



SuDs Management Plan

21T2034 – Cleator Moor Innovation Quarter Phase 2
LUF – Unit 9 & 12

Report Reference: LUF-BGP-09-XX-T-C-0003

Billinghurst George & Partners

Civil & Structural Engineers, Building Surveyors

Wellington House, Wellington Court, Preston Farm, Stockton-on-Tees, TS18

T: 01642 876 470 E: consulting@bgp-teesside.co.uk @BGPconsulting



SuDs Management Plan

Project: Cleator Moor Innovation Quarter Phase 2 LUF – Unit 9 & 12

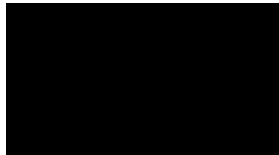
Client: Cumberland Council

LLFA: Cumberland Council

BGP Job No: 21T2034

Document Checking:

Prepared By: J Herbert – Associate Director *BEng (Hons) IEng MICE*



Checked By: J Conway – Director *BSc CEng MICE*



Issue	Date	Status	Checked for Issue
P01	22/09/2023	Planning	JC
P02	23/11/2023	Planning	JC
P03	09/01/2025	Planning	JC
P04	13/09/2025	Planning	JC
P05	01/10/2025	Planning	JC
P06	07/11/2025	Planning	JC
P07	28/11/2025	Planning	JC

This document has been prepared solely as a SuDs Management Plan for Cumberland Council regarding the proposed scheme at land off Leconfield Street, Cleator Moor. Billinghurst George & Partners accepts no responsibility or liability for any use that is made of this document other than by the Client for which it was originally commissioned and prepared.



Contents

1. Introduction
2. Site Description
3. Existing Drainage Regime
4. Proposed Surface Water Drainage Solution
5. SuDs Management and Maintenance
6. Pipes
7. Attenuation Tank
8. Permeable Paving
9. Silt Traps
10. Linear Drains
11. Flow Control Devices

Appendix A – SuDS Management Plan



1. Introduction

- 1.1 Billingham George and Partners have been commissioned by Cumberland Council to prepare a SuDS Management Plan regarding the proposed LUF2 development at Leconfield Industrial Estate, Cleator Moor.
- 1.2 The proposals are to construct two new industrial start up units for business accommodation on the brownfield site that previously comprised an industrial unit, this is now demolished with the existing floor slab remaining insitu. The adjacent parcel of greenfield of land is located to the southeast of the existing slab.
- 1.3 The Flexible Start-Up units have been deliberately located to provide a close link with the new Hub amenity building directly to the north (application ref 4/22/2184/001). Good access to the Hub will provide important shared social and administration facilities to support these small start-up businesses.
- 1.4 This SuDS Management Plan has been produced to demonstrate how the proposed use of Pipes, Attenuation Tanks and permeable paving will be managed and maintained to satisfy the requirements set out in CIRIA 753 and in accordance with the Cumbria Development Design Guide which is Cumberland Council (CC) criteria for Sustainable Drainage Systems (SuDS).
- 1.5 This report is provided to assist the adopting body/maintaining body in developing an appropriate Maintenance Plan.
- 1.6 The format of the manual will be agreed in advance with the principal designer and end user, and the manual will include relevant information from all designers, suppliers and subcontractors for every element of the project.
- 1.7 This manual will be reviewed by the principal designer, and handed over to the client on practical completion. Demonstration and Training will also be arranged for the building users and maintenance staff where required.
- 1.8 The operation and maintenance manuals will include the SUDS management plans, as well as any other information required for the operation and maintenance of the site drainage system.



2. Site Description

- 2.1 At approximately 3.17 Ha in size the Brownfield site is located approximately 5.15km southeast of Whitehaven and approximately 18km southwest of Cockermouth. The site currently comprises existing service yards, old building footprints and part soft landscaping. The site is bound by existing buildings and demolished footprints to the northern southern boundary, existing woodland to the eastern boundary and existing industrial buildings and demolished building footprints to the west.
- 2.2 The site is relatively flat at an approximate level of between 83.2m and 82.6m AOD, falls existing within the existing adjacent storage yard to provide drainage falls to gullies.
- 2.3 The nearest named watercourse is Nor Beck, which where open is located 100m north of the site. Through CCTV investigation it is evident that it is culverted at a point northwest of site and runs southwest into Leconfield Industrial Estate and through to Leconfield Street. Nor Beck culvert continues southeast through Norbeck Park and adjacent fields ultimately converging with the River Keekle.
- 2.4 There are no other named or unnamed watercourses within close proximity to site.



