



Application Ref No: PL/2024/09516

Bethesda,
Church Rd,
Derry Hill ,
SN11 9NN

RE: Planning Condition 8

“No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.”

A. Ownership and Maintenance Arrangements for the SuDS

Ownership

Freehold of the property has been transferred to “**Oak Leaf Court Management Ltd**” a maintenance contract has been set up with “**New Key Developments Ltd**” to maintain the sustainable drainage system (SuDS).

Following completion of the development, responsibility for the inspection, maintenance and repair of the drainage infrastructure & vegetation management shall transfer to:

[New Key Developments LTD]

The management company shall retain responsibility for the SuDS for the lifetime of the development.

Maintenance Responsibilities

The SuDS features proposed as part of the approved drainage strategy will require ongoing inspection and maintenance including litter and debris removal, sediment management, vegetation maintenance and remediation of any damaged structures.

Responsibility for all inspection, operation and maintenance works shall rest with a private management company for the lifetime of the development.

All inspection and maintenance activities shall take into consideration the implications of lone working. Appropriate risk assessments shall be undertaken and suitable mitigation measures implemented prior to any maintenance operations.

Proposed Schedule of Maintenance for Below Ground Drainage

The below ground drainage system, including soakaways, shall be maintained generally in accordance with CIRIA C753 – The SuDS Manual.

Maintenance Activity	Required Action	Frequency
Inspection of pre-treatment components	Inspect for sediment and debris within pre-treatment components, inspection chambers and manhole rings	Annually
Cleaning of gutters and downpipe filters	Remove leaves, debris and blockages	Annually or as required
Root management	Trim roots causing obstruction or reduced performance	Annually or as required
Sediment and debris removal	Remove accumulated sediment and debris from drainage components	As required based on inspections
Soakaway reconstruction	Reconstruct soakaway and/or replace or clean void fill where performance deteriorates	As required
Geotextile replacement	Replace clogged geotextile where necessary	As required
Silt trap inspections	Inspect silt traps and monitor sediment accumulation rates	Monthly during the first year, then annually
Soakaway performance checks	Confirm soakaway emptying and infiltration performance	Annually

Operational and Safety Requirements

A formal review of operational and maintenance risks shall be undertaken annually.

The following operational safety measures shall apply:

Operation	Risk	Mitigation Measures
Access to manholes for inspection and maintenance	Confined spaces	Entry into confined spaces shall be minimised and, where unavoidable, undertaken only by appropriately trained personnel
Removal of silt from outfalls	Risk to members of the public and open water hazards	Access to hazardous areas shall be prohibited to members of the public and works undertaken by appropriately trained personnel
Removal of silt from drainage channels	Risk to members of the public	Access to hazardous areas shall be restricted during maintenance operations

Residual Risk and Long-Term Operation

Provided that the approved foul and surface water drainage strategies are implemented and maintained, the principal residual risk during the lifetime of the development would arise from failure or reduced performance of the drainage system.

Accordingly, regular ongoing inspection and maintenance in accordance with this Operations and Maintenance Schedule shall be undertaken to ensure that the drainage network continues to operate at the designed capacity.

Funding and Long-Term Management

The management company shall fund ongoing maintenance through service charges or other agreed maintenance arrangements associated with the development.

Maintenance records shall be retained and made available to the Local Planning Authority upon request.

B. Construction Management Plan (CMP)

Introduction

This Construction Management Plan has been prepared to ensure that surface water drainage, flood risk, Vegetation and water quality are appropriately managed throughout the construction phase of the development.

Existing Vegetation Protection

Existing vegetation, trees and root protection areas across the site shall be retained and protected throughout the construction phase in accordance with the approved Arboricultural Method Statement prepared by Hillside Trees Ltd (October 2024) and BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.

