



SUSTAINABLE DRAINAGE SYSTEM (SUDS) MANAGEMENT STRATEGY

PROPERTY ADDRESS

Residential Development,
Kenyon Lane,
Middleton

CLIENT

GR Jones Property

REPORT REFERENCE

9758-ADS-XX-XX-RP-C-500

DATE

March 2025

AUTHOR

D Sparkes

REVIEWER

G Ratcliffe

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1.0 INTRODUCTION

This management strategy has been prepared by ADS Consult Limited on behalf of GR Jones Property, for the residential development at Kenyon Lane, Middleton.

This document outlines the long-term maintenance of the proposed surface water system and will refer to the following documents, some of which provide further detail on the maintenance operations required:

- CIRIA Report C753, 'The SUDS Manual', 2015
- CIRIA Report C625, 'Model Agreements for Sustainable Water Management Systems', 2004.
- CIRIA Report C768, 'Guidance on the Construction of SuDS', 2017.

The SUDS, considered for the purposes of this statement, include drainage features that will be employed to reduce and manage surface water runoff from the development to a design return period of one hundred years plus climate change of 45%. This is required so that the development will not increase the risk of flooding to the site and its environment.

All drainage on site is taken to the underlying strata via the following features:

- Flow Control
- Attenuation Tank
- Pipes
- Manholes

2.0 MAINTENANCE RESPONSIBILITIES

Responsibility for drainage within England and Wales rests with various bodies. For the Development, the drainage responsibilities will be as following:

- **Site**
A Management company will be set up by the developer for the development to maintain the drainage features, all SUDS features, stormwater attenuation tanks, outfalls and any associated flow controls within communal areas. However, it should be noted that if the Flood and Water Management Act 2010 is ever fully implemented this allows a surface water drainage system to be vested to the SUDS approving body (SAB) in this case Bury Metropolitan City Council. This will be reviewed at the time of any implementation of the act.

3.0 MAINTENANCE REGIME

The following section describes the required maintenance for each feature in turn. The SUDS maintenance requirements listed below should be reviewed after the first 5 years, with a view to agreeing a new regime for the ongoing maintenance.

Notwithstanding the routine inspections and maintenance requirements, after severe storm events all features shall be inspected to clear debris and repair damaged structures or features. Records of the maintenance carried out shall be prepared by the Operator.

3.1 Flow Controls

Maintenance schedule	Required action	Typical frequency
Regular maintenance	Remove litter and debris	Monthly
	Inspect inlets, outlets, and overflows for blockages, and clear if required.	Monthly
	Inspect inlets, outlets, and overflows for evidence of physical damage.	Monthly
	Inspect inlets and facility surface for silt accumulation. Establish appropriate silt removal frequencies.	Monthly (Year1), Annually or as required
	Check any penstocks and other mechanical devices	Annually
	Maintenance of pump plant	As per the supplier maintenance agreement schedule
Occasional Maintenance	Remove sediment from inlets, outlets, forebay and mainbasin when required	Every 5 years, or as required, (likely to be minimal requirements where effective upstream source control is provided)
Remedial actions	Repair/rehabilitation of inlets, outlets, and overflows	As required

3.2 Storage Tanks, Filter Strip & Porous Roads

Maintenance schedule	Required Action	Typical Frequency
Regular Maintenance	Inspect and identify any areas that are not operating correctly, take remedial action if required	Monthly (for 3 months) Annually
	Remove debris from the catchment surface (where it may cause risks to performance.	Monthly
	For systems where rainfall infiltrates into the tank from above, check surface for blockage or damage. Clear sediment, algae or other matter from the surface; remove and replace surface infiltration medium as necessary.	Annually
	Remove sediment from pre-treatment structures and/or internal forebays.	Annually, or as required
	Flush and clean medium annually to remove buildup of sediment, algae and foreign matter which would impede functionality.	Annually, or as required
Remedial actions	Repair/rehabilitate inlet surface, outlet, overflows and vents	As required
Monitoring	Inspect/check all surfaces, outlets, vents and overflows to ensure that they are in good condition and operating as designed.	Annually
	Survey runs off from tank for sediment and other foreign bodies and flush medium as necessary.	Every 5 years or as required

