

Surface Water Drainage Maintenance Plan

Maintenance activities are broadly defined in the CIRIA C753 SuDS manual as:

- Regular maintenance (including inspections)
- Occasional maintenance
- Remedial maintenance

Maintenance will be required to keep the drainage system working efficiently throughout the proposed developments design life. The proposed conventional pipe network is designed to achieve minimum self-cleansing velocities and access points are to be included to carry out maintenance as required by relevant standards.

Maintenance procedures should be put in place to ensure that the functionality of the surface water drainage features are not compromised and to rehabilitate the system following a flood.

Surface water drainage features that require specific maintenance are as follows:

1. Hydro brake (osa) flow control chambers;
2. Gullies, manholes, silt traps and pipework (including perforated pipework);
3. Permeable Paving;
4. Rainwater Harvesting System

The maintenance plan and schedule will be the responsibility of the developer, or their nominated developer agent, and after completion will be the responsibility of the landowner/ occupier who will be responsible for all maintenance at the site including the surface water drainage system.

The entire system should be cleaned out, jetted and CCTV surveyed upon completion of development and then inspected in accordance with the proposed maintenance schedule.

The maintenance program should include inspecting and clearing all debris from the roof gutters once a year. This maintenance is best carried out late autumn to include the removal of leaf matter.

It is proposed the following maintenance plan and schedule is included in the operation and maintenance manuals for the completed development:

Maintenance Schedule	Required Action	Recommended Frequency	Feature ID
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action	Annually and after a significant storm	1 2 3 4
	Debris removal from catchment surface	Monthly	
	Engage specialist maintenance company for routine hydro brake and rainwater harvesting maintenance and clean as required;	Six months or annually*	1 4
Occasional	Inspect/check all inlets, outlets, silt traps and disbursal units to ensure that they are in good condition and operating as designed	Every three months for six months and then every six months and/or after a significant storm*	1 2 3 4
	Visual Inspection survey at every inspection point (followed by CCTV if necessary)	After every significant storm and at every three years	1 2 3
Remedial actions	Repair/rehabilitation of gullies, silt traps manholes and pipework. Engage specialists for repairs to proprietary systems including flow control chambers.	As required following all inspections	1 2 3

*The checks and inspections carried out during the running-in period will establish the frequency of future inspections with a minimum of 12 month service intervals.

Rainwater harvesting system to be maintained in accordance with supplier guidance