

GWK STRUCTURAL SOLUTIONS LTD **CONSULTING ENGINEERS**

Drainage and SuDS Management & Maintenance Plan

PROJECT REFERENCE:

- **Project No:** GK4945
- **Project Location:** 351 Palatine Road, Northenden
- **Project Title:**
- **Client:** Stockport Developments Ltd

				APPROVALS	
Issue	Date	Pages	Issue Description	By	Check
A	15/01/25		Issued for Information	PG	GWK
☒ Entire Report Issued this Revision			Report Issued for:		
☐ Revised Pages Only Issued this Revision			☐ In-house Review ☐ Client Approval ☐ Inquiry	☐ Purchase ☐ Construction ☒ Planning	

TABLE OF CONTENTS

1.0	Introduction	3
1.1	Overview	3
1.2	Purpose	3
1.3	SuDS and Drainage at North View, Calveley	3
2.0	Management	4
2.1	Overview	4
2.2	Responsibilities	4
2.3	Funding	4
3.0	Inspection	5
3.1	Yearly	5
3.2	5 yearly	5
4.0	Maintenance	6
4.1	Regular maintenance	6
4.2	Occasional maintenance	6
4.2	Remedial maintenance	7
Appendix A - GWK Design Drawings		8

1.0 Introduction

1.1 Overview

This plan has been prepared to set out the Maintenance and Management for both the drainage and Sustainable Drainage Systems (SuDS) that form part of the drainage to the residential development at 351 Palatine Road in Northenden.

1.2 Purpose

The purpose of this plan is to set out the requirements of maintenance to the drainage in order to ensure the body responsible for maintenance 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 assets.

The activities listed in this plan are specific to this site and represent minimum maintenance and inspection requirements. However, additional tasks or varied maintenance frequency may be required. Specific maintenance needs of the drainage should be monitored, and maintenance schedules should be adjusted to suit requirements.

All those responsible for maintenance should follow relevant health and safety legislation for all activities and risk assessments and method statements should always be provided.

1.3 SuDS and Drainage at North View, Calveley

The surface water drainage utilises SuDS to manage rainfall and deal with surface water runoff.

The scheme comprises SuDS components including:

- Permeable Surfacing (By property owners)
- Geocellular Crates
- Flow Control

2.0 Management

2.1 Overview

There are two levels of inspection proposed in this plan:

- **Yearly inspection.** Consists of a site walkover and visual inspection of the drainage.
- **5 yearly inspection.** Consists of a site walkover and visual inspection, plus review of a CCTV drainage survey.

There are three categories of maintenance activities referred to in this plan.

- **Regular maintenance** (including inspections and monitoring). Consists of basic tasks done on a frequent and predictable schedule.
- **Occasional maintenance.** Comprises tasks that are likely to be required periodically, but on a much less frequent and predictable basis than routine tasks.
- **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.

2.2 Responsibilities

None of the drainage is to be put up for adoption with United Utilities.

Stockport Developments Ltd will employ a private maintenance company to manage and maintain the privately owned drainage within the highways, plus the attenuation geocellular crates and flow control.

2.3 Funding

Stockport Developments Ltd will set up a management and maintenance contract with all property owners to fund the upkeep of the drainage and SuDS features.

3.0 Inspection

3.1 Yearly

The below table provides recommendations to be included within the management and maintenance companies' regular inspection regime for the structure.

	Yearly inspection
Y1	Manholes and inspection chambers. Annual visual inspection to check free flow from ground level.
Y3	Offline Geocellular attenuation and Flow Control Chamber Annual visual inspection to check free flow from ground level.

3.2 5 yearly

In addition to the yearly inspection, all drainage should be surveyed by a specialist drainage CCTV company and a report should be provided to document the condition of the drainage and make any recommendations for remedial repair works.

4.0 Maintenance

4.1 Regular maintenance

The below table summarises the regular maintenance required.

	Regular Maintenance	Frequency
A1	Litter management Pick up all litter on hard surfaces and in landscaped areas.	Monthly
A2	Garden maintenance Maintain all soft landscaping and hedges and remove cuttings from site.	As required or monthly
A3	Hard surfaces Sweep regularly.	Monthly
A4	Flow control devices Normally, little maintenance is required as there are no moving parts within the device. However, it is recommended that the unit should be inspected for debris or blockages.	6 monthly

4.2 Occasional maintenance

The below table summarises the occasional maintenance required.

	Occasional Maintenance	Frequency
B1	Inspection chambers Inspect chamber cover and frame for any defects, repair and replace as necessary. Inspect chamber interior and incoming/ outgoing pipes for the build-up of silt and debris. Removal of silt and debris by means of vacuum suction and or jetting/ rodding. Ensure manhole access steps/ ladders are secured and inspect for corrosion.	Yearly
B2	Inlets, outlets, gulleys and channels Inspect and remove silt and leaves from gullies and channels. Inspect cover and frame for any defects, repair and replace as necessary. Inspect sumps and outgoing pipework for the build-up of silt and debris. Removal of silt and debris by means of vacuum suction and or jetting/ rodding.	Initially a 6 monthly inspection and if found to be acceptable, reduce to yearly.

	Occasional Maintenance	Frequency
B3	Geocellular Attenuation Inspect and identify any areas that are not operating correctly. If required, take remedial action. Remove sediment from inlet manhole. Repair/ rehabilitate inlets, outlets, overflows and vents. Inspect/ check all inlets, outlets, vents and overflows to ensure they are in good condition and operating as designed. Survey inside of tank for sediment build-up and remove if necessary	Yearly

4.2 Remedial maintenance

The below table summarises the Remedial maintenance required.

	Remedial Maintenance	Frequency
C1	Inlet and outlet repairs Repair damage to inlets and outlets.	As required.
C2	Inspection chamber repairs Repair damage to inspection chambers.	As required.
C3	Carrier drain repairs	As required based on 5 yearly CCTV survey.

Appendix A – D2 Architects As Built Drawing

