

MAINTENANCE PLAN

for

RIBBLE VALLEY PROPERTY DEVELOPMENT LTD

for

**PROPOSED CONVERSION OF MILL BUILDINGS TO
RESIDENTIAL APARTMENTS**

at

**THE FORMER LODEMATIC WORKS, PRIMROSE
ROAD, CLITHEROE.**

March 2020.

CONTENTS

1. INTRODUCTION

2. SITE DESCRIPTION

3. MANAGEMENT AND MAINTENANCE RESPONSIBILITIES AND SCHEDULES.

1. INTRODUCTION

This document has been prepared to provide details of maintenance of the un-adopted highway, communal areas, bin and cycle storage areas and surface water drainage maintenance requirements for the development at the former Lodematic Works mill premises, Primrose Road, Clitheroe.

The purpose of the Management Maintenance Plan is to identify the onsite policy for the management and maintenance of the aforementioned matters for the lifetime of the development.

The sustainable drainage management and maintenance plan for the lifetime of the development has been produced on behalf of Ribble Valley Property Development Ltd for the proposed mill conversion at Lodematic, Primrose Rd, Clitheroe.

The site currently has planning permission for the demolition of existing workshop buildings conversion of two main vacant mill structures to provide 25 residential apartments erection of cycle/refuse store, laying out of parking and circulation areas and associated landscaping, 3/2019/0954 refers.

A Management Company will be commissioned to maintain the development in terms of highways, car parking, hard and soft landscaping, bin and cycle stores, drainage, open space, and communal areas to apartments 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

The premises lies to the south of Clitheroe town centre. It forms part of what was Primrose Mill and parts of the buildings are believed to date back to circa 1787. It is accessed via Woone Lane or Primrose Road. It is a commercial mill building that was formerly used for the production of cotton, calico printing and more recently by an engineering/hydraulic company known as Lodematic.

The site comprises several large industrial buildings along with a detached storage building and a dilapidated cottage to the rear. On the south west side it shares its boundary with a grade II listed property, Primrose House. There are a number of adjacent businesses operating from the other mill buildings nearby and from Primrose Studios.

Proposed

The small mill (Block B) is to be converted into 7 townhouses, the adjacent mill is to be made into a courtyard area for use of the residents and the large mill (Block A) is to be converted into 18 residential apartments. Bin and cycle storage areas are to be created as well as adequate car parking facilities and landscaping.

A separate surface water drainage scheme is to be submitted to satisfactorily discharge pre-commencement condition 12 in due course.

Health and Safety

The managing body will carry out specific risk assessment and method statements that will apply best practice health and safety policies for maintenance of the drainage systems and all other areas covered by the maintenance plan. The personnel carrying out the maintenance operations will be fully trained and qualified to carry out the tasks.

3. MAINTENANCE SCHEDULES.

It is recommended that each element of the Maintenance Schedule is carried out in accordance with the regime summarised in the Maintenance Schedules. These Schedules must be reviewed on completion of the works to take into consideration specific requirements from product suppliers to be included in the Operation and Maintenance Manual and the Health and Safety File, to be prepared by the appointed Contractor/principal designer. Regular reviews will take place in the future to ensure continuity of quality for each element of maintenance.

Control: Access Roads and pavements –weekly.

- A) Inspection of road and any pavement surface conditions and acknowledge presence of incidental damage or weed infestation.

Remedial action – provision for repair, weed removal or herbicide application.

- B) Inspection of communal/on-site street lighting for unit failure or loose connection plates at column base.

Remedial action -provision for repair or replacement of faulty equipment.

Control: Manhole Access and Attenuated Surface Water Pipework System – monthly.

- A) Inspection of attenuated system pipework (including associated equipment, for example hydro-brake), final discharge point(s) and road drainage gullies, through collection of silt or other obstructions to water flow.

Remedial action - provision of clearance or repair of system and gully trap evacuation in the event of blockage.

Control: Bin and cycle storage areas – weekly to coincide with refuse collection days.

- A) All bin areas to be kept clean and tidy and free from debris at all times. Bins to be returned to the bin stores as soon as practicable after emptying by the local council operatives.
- B) A maintenance schedule will be compiled on the bin collection days in order for the maintenance team to assist residents where appropriate in the return of the bins to the storage areas to prevent them remaining near to the adopted public highway and pavement areas.

- C) All cycle storage areas to remain free of debris and any other personal equipment. Personal cycles should be securely locked during storage times. Cycle storage racks to be checked for damage.

Remedial action – provision to clean cycle and bin store areas and make any repairs as necessary.

Control: External window cleaning. Communal areas and walkways – weekly.

- A) All communal areas to be kept clean and tidy. Hard landscaping to be maintained and kept clear of debris. Soft landscaping to be kept neat and tidy.

Remedial action- A programme of external window cleaning to be adopted and implemented as often as deemed necessary. Remedial action – periodic sweeping of communal walkways and hard landscaping. All soft landscaping to be properly maintained by suitable personnel; a programme of grass cutting, weeding, and pruning to take place including the replacement of any trees, bushes or plants that do not thrive.