Turing House,
5 Archway
Manchester
M15 5RL

SuDS MAINTANENCE PLAN

For

Proposed Residential Development

At

Osborne Yard

Project: J7119

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Revision: --

The Owner's manual

This will include the following:

- This document.
- Location of all SuDS component on site (drainage and suds drawings).
- Operation and maintenance schedule (below) and a maintenance record.
- Emergency Plan (below)
- Explanation of the consequences of not carrying out the maintenance that is specified (below)
- Identification of areas where certain activities are prohibited for example, stockpiling materials on pervious surfaces (below).

General Requirements

Collection of all litter and debris from communal areas is to be undertaken on a monthly basis by the management company.

Financial Management

It is proposed that all SuDS facilities will be managed and maintained in perpetuity by a Management Company acting on behalf of the residential property owners (who will be Directors of the Management Company). The Management Company will be set up prior to the occupation of the first dwelling and will be responsible for the management and maintenance of the SUDs. The maintenance will be carried out by an appointed specialist engineer retained by the Management Company on a fixed contract (of at least 1 year). This will be paid for by the Management Company in perpetuity via an annual maintenance fee for the upkeep of the communal areas including the SUDs system.

The Management Company will be:

CERT Residential Property Management Ltd
4th Floor
Hilton House
26-28 Hilton Street
Manchester
England
M1 2EH

Inlet Structures and Inspection Chambers

Inlet structures such as rain water down pipes, road gullies and channel drawings. They should be free from obstruction at all times to allow free flow through SuDS. Inspection chambers and rodding eyes are used on bends or where pipes come together. They allow access and cleaning to the system if necessary.

Maintenance Schedule	Required Action	Recommended Frequency
Regular Maintenance	Inspect rainwater down pipes and Aco drains, removing obstructions and silt as necessary. Check there is no physical damage.	Monthly
	Strim vegetation 1m min surround to structure and keep area free from silt and debris	Monthly
	Remove inspection chamber cover and inspect. Water should be free flowing and the exist route is unobstructed. Remove debris and silt. Undertake inspection after leaf fall in Autumn.	Annually
	Check topsoil levels are 20mm above edges of chambers to avoid mover damage.	As necessary
Remedial Actions	Repair physical damage if possible or replace if required.	As required / annual
Monitoring	Visual inspections to check for damage as required	As required

Below Ground Drainage Pipes

Below ground drainage pipes convey water to the SuDS system. They should be free from obstruction at all times to allow free flow.

Maintenance Schedule	Required Action	Recommended Frequency
Regular Maintenance	Inspect and identify any areas that are not operating correctly. If require take remedial action.	Monthly for the first 3 months, then annually.
	Remove debris from the catchment surface (where it may cause risks to performance).	Monthly
	Remove sediment from pre-treatment inlet structure and inspection chambers.	Annually or as required
	Maintain vegetation within the vicinity of the below ground drainage pipes and tanks to avoid damage.	Monthly or as required
Remedial Actions	Repair physical damage if possible or replace if required.	As required / annual
Monitoring	Inspect all inlets, outlets and vents to ensure that they are in good condition and operating as designed.	Annually
	Survey inside of pipe runs for sediment build up and remove if necessary.	Every 5 years or as required.

Cellular Attenuation

Storage is provided within the SuDs system by cellular units. They should be free from obstruction at all times to allow free flow and maximum storage capacity.

Maintenance Schedule	Required Action	Recommended Frequency
Regular Maintenance	Remove debris from the catchment surface (where it may cause risks to performance). Inspect the tank inlet and outlet for debris and blockages. Remove sediment from silt traps and sumps.	Monthly for the first 3 months, then every 6 months. Bi-Annually
Remedial Actions	Repair physical damage if possible or replace if required.	As required / annual
Monitoring	Inspect all inlets, outlets and vents to ensure that they are in good condition and operating as designed. Survey inside of tank for sediment build up and remove if necessary.	Annually Every 5 years or as required.

Design Life

The design life of the development is likely to exceed the design life of each of the SUDs components listed above. During the routine inspections of any drainage components, it may become apparent that they have reached the end of their functional lifetime. In the interest of sustainability repairs should be the first-choice solution where possible. If this is not the case then it may be necessary for the property owners (if on their property) or the management company to undertake complete replacement of the component in question.

Emergency Plan

Key indicators to prevent flooding;

1. Manholes over flowing
2. Vent pipe overflowing
3. Gullies overflowing or water taking a long time to disperse
4. Aco channels overflowing or water taking a long time to disperse
5. Any other unusual visual items not normally seen such as waterlogged ground

In the event of the above occurring, action is required to be undertaken as outlined below;

1. Check for obvious blockages in area where flooding is occurring (blocked gully's / drains / flow control units etc).
2. If there is nothing obvious as to why there is a blockage, call the statutory wastewater provider – United Utilities to make them aware and report the problem on 0345 672 3723
3. Call a suitable drain inspection company such as 'Lanes for Drains' to survey and possibly jet any blockages. Local depot contact number – 0161 788 2222 and inform them of the problems.

Ensure that in the event of the above, the operation, maintenance and emergency plans as well as the drainage drawings for the development are available to the contractors.

Spillage – Emergency action

Most spillages on a development are of compounds that do not pose a serious risk to the environment if they enter the drainage system in a slow and controlled manner with available time for natural breakdown. Therefore, small spillages of oil, milk or other known organic substances should be removed where possible using soak mats as recommended by the Environment Agency, with residual spillage allowed to bioremediate in the drainage system.

In the event of a serious spillage, either by volume of unknown or toxic compounds, then isolate the spillage with soil, turf or fabric and block outlet pipes from chambers downstream of the spillage with a bung.

Contact the Environment Agency immediately. Tel: 03708 506 506