

This statement is submitted to discharge condition 20 of application **67965|Residential development of 27 no. houses and apartments with car parking, landscaped areas and associated works**

Condition 20 reads: *The construction of the dwellings shall not commence unless and until details of the proposed arrangements for future management and maintenance of the proposed estate road and street lighting within the development have been submitted to and approved by the local planning authority. The estate road shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and maintenance company has been established.*

Under the proposals the private streets of Baybutt Street and Cunliffe Street will be managed and maintained by Great Places' Facilities Management Team. As part of the construction of the new dwellings on the site the private roads will be widened, improved and resurfaced to adoptable standards to ensure minimal maintenance is required in the first 20 years. These works will also include the provision of metered street lighting. Once the work has been completed annual inspection of the private roads will be undertaken by the Great Places Facilities Management Team with repairs undertaken as required. Should more frequent maintenance be required then this will be undertaken ad hoc.

Our proposed maintenance schedule is as follows:

Street lighting	Annual inspection	Repaired as required
Kerbs and road surface	Annual inspection	Repaired as required
Pavements	Monthly	Inspect for trip hazards
Litter picking	Monthly	Litter removed from site
Leaf clearance	Once in Nov and Dec each year	
Weeding and debris removal	Min 5 visits per year	Apply weed treatment or hand removal as appropriate