

Drainage Inspection and Maintenance Strategy

This document has been prepared to support the inspection and maintenance of the proposed below ground drainage at 35 Fountain Street. The drainage network comprises surface and foul water drainage systems:

- Surface water network will route all the rainwater towards the existing sewer outfalls.
- Foul water network from above ground level will be routed towards the outfall manhole via gravity.
- SuDS are proposed in the form of planters, as per architect's design.

In accordance with CIRIA C625 it is recommended that a private SuDS maintenance agreement is undertaken as a simple contract between the property owner and the maintenance provider (the maintainer). It is mainly to facilitate continuing maintenance of the SuDS that are in private ownership. The maintenance requirements are in accordance with the CIRIA C753 SuDS Manual 2015 and product manufacturer's requirements.

The following Drainage / SuDS measures are proposed within the development:

- General Drainage:

Maintenance Period	Maintenance Task	Frequency
Regular maintenance	Inspect and identify areas that are not operating correctly. If required, take remedial action.	Monthly
	Inspect surface structures and covers removing obstructions and silt as necessary.	Monthly or as required
	Top-up traps to floor gullies and internal channel drains.	
	Check there is no physical damage.	
	Remove overgrown vegetation 1m min. around structures and keep hard aprons free from silt and debris.	
Occasional Maintenance	Remove sediment from pre-treatment structures (e.g. gullies, channels silt traps) and non-return valves.	Six-monthly or as required after large storm events
	Remove cover and inspect inside, ensuring water is flowing freely and that the exit route for water is unobstructed.	Annually or as required after large storm events.
	Remove debris and silt.	
	Undertake inspection after leaf fall in autumn.	
Remedial Actions	Repair/rehabilitation of inlets, outlets, overflows and vents.	As required
Monitoring	Inspect all manholes, inspection chambers, inlets, outlets, overflows and vents to ensure they are in good condition and operating as designed.	Annually or after large storms.

- Inlets, Outlets and Inspection Chambers:

Maintenance Period	Maintenance Task	Frequency
Regular Maintenance	Inspect surface structures and covers removing obstructions and silt as necessary.	Monthly or as required
	Check there is no physical damage. Remove overgrown vegetation 1m min. around structures and keep hard aprons free from silt and debris.	
	Remove cover and inspect inside, ensuring water is flowing freely and that the exit route for water is unobstructed. Remove debris and silt. Undertake inspection after leaf fall in autumn.	Annually
Occasional Maintenance	Check topsoil levels are 20mm above edges off baskets and chambers to avoid mower damage.	As necessary
Remedial Work	Unpack stone in basket features and unblock or repair and repack stone as design detail as necessary.	As required
	Repair physical damage is necessary.	

- Flow control Structures:

Maintenance Period	Maintenance Task	Frequency
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action (for 3 months following installation).	Monthly
	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Six Monthly
	Remove sediment from pre-treatment structures.	
Monitoring	Inspect and carry out essential recovery works to return the feature to full working order.	Following all significant storm events

- Pump Installations:

Maintenance Period	Maintenance Task	Frequency
Regular Maintenance	Visual inspection of the unit. Rise and inspection of the pump. Seal chamber oil check. Level control equipment cleaned and tested. Inspection and test of Control Panel functionality. Motor Insulation tested and recorded.	Annually or as agreed with manufacturer to maintain efficient and reliable system in operation
Remedial Action	Repair / rehabilitation of inlets, outlets, vents and other components.	As required or stated by manufacturer

- Rain Garden / Stormwater Planter:

Maintenance Period	Maintenance Task	Frequency
Regular maintenance	Litter and debris removal .	Monthly
	Mulching (where required).	

	Inspect/check all inlets, outlets, surface and overflows (where required) to ensure that they are in good condition, free from blockages and operating as designed. Act where required.	
	Removal of nuisance and invasive vegetation.	Six Monthly
	Pruning and trimming of trees.	Annually
	Inspect and document the presence of wildlife.	
	Check for poor vegetation growth due to lack of sunlight or dropping of leaf litter and cut back adjacent vegetation where required.	
Remedial Actions	Repair erosion or other damage by re-mulching or re-seeding.	As Required
	Re-seed areas of poor vegetation growth. Alter plant types to better suit conditions, if required.	
	Scarify and spike topsoil layer to improve infiltration performance, break up silt deposits and prevent compaction of the soil surface (typically every 60-month period).	
	Remove build-up of sediment, reinstate design levels (typically every 60-month period).	
	Remove and dispose of oils or petrol residues using safe standard practices.	
Monitoring	Inspect and carry out essential recovery works to return the feature to full working order.	Following all significant storm events

Reference shall be made to CIRIA publication C753 (The SuDS Manual) and to the relevant maintenance guidance from the products manufacturers.