

READ DESIGN LTD
CHARTERED BUILDING SURVEYORS

Unit 1 Victoria Mill, Watt Street, Sabden,
Clitheroe, Lancashire, BB7 9ED

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Management and Maintenance Plan
Including Additional Info for the LLFA
For the surface water drainage system

For Phase II and III

Mitton Road Business Park

Mitton Road

Whalley

BB7 9YE

For A I Land Developments Ltd

REF:- 102 **REV A – 13th October 2025**

Date:- 14th July 2025

LLFA Additional Information

Further to the LLFA's comments dated 12 August 2025, ref application no 3/2025/0561; the following information has been provided and is included within the application.

- Catchment Plan; please refer to D and D Drainage Drawing D102 "Surface Water Impermeable Area Plan."
- D and D Drainage Drawing D013 "Flood Exceedance Plan"; indicating floor levels, adjacent ground levels and flood water exceedance routes.
- Additional information in relation to timetable for implementation, funding arrangements for on-going, regular and irregular maintenance and means of access for maintenance. All of which is set out in the maintenance section below.
- Evidence of site investigation and infiltration results below:-

Infiltration

On site percolation testing has been undertaken by BEK Environmental which has concluded the following in relation to their finding at the application site Report Ref: BEK/16211/170706/FRC.

'Two trial pits were excavated at Mitton Road Business Park, Whalley and percolation tests in accordance with BRE 365 (2016) were undertaken by BEK Enviro on 5 th July 2017.

One test was completed in each trial pit as the infiltration rate was insufficient to complete more than one test. The tests within each trial pit failed as the water level only fell marginally over a full 24 hour period. As such discharge of surface water from the site via infiltration methods is not considered viable at the site at Mitton Road Business Park, Whalley.'

This extract is taken from BEK Environmental's report dated the 25th July 2017 and available to view on Ribble Valley Borough Councils website, via this link:-

https://webportal.ribblevalley.gov.uk/planx_downloads/17_0714_additional_drainage_info.pdf

Maintenance, Funding and Implementation

Implementation

The drainage routes/ layouts etc as shown on the submitted drawings show what has been constructed onsite, including hydro brake. Evidence of a timetable for implementation has not been submitted as the drainage system is in place. If the LLFA request any changes to the scheme which has been built, a timetable for implementation can be agreed.

Maintenance Funding

The on-going maintenance the drainage system requires, as set out below; along with any remedial works/ irregular maintenance will be paid for by the Management company (site owners). The service charge paid by the tenants to the

Management company, includes an amount for regular maintenance. Over time a fund will build up via the service charge which will cover any irregular maintenance, if there does happen to be a shortfall this will be covered by the Management company who are the site owners.

Access Arrangements

There is no need to provide easements for maintenance access, all of the drainage installation requiring access is within the public areas of the site and access cannot be withheld from the Management company.

Maintenance work to be completed as follows: -

Interceptor 1 and 2: inspected twice a year and emptied and cleaned

Hydro brake: inspected twice a year, clean and test bypass

Storage chamber 1: inspected twice a year

Storage chamber 2: inspected twice a year and empty

Interceptor 3: inspected twice a year and emptied and cleaned

Valve chamber: inspected twice a year, operate test valve

Storage chambers, every 5 years clean out silt debris

Road gullies on a cyclonic clean once a year

The Management company (site owners) will take full responsibility for the maintenance, upkeep and repair costs of the drainage system installed.

Maintenance works schedule prepared by D and D Drainage and Read Design Ltd