

MAINTENANCE PLAN

for

OAKMERE HOMES (NW) LTD

PROPOSED RESIDENTIAL DEVELOPMENT

at

CHATBURN ROAD

CLITHEROE

JUNE 2018

REFORD

Consulting Engineers Limited

7 Hall Road, Fulwood, Preston, PR2 9QD

Mobile: 07970 265334 Email: r.e.ford@virginmedia.com

Company number: 09620365 VAT Reg. 215 5638 12

CONTENTS

| SECTION | TITLE | PAGE |
|---------|---|------|
| 1 | INTRODUCTION | 3 |
| 2 | SITE DESCRIPTION | 4 |
| 3 | MANAGEMENT AND MAINTENANCE RESPONSIBILITIES AND SPECIFICATION | 5 |

1. INTRODUCTION

- 1.1 This sustainable drainage management and maintenance plan for the lifetime of the development has been produced on behalf of Oakmere Homes (NW) Ltd for the proposed residential development on land at Chatburn Road, Clitheroe.
- 1.2 The site has an Outline Planning Permission, reference 3/2013/0981, which has been granted by Ribble Valley Borough Council.
- 1.3 A further planning application has been made, reference 3/2017/0653, for the erection of 30 dwellings.
- 1.4 A Management Company will be commissioned to maintain the development in terms of highways, car parking areas, drainage, landscaping, open space etc. An annual levy will be raised by the said company from each householder for the upkeep and future maintenance of the said infrastructure.

2. SITE DESCRIPTION

Existing

- 2.1 The development site lies to the north of Chatburn Road, Clitheroe, to the east of the town.
- 2.2 The site comprises green fields. The southern boundary of the site is Chatburn Road. To the west are the residential properties that lie on Kiln Court and Cringle Way. To the east are green fields and within the site and parallel to the northern boundary is a watercourse that runs to the west.
- 2.3 The site falls from Chatburn Road towards the watercourse into which surface water runoff from the site discharges.
- 2.4 United Utilities sewer records show a public foul sewer within Chatburn Road that lies along the site's southern boundary.

Proposed

- 2.5 Surface water from the development will be collected by a piped system and a restricted discharge made to the watercourse. Attenuation is provided within oversized pipes and manholes. The surface water drainage system is to remain private.
- 2.6 Foul water from the developed site will be collected by a piped system to a proposed foul pumping station located at the end of the access spine road and pumped to the public foul sewer that is located in Chatburn Road. The foul drainage system will remain private.
- 2.7 The proposed roads and car parking areas within the site development are to remain private. Surface water runoff from the roads and car parking areas will drain through SuDS / treatment features comprising trapped gullies and manhole chambers.
- 2.8 The watercourse that runs along the northern boundary of the site in open ditch and will be maintained by the management company.

3. MANAGEMENT AND MAINTENANCE RESPONSIBILITIES AND SPECIFICATION

3.1 The table below identifies the maintenance responsibilities for the various drainage features of the scheme.

| Feature | Maintenance responsibility |
|--|-----------------------------------|
| Domestic private surface water and foul water drainage | Homeowners |
| Main surface water drainage within the roads and landscaped areas, including lateral connections | Management company |
| Main foul water drainage within the roads and landscaped areas, lateral connections, pumping station and rising main | Management company |
| Highway and car parking areas including drainage (gullies and connections) and street lighting | Management company |
| Open / culverted watercourse on the eastern boundary of the site | Management company |

3.2 The table below lists the various drainage features utilised within the proposed drainage design for the residential development at Chatburn Road, Clitheroe, along with the maintenance regime that should be followed.

| DOMESTIC PRIVATE DRAINAGE | |
|--|--|
| Regular maintenance | Frequency |
| Visually inspect gutters to ensure they are kept clear of leaves, debris etc. Lift covers of drainage to inspect chambers for debris and build-up of silts. | Annually. No triggers other than maintenance to be taken on regular schedule. |
| Occasional tasks | Frequency |
| Remove leaves and debris from gutters. Remove debris from inspection chambers to ensure outlets are kept clear of debris to ensure adequate drainage. | As required. Indicator of problem / trigger for maintenance when surcharging or flooding of drains occurs or gutters and chambers full of debris and leaves etc. |
| Remedial work | Frequency |
| Should drains be heavily blocked or damaged contact drainage maintenance company for unblocking / repair works. | As required. Indicator of problem / trigger for maintenance when drainage not functioning and unblocking pipes and chambers etc. not effective. |
| MAIN SURFACE WATER DRAINAGE WITHIN THE ROADS AND LANDSCAPED AREAS | |
| Regular maintenance | Frequency |
| Manhole covers are securely in place. Specialist operatives with current confined spaces training to lift covers and visually inspect manholes to ensure they are kept clear of leaves, debris, silt, etc. Check drainage pipes are operating as expected. | Annually or when notified. |

