

Church Inn, Cambridge Road, Manchester

Sustainable Drainage Maintenance Plan

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1.0 INTRODUCTION

The purpose of this document is to outline the proposed maintenance schedule for the drainage system and all SuDS features for the proposed development at Church Inn, Manchester.

The maintenance schedule set out here complies with the CIRIA SuDS Manual (C753), which is identified as providing current best practice in the industry. The report does not replace manufacturers' requirements and these should be followed for each product in addition to the information in this document.

For the proposed extents of SuDS features on a plan drawing, please refer to the separate drainage layout plans and drainage strategy report.

2.0 ORGANISATION RESPONSIBLE

The client, Alumno, will be responsible for undertaking maintenance of the proposed drainage for the whole life of the site.

3.0 CONVENTIONAL DRAINAGE SYSTEMS

3.1 Gullies, Silt Traps, Manholes, Catchpits & Pipework

On completion of construction, the internal surfaces of the sewers and manholes shall be thoroughly cleansed to remove all deleterious matter, without such matter being passed forward into the existing sewers.

All trapped gullies, silt traps, manholes and catchpits are to be regularly inspected every three months and cleared out on a regular frequency for the first nine months. After this period, the frequency can be reduced to every six months.

All drainage runs will be inspected once a year. The system is to be jetted clear if/when necessary.

3.2 SuDS Features

3.3 Introduction

The following SuDS measure is proposed for the project:-

Below ground attenuation tank

During the first year of the operation of all types of SuDS should be inspected at least monthly and after significant storm events to ensure that the system is functioning as designed and that no damage or faults are evident.

It is recommended that a report on the condition of the SuDS is undertaken further to an inspection at least once annually.

3.4 Below ground attenuation tank

Regular maintenance and inspection of below ground attenuation tanks are required to ensure the effective long term operation of attenuation tanks. The main activity is associated with dealing with debris and silt.

Before connecting a newly constructed upstream drainage system to an attenuation tank, the new drainage system should be jetted and cleaned thoroughly.

Table 1 provides the proposed operation and maintenance regime for the attenuation tanks. This is adapted from The SuDS Manual (C753).

Table 1: Operation and maintenance requirements for below ground attenuation tank

Maintenance Schedule	Required Action	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 requested
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 the tank for sediment build –up and remove if necessary	Every 5 years or as required

4.0 SUDS PROGRAMME

The proposed SuDS for the site will come on line approximately Autumn 2021.

The contractor should ensure that during the construction phase that SuDS are not damaged by construction works.

5.0 OPERATION AND MAINTENANCE MANUAL RECORDS

5.1 Documents to be handed over

Conisbee will provide this document to Alumno, who will provide the document to the construction contractor, and Alumno will also include it in the Operation and Maintenance Manual.

The client will have copies of the drainage design drawings which show locations of the proposed SuDS and any 'as-builts' provided by the contractor.

5.2 Maintenance Records

Alumno will be provided with the standard proforma in Appendix B of The SuDS Manual to enable them to record the outcomes of inspections.