



3 ST PETERS SQUARE - DRAINAGE INSPECTION & MAINTENANCE SCHEDULE

Maintenance Schedule	Required Action	Typical Frequency
Below Ground Drainage Pipes, Manholes, etc		
Regular maintenance	Lift covers and inspect manholes for evidence of debris and silt deposits and evidence of blockages (standing water). Carry out CCTV survey if required	Quarterly
Remedial actions	High pressure jetting and/or remove minor blockages and silt build up	As required – 20% loss of pipe cross-section
	Replace broken access covers, remove major blockages, repair structurally defective pipework	As required
Flow Control Chamber		
Regular maintenance	Lift covers and inspect chamber for evidence of debris and silt deposits and evidence of blockages. Test bypass door operating correctly.	Quarterly
Remedial actions	Replace broken access covers, remove major blockages, repair/replace defective flow control devices	As required
	High pressure jetting and/or remove minor blockages and silt build up	As required
Linear Channel Drains and Gullies		
Regular maintenance	Lift access covers and inspect for silt/debris accumulation	Quarterly
Remedial actions	High pressure jetting and or remove minor blockages and silt build up	As required
	Replace broken access covers, gratings	As required
Rainwater Pipes		
Regular maintenance	Inspect rainwater goods for evidence of leaking pipework	Quarterly
Occasional maintenance	Remove rodding eyes and carry out high pressure jetting to remove any debris	Annually
Remedial actions	Replace cracked/leaking pipework	As required
Filter Drains		
Regular maintenance	Remove litter and debris from filter drain surface, access chambers and pre-treatment devices	Monthly (or as required)
	Inspect filter drain surface, inlet/outlet pipework and control systems for blockages, clogging, standing water and structural damage	Monthly
	Inspect pre-treatment systems, inlets and perforated pipework for silt accumulation, and establish appropriate silt removal frequencies	Six monthly
	Remove sediment from pre-treatment devices	Six monthly
Occasional maintenance	Remove or control tree roots where they are encroaching the sides of the filter drain using recommended methods (e.g. NJUG, 2007 or BS 3998:2010)	As required
	At locations with high pollution loads, remove surface geotextile and replace, and wash or replace overlying filter medium	Five yearly, or as required
	Clear perforated pipework of blockage	As required
Attenuation tank		
Regular maintenance	The majority of inspection and maintenance requirements are in the flow control downstream of the system.	See above
	Internal inspection and debris removal can be achieved via entry into the attenuation structure via manhole at basement level B1.	As required