| | |
|--|--|
| Occasional tasks | Frequency |
| Specialist operatives with current confined spaces training to remove debris and silt from the manholes to ensure outlets are kept clear of debris to ensure adequate drainage. | As required from regular maintenance inspection to trigger works. |
| Remedial work | Frequency |
| The specialist operatives are to advise the management company of any repair works necessary to the manholes. Drains heavily blocked or damaged to be jetted / repaired. | As required from regular maintenance inspection to trigger works. |
| <u>FOUL WATER DRAINAGE WITHIN THE ROADS AND LANDSCAPED AREAS / PUMPING STATION / RISING MAIN</u> | |
| Regular maintenance | Frequency |
| Manhole covers are securely in place. Specialist operatives with current confined spaces training to lift covers and visually inspect manholes and pumping chamber to ensure they are kept clear of leaves, debris, silt, etc. Check drainage pipes are operating as expected. | Annually or when notified. |
| Specialist operatives to carry out maintenance of pumping equipment. | Annually or when notified. |
| Occasional tasks | Frequency |
| Specialist operatives with current confined spaces training to remove debris and silt from the manholes and pumping chamber to ensure outlets are kept clear of debris to ensure adequate drainage. | As required from regular maintenance inspection to trigger works. |
| Remedial work | Frequency |
| The specialist operatives are to advise the management company of any repair works necessary to the manholes and pumping chamber. Drains heavily blocked or damaged to be jetted / repaired. | As required from regular maintenance inspection to trigger works. |
| The specialist operatives are to advise the management company of any repairs to pumping equipment. | As required from regular maintenance inspection to trigger works or when equipment fails to work. |
| <u>HIGHWAY AND CAR PARKING AREAS INCLUDING DRAINAGE (GULLIES AND CONNECTIONS) AND STREET LIGHTING</u> | |
| Regular maintenance | Frequency |
| Brush regularly and remove all sweepings from hard surfaces and inspect gullies for debris and silt. Clean out gullies. | As required. Indicator of problem / trigger for remedial action when road gullies clogged or blocked and remaining full and overflowing. |
| Occasional tasks | Frequency |
| Check wearing course to highway and car parking areas for condition (and any other highways inspection works). | As required. Indicator of problem / trigger for remedial action when road gullies clogged or blocked and remaining full and overflowing. |

| | |
|--|---|
| Carry out electrical testing to street lighting in accordance with BS7671 and a private underground cable network test. Clean the optics (lenses) to ensure the correct illumination levels are achieved | Every six years. |
| Remedial work | Frequency |
| Repair and reinstatement of tarmac construction where required. Kerbing to be replaced where damaged. Replace lighting optics that are not working. Replace damaged lamp standards. | As required. Indicator of problem / trigger for remedial action when road gullies clogged or blocked and remaining full and overflowing. As required. As required. |
| WATERCOURSE | |
| Regular maintenance | Frequency |
| Visually inspect watercourse to ensure it is kept reasonably clear of leaves and debris etc. at surface. Inspection of inlet and outlet structures. | Annually. No triggers other than maintenance to be taken on regular schedule. |
| Cutting of vegetation along length of open watercourse sections so that the watercourse doesn't become overgrown. | Frequency varies, vegetation will require cutting more often in summer / spring months than autumn / winter months. To be cut as required. No triggers other than maintenance to be taken on regular schedule. |
| Remedial work | Frequency |
| Maintenance of watercourse profile should scour or erosion or build-up of silt occur. Repair of inlets and outlets. | As required. Indicator of problem / trigger for maintenance when significant watercourse scour and erosion or build-up of silt has occurred. |