



Legend

Proposed SW Sewer

Proposed FW Sewer

Nor Beck (Culverted)

Existing SW Sewe

Existing FW Sewer

Existing UU Combined Sewer

Site Boundary

Linear Drain

Proposed Attenuation Tank

Permeable Paved Paving
with perf. pipe (Tanked)

Highway Gully fitted with Naylor Smart
Gully Adapter (or similar approved by LLFA)

Note

This drawing is to be read in conjunction with BGP SuDS Management and Maintenance document reference: LUF-BGP-09-XX-T-C-0003 current revision for Management and Maintenance requirements of elements not included within tables on the drawing.

Note

All flow control devices, pumping stations and petrol interceptors are to be managed and maintained by the contractor until the end of defect period. Client appointed private management company to maintain thereafter.

The flow control devices, pumping stations and petrol interceptors are to be maintained in accordance with the respective manufacturers recommendations and guidance.

Maintenance Requirements

Attenuation Tank 	To be managed by the contractor until end of defect period. Client appointed private management company to maintain thereafter		
	Maintenance Schedule	Required Action	Frequency
Regular Maintenance		Inspect and identify any areas that are not operating correctly. If required take remedial action.	Monthly for 3 months, then annually
		Remove debris from the catchment surface (where it may cause risks to performance)	Monthly
		Maintain vegetation to designed limits, within the vicinity of below ground drainage pipes and tanks to avoid damage to system	Annually or as required
		Remove sediment from pre-treatment structures and/or internal fore bays	Annually or as required
Remedial Actions		Repair physical damage if necessary	As Required
Monitoring		Inspect check/ all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed	Annually
		Survey inside of the pipe runs for sediment build up and remove if necessary	Every 5 years or as required

Planning Condition Discharge Issue	JHJ	C07	JC	14.06.2026
Preliminary Stage 5 Issue	JHJ	C06	JC	06.05.2026
Stage 4 Issue	JHJ	C05	JC	11.04.2026
Stage 4 Issue	JHJ	C04	JC	16.01.2026
Stage 4 Issue	JHJ	C03	JC	28.11.2025
Stage 4 Issue	JHJ	C02	JC	07.11.2025
Stage 4 Issue	JHJ	C01	JC	24.10.2025
Stage 3 Issue	JHJ	P04	JC	01.10.2025
Stage 3 Issue	JHJ	P03	JC	13.09.2025
Stage 3 Issue	JHJ	P02	JC	09.01.2025
Draft Stage 3 Issue	JHJ	P01	JC	18.12.2024

AMENDMENT	BY	REV	CHK	DATE
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Billinghamurst George & Partners

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Client Cumberland Council
Project CMIQ Phase 2 LUF - Unit 9 & 12

BGP Project No. 21T2034

Drawing Title SuDS Maintenance Plan

Drawn	Date	Checked	Date	Size	Scale	Rev.
JJH	Dec '24	JC	Dec '24	A1	1:500	C07
Location	Originator	Volume	Level	Form	Role	Unique No
LUF	BGP	09	XX	D	C	09150

File Reference
LUF-BGP-09-XX-D-C-09150

In instances where this drawing completes or partly completes a contract, Billingham George & Partners will consider that its product has been validated, unless in a period not exceeding 90 working days, the client advises to the contrary.

Maintenance Requirements

FW Sewers and Manholes 	To be managed by the contractor until end of defect period. Client appointed private management company to maintain thereafter	
Maintenance Schedule	Required Action	Frequency
Regular Maintenance Existing Unit	Inspect and identify any areas that are not operating correctly. Initiate required remedial action.	Monthly for 3 months then annually.
Occasional Maintenance	Survey inside of outlet pipes to check for sediment build up and remove if necessary.	Every 5 years or as required.
Remedial Actions	Repair physical damage if necessary.	As Required.

SW Drains and Manholes 	To be managed by the contractor until end of defect period. Client appointed private management company to maintain thereafter	
Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Inspect and identify any areas of concern. If they are not operating correctly, if required take remedial action.	Monthly for 3 months then annually.
Occasional Maintenance	Survey inside of outlet pipes to check for sediment build up and remove if necessary.	Every 5 years or as required.
Remedial Actions	Repair physical damage if necessary.	As Required.

Gullies / Linear Drains 	To be managed by the contractor until end of defect period. Client appointed private management company to maintain thereafter	
Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Inspect access points for silt accumulation to establish silt removal frequencies.	Monthly for 3 months then annually.
	Inspect for ponding on road channel, may be caused by obstruction within gully. Remove by rodding/jetting from access point.	Annually or as required.
Occasional Maintenance	Survey inside of outlet pipes to check for sediment build up and remove if necessary.	Every 5 years or as required.
Remedial Actions	Repair physical damage if necessary.	As Required.

Permeable Car Parking 	To be managed by the contractor until end of defect period. Client appointed private management company to maintain thereafter	
	Maintenance Schedule	Frequency
	Regular Maintenance	Brushing and Vacuuming (standard cosmetic sweep over whole surface). Yearly, ideally after autumn leaf fall.
	Occasional Maintenance	Stabilize and mow contributing and adjacent areas. As required.
	Removal/management of weeds using glyphosate applied directly into the weeds by an applicator rather than spraying.	As required, once per year or on infrequently used pavements.
Remedial Actions	Remediate any landscaping which has been raised to within 50mm of the level of the paving.	As Required.
	Remedial work to any depressions, rutting and cracked/broken blocks considered detrimental to the structural performance or a hazard to users and replace lost jointing material.	As Required.
	Rehabilitation of surface and upper substructure by remedial sweeping.	Every 10-15 years or as required.