3.3 Manholes

Maintenance schedule	Required action	Typical frequency
Regular maintenance	Remove litter and debris	Monthly
	Inspect inlets, outlets, and overflows for blockages, and clear if required.	Monthly
	Inspect inlets, outlets, and overflows for evidence of physical damage.	Monthly
	Inspect inlets and facility surface for silt accumulation. Establish appropriate silt removal frequencies.	Monthly (Year 1), Annually
	Check any penstocks and other mechanical devices	Annually
Occasional Maintenance	Remove sediment from inlets, outlets, forebay and mainbasin when required	Every 5 years, or as required, (likely to be minimal requirements where effective upstream source control is provided)
Remedial actions	Repair/rehabilitation of inlets, outlets, and overflows	As required

3.4 Pipes

Maintenance schedule	Required action	Typical frequency
Regular maintenance	Inspect inlets, outlets, and overflows for evidence of poor operation.	Monthly
	Inspect inlets and facility surface for silt accumulation.	Monthly (Year 1) Annually
Occasional Maintenance	Rod through poorly performing pipes	As required
	If continued poor performance jet and CCTV survey poorly performing runs.	As required
Remedial actions	Repair / rehabilitation	As required

APPENDIX A

INSPECTION CHECKLIST

General information	
Site ID	
Site location and co-ordinates (GIS if appropriate)	
Approved drawing reference	
Elements forming the SuDS scheme	
Inspection frequency	
Approved specification reference	
Type of development	
Specific purpose of any part of the scheme (e.g., biodiversity, wildlife, and visual aspects)	

Inspection Date	Details	Y / N	Action required	Date completed	Details	Y / N	Action required	Date completed
General inspection items								
Is there any evidence of erosion, channeling, ponding (where not desirable) or other poor hydraulic performance?								
Is there any evidence of accidental spillages, oils, poor water quality, odours, or nuisance insects?								
Have any health and safety risks been identified by either the public or maintenance operatives?								

Inspection Date	Details	Y / N	Action required	Date completed	Details	Y / N	Action required	Date completed
Silt/Sediment accumulation								
Is there any sediment accumulation at inlets (or other defined accumulation zones such as the surface of filter drains or infiltration basins and within proprietary devices)? If yes, state depth (mm) and extent. Is removal required? If yes, state waste disposal requirements and confirm that all waste management requirements have been complied with (consult environmental regulator)								
Is surface clogging visible potentially problematic where water must soak into the underlying construction or ground (e.g., under drained swale or infiltration basin)?								
Does permeable or porous surfacing require sweeping to remove silt?								
Is there evidence of litter accumulation in the system? If yes, is this a blockage risk?								

Is there any evidence of any other clogging or blockage of outlets or drainage paths?								
Is the vegetation condition satisfactory (density, weed growth, coverage etc.)? (check against approved planting regime)								
Does any part of the system require weeding, pruning, or mowing? (check against maintenance frequency state in approved design).								
Is there any evidence of invasive species becoming established? If yes, state action is required								
Are any check dams or weirs in good condition?								
Is there any evidence of any accidental damage to the system (e.g., wheel ruts?)								
Is there any evidence of cross connections or other unauthorised inflows?								
Is there any evidence of tampering with the flow control?								

Are there any other matters that could affect the performance of the system in relation to the design objectives for hydraulic, water quality, biodiversity, and visual aspects?

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Inspection Date	Details	Y / N	Action required	Date compl eted	Details	Y / N	Action required	Date completed
Other observations								
Information appended (e.g., photos)								
Continue as current Increase maintenance. Decrease maintenance								
Proposed date for the next inspection								