

Lidl Great Britain Ltd

**Foul and Surface Water Drainage
Maintenance Arrangements and Schedule**

For

Proposed Lidl Store

At

Bodhyfryd

Wrexham

Wales

LL12 7BW

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1.0 INTRODUCTION

This document has been prepared in support of a Planning Application for the proposed Lidl store development at Bodhyfryd, Wrexham, LL12 7BW set out the foul and surface water drainage maintenance arrangements inclusive of all Sustainable Urban Drainage System (SUDS) features, with associated maintenance schedule.

During the course of the preparation of this report Wrexham Borough Council made comments.

The Report is based on the following information:

- i. Site location
- ii. Current Architects' proposal
- iii. Comments made by the SAB at Wrexham Borough Council.

The document covers the arrangements for maintaining the private foul and surface water drainage systems on the development.

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2.0 FOUL DRAINAGE MAINTENANCE ARRANGEMENTS

2.1 THE PROPOSED DEVELOPMENT

It is proposed to build a new Lidl retail store at Bodhyfryd, Wrexham, LL12 7BW as indicated in the Planning Approval documents. Foul drainage proposals are an integral part of the functionality of the overall scheme proposals whereby foul drainage discharges via private drains to the public drainage network in Bodhyfryd.

2.2 FOUL DRAINAGE MAINTENANCE

The development is located at Bodhyfryd, Wrexham, LL12 7BW with foul drainage from the site discharging to the public drainage network just outside of the site boundary. Arrangements are required to be in place by site owner (Lidl) for maintenance of the foul drainage system in entirety following completion of the construction of the foul drainage system for the operational lifetime of the development. During this period the Maintenance Schedule at section 4.0 of this document applies.

3.0 SURFACE WATER DRAINAGE MAINTENANCE ARRANGEMENTS

3.1 THE PROPOSED DEVELOPMENT

It is proposed to build a new Lidl retail store at Bodhyfryd, Wrexham, LL12 7BW as indicated in the Planning Approval documents. Surface water drainage proposals are an integral part of the functionality of the overall scheme proposals whereby the impermeable surface areas (highways, paving and roofs) are drained to soakaways.

3.2 SURFACE WATER DRAINAGE MAINTENANCE

The development is located at Bodhyfryd, Wrexham, LL12 7BW with surface water drainage from the site discharging from impermeable areas to soakaways. Arrangements are required to be in place by the developer for maintenance of the surface water drainage system including all SUDS features in entirety following completion of the construction of the surface water drainage system for the operational lifetime of the development. During this period the Maintenance Schedule at section 4.0 of this document applies.

4.0 DRAINAGE MAINTENANCE SCHEDULE

Maintenance of the foul and surface water drainage system inclusive of SUDS features shall be undertaken during the lifetime of the development by the site owner, in accordance with the schedule below.

Event	Item	Frequency	Comments/ Remedial Action	Times per year
Constant Maintenance	Litter removal	As necessary	Litter collections to be undertaken as necessary to ensure the development/individual properties remain litter free	
Regular Maintenance	Grass cutting within SUDS features	Approx. 1 per month in growth season	Grass cutting controlled to ensure effective performance of landscape	Approx. 6
	Routine vegetation 30% cut	1 -2 times per year	Large shrubs and trees to be kept under growth control	1-2
	Check main functionality of drainage system	Monthly inspection by the store	Ensure drainage systems are operating (no ponding) and carry out any remedial action required.	12
Occasional Maintenance	Inspect and reinstate any design levels on all hard or soft landscape	1 -2 times per year	Scrape profile and levelling immediately following inspection	1-2
	Re-seed or replant areas of poor landscape growth	1 -2 times per year	Re-turf or seed areas of poor growth. Replace any failed planting. In planting season.	1-2
	Ensure healthy landscape growth	1 -2 times per year	Remediate causes of damage to landscape	1-2
	Silt traps operation	Annually	Clear silt from silt traps	1
	Petrol interceptors	Annually	Clear silt from silt traps	1
	Soakaways/chambers	Annually	Clear silt from silt traps	1
Management	Inspect all drainage including access chambers	1 per year or greater frequency as required	Carry out annual maintenance on the drainage systems. Open all parts and ensure functionality of grease traps, silt pits and petrol interceptors. Carry out repairs following inspection when found to be necessary.	Periodic
	Undertake CCTV survey of piped drainage routes		Only required where any inspections over time indicate a pattern of repeat blockages, to ensure drainage system is in satisfactory order.	Periodic

