

Woodlands Farm, Gwersyllt, Wrexham

APP/H6955/A/19/3233167 granted 10 October 2019 (P/2018/0997)

Planning Condition 5 – Sustainable Drainage

"No development shall commence until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in strict accordance with the details as approved. Those details shall include:

a) a timetable for its implementation, and

b) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime."

Method:

The Sustainable drainage comprises of surface water gullies and channels falling to manholes which run to Soakaways in the resident's rear gardens.

Installation:

The drainage will be installed on a plot-by-plot basis with testing and approval by Local Authority Building Control. The drainage will be protected by the Contractor until the hole site is completed.

Defects Period:

It will be the contractor's responsibility to maintain the Sustainable Drainage for the first 12 months as it's a contractual requirement. Thereafter the RSL will take over the maintenance.

Maintenance Programme:

All maintenance will be carried out in line with the RSL's asset management annual maintenance plan and will be reviewed annually.

The soakaways are located within individual residents gardens and they will maintain responsibility of regular/routine maintenance of the garden as shown in the below maintenance plan. However, property conditions are inspected throughout the year, to allow the association to ensure maintenance and upkeep of properties.

The management plan will commence 12 months post completion, where the RSL takes full ownership of maintenance and management of the scheme.

Maintenance Type	Frequency	Task	Responsible Persons
General Maintenance	Weekly/ Monthly basis dependant on season	• Grass cutting and general garden maintenance • Checking of any outlets and reporting any issues to WWHA	Resident
Occasional	6-12 months	• Inspection of soakaway • Weather monitoring after inspection after heavy rain • Inspection for Tree roots • Inspection of surface settlement • Inspection of inlets and outlets and pipework • Cleaning of roof gutters • Sediment Removal	WWHA
Remedial Maintenance	When Required	• Any repairs to structure and surface reconditioning	WWHA