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Design Note

Project Name:	**325 Deansgate**
Document Name:	**Drainage Maintenance Strategy**
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Prepared by:	**AO**
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This document has been prepared to outline the 325 Deansgate buildings drainage maintenance strategy in order for its function as designed and intended. Reference should be made to the Drainage Layout drawing for the general drainage layout arrangements, reference drawing No. DEA-EOC-XX-00-DR-S-9001. Regular inspections and maintenance are important for the effective operation of the drainage components. The strategy has been developed in general accordance with CIRIA C753 The SuDs Manual 2015. It will be the responsibility of the premises operator to ensure the approach outlined here is followed. It is anticipated that the maintenance of the tanks will be undertaken by an experienced contractor.

The 325 Deansgate building drainage systems are almost entirely internal with the exception to the connection to the local sewerage undertakers' network; therefore, general silting is not expected to be a regular occurrence.

Table 1: Maintenance Schedule for Cellular Attenuation Storage

Schedule	Maintenance Requirement	Frequency
Regular	Inspect and identify any areas that are not operating correctly	Monthly for 3 months then annually
	Remove debris from the catchment surface	Monthly
	Remove sediment from pre-treatment structures and internal forebays	Annually or as required
Remedial	Repair and rehabilitate inlets, outlets, overflows and vents	As required
Monitoring	Inspect inlets, outlets, overflows and vents to ensure they are operating as designed	Annually
	Survey inside of tank for sediment build-up and remove as necessary	Every 5 years or as required

Table 2: Maintenance Schedule for Pipework, Catchpits, and Hydrobrake Flow Control

Schedule	Maintenance Requirement	Frequency
Regular	— Inspect for accumulation of silt — Inspect for debris and litter — Inspect inlets and outlets for blockages	Every six months
Occasional	— Remove debris and litter — Remove silt	As required