3. Existing Drainage Regime

- 3.1 The equivalent brownfield run off rate from the existing site has been calculated in accordance with Cumberland Council (CC) standards, which ensures designers set about achieving a 50% reduced discharge rate on existing. This is as follows;
- 3.2 ***Brownfield Discharge Rate = (140l/s x Ha.) x 50%***
- 3.3 The proposed LUF2 buildings and parking forms part of a wider plan to re-develop the west area of Leconfield Industrial Estate, the further expansion works are covered under a separate planning application. The brownfield discharge rate has been calculated for the re-developed area that LUF2 Start-Up units, car park and future hub development is within and is determined in total as **87.0 l/s**. The future Hub building development is to be submitted under a separate planning application.
- 3.4 There are several United Utilities combined drains and manholes located toward the primary access of Leconfield Industrial Estate. The 225-300mm diameter combined sewers drain from southeast to northwest along Leconfield Street in keeping with the topography of the highway.
- 3.5 A United Utilities 675mm diameter combined sewer is located just beyond the north western boundary, which drains southwest.
- 3.6 The overall existing site is currently served by wastewater systems through an existing network of separate private sewers. The surface water run off from the site currently discharges to the culverted Nor Beck watercourse in two locations, one to the west and the other to the northwest of the development site. The foul water flows from the site currently discharge to the existing 675mm diameter United Utilities sewer located to the northwest of site.



4. Proposed Surface Water Drainage Solution

- 4.1 The proposed LUF2 units, yards and parking forms part of a wider plan to re-develop this particular area of Leconfield Industrial Estate, the future hub development works are to be covered under a separate planning application. The brownfield discharge rate has been calculated for the re-developed area that LUF2 buildings and car park is within and is determined as **87.0 l/s**.
- 4.2 The new LUF2 units, yards and car parking proposes to discharge surface water flows to the Nor Beck culverted watercourse via an existing connection. Surface water flows are to be restricted to a brownfield run off rate of 87.0 l/s, this rate is to be agreed with the Lead Local Flood Authority and Environment Agency.
- 4.3 Due to the minimal amount of green open available space onsite it is deemed a suitable solution to provide the attenuation volume to retain the 1 in 100 year + 50% climate change flood event below ground within an attenuation tank.
- 4.4 Attenuation is to be provided for the development with an associated flow control restriction. The final flow control restriction from the two units (and future hub development) is 87.0 l/s. The attenuation volumes provided to serve the new development is 960m³. This volume is based on the total impermeable surface area and restricted discharge rate of 87.0 l/s. It is proposed that volumes will be stored within one no. attenuation tank of depth 1.6m.
- 4.5 The tank is to be maintained by a private management company, maintenance requirements for the tank are detailed in chapter 7 of this report. Tank is to be installed as per the manufacturer's drawings following detailed development of the design. The tank management is to be read in conjunction with the Landscapes maintenance documents.
- 4.6 Any manufacturer's maintenance recommendations over and above what is stated on the maintenance tables will also be included in the maintenance plan.



5. SuDS Management and Maintenance

5.1 The proposed storm water system consists of the following SuDS components:

- Pipes
- Attenuation Tank
- Permeable Paving
- Silt Traps
- Linear Drains
- Flow Control Devices

5.2 There are three categories of maintenance activities referred to in this report:

Regular Maintenance (including inspections and monitoring)

Consists of basic tasks done on a frequent and predictable schedule, including vegetation management, litter and debris removal, and inspections.

Occasional Maintenance

Comprises tasks that are likely to be required periodically, but on a much less frequent and predictable basis than the routine tasks (sediment removal is an example).

Remedial Maintenance

Comprises intermittent tasks that may be required to rectify faults associated with the system, although the likelihood of faults can be minimised by good design. Where remedial work is found to be necessary, it is likely to be due to site-specific characteristics or unforeseen events, and as such timings are difficult to predict.

Note: The operations contained within this section specific to the maintenance of landscaping, shall be read in conjunction with any development landscape maintenance plan(s).

6. Pipes

- 6.1 Sewer Pipes form the basis of the drainage strategy, also for attenuation purposes, they will hold additional flows in the pipework and manhole chambers when flood exceedance occurs.
- 6.2 Table 1 regarding Pipes provides guidance on the type of operational and maintenance requirements that may be appropriate. The list of actions is not exhaustive and some actions may not always be required.

