Surface Water Drainage - Clarification & Maintenance Plan

Project: Storage World, Ambrose Street

This note clarifies responsibility for the private surface water drainage system and records the inspection and maintenance regime for the attenuation tank, vortex flow control chamber and associated drainage. The regime has been reviewed against CIRIA C753, The SuDS Manual.

1. Responsible Party

The site is entirely private land. The attenuation tank and associated surface water drainage infrastructure will remain wholly private and will not be offered for adoption by a public body or statutory undertaker, including United Utilities.

Legal and operational responsibility for management, inspection, cleansing and maintenance throughout the lifetime of the development rests with the Building/Site Owner or appointed Management Company.

2. Attenuation Tank & Drainage

The submitted O&M Manual states that there are no specific steps for planned maintenance, but recommends periodic checks of the stormwater tank inspection chambers and distribution pipes in conjunction with general maintenance of the underground pipe network.

The Building/Site Owner will undertake a monthly visual inspection of accessible chambers and associated drainage for silt/debris, obstruction, abnormal standing water, damage and other signs of impaired performance. This monthly regime is more frequent than CIRIA C753 Table 21.3's typical general tank inspection frequency after the initial three months.

The Building/Site Owner will normally arrange annual drain cleansing of its drainage assets. Accessible pipework, chambers and relevant pre-treatment areas will be cleansed as appropriate. CIRIA C753 Table 21.3 identifies annual, or as-required, sediment removal from pre-treatment structures/internal forebays.

The tank itself does not generally require direct routine cleansing. CIRIA C753 recommends an internal tank survey for sediment build-up every five years, or as required. Accordingly, an internal condition/sediment survey will be arranged at least every five years, subject to safe access and an appropriate method, with sediment removed where necessary.

3. Vortex Flow Control & Control Chamber

The manufacturer's information confirms that the vortex flow control unit itself requires no routine maintenance, while the inspection chamber should be inspected and maintained in line with current practice.

The control chamber will be included within the monthly visual inspection. From a safe accessible position, checks will include obstruction, silt/debris around the flow control/outlet, abnormal retained water levels and obvious damage. CIRIA C753 emphasises that outlet/control structures should minimise blockage risk, remain accessible for maintenance and that inlets/outlets should be checked for condition and correct operation.

The chamber and connected drainage will be included, where appropriate, within the annual drain cleansing programme. Any blockage, deterioration or performance issue will trigger additional investigation, cleaning or specialist maