

P e l l F r i s c h m a n n

Chester Road Hostel

Drainage Maintenance Plan

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1.1 Maintenance and Adoption

1.1.1 For the proposed surface and foul water drainage system to function correctly, it will need to be appropriately maintained. It is proposed that the drainage features on site are to remain private and to be maintained by a management company.

1.1.2 The maintenance schedule for the drainage network serving the redevelopment must be comprehensive and detail the specific maintenance requirements for each element of the drainage system. The CIRIA SuDS Manual has extensive information relating to the maintenance of SuDS which should be consulted when specifying the requirements.

1.1.3 For pipes, manholes and gullies, both general best practice and specific manufacturer maintenance protocols should be followed.

1.1.4 Requirements for the ongoing maintenance of the infrastructure should form part of the Operation and Maintenance (O&M) manual for the site, clearly detailing the extent of responsibility and features to be maintained. Any specialist or proprietary products specified should have a manufacturer specific maintenance regime which should be included. It is envisaged that the O&M manual will be developed at the detailed design stage. A summary of general best practice maintenance is given in the table below:

| Drainage Item | General Requirements | Frequency |
|---|--|---------------|
| Channel Drains | Clean litter/debris from surface | 3 Monthly |
| | Clean and jet as required | 12 Monthly |
| Hydrobrake Manholes | Check of all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed. | 12 Monthly |
| Gullies | Clean litter/debris from surface | 3 Monthly |
| | Clean and jet as required | 12 Monthly |
| Drainage pipework | Clean and jet as required | 12-18 Monthly |
| Inspection Chambers / Catchpits / Manholes / Rodding Eyes | Remove cover to check for any sign of blockage and clean/jet as required. Empty sumps of all sediment / debris. | 12 Monthly |
| Attenuation Tank Systems | Check of all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed. | 12-18 Monthly |
| Internal Floor Gullies (bin stores) | Clean litter/debris from surface | Monthly |
| | Clean and jet as required | 12 Monthly |

1.1.5 The drainage design is currently at stage 3 and the full specification of all drainage elements from the chosen manufacturers is unknown. This will be confirmed in due course and the maintenance schedule updated to suit particular requirements of manufacturers. This will be developed through RIBA stages 5 & 6 for full AS BUILT drawings and updated maintenance manual to management company.

- 1.1.6 All drainage elements on site will remain a private network and therefore no easements are required.
- 1.1.7 The majority of the drainage networks are located within external areas with ease of access provided to the maintenance team. The attenuation storage units are located in landscaped areas for ease of access and maintenance.
- 1.1.8 All surface water manholes and access points are external to the building. Some RWPs are located internally from the flat roof areas which will be in accessible locations for rodding.
- 1.1.9 A small number of foul water manholes will need to be located internally due the location of SVPs and to avoid the piled foundations and ground beams. These manholes will be in common areas such as plant rooms, bin stores etc. which will be accessible to the maintenance team. The covers for these manholes will be double sealed recessed covers to allow for floor finishes.
- 1.1.10 The removal transport and disposal of this waste should comply with Section 34 of the Environmental Protection Act (1990) (as amended), the statutory guidance 'Waste Duty of Care: Code of Practice 2018' and Environment Agency guidance on the 'Classification and the Assessment of Waste' (October 2021).