Table 1 - Operation and Maintenance requirements for Pipes

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
	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

- 6.3 The pipes are installed at gradients which provide self-cleansing, therefore no significant maintenance is required.
- 6.4 Blockages should be removed if they occur.
- 6.5 Manholes/inspection chambers with silt traps should be inspected 6 monthly and emptied of any silt as required.
- 6.6 Back inlet gullies and rainwater pipes should be inspected 6 monthly and any blockages or silting up removed.

7. Attenuation Tank

- 7.1 The Attenuation Tanks are to be located beneath either new car parking or soft landscaping. The tanks are to be managed and maintained by a private management company.
- 7.2 The primary function of the Attenuation is to provide storage through the site during times of severe flood events up to and including 100 year + 50% climate change event. Table 2 provides guidance on the type of operational and maintenance requirements that may be appropriate.

Table 2 - Operation and Maintenance requirements for Crates/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
	Catch pits either side of tanks to be regularly inspected and cleared of any silt build up.	Annually
	Remove sediment from pre-treatment structures and/or internal fore bays via jetting or similar approved method.	Annually or as required
Remedial Actions	Repair/rehabilitate inlets, outlets, catch pit chambers and vents.	As Required
Monitoring	Inspect check/all inlets, outlets, vents and catchpit to ensure that they are in good condition and operating as designed	Annually
	Survey inside of the tank from catchpit chamber for sediment build up and remove via jetting if necessary	Every 5 years or as required

- 7.3 Regular inspection and maintenance is required to ensure the effective long term operation of below ground storage systems. Maintenance responsibility for the system should be placed with a responsible organisation. Crates/Tanks above provides guidance on the type of operational and maintenance requirements that may be appropriate. The list of actions is not exhaustive and some actions are not always required.
- 7.4 Maintenance plans and schedules should be developed during the design phase, and will be specific to the type of tank that is adopted. Specific maintenance needs of the system should be monitored, and maintenance schedules adjusted to suit requirements. CDM 2015 requires designers to ensure that all maintenance risks have been identified, eliminated or reduced and/or controlled where appropriate. This information will be required as part of the health and safety file.

8. Pervious Paving

- 8.1 Regular inspection and maintenance is important for the effective operation of pervious pavements. Maintenance responsibility for a pervious pavement and its surrounding area should be placed with an appropriate responsible organisation. Before handing over the pavement to the client, it should be inspected for clogging, litter, weeds and water ponding, and all failures should be rectified. After handover, the pavement should be inspected regularly, preferably during and after heavy rainfall to check effective operation and to identify any areas of ponding.
- 8.2 Pervious pavements need to be regularly cleaned of silt and other sediments to preserve their infiltration capacity. Extensive experience suggests that sweeping once per year should be sufficient to maintain an acceptable infiltration rate on most sites. However, in some instances, more or less sweeping may be required and the frequency should be adjusted to suite site-specific circumstances and should be informed by inspection reports.
- 8.3 A brush suction cleaner (which can be a lorry-mounted device or a small precinct sweeper) should be used for regular sweeping. Care should be taken in adjusting vacuuming equipment to avoid removal of jointing material. Any lost material should be replaced. It is also possible to clean the surface using lightweight rotating brush cleaners combined with power spraying using hot water.
- 8.4 If the surface has clogged then a more specialist sweeper with water jetting and oscillating and rotating brushes may be required, especially for porous asphalt surfaces, to restore the surface infiltration rate to an acceptable level. The specialist equipment should be adjusted so that it does not strip binder from the aggregate in the asphalt.
- 8.5 The likely design life of grass reinforcement will be dictated by trafficking and is likely to be about 20 years if designed correctly. For concrete block permeable paving the design life should be no different from standard paving, assuming that an effective maintenance regime is in place to minimise risks of infiltration clogging. Porous asphalt will lose strength and begin to fatigue due to oxidation of the binder. This is likely to occur slightly faster in porous asphalt than normal asphalt, so the design life will be reduced slightly. Porous concrete should have a similar design life to a normal concrete slab.
- 8.6 The reconstruction of failed areas of concrete block pavement should be less costly and disruptive than the rehabilitation of continuous concrete or asphalt porous surfaces due to the reduced area that is likely to be affected. Materials removed from the voids or the layers below the surface may contain heavy metals and hydrocarbons and may need to be disposed of as controlled waste. Sediment testing should be carried out before disposal to confirm its classification and appropriate disposal methods.
- 8.7 See Table 3 (over page), it provides guidance on the type of operational and maintenance requirements that may be appropriate. The list of actions is not exhaustive and some actions may not always be required.

