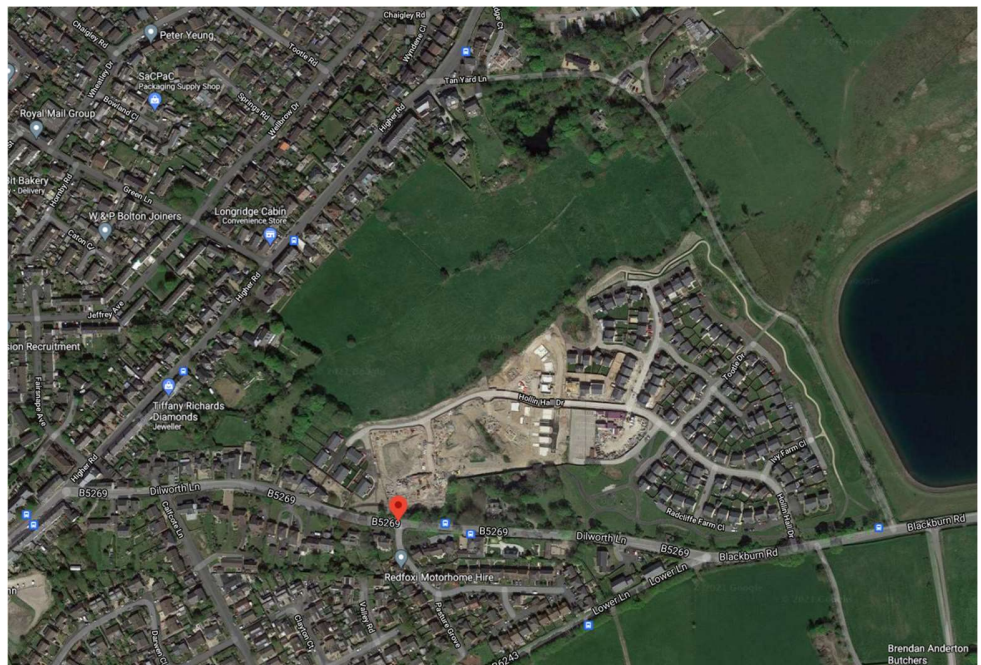


HIGHER ROAD, LONGRIDGE – STANLEY INVESTMENTS



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Maintenance Strategy Report



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Project Closure Report Version Control

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Contents

1.0 INTRODUCTION 3

2.0 SITE DESCRIPTION 3

3.0 FUTURE MAINTENANCE 3

1.0 INTRODUCTION

This maintenance strategy report has been prepared in connection with planning application for the site at Lancaster Road, higher Road, Longridge and is to be read in conjunction with manufacturer's recommendations and the Drainage Strategy as detailed in drawing No. HIG-AJP-ZZ-00-DR-C-1000

2.0 SITE DESCRIPTION

The proposed development site is located off Higher Road in Longridge at National Grid Reference SD 60985 37565.

The total site area available is 6.34 ha, is bounded by housing to the west by Lancaster Road, existing dwellings to the north and open fields to the south and West, with the site accessed off Lancaster Road.

The proposed development will feature 123 new dwellings accessed off Higher Road, with the S.W drainage network intended to discharge to the existing Watercourse south of Blackburn Road.

3.0 FUTURE MAINTENANCE

The proposed drainage solution uses SUDS techniques in accordance with the CIRIA SUDS Manual C753, due to the availability of appropriate space and permeable ground conditions for their viable use and the requirements of the drainage hierarchy as set out NPPF guidance.

It is proposed that the Foul Water drainage systems discharge to sewers that shall be adopted by United Utilities under a Section 104 Agreement, who shall be the responsible party for the operation and maintenance of these systems.

The S.W run off from the roofs and hard surfaces shall discharge by gravity to S.W sewers adopted and maintained by UU, prior to discharging to a SUDS Basin.

These SUDS systems shall be put forward for adoption by United Utilities, in accordance with the CIRIA SUDS Manual C753, with the headwalls adopted and maintained by United Utilities under a Section 104 Agreement.

Accordingly, as stated in the SUDS Manual the operation and maintenance of the infiltration systems shall be as the modified version of tables 22.1 below.

The remaining drainage capture systems will be maintained by the resident's management company as appointed by the responsible organisation, in accordance with manufacturer's requirements which will be provided within the O&M manual which will be issued as a compliance requirement to the maintenance contractor on completion of the works.

The shared hard surfaces proposed for the development shall require regular annual sweep and suction brush following leaf fall in autumn. An annual inspection of the overflow gully within the road, ACO channels and the inspection chambers shall be necessary to remove any silt build up.

Table 22.1 (modified) : Operation and maintenance requirements for detention basins:

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Remove litter and debris	Monthly
	Cut grass – for spillways and access routes	Monthly – during growing season
	Cut grass – meadow grass in and around basin	Half yearly (spring – before nesting season, and autumn)
	Manage other vegetation and remove nuisance plants	Monthly (initially, then as required)
	Inspect banksides for evidence of physical damage	Every six months
	Tidy all dead growth before start of growing season	Annually
	Remove sediment from basin base	As required
	Inspect inlets, outlets and overflows for blockages and clear if required	Monthly
	Check penstocks and vortex control unit	Annually
	Remove sediment from inlets, outlet and forebay	Annually or as required
Occasional maintenance	Re-seed areas of poor vegetation growth	As required
	Prune and trim any trees and remove cuttings	As required
	Remove sediment from inlets, outlets and main basin when required	Every 5 years or as required
Remedial actions	Repair erosion or other damage by re-seeding or re-turfing	As required
	Realignment of rip-rap	As required
	Repair of inlets, outlets and overflows	As required
	Re-level uneven surfaces and reinstate design levels.	As required

Items identified as United Utilities responsibility priority