

DETAILED SuDS ASSETS MAINTENANCE PLAN

Development off Watts Dyke, Llay, Wrexham, LL12 0RL



INTRODUCTION

This Detailed SuDS Assets Maintenance Plan is designed to provide information regarding the long-term management of the SuDS created on this development. This document should be read in conjunction with the approved SAB design drawings / details listed below: -

- **Drawing No.20072/105/3 Rev A – Soakaway Details**
- **Drawing No.20072/108/1 – Sewers For Adoption 7 Standard Details 1**
- **Drawing No.20072/108/2 – Sewers For Adoption 7 Standard Details 2**
- **Drawing No.20072/121/1 – SAB Agreement Plan**
- **Drawing No.20072/121/2 Rev A – SAB SW Schedules**
- **Causeway Type A Soakaway Design Calculations**
- **Causeway Type B Soakaway Design Calculations**
- **Causeway Type C Soakaway Design Calculations**
- **Causeway Type D Soakaway Design Calculations**

This plan outlines the maintenance principles and objectives and gives a detailed programme for the maintenance of the areas for the lifespan of the development.

The plan will be financed by a Resident Funded Scheme (RFS) where the TP1 stipulates an obligation on every homeowner on the development to contribute to the long-term maintenance of the site in perpetuity. A resident Management Company will be set up to administer this and professional SuDS Management and Grounds Maintenance teams will be employed.

This plan covers all aspects of the **Surface Water Drainage Systems** which are not being maintained by the individual plots.

Reference has been made to the *Welsh Government's Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage system 2018* and also *CIRIA C753*.

This plan is a live document and may therefore be subject to review based on the findings of the monitoring of the initial management.

OBJECTIVES

The objective for the Detailed SuDS Assets Maintenance Plan is:

- To provide the SAB with suitable information that confirms the SuDS Assets will be managed appropriately.

SUDS MANAGEMENT & MAINTENANCE OF SURFACE WATER DRAINAGE SYSTEM

The proposed surface water drainage system consists of the following SuDS components:

- **Driveways / Car Park Bays**
- **Manholes / Inspection Chambers**
- **ACO Channels**
- **Silt Traps**
- **Soakaways**
- **Pipes**

There are three categories of maintenance activities referred to in this report:

Regular Maintenance (including inspections and monitoring)

Consists of basic tasks done on a frequent and predictable schedule, including vegetation management, litter and debris removal, and inspections.

Occasional Maintenance

Comprises tasks that are likely to be required periodically, but on a much less frequent and predictable basis than the routine tasks (sediment removal is an example).

Remedial Maintenance

Comprises intermittent tasks that may be required to rectify faults associated with the system, although the likelihood of faults can be minimised by good design.

SuDS – SURFACE WATER DRAINAGE SYSTEM MAINTENANCE SCHEDULE FOR DRIVEWAYS / CAR PARK BAYS, MANHOLES / INSPECTION CHAMBERS, ACO CHANNELS, SILT TRAPS, SOAKAWAYS AND PIPES

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