



Turing House,
5 Archway
Manchester
M15 5RL

SuDS MAINTANENCE PLAN

For
Portway, Wythenshawe
M22 0DN

Project: J6497

Date: 30/09/19

Author: S. McBride

Revision: -

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)

General Requirements

Home owners are responsible for the management and maintenance of SuDS components within their property boundary.

Inlet Structures and Inspection Chambers

Inlet structures such as rain water down pipes and road gullies should be free from obstruction at all times to allow free flow through SuDS. Inspection chambers and rodding eyes are used on bends or where pipes come together. They allow access and cleaning to the system if necessary.

Maintenance Schedule	Required Action	Recommended Frequency
Regular maintenance	Inspect rainwater down pipes and gullies, removing obstructions and silt as necessary. Check there is no physical damage.	Monthly
	Strim vegetation 1m min surround to structure and keep area free from silt and debris	Monthly
	Remove inspection chamber cover and inspect. Water should be free flowing and the exist route is unobstructed. Remove debris and silt. Undertake inspection after leaf fall in Autumn.	Annually

	Check topsoil levels are 20mm above edges of chambers to avoid mover damage.	As necessary
Remedial Actions	Repair physical damage if possible or replace if required.	As required / annual
Monitoring	Visual inspections to check for damage as required	As required

Below Ground Drainage Pipes

Below ground drainage pipes convey water to the SuDS system. They should be free from obstruction at all times to allow free flow.

Maintenance Schedule	Required Action	Recommended Frequency
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required take remedial action.	Monthly for the first 3 months, then annually.
	Remove debris from the catchment surface (where it may cause risks to performance).	Monthly
	Remove sediment from pre-treatment inlet structure and inspection chambers/silt trap.	Annually or as required
	Maintain vegetation to designed limit within the vicinity of the below ground drainage pipe and tanks to avoid damage.	Monthly or as required
Remedial Actions	Repair physical damage if possible or replace if required.	As required / annual
Monitoring	Inspect all inlets, outlets and vents to ensure that they are in good condition and operating as designed.	Annually

	Survey inside of pipe runs via CCTV survey for sediment build up and remove if necessary.	Every 5 years or as required.
--	---	-------------------------------

Design Life

The design life of the development is likely to exceed the design life of each of the SUDs components listed above. During the routine inspections of any drainage components, it may become apparent that they have reached the end of their functional lifetime. In the interest of sustainability repairs should be the first-choice solution where possible. If this is not the case then it may be necessary for the property owners (if on their property) or the management company to undertake complete replacement of the component in question.

Emergency Plan

Key indicators to prevent flooding;

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

In the event of the above occurring, action is required to be undertaken as outlined below;

1. Check for obvious blockages in area where flooding is occurring (blocked gully's / drains / flow control units etc).
2. If there is nothing obvious as to why there is a blockage, call the statutory wastewater provider – United Utilities to make them aware and report the problem on 0345 672 2888.
3. Call a suitable drain inspection company such as 'Lanes for Drains' to survey and possibly jet any blockages. Local depot contact number – 01732 783 110 and inform them of the problems.

Ensure that in the event of the above, the operation, maintenance and emergency plans as well as the drainage drawings for the development are available to the contractors.

Spillage – Emergency action

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. Therefore, small spillages of oil, fats or other known organic 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.

In the event of a serious spillage, either by volume of unknown 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.

Contact the Environment Agency immediately. Tel: 03708 506 506