Table 3 - Operation and Maintenance requirements for Pervious Paving

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	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 or manufacturer's recommendations – pay particular attention to areas where water runs onto pervious surface from adjacent impermeable areas as this area is mostly likely to collect the most sediment.
Occasional Maintenance	Stabilise and mow contributing adjacent areas	As Required
	Removal of weeds or management using glyphosate applied directly into the weeds by an applicator rather than spraying	As Required – Once per year on less frequently used pavements
Remedial Actions	Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50mm of the paving	As Required
	Remedial works to any depressions, rutting and cracked or 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 (if infiltration performance is reduced due to significant clogging)
Monitoring	Initial Inspection	Monthly for three months after installation
	Inspect for evidence of poor operation and/or weed growth – if required, take remedial action	Three-monthly, 48 hr after large storms in first six months
	Inspect silt accumulation rates and establish appropriate brushing frequencies	Annually
	Monitor inspection chambers	Annually



9. Silt Traps

- 9.1 Table 4 regarding Silt Traps provides guidance on the type of operational and maintenance requirements that may be appropriate. The list of actions is not exhaustive and some actions may not always be required.

Table 4 - Operation and Maintenance requirements for Silt Traps

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 pit (where it may cause risks to performance)	Monthly
Remedial Actions	Repair physical damage if necessary	As Required
Monitoring	Inspect / check all inlets, outlets and overflows to ensure that they are in good condition and operating as designed	Annually
	Inspect inside of the silt trap for sediment build up and remove if necessary	Every 6 months or as required

- 9.2 Blockages should be removed if they occur.
- 9.3 Silt traps should be inspected 6 monthly and emptied of any silt as required.

10. Linear Drains

- 10.1 Linear drains form the basis of the drainage strategy for hardstanding surrounding the new building.
- 10.2 Table 5 regarding Linear Drains provides guidance on the type of operational and maintenance requirements that may be appropriate. The list of actions is not exhaustive and some actions may not always be required.

Table 5 - Operation and Maintenance requirements for Linear Drains

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
	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 and overflows to ensure that they are in good condition and operating as designed	Annually
	Inspect inside of the linear drain for sediment build up and remove if necessary	Every 1 year or as required

- 10.3 The linear drains are installed level, therefore it is suggested monitoring / cleaning is 1 year rather than 5.
- 10.4 Blockages should be removed if they occur.
- 10.5 Inspection chambers/outlet boxes with silt traps should be inspected 6 monthly and emptied of any silt as required.