The following measures shall be implemented during construction:

- Tree protection barriers and Construction Exclusion Zones (CEZs) shall be erected and maintained in accordance with the approved Tree Protection Plan.
- No access, storage of materials, mixing of concrete, discharge of contaminants or construction activity shall occur within protected areas unless otherwise agreed in writing with the Local Planning Authority and overseen by the Project Arboriculturalist.
- Protective fencing shall remain in place until all development works, including building conversion works, parking upgrades and footpath construction, have been completed.
- Site offices, welfare facilities and storage compounds shall be located outside Construction Exclusion Zones.
- No materials likely to adversely affect tree health, including oil, bitumen or cement, shall be stored within 10 metres of retained trees.
- Concrete shall not be mixed or transported over unprotected ground within 10 metres of retained trees.
- Any unforeseen incidents affecting retained trees, including root damage, spillages or breaches of protective fencing, shall be reported immediately to the Project Arboriculturalist and recorded.

Construction Within Root Protection Areas

Where construction activity is required within Root Protection Areas (RPAs), works shall be undertaken using no-dig construction techniques in accordance with Arboricultural Association Guidance Note 12: 'The Use of Cellular Confinement Systems Near Trees: A Guide to Good Practice'.

The approved methodology includes:

- Use of a no-dig Cellular Confinement System such as 'CellWeb' within RPAs.
- Installation of geotextile membranes above existing ground levels.
- Use of clean angular stone infill to maintain permeability and protect root structures.
- Construction of permeable surfacing above the confinement system.
- Vegetation clearance and level preparation using hand tools where required.
- Use of tracked machinery only where appropriate and under arboricultural supervision.
- Avoidance of excavation, soil compaction and root severance.

The no-dig methodology has been specifically designed to:

- Protect tree roots from compaction and damage;
- Maintain permeability and gaseous exchange within the soil;
- Retain existing vegetation and mature trees across the site; and
- Prevent adverse impacts on surface water drainage and infiltration.

Vegetation and Landscape Maintenance

Existing retained vegetation and all new planting associated with the development, shall be maintained throughout the construction phase and thereafter during the lifetime of the development.

Maintenance measures shall include:

- Regular inspection of retained trees, hedgerows and planted areas;
- Watering of newly planted trees and shrubs during establishment periods;
- Replacement of any dead, diseased or damaged planting during the next planting season;
- Removal of litter, debris and invasive species;
- Avoidance of soil compaction within landscaped and root protection areas;
- Monitoring of tree health by suitably qualified personnel where necessary.

Responsibility for ongoing landscape and vegetation maintenance shall rest with the appointed management company (**New Key Developments Ltd**) for the lifetime of the development.

Surface Water Management During Construction

Temporary drainage arrangements shall be installed and maintained throughout the construction phase to prevent flooding, sediment runoff and pollution.

Measures shall include:

- Temporary cut-off drains and swales where necessary.
- Silt fencing and sediment traps to prevent runoff entering watercourses or drainage systems.
- Use of straw bales, settlement tanks or proprietary filtration measures where appropriate.
- Controlled discharge rates from temporary drainage systems.
- Stabilised construction access points to reduce mud tracking.
- Wheel washing facilities where required.

Pollution Prevention Measures

The following pollution prevention measures shall be implemented:

- Fuels, oils and chemicals shall be stored in bunded areas.
- Refuelling shall only occur in designated areas away from drainage features.
- Spill kits shall be available on site at all times.
- Concrete washout areas shall be designated and isolated from drainage systems.
- Any contaminated runoff shall be contained and disposed of appropriately.

Monitoring and Maintenance During Construction

The site manager shall undertake regular inspections of temporary drainage and vegetation protection measures throughout the construction period.

Inspections shall:

- Identify blockages or failures in temporary drainage systems.
- Monitor erosion, sediment movement and runoff.
- Ensure vegetation protection measures remain intact.
- Record corrective actions where required.

Any defects identified shall be rectified promptly.

Emergency Procedures

In the event of accidental spillages, flooding or drainage failure:

- Works in the affected area shall cease immediately.
- Spill containment procedures shall be implemented.
- The Local Planning Authority and relevant authorities shall be notified where necessary.
- Remedial measures shall be undertaken before works recommence.

Conclusion

The above information demonstrates that appropriate arrangements are in place for:

- The ownership, management and maintenance of the sustainable drainage system for the lifetime of the development; and
- The management of surface water, vegetation protection and pollution prevention during the construction phase.

It is therefore respectfully requested that the drainage condition be discharged.