



Complete
Property Management Solutions Ltd

Management Plan 11/10/24

Waters View, Alston Water, Chapel Hill, Longridge, Preston

Condition 4

Details of a Management Plan to detail how those sections of highway and footpaths would be maintained in perpetuity, such as a private management and maintenance company to be established, shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of any dwelling.

Condition 13

The HMMP needs to identify who the management company is that will be responsible for the areas of POS.



t: 0161 359 4769
t: 01772 782637
t: 01772 780672
e: info@completepropertymanagement.co.uk

Development Details
Waters View
Alston Water
Chapel Hill
Longridge
Preston

In respect of the Management Plan required for Waters View, Alston Water, Chapel Hill, Longridge, Preston, we confirm as follows:

Managing Agent: Complete Property Management Solutions Ltd

t: 01772 782637

e: info@completepropertymanagement.co.uk

Construction Type

Construction is a typical highway construction as approved.

ROAD CONSTRUCTION

30mm Dense wearing course (10mm size)

50mm Dense base course (20mm size)

75mm Dense road base

250mm Granular Sub-base Type 1

FOOTPATH CONSTRUCTION

20 Dense surface course (6mm size)

60 Dense binder course (20mm size)

100 Granular Sub Base Type 1

Management Plan

Routine site visits and visual inspection will take place every three months by Complete Property Management Solutions Ltd (Registered in England & Wales No 5236404). As agents, Complete will be responsible for all POS. All roads and paths not under local authority control will be inspected for defects, damage, maintenance and wear and tear. POS areas will be maintained throughout the year with visits every 2 weeks in summer and a monthly visit in winter after leaf fall.

Special attention to:

- Oil and fuel spills to ensure they are cleaned and treated to avoid degradation – this will also be part of the Residents handbook for all homeowners to report such occurrences immediately.
- Weed suppression and algae build up will form part of the routine maintenance requirements to ensure no natural vegetation is permitted to take growth.
- Shrinkage and movement of any edges and kerbs (especially in prolonged dry spells) to be monitored and localised repairs to be completed as required.
- Monitor tree growth and root protrusion if applicable in conjunction with Tre Risk Assessments (TRA) and local authority requirements & best practice.
- Potholes to roads & undulations to footpaths will be monitored, if they pose a trip hazard, repairs will be undertaken to industry standards.