ENGLISH MARTYRS DEVELOPMENT

MANAGEMENT AND MAINTENANCE PLAN FOR THE SUSTAINABLE DRAINAGE SCHEME

AUGUST 2021

1. INTRODUCTION

1.1 This document sets out the principles for the long term management and maintenance of the surface water Sustainable Drainage Systems at the English Martys development.

1.2 The purpose of this document is to set out the basis of the management and Maintenance plan and to ensure that the client or their appointment management company is entrusted with a robust inspection and maintenance programme, ensuring the optimum operation of the surface water drainage network is continually maintained for the lifetime of the development and to prevent the increased risk of flooding both on and offsite.

1.3 The activities listed in this document are generic to the relative drainage types and represent the minimum maintenance and inspection requirements, however additional tasks may be required.

1.4 All those responsible for maintenance should follow relevant Health and Safety legislation (Health and Safety at Work Regulations, 1999) for all activities listed within this report and risk assessments should always be undertaken.

1.5 Any contractor employed by the adopting party shall carry out periodic maintenance of all such drainage in accordance with the schedules listed in this report. Inspection checks shall be carried out by a qualified and competent person, at the minimum intervals listed within the schedules and the appropriate work carried out.

1.6 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.

2. Management & Maintenance

2.1 The drainage system including the attenuation tank, will be subject to a routine monitoring and maintenance schedule as part of the general site management. A record of maintenance visits and remedial operations shall be maintained. The following guidelines are offered as an initial regime, but maybe either increased or decreased by the adopting party depending on the local environment and any external contributing factors.

2.2 The key maintenance requirement for the drainage system will be the maintenance of vegetation leaves, removal of accumulated sediments and collection of litter and debris.

2.3 During the inspections the general operation, and structural condition of the drainage system should be identified and rehabilitated as required. See tables below for details of how the maintenance system will work.

2.4 Ecobloc Maxx Single Layer Attenuation Tank to be maintained by the client and their appointed management company.

Maintenance Schedule	Required Action	Recommended Frequency
Regular	Remove sediment and debris from catch pits and attenuation tank and air vents	Annually
Occasional	Repair/rehabilitation of whole drainage system	As Required
Remedial	Inspect catch pits and note rate of sediment accumulation	Bi monthly in the first year and annually after that.

2.5 Hydro Valve to be maintained by the client and their appointed management company.

Maintenance Schedule	Required Action	Recommended Frequency
Regular	Remove litter and debris and grass cuttings (if applicable) from the upstream drainage systems to prevent these being washed into the control. Inspection of control chamber and removal of any sediments, debris etc.	Quarterly or as required
Occasional	Check the vortex flow control fixing to manhole chamber and access into the control chamber is functional	Quarterly or as required

Remedial	Inspect flow controls and check flow is not impeded	Monthly or after periods of heavy rainfall

2.6 Inspection Chambers maintained by client and appointed management company.

Maintenance Schedule	Required Action	Recommended Frequency
Regular	Remove inspection chamber cover and inspect. Water should be free flowing and the exit route unobstructed. Remove debris and silt. Undertake inspection after leaf fall in Autumn.	Annually
Occasional	Repair physical damage if possible or replace if required.	As Required
Remedial	Visual inspections to check for damage as required	As required

2.7 Below ground drainage maintained by the client and their appointed company

Maintenance Schedule	Required Action	Recommended Frequency
Regular	Inspect and identify any areas that are not operating correctly. If require take remedial action. Remove debris from the catchment surface (where it may cause risks to performance). Remove sediment from inspection chambers. Maintain vegetation to designed limited within the vicinity of the below ground drainage pipe and tanks to avoid damage.	Monthly for 6 months then annually. Monthly Annually or as required As required
Occasional	Repair physical damage if possible or replace if required.	As required

Remedial	Inspect all inlets, outlets and vents to ensure that they are in good condition and operating as designed. Survey inside of pipe runs for sediment build up and remove if necessary.	Annually or as required

3. Emergency Plan

3.1 This plan will set out what needs to be done in order to prevent and also manage any emergencies that could occur.
3.2 The key indicators to prevent flooding are as follows:

1. Manholes over flowing
2. Vent pipe overflowing
3. Gullies overflowing or water taking a long time to disperse
4. Attenuation tank problems
5. Any other unusual visual items not normally seen such as waterlogged ground

3.3 In the event of the any of the above scenarios occurring, action is required to be undertaken as outlined below.

3.4 The problematic areas should be checked for obvious blockages and for example be cleared of any debris as per the maintenance plan set out in section 2.

3.5 If a scenario occurs where there is no obvious blockage, the client and management company will contact United Utilities or another provider to unblock the problematic are.

3.6 It is essential that in the event of the above the operation, maintenance and emergency plans including the drainage design will be available in a file to use.

3.7 In the event of a spillage, emergency action is required. Most spillages on a development are of compounds that do not pose a serious risk to the environment if they enter the drainage system in a slow and controlled manner with available time for natural breakdown.

3.8 Small spillages of oil, or other known substances should be removed where possible using soak mats as recommended by the Environment Agency, with residual spillage allowed to bioremediate in the drainage system.

3.9 In the event of a serious spillage, either by volume of unknow or toxic compounds, then

isolate the spillage with soil, turf or fabric and block outlet pipes from chambers downstream of the spillage with a bung. The Environment agency should be contacted immediately.