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FUTURE MANAGEMENT AND MAINTENANCE PLAN
FOR
CONSTRUCTION OF 4 No. INDUSTRIAL UNITS
AT
PHASE 2 DEVELOPMENT
SANDBROOK BUSINESS PARK
ROCHDALE

Project : 2023.110
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1.0 INTRODUCTION

Graham Schofield Associates have been appointed by Northern Trust to provide a Management and Maintenance plan for the private light industrial development of 4 No. units at Sandbrook Business Park, Rochdale, OL11 1LQ.

This document is provided to satisfy the relevant planning condition imposed by Rochdale Borough Council as Lead Local Flood Authority (LLFA), the wording of which is as follows;

“Prior to first occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

(i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident’s management company; and

(ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.”

It is pointed out at this juncture that the proposed development is located within the wider Sandbrook Business Park which is solely owned by Northern Trust Co Ltd. The whole of the site drainage is privately owned by Northern Trust Co Ltd (N.T.) thus negating the need for any third-party involvement with respect to access, easements and site logistics.

2.0 MANAGEMENT ARRANGEMENTS

2.1 Highways

In the first instance, the maintenance of the access road and car parking areas will be the responsibility of The Developer. Once the development is completed, it will then become the responsibility of a Management Company solely owned by N.T. to ensure the roads and car park areas are always maintained.

Any adoptable highways shall initially be the responsibility of The Developer. Thereafter and once adopted they shall become the responsibility of the Local Highway Authority.

2.2 Drainage & Sewers

The initial maintenance of the private drainage network shall be the responsibility of The Developer, and ultimately, once the development is completed, the responsibility for the private network shall be placed with a Management Company, solely owned by N.T. who will be responsible for the Management and Maintenance of all the assets of the site.

All foul and surface water drains are to remain private, the private sewers shown within the site will remain the responsibility of N.T.

The Maintenance Plan should be considered as a live document, with items tailored to reflect the requirements of the development site.

2.3 Surface Water Sewer – Attenuation Systems

2.3.1 Overview

The surface water drainage to the external works areas shall be discharged into drainage channel with trapped gullies and silt buckets or traditional gullies. Hence, any surface water runoff should be suitably clean, to ensure that the linear soakaways and pumping station are not placed at any risk of contamination from accidental spillage from vehicles. Effective upstream treatment is necessary to remove sediment to prevent long-term blockage and subsequent failure of the system. In this regard, regular inspections of the trapped gullies installed in the access road and yard areas are required, as silting of the 'pots', or debris, causing blockages in the gully grates, will reduce the effectiveness of the road gullies and likely cause ponding in the yard area and car parking spaces.

Prior to forming the final connections to the below ground network, all new manholes need to be inspected for construction debris, which should be removed, with pipe test plugs or temporary caps, also removed. Benching shall be properly finished and appropriate access facilities securely fixed. All chamber covers, g rates and their frames should be the correct load rating to cater for the loads acting up on them during construction, as well as during their service life, particularly where they are required to be traffic bearing.

The discharge from the lower site shall be controlled by the maximum flow rate provided in a pumping station and will require periodic inspections to ensure its functionality is maintained.

Similarly, the chambers at the head of the linear soakaways should be inspected upon completion of construction with any debris and/or building materials removed.

3.0 OPERATION & MAINTENANCE REQUIREMENTS

Regular inspection and maintenance are important for the effective operation of the surface water drainage system. Maintenance responsibility for a surface water drainage system should always be placed with an appropriate organisation, which should have a site-specific schedule of work, which itemises the tasks to be undertaken, in addition to the frequency at which they will be performed.

Once the manhole construction is satisfactory and after the system has been made live, the package pumping station chamber and linear soakaway chambers should be inspected monthly for a duration of three months, and thereafter, at six monthly intervals with a hose down, if required.

Adequate access must be provided to all areas where inspection and maintenance is required, including sufficient access for appropriate equipment and vehicles. Operation and maintenance requirements for Surface Water, Piped Attenuation Systems are described in Table 1 on the next page.

Table 1 – Surface Water Attenuation Systems, Operation & Maintenance Requirements

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Cleaning of roof gutters and any filters present in downpipes	Annually, or as required depending on the season
	Inspect for sediment, litter, and debris in geo-cellular storage components and linear soakaway chambers. Inverts of all inlets and outlets in manholes & inspection tubes.	Monthly for the first 3 months, followed by quarterly inspections thereafter.
	Inspect for sediment, litter, and debris inside all silt traps and inspection chambers.	Monthly for first 3 months, followed by quarterly inspections thereafter.
	Trimming of any roots that may be causing blockages.	Annually, or as required
Occasional Maintenance	Removal of sediment and debris from road gullies and gully grates, inside of concrete chamber rings (inc. linear soakaway chambers)	As required, based on visual inspections
Remedial Actions	Repairs to road gullies and grates.	As required
	Repairs to manhole benching, covers & frames.	As required
Monitoring	Inspection of silt traps and taking note of the rate of sediment accumulation	Monthly in the first year, then annually
	Checking of pipes for root ingress and joint displacement, particularly in landscaped areas.	Annually, or as required
	Package pumping chamber and Linear soakaway chambers.	Monthly for first 3 months, followed by every 6 months thereafter.

4.0 REGULAR MAINTENANCE INSPECTIONS AND REPORTING

Regular inspections will:

- Help determine optimum future maintenance activities,
- Confirm hydraulic, water quality, amenity, and ecological performance,
- Allow identification of potential system failures, e.g., blockage, poor discharge, poor water quality, etc.

It is essential that all visual inspections and any maintenance works carried out are recorded, as this enables the response of the system to different maintenance regimes, to be assessed in the future.

During the first year of operation, inspections should ideally be carried out following every significant storm event, to ensure proper functioning of the drainage network, but in practice this may be difficult or impractical to arrange. Maintenance will usually be carried out manually, although a suction tanker will generally be used for sediment / debris removal from silt traps and larger systems. If maintenance is not undertaken for long periods, silt deposits can become hardpacked and require much greater effort to break up and remove.

An important part of a management plan is an annual review, and a 3-5 yearly review of the Maintenance Plan – when maintenance contracts are typically renewed. This should apply to all types of communally maintained drainage systems, including any landscaped areas. The review should involve those responsible for the maintenance, in addition to those undertaking the maintenance work, and should reflect any changes to the site and any changes to adjacent sites, which may impact upon the site and surrounding area.