

Bellamy Court, Abbey Hey Lane, Gorton – Management and Maintenance of Proposed Drainage

The regular management and maintenance of surface water drainage systems is essential to ensure that the system always operates at its maximum efficiency. The maintenance schedule below, taken from CIRIA document C753 outlines the required programme of maintenance for the attenuation tank which will be incorporated into the maintenance strategy for the development.

TABLE 21.3 Operation and maintenance requirements for attenuation storage tanks		
Maintenance schedule	Required action	Typical frequency
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action	Monthly for 3 months, then annually
	Remove debris from the catchment surface (where it may cause risks to performance)	Monthly
	For systems where rainfall infiltrates into the tank from above, check surface of filter for blockage by sediment, algae or other matter; remove and replace surface infiltration medium as necessary.	Annually
	Remove sediment from pre-treatment structures and/or internal forebays	Annually, or as required
Remedial actions	Repair/rehabilitate inlets, outlet, overflows and vents	As required
Monitoring	Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed	Annually
	Survey inside of tank for sediment build-up and remove if necessary	Every 5 years or as required

Silt is prevented from entering the drainage system by the use of trapped gullies, channels with silt traps and by the use of Sustainable Drainage techniques.

The long-term maintenance of the new private drainage infrastructure will be the responsibility of the Management Company, to be appointed at the point of build completion. There will be a site management health and safety document prepared in respect of the final development. This will include the required maintenance regime for the on-site drains and drainage facilities such as the channels, gullies, pipes, manholes and all SUDS facilities.

Annual inspections will need to be carried out to identify any areas that are not operating correction and clearing of drainage channels, gullies and manholes undertaken as required. CCTV surveys of all installed drainage pipework will need to be undertaken every 5 years or as required with drain cleansing and repairs carried out if necessary.