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SURFACE WATER DRAINAGE

MAINTENANCE PLAN

FOR

PROPOSED RESIDENTIAL DEVELOPMENT

OFF

STANSTY ROAD, WREXHAM

LL11 2BU

Introduction

This maintenance plan is to be read in conjunction with Bingham Rawlings Drainage Layout Drawing 4097 EW01, which shows a Sustainable Urban Drainage Scheme (SuDS) based on infiltration principles to discharge rainwater run-off into ground.

The infiltration drainage system differs from traditional unrestricted drainage systems and requires different maintenance regime as the consequence of poor maintenance upon these systems is likely to be more onerous than with a traditional unrestricted piped system.

Therefore a plan of routine inspection maintenance should be adopted and adhered to in order to prevent failure due to inadequate maintenance. This document describes the drainage systems used and provides a framework for future maintenance procedures.

Site Drainage Components

Roof water from the buildings and development access road is collected in pipe work and routed to precast soakaway manhole units. These require periodic inspection and de-silting as required

External paved areas are served by permeable paving systems which infiltrate rainwater into the subsoils. Requires periodic inspection and cleaning to remove litter, dust and leaf fall. And regular cleaning of the surface with a suction sweeper.

Maintenance Schedule

The drainage systems will be fully maintained by a management company employed by the residents and will bear all costs associated with cleaning and regular inspections as required.

The rate of build up of silt and debris within a drainage system varies from site to site and is dependent upon individual site characteristics. Therefore the frequency of actions below should be adopted as a MINIMUM standard for a period of 24 months after development completion. This period will be sufficient to assess the system performance over 2 complete seasonal cycles after which the maintenance activity schedule may be reviewed accordingly.

Action	Frequency
Clear guttering of leaves and debris.	Annually
Inspect all rainwater manhole & SOAKAWAY chambers for debris and blockages.	Monthly and after heavy rainfall. In first year. Remove debris / silt as encountered.
Monitor Porous Paving	Monthly for 3 months after completion, then annually
Clear external areas of litter, leaves and debris	Every 3 months
Porous Paving cleaned with brush & vacuum sweeper	Annually, after autumn leaf fall.