

Drainage Maintenance Strategy

On Behalf Of



TUDOR DRIVE
PENLY

08.03.18

J01750

Introduction:

The drainage scheme design at the proposed development at the site at Tudor Drive, Penly is in accordance with Part H of the building regulations. Although the network is designed to be self-maintaining the following maintenance strategy is required to be carried out by the building management company. This maintenance and management plan should be incorporated into the sites "Operation and Maintenance Manual" with the as-built drainage system operated and maintained in accordance with the requirements set out in the following section of this report to prevent a reduction in the performance of the drainage system over the lifetime of the development.

Post Development Drainage Management Strategy

We can confirm that the responsibility to maintain the drainage system and any overland flow routes will remain with developer.

The Site Manager should ensure that the Maintenance Contractor tasked with carrying out any maintenance works provides a risk assessment and method statement that adopts best practice health and safety policies for maintenance personnel throughout the duration of any maintenance works. Measures may include:

- Ensure the use of safe systems of work and procedures are followed.
- Certificated operatives only to be used for all confined space entry.
- Ensure appropriate PPE is worn at all times including the use of safety goggles, ear defenders and other relevant equipment when using high pressure jetting.
- Erect barriers where appropriate and provide adequate lighting.
- No operations to be carried out by operatives working alone.
- Time maintenance to not conflict with other on-site activities.
- Method statement to be prepared and approved prior to entry into confined space.

The following provides details of the proposed maintenance policies and schedules for each component.

Ref:	Maintenance Item	Required Action	Frequency
01	Surface Drainage Chanel	To be monitored and cleaned via jetting when any debris/ silt reduces the cross sectional area by 25% or more. Inspection to include both the channel and silt trap/ gully outlets	Inspection Annually and before/after extreme storm event
02	External Gullies	To be monitored and cleaned with a gully sucker when required.	Inspection Quarterly and before/after extreme storm events
03	Internal Gullies	To be monitored for silt build up and cleaned as required. Where provided ensure air traps are primed and sealed to prevent smells.	Quarterly
04	Attenuation Lagoon	• Regular inspections should be undertaken, particularly during the vegetation establishment period & after significant storm events to: - identify areas of erosion, scour or gullies - identify locations of silt deposits - determine the health of the vegetation & soil - identify areas of excessive waterlogging or other damage • Filter strips and swales accumulate silt naturally due to their primary position in the SUDS 'management train' sequence. The accumulation of silt occurs slowly, unless there is an unforeseen incident or badly managed construction site • In the event that swales develop a 'wet' swale character, then manage as wetland vegetation.	Mow in first year to prevent establishment of weeds. Ideal grass height: 100mm.
05	Manholes Generally	To be inspected for debris and integrity of chambers and covers. Any man-entry into manholes should be by trained personnel with adequate personal protective	5 yearly

		equipment. Approved safety procedures must be followed.	
06	Hydro Break	Sump routinely cleansed of silt to prevent build up.	6 months.
07	Soil Vent Pipes	Rodding points provided to clear blockages via rodding.	As and when needed
08	Rain water pipe	Clearance of leaves/ debris from guttering	Annually
09	Swales	- Regular inspections should be undertaken, particularly during the vegetation establishment period & after significant storm events to: - identify areas of erosion, scour or gullies - identify locations of silt deposits - determine the health of the vegetation & soil - identify areas of excessive waterlogging or other damage - Filter strips and swales accumulate silt naturally due to their primary position in the SUDS 'management train' sequence. The accumulation of silt occurs slowly, unless there is an unforeseen incident or badly managed construction site - In the event that swales develop a 'wet' swale character, then manage as wetland vegetation.	Mow in first year to prevent establishment of weeds. Ideal grass height: 100mm.
10	Catchpit manholes	To be inspected for debris and integrity of chambers and covers. Any man-entry into manholes should be by trained personnel with adequate personal protective equipment. Approved safety procedures must be followed.	Annually