SuDS Operation, Maintenance and Emergency Plan

For 5E Sussex Avenue, Manchester, M20 6AQ

(Referenced from Wavin and CIRIA.org)

The Owner's manual

This will include the following:

- This document.
- Location of all SuDS component on site (drainage and suds drawings).
- Operation and maintenance schedule (below) and a maintenance record.
- Emergency Plan (below)
- Explanation of the consequences of not carrying out the maintenance that is specified (below)
- Identification of areas where certain activities are prohibited for example, stockpiling materials on pervious surfaces (below).

Routine inspection

Routine inspections should be carried out once a month for most components, although some, such as infiltration devices, require less frequent inspection. It is imperative that correct maintenance is carried out to prevent problems and issues with the drainage to the site eg blockages, floods, etc and to enable the SuDS unit to perform correctly without costly and disruptive replacement.

Landscape contractors are recommended to be used to inspect the SuDS. The advantage being that they have intimate knowledge of the development and visit the site on a frequent basis. This recurring attendance ensures monitoring of the drainage system, a rapid response to problems and "ownership" of the SuDS components. The inspections should be recorded on the maintenance record.

Waste management

SuDS generate waste - they are designed to intercept silt and allow the natural breakdown of organic pollutants. Regular maintenance of SuDS, including occasional removal of silt and vegetation that gathers in SuDS, is required to ensure long term performance.

Removal of silt from surface water runoff is important because a large proportion of pollutants are attached to silt particles. If the silt is removed then most of the pollution will be dealt with. Thus retention of silt in the SuDS is one of the prime objectives and should not be seen as a problem. If siltation is occurring the SuDS is doing its job correctly.

Green waste from SuDS components and schemes is much the same as waste from normal landscape maintenance and can be managed by:

- Shredded for surface spreading like a mulch
- The development of wildlife piles to provide habitat, refuges, shelter etc. When they biodegrade they can compost.
- On or offsite (eg Council Green Waste) composting which can provide useful mulching

- Disposal to landfill often as a last resort.

Storage and Prohibited Storage areas

It is recommended that all the hard landscaping is used for normal residential use. Vehicular and pedestrian access to these areas is permissible but it is recommended that easy access is maintained to gullies, silt traps and air vents at all times.

Short term storage of other materials on the hard landscaping eg garden furniture should be monitored and these areas maintained more frequently.

There should be no loose, organic or quickly degradable materials eg stone, soil, turf, rubbish etc stored directly on the hard landscaping at any times.

EMERGENCY PLAN

KEY INDICATORS TO PREVENT FLOODING:

1) Manholes over flowing
2) Vent pipe over flowing
3) Gullies overflowing or water taking a long time to reduce in depth
4) ACO channels overflowing or water taking a long time to reduce in depth.
5) Any other unusual drainage activities eg waterlogged ground, etc

IMMEDIATE ACTION REQUIRED

1) STOP USING TAPS OR FLUSHING TOILETS IN THE HOUSE.
2) CALL "UNITED UTILITIES" - EMERGENCY 24/7 Tel: 0345 672 3723

INFORM THEM WHAT IS HAPPENNING AND SEEK EMERGENCY ADVICE.

3) CALL "LANES FOR DRAINS" - EMERGENCY 24/7 Tel: 0800 526 488

SPECIFY 1) EMERGENCY!!
2) DRAINAGE AND SUDS SYSTEM OVERFLOWING
3) ASK FOR AN EMEGENCY VISIT.

HAVE AVAILABLE
1) THE OPERATION, MAINTENANCE AND EMERGENCY PLAN AS WELL AS THE DRAINAGE AND SUDS DRAWINGS FOR THE PROPERTY

ACTION 1) ENSURE EASY ACCESS – REMOVE VEHICLES FROM THE DRIVEWAY AND AWAY FROM THE ENTRANCE TO YOUR HOUSE
2) KEEP GATES OPEN
3) INFORM NEIGHBOURS AND ASK THEM TO STOP USING TAPS AND FLUSHING TOILETS.

IF going on holiday or away for longer then 48 hours ask neigbours, friends, gardeners or any other suitably responsible person to regularily visit to make sure KEY INDICATORS are not visible. Please ensure they have copies of the relevant documents.

Operation and Maintenance Schedule

Regular inspection and maintenance is required to ensure the effective long term operation of the below ground modular storage system. Maintenance responsibility is recommended to be placed with a a responsible organisation.

The maintenance plan should be monitored and schedules amended to suit requirements whilst the system is in use.

Maintenance Schedule	Required Action	Frequency
Regular	Inspect and identify any areas that are not operating correctly. If required take remedial action.	**Monthly for 3 months, then 6 monthly**
	Debris removal from catchment surface (areas which may cause risk to performance eg driveways, pathways, flagged areas, etc)	**Monthly**
	Where rainfall infiltrates into blocks from above eg block paving, check joints for blockage by silt, algae or other matter. Remove and replace infiltration sand as necessary.	**Monthly and after large storms.**
	Remove sediment from silt trap and air vent manually or mechanically	**Annually, or as required.**
Remedial actions	Repair/rehabilitaion of inlets, outlets, overflows and vents	**As required**
Monitoring	Inspect/check all inlets, outlets, vents, gullies, ACO channels and overflows to ensure that they are in good condition and operating as designed	**Annually and after large Storms**