

30th January 2024

Wyre Council
Civic Centre
Breck Road
Poulton-Le-Fylde
FY6 7PU

FAO Planning Office / LLFA

Re: Rosemount Avenue, Preesall – Drainage Management & Maintenance

To supplement information as part of the planning application for 53No residential dwellings off Rosemount Avenue in Preesall, please see below information detailing the proposed management and maintenance plan for the drainage system for the lifetime of the development.

Asset Owners

Proposed Adopted Sewers

Breck Homes will be the asset owners of the proposed adopted sewers until the formal adoption process is completed. The Engineering Appraisal plan by LDE, submitted with the application shows the intended drainage being offered up for adoption under S104 with United Utilities. Upon completion of the works and associated 12 month period of maintenance the formal vesting declaration will be provided confirming United Utilities as the asset owners.

Private Drainage and SUDS Features

The owner of all remnant drainage assets is the Landowner, Jigsaw Homes North.

Asset Maintenance & Inspection Arrangements

Proposed Adopted Sewers

Upon until formal adoption of the sewers the maintenance will be the responsibility of Breck Homes with routine inspections of the network carried out quarterly.

Private Drainage and SUDS Features

Maintenance of the private drainage and offline attenuation tanks will be carried out in accordance with CIRIA C697 as advised in the Wavin product specification manual. A copy of both documents will be sent to Places for People Homes Limited (the asset owner) following installation. Operation and maintenance of the offline attenuation tank will be carried out inline with Table 21.3 of CIRIA C697 which is appended below.

TABLE 21.3 Operation and maintenance requirements for attenuation storage tanks

Maintenance schedule	Required action	Typical 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
	For systems where rainfall infiltrates into the tank from above, check surface of filter for blockage by sediment, algae or other matter; remove and replace surface infiltration medium as necessary.	Annually
	Remove sediment from pre-treatment structures and/or internal forebays	Annually, or as required
Remedial actions	Repair/rehabilitate inlets, outlet, overflows and vents	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 tank for sediment build-up and remove if necessary	Every 5 years or as required

Responsibility for maintenance and inspections will fall with Breck Homes for the first 12 months following final plot occupation. After the 12 month period the responsibility will fall to the asset owners, Jigsaw Homes North.

Contact details for Breck Homes:

Breck Homes Limited
20 Sceptre Court
Bamber Bridge
Preston
PR5 6AW
01253587010

Contact details for the asset owners:

Jigsaw Homes North
249 Cavendish Street
Ashton Under Lyne
OL6 7AT
08002346826



01253 587010

20 Sceptre Court
Bamber Bridge
Preston
PR5 6AW

All inspections and maintenance are to be funded directly by the company responsible at the given time.

We trust that information above and enclosed is suitable to discharge the relevant condition, should you require any additional information please do not hesitate to contact our office.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Dan King', is written over a light blue rectangular background.

Dan King
Technical Director

Tel. 01253587010

Email. dk@breck.co.uk