

SUDS MANAGEMENT & MAINTENANCE PLAN

Former Victoria Garage, High Street, Ruabon

V.3 Revised 7th May 2019

SuDS Layout & Design

The surface water drainage strategy for the proposed development utilises SuDS features to intercept and convey all pluvial surface water runoff. The design of the system aims to attenuate runoff and encourage infiltration

The proposed storm water system consists of the following SuDS components:

- Pervious pavements: permeable tarmac (porous asphalt)
- Perforated Concrete Ring Soakaways

SUDS Management & Maintenance

The site will remain under the ownership of Wales and West Housing and all drainage will be maintained by them, unless subject to adoption by Dwr Cymru Welsh Water.

Soakaways and permeable tarmac to be maintained in accordance with CIRIA Report C697/C753. 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.

Where remedial work is found to be necessary, it is likely to be due to site-specific characteristics or unforeseen events, and as such timings are difficult to predict

General routine maintenance for soakaways, permeable tarmac and run-off areas adjacent to permeable tarmac will be undertaken as follows.

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SUDS Management & Maintenance (Continued)

- **Removal of litter and debris, in the vicinity of the soakaways** Half yearly or as required
- **Manage vegetation....** Annually or as required
- **Inspect Inlets, outlets and overflows for blockages, siltation, undertake remedials repair as required** Annually or as required
- **Inspect pipe work** Annually or as required

Implementation of the CDM Regulations 2015 and generic health and safety criteria are presented in Sections 2.5.10 and 3.4.2 respectively. Maintenance activities should be detailed in the Health and Safety Plan and a risk assessment should be undertaken. 13 – 10 CIRIA C697

Maintenance of permeable tarmac

Maintenance requirements for soakaways adapted from Table 20.15 of the CIRIA Report C753. To be incorporated into routing grounds contract by Wales and West Housing.

Maintenance schedule	Required action	Recommended Frequency
Regular maintenance	Brushing and vacuuming (standard cosmetic seep over whole surface)	Once a year, after autumn leaf fall or reduced frequency as required, based on site-specific observations of clogging
Occasional maintenance	Removal of weeds or management using glyphosphate applied directly rather than spraying	Annually
Remedial actions	Remediate any landscaping/soil slip onto paving, remediate any damage/break-up to surfacing.	Annually
	Rehabilitation of surface by power sweeping	Every 10 to 15 years or as required
Monitoring	Initial inspection	Monthly for 3 months following installation
	Inspect for evidence of poor operation/weed growth	Quarterly, or within 48 hrs after large storms
	Inspect silt accumulation	Annually

Maintenance of soakaways

Maintenance requirements for soakaways adapted from Table 13.2 of the CIRIA Report C697

Maintenance schedule	Required action	Recommended Frequency
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action. Debris removal from catchment surface (where may cause risks to performance) Remove sediment from soakaway chambers	Monthly for 3 months, then six monthly As required. (Catchment surface to soakaways to include roofs, footpaths, patios and hard standing areas. All rainwater gullies/yard gullies to be fitted with grilles to prevent debris from entering the system.) Annually, or as required
Remedial actions	Repair/rehabilitation of inlets, and manholes	As required
Monitoring	Inspect/check all inlets and manholes to ensure that they are in good condition and operating as designed	As required