retaining mechanisms.
- Record all inspections and cleaning activities, and promptly report and repair any defects identified.

4. INSPECTION, CLEANING AND RESPONSIBILITY SCHEDULE

Element	Activity	Frequency	Responsibility
PVC roof membrane	Visual inspection for damage, wear or contamination	Every 6 months, and after severe weather	Managing agent / maintenance contractor
PVC roof membrane	Clean using clean water, soft brushes and manufacturer-approved detergent	Annually, or more frequently if required	Specialist cleaning contractor
Access equipment	Use of suitable powered-access equipment (e.g. MEWP) by trained personnel; no direct foot traffic on the membrane	Every inspection / cleaning visit	Trained, competent operatives
Records	Log all inspections; report and repair defects promptly	Ongoing	Managing agent

5. ACCESS AND SAFETY

All roof access will be carried out in accordance with a suitable risk assessment and method statement, using trained, supervised personnel and certified equipment. Pedestrian access to the roof is not permitted at any time other than by authorised, trained operatives using appropriate access equipment.

6. SUMMARY

This strategy demonstrates that the canopy roof will be actively and appropriately maintained throughout its operational life, combining the low-maintenance properties of the Lowick / Cleangard-treated PVC membrane with a structured programme of inspection, cleaning and record-keeping. Padel Social Club is satisfied that this

approach provides Manchester City Council with the assurance required in relation to the long-term appearance and condition of the canopy roof under planning application PLA-2026-001272.

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