

SuDS Maintenance Plan

The following section captures the maintenance and operation requirements for each element of the proposed drainage design.

Before cleaning, final testing and immediately before handover the Contractor will:

- Lift covers to manholes, inspection chambers and access points. Remove mortar droppings, debris and loose wrappings.
- Thoroughly flush pipelines with water to remove silt and check for blockages. Rod pipelines between access points if there is any indication that they may be obstructed.
- Carry out a CCTV of the pipework to ensure that it is free of silt and blockages.

The End User shall then follow the "Waste Management, The Duty of Care - A Code of Practice (Revised 1996)" and shall ensure that their waste does not escape from their control and is transferred only to a registered waste carrier to be sent for recycling or disposal at a suitably licensed facility.

All waste arising from the maintenance of the drains and sewers shall be handled, stored and disposed of correctly to avoid pollution. Waste may be designated as hazardous / special waste and, as such, the End User shall ensure that they comply with the Hazardous Waste (England and Wales) Regulations 2005.

Reference shall be made to CIRIA publication C753 - The SuDS Manual by the Contractor and the End User. A suitable maintenance schedule must be developed, maintained, followed and updated as required to reflect observed performance. The following items are highlighted for guidance.

General drainage Maintenance

The below ground drainage network will be designed in accordance with the requirements of the Building Regulations whilst acknowledging the need to limit the number of inspection chambers within "front of building" areas. To this end, all main runs will have rodding eyes, manholes or inspection chambers at the head of the run and at all changes of direction to provide access to rod or jet the main pipework.

Where possible, connections from stacks or gullies will be made directly to these manholes or inspection chambers to allow the connection to be rodded or jetted from the downstream end. Where this is not possible, each stack will be detailed to have an access hatch provided just above floor level to allow the connection to be rodded or jetted from the upstream end. Similarly, the gullies will have a rodding access provided within their body allowing the pipework to be rodded or jetted from the gully downstream.

Gullies and channels will be specified with silt buckets and silt trap manholes will be provided upstream of all tanks and infiltration structures to prevent the ingress of silts into the drainage network and impairing the performance of the system.

The drainage system will be designed to minimise maintenance requirements and a full maintenance scheme will be established for those elements not being offered for adoption. The various areas will be maintained as set out in Table 1.

Table 1 Maintenance Areas – Surface Water

Maintenance Areas – Surface Water	
Aspect	Maintainer
Private Drains / Sewers	Freeholder
SUDS – Private	Freeholder
SUDS – Communal	SUDS Adoption Authority / Management Company / Freeholder
Adopted Sewers	Southern Water

In accordance with CIRIA C625 it is recommended that a private SuDS maintenance agreement is agreed as a simple contract between the property owner/ tenant (customer) and the maintenance provider (the maintainer). It is mainly to facilitate continuing maintenance of the SuDS that are in private ownership. The maintenance requirements are in accordance with the CIRIA C753 SuDS Manual 2015. The following Drainage / SuDS measures are proposed within the development:

- Above ground attenuation tank

Attenuation Tank Maintenance

The above ground attenuation tank should be maintained in accordance with manufactures recommendations. In general if the rest of the drainage system is maintained in accordance with Table 2, the tank should be left clear of debris and silt.

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 six monthly.
	Debris removal from catchment surface (where may cause risks to performance).	As required.
Remedial Action	Repair / rehabilitation of inlets, outlets, overflows and vents.	As required.
Monitoring	Inspect / check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed.	Annually or after large storms.

Table 2 General drainage maintenance schedule

Note:

During construction surface water runoff should be prevented from entering the Geocellular storage structure.