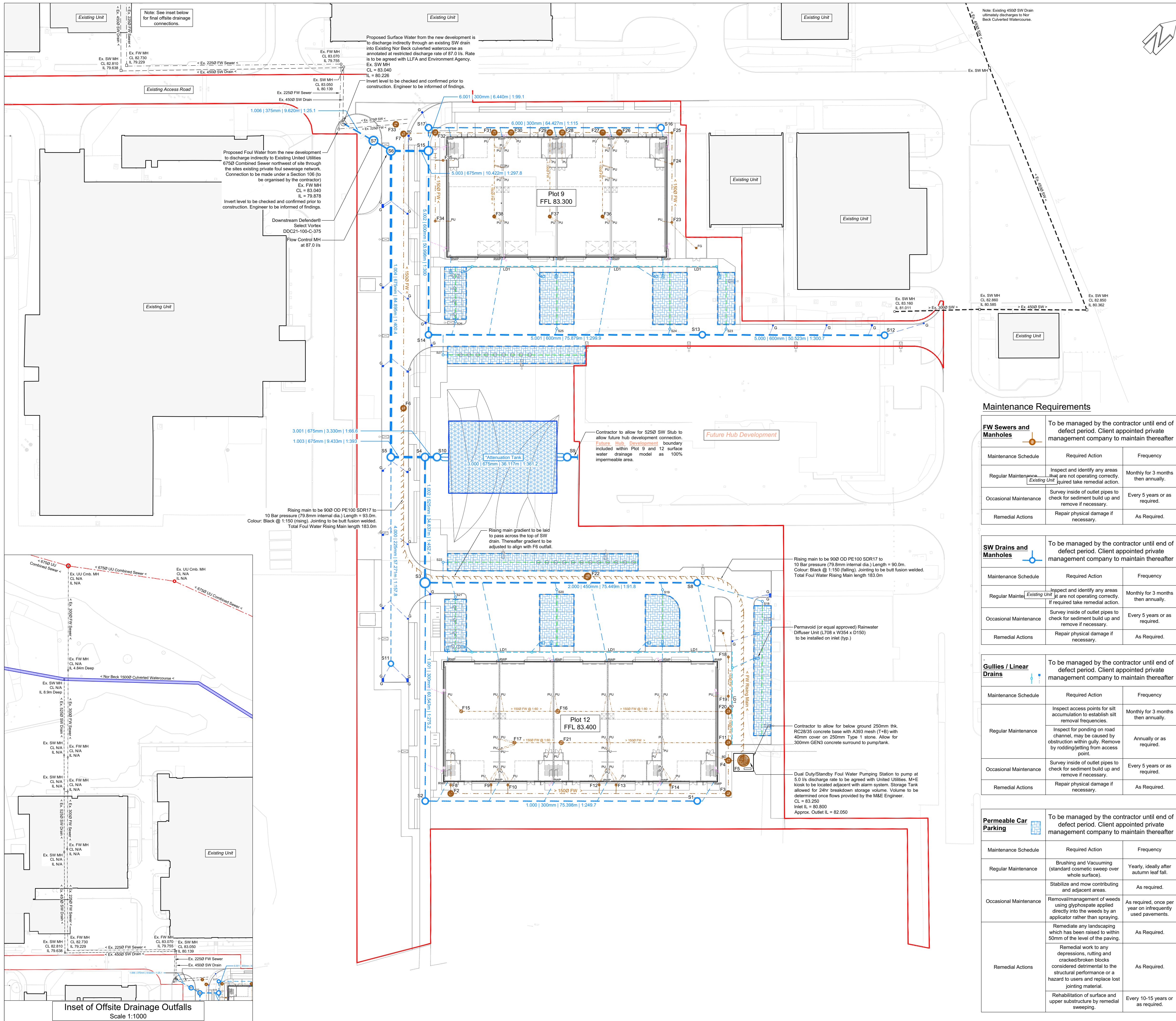
11. Flow Control Devices

- 11.1 All flow control devices should be routinely inspected, maintained and monitored in accordance with the respective manufacturer's recommendations. These are to be provided separately.



Appendix A

SuDS Management and Maintenance Plan



- DO NOT SCALE -

Legend

Proposed SW Sewer

Proposed FW Sewer

Nor Beck (Culverted)

Existing SW Sewer

Existing FW Sewer

Existing UU Combined Sewer

Site Boundary

Linear Drain

Proposed Attenuation Tank

Permeable Paved Paving with perf. pipe (Tankd)

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
Remedial Actions	Remove sediment from pre-treatment structures and/or internal fore bays	Annually or as required
	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

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	Inspect and identify any areas that 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.

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 that 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.
Occasional Maintenance	Inspect for ponding on road channel, may be caused by obstruction within gully. Remove by rodding/jetting from access point.	Annually or as required.
Remedial Actions	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	Required Action	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.
Remedial Actions	Removal/management of weeds using glyphosate applied directly into the weeds by an applicator rather than spraying.	As required, once per year on infrequently used pavements.
	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.

NOT FOR CONSTRUCTION

Stage 4 Issue	JJH	C03	JC	28.11.2025
Stage 4 Issue	JJH	C02	JC	07.11.2025
Stage 4 Issue	JJH	C01	JC	24.10.2025
Stage 3 Issue	JJH	P04	JC	01.10.2025
Stage 3 Issue	JJH	P03	JC	13.09.2025
Stage 3 Issue	JJH	P02	JC	09.01.2025
Draft Stage 3 Issue	JJH	P01	JC	18.12.2024
AMENDMENT	BY	REV	CHK	DATE



Billinghurst George & Partners

CIVIL & STRUCTURAL ENGINEERS | BUILDING SURVEYORS

@BGPconsulting www.bgp-consulting.co.uk

Teeside 01642 876470 Tyneside 0191 495 4100

Client	Cumberland Council
Project	CMIQ Phase 2 LUF - Unit 9 & 12
BGP Project No.	21T2034
Drawing Title	SuDS Maintenance Plan
Drawn	JJH
Date	Dec '24
Checked	JC
Date	Dec '24
Size	A1
Scale	1:500
Rev.	C03
Location	LUF
Originator	BGP
Volume	09
Level	XX
Form	D
Role	C
Unique No.	09150

File Reference
LUF-BGP-09-XX-D-C-09150
In instances where this drawing completes or partly completes a contract, Billinghurst George & Partners will consider that it's product has been validated, unless in a period not exceeding 90 working days, the client advises to the contrary.