

ADS STRUCTURAL MAINTENANCE AND MANAGEMENT DOCUMENT

Project No.: 5453 SITE 2, CLYWEDOG ROAD NORTH, WREXHAM INDUSTRIAL ESTATE

Title: Sustainable Drainage System (SuDS) Management Strategy

Client: ECE CIVILS LTD

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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of ADS Structural Ltd.

CONTENTS

- 1 INTRODUCTION**
- 2 MAINTENANCE RESPONSIBILITIES**
- 3 MAINTENANCE REGIME**
 - 3.1 Permeable Paving
 - 3.2 Detention Basins
 - 3.3 Storage Tanks
- APPENDIX A INSPECTION CHECKLIST**

1

INTRODUCTION

This management strategy has been prepared by ADS Structural Ltd on behalf of ECE Civils Ltd, to satisfy planning conditions related to Site 2, Clywedog Road North, Wrexham Industrial Estate (The Development).

The SUDS considered for the purposes of this statement, include drainage features that will be employed to reduce and manage surface water runoff from the development to a design return period of One hundred years plus climate change. This is required so that The Development will not increase the risk of flooding to the site and its environs. All drainage on site is taken to the underlying strata via infiltration features. Such features include the following:

- Permeable paving;
- Storage tanks.

This document outlines the long term maintenance of the proposed surface water system and will make reference to the following documents, some of which provide further detail on the maintenance operations required:

- CIRIA Report C753, '*The SUDS Manual*', 2015
- CIRIA Report C625, '*Model Agreements for Sustainable Water Management Systems*', 2004;
- CIRIA Report C768, '*Guidance on the Construction of SuDS*', 2017; and
- Interpave, '*Permeable pavements: Guide to the Design, Construction and Maintenance of Concrete Block Permeable Pavements*', ed. 4, 2006.

2

MAINTENANCE RESPONSIBILITIES

Responsibility for drainage within England and Wales rests with various bodies. For The Development, the drainage responsibility will rest with the tenant as follows:

- **Tenant** – The Tennant will be responsible for the maintenance of drainage features, all permeable paving, stormwater attenuation tanks, outfalls and any associated flow controls within the site. However, it should be noted that if, the Flood and Water Management Act 2010 is ever fully implemented this allows a surface water drainage system to be vested to the SUDS approving body (SAB). This would be reviewed at the time of any implementation of the act.

3

MAINTENANCE REGIME

As the maintenance of the communal SUDS features will be carried out via a tenant, a form of agreement should include the required maintenance listed below. Should the maintenance be transferred at a later date to a public body, then the model agreement SUDS MA1 should be used, details of which can be found in the CIRIA guidance C625.

The following section describes the required maintenance for each feature in turn. The SUDS maintenance requirements listed below should be reviewed after the first 5 years, with a view to agreeing a new regime for the ongoing maintenance.

Notwithstanding the routine inspections and maintenance requirements, after severe storm events all features shall be inspected to clear debris and repair damaged structures or features. Records of the maintenance carried out shall be prepared by the Tenant.

3.1 Permeable Paving

Maintenance schedule	Required action	Typical frequency
Regular maintenance	Brushing and vacuuming (standard cosmetic sweep over whole surface)	Once a year, after autumn leaf fall, or reduced frequency as required, based on site-specific observations of clogging or manufacturer's recommendations – pay particular attention to areas where water runs onto pervious surface from adjacent impermeable areas as this area is most likely to collect the most sediment
Occasional maintenance	Stabilise and mow contributing and adjacent areas	As required
	Removal of weeds or management using glyphosate applied directly into the weeds by an applicator rather than spraying	As required – once per year on less frequently used pavements
Remedial Actions	Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50mm of the level of the paving	As required
	Remedial work to any depressions, rutting and cracked or broken blocks considered detrimental to the structural performance or a hazard to users, and replace lost jointing material.	As required
	Rehabilitation of surface and upper substructure by remedial sweeping.	Every 10 to 15 years or as required (if infiltration performance is reduced due to significant clogging)
Monitoring	Initial inspection	Monthly for three months after installation
	Inspect for evidence of poor operation and/or weed growth – if required, take remedial action	Three monthly 48h after large storms in first six months

Maintenance schedule	Required action	Typical frequency
	Inspect silt accumulation rates and establish appropriate brushing frequencies	Annually
	Monitor inspection chambers	Annually

3.2 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

1 APPENDIX A

INSPECTION CHECKLIST

General information			
Site ID			
Site location and co-ordinates (GIS if appropriate)			
Elements forming the SuDS scheme		Approved drawing reference	
Inspection frequency		Approved specification reference	
Type of development		Specific purpose of any parts of the scheme (eg biodiversity, wildlife and visual aspects)	

Inspection Date	Details	Y/ N	Action required	Date completed	Details	Y/ N	Action required	Date completed
General inspection items								
Is there any evidence of erosion, channelling, ponding (where not desirable) or other poor hydraulic performance?								
Is there any evidence of accidental spillages, oils, poor water quality, odours or nuisance insects?								
Have any health and safety risks been identified to either the public or maintenance operatives?								
Silt/Sediment accumulation								
Is there any sediment accumulation at inlets (or other defined accumulation zones such as the surface of filter drains or infiltration basins and within proprietary devices)? If yes, state depth (mm) and extent. Is removal required? If yes, state waste disposal requirements and confirm that all waste management requirements have been complied with (consult environmental regulator)								
Is surface clogging visible potentially problematic where water has to soak into the underlying construction or ground (eg underdrained swale or infiltration basin)?								
Does permeable or porous surfacing require sweeping to								

Inspection Date	Details	Y/ N	Action required	Date completed	Details	Y/ N	Action required	Date completed
remove silt?								
Is there evidence of litter accumulation in the system? If yes, is this a blockage risk?								
Is there any evidence of any other clogging or blockage of outlets or drainage paths?								
Is the vegetation condition satisfactory (density, weed growth, coverage etc)? (check against approved planting regime)								
Does any part of the system require weeding, pruning or mowing? (check against maintenance frequency state in approved design).								
Is there any evidence of invasive species becoming established? If yes, state action required								
Are any check dams or weirs in good condition?								
Is there any evidence of any accidental damage to the system (eg wheel ruts?)								
Is there any evidence of cross connections or other unauthorised inflows?								
Is there any evidence of tampering with the flow control?								
Are there any other matters that could affect the performance of the system in relation to the design objectives for hydraulic, water quality, biodiversity and visual aspects?								

Inspection Date	Details	Y/ N	Action required	Date completed	Details	Y/ N	Action required	Date completed
Other observations								
Information appended (eg photos)								
Continue as current Increase maintenance Decrease maintenance								
Proposed date for next inspection								