

Barrow Hill Quarry, Mill Lane, Earl Shilton
Condition 18 - Maintenance and Management Plan
June 2025
Our Ref: 26726-FLD-0103

Introduction

MEC Consulting Group Ltd, has been commissioned by AT Contracting and Plant Hire (hereafter referred to as 'the Client') to undertake flood risk and drainage work to support a discharge of conditions application for a proposed leisure development at Barrow Hill Quarry, Mill Lane, Earl Shilton (hereafter referred to as 'the Site').

Following the submission of the planning application (21/01390/FUL), Hinckley and Bosworth Borough Council have granted permission for the carrying out of the development, subject to conditions. This report aims to discharge condition 18 which states:

No occupation of the development approved by this planning permission shall take place until such time as details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to and approved by the Local Planning Authority. The surface water drainage system shall then be maintained in accordance with these approved details in perpetuity.

A Flood Risk Assessment and drainage drawing has been completed by MEC (26726-01-TN-01 REV B) and (26726_01_230_02). Reference has been made to these documents in preparation of this report.

The key objectives of the Management and Maintenance Plan are to ensure surface water is not discharged from the site except via the designed drainage system at the restricted rate defined in the Flood Risk Assessment, that an appropriate level of maintenance is undertaken to minimise the risk of flooding both on and offsite, and to ensure the surface water drainage system is in accordance with the proposed design.

Surface Water Drainage Strategy

The site is a former quarry with no existing drainage noted on site. In accordance with Leicestershire County Council Guidelines, surface water discharge from the site will be limited to 5.0l/s. The drainage strategy involves conveying surface water flows into two attenuation basins, via permeable paving and a pipe network. Surface water from the site will outfall into the existing watercourse to the south of the site.

Maintenance and Management

A proposed maintenance plan is shown in the table below and breaks down the maintenance requirements of the various proposed assets in accordance with the CIRIA C753 SuDS Manual guidance.

The primary responsibility for overseeing the Management and Maintenance of the SuDS features during construction will be AT Contracting and Plant Hire Ltd. A management company who will own and run the lodges will be responsible for the site after construction. In case of transfer of ownership, future owners should be notified of the requirements for proper implementation of the Management and Maintenance Plan. Maintenance needs of the system should be monitored and schedules adjusted to suit the specific needs of the development. Permeable surfaces should be regularly cleared of silt and other debris to ensure the permeability is preserved. Adequate access should be provided to the basins for inspection and maintenance including allowance for appropriate equipment and vehicles. Mowing should retain grass lengths of 75mm – to 150mm across the 'treatment' surface to assist in filtering pollutants and retaining sediments to reduce the risk of flattening during runoff events.

New ponds have the potential to become dominated by invasive native plants and therefore during the first five years whilst vegetation is establishing, it is important to ensure certain plant growth is controlled. Eutrophication of SuDS basins could occur during the summer months. This should be alleviated by controlling the nutrient source or providing a baseflow to the pond. Table 1 shows the proposed maintenance regime for the attenuation basin and associated headwalls, pipework and flow control chambers.

An inspection and maintenance log should be kept to include records of the dates of inspection, physical condition of the structures, depth of any sediment, any evidence of overtopping or debris blockage and maintenance required or performed on each structure/system.

The proposed maintenance regime for each feature can be found in Table 1 below. For further guidance, consult CIRIA C753 – The SuDS Manual.

Table 1: Proposed Maintenance Regime – Attenuation Basins and associated features.

Drainage Asset	Responsible Organisation	Maintenance Work	Frequency
Pipework / Manholes	AT Contracting & Plant Hire Ltd Moorbarns House, Moorbarns Lane, Lutterworth, Leicestershire, LE17 4JD	Inspect pipework and clear blockages	Annually or after severe storms.
		Inspect manholes and clear blockages	
		Repair any defects in the network	
		Inspect flow control, ensure operating freely and pivoting bypass door and penstock valve operating correctly	
Headwalls		Inspect the structure and remove any debris/litter on the structure.	Annually or after severe storms
		Replace malfunctioning parts or structures	As required
Flow Control Chamber		Inspect structure and remove excessive silt build-up	Monthly during construction and then annually or after severe storms
		Inspect pipework and manholes also clear blockages	Annually or after severe storms
		Inspect manholes and clear blockages	
		Inspect flow control, ensure operating freely and pivoting bypass door and penstock valve operating correctly	
		Replace malfunctioning parts or structures	
		Inspect for evidence of poor operation	6 monthly
		Inspect sediment accumulation rates and establish appropriate removal frequencies	
		Test control structure to ensure operating as per original design	5 yearly
Permeable Pavements		Brushing and vacuuming (standard cosmetic sweep over the whole surface)	Once a year after autumn leaf fall, or reduced frequency as required, based on site-specific observations of clogging of manufacturer's recommendations.
		Stabilise and mow contributing and adjacent areas	As required
		Removal of weeds or management using glyphosate applied directly into the weeds by an applicator rather than sweeping	
		Remediate any landscaping which, through vegetation maintenance of soil slip, has been raised to within 50 mm of the level of the paving	
		Remedial work to any depressions, rutting and cracked or broken blocks considered detrimental to the structural	

Attenuation/Detention Basins	performance or a hazard to users and replace lost jointing material	
	Rehabilitation of surface and upper substructure by remedial sweeping	Every 10 to 15 years or as required
	Initial inspection	Monthly for 3 months after installation
	Inspect for evidence of poor operation and/or weed growth – if required, take remedial action	3 monthly, 48 hours after large storms in first 6 months
	Inspect silt accumulation rates and establish appropriate brushing frequencies	Annually
	Monitor inspection chambers	
	Remove litter and debris	Monthly
	Cut grass – for spillways and access routes	
	Cut grass – meadow grass in and around the basin	
	Manage other vegetation and remove nuisance plants	
	Inspect inlets, outlets and overflows for blockages, and clean if required	
	Inspect banksides, structures for silt accumulation. Establish appropriate silt removal frequencies	
	Check any penstocks and other mechanical devices	Annually
	Tidy all dead growth before the start of the growing season	
	Remove the sediment from inlets, outlets and forebay	
	Manage wetland plants in outlet pool – where provided	

REGISTRATION OF AMENDMENTS

Date	Rev	Comment	Prepared By	Checked By	Approved By
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