

Title: **2150434 – 59 Maresfield Gardens**
 Discipline: **Civils**
 Note Ref: **EWR002**

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Issued for information							
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Aim

The purpose of this Technical Note is to address the LLFAs comments relating to Condition 7 - The maintenance of SuDS, as listed within the Planning Conditions associated with the proposed works at 59 Maresfield Gardens, London, NW3 5TE (Application Ref: 215/3506/P).

The table below details the typical maintenance regime and frequency which will be required to ensure efficient operation. It will be emphasised to the property owner that it is vital that a record of inspections and maintenance work that has been carried out is kept so it can be inspected and reviewing by others at a later date.

All SuDS will need to be maintained in accordance with the CIRIA SuDS Manual and associated references, some of the maintenance requirements are summarised below:

Attenuation Storage 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
	For systems where rainfall infiltrates into the tank from above, check surface of filter for blockage by sediment, algae or other matter; remove and replace surface infiltration medium as necessary.	Annually
	Remove sediment from pre-treatment structures and/ or internal forebays	Annually, or as required
Remedial actions	Repair/rehabilitate inlets, outlet, 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
	Survey inside of tank for sediment build-up and remove if necessary	Every 5 years or as required

Gullies / Linear Channels:

Inspection and removal of debris from silt trap every 3 months; preferably after leaf fall in the autumn. (Timeframe can be adjusted to suit actual site conditions)

Drainage pipes, manholes & Silt traps:

Inspect manholes & silt traps for build-up of silt and general debris (minimum of 6 monthly or to suit site requirements). If silt/debris is building up then clean with jetting lorry / gully sucker and inspect pipe – repeat cleaning if required.

NOTE: Manhole covers can be heavy and suitable lifting equipment / procedures should be used. Where possible, personnel should not enter manholes to carry out maintenance.

Example Maintenance Schedule

Attenuation Storage Tanks:

Maintenance	Required action	Typical frequency	Date Inspection Undertaken	Actions
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	Monthly		
	For systems where rainfall infiltrates into the tank from above, check surface of filter for blockage by sediment, algae or other matter; remove and replace surface infiltration medium as necessary.	Annually		
	Remove sediment from pre-treatment structures and/ or internal forebays	Annually, or as required		
Remedial actions	Repair/rehabilitate inlets, outlet, 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		
	Survey inside of tank for sediment build-up and remove if necessary	Every 5 years or as required		

Ilies / Linear Channels:

Maintenance	Required action	Typical frequency	Date Inspection Undertaken	Actions
Routine maintenance	Inspection and removal of debris from silt trap; preferably after leaf fall in the autumn. (Timeframe can be adjusted to suit actual site conditions)	Three months		
Remedial actions	Replace malfunctioning parts or structures	As required		
Monitoring	Inspect for evidence of poor operation	Six monthly		
	Inspect filter media and establish appropriate replacement frequencies	Six monthly		
	Inspect sediment accumulation rates and establish appropriate removal frequencies	Monthly during first half year of operation, then every six months		
	Inspect inlets, trench surfaces and perforated pipework for silt accumulation. Establish appropriate silt removal frequencies	Half yearly		

Drainage pipes, manholes & Silt traps:

Maintenance	Required action	Typical frequency	Date Inspection Undertaken	Actions
Routine maintenance	Inspect manholes & silt traps for build-up of silt and general debris. If silt/debris is building up then clean with jetting lorry / gully sucker and inspect pipe – repeat cleaning if required.	Three months		
Remedial actions	Replace malfunctioning parts or structures	As required		
Monitoring	Inspect for evidence of poor operation	Six monthly		
	Inspect filter media and establish appropriate replacement frequencies	Six monthly		
	Inspect sediment accumulation rates and establish appropriate removal frequencies	Monthly during first half year of operation, then every six months		
	Inspect inlets, trench surfaces and perforated pipework for silt accumulation. Establish appropriate silt removal frequencies	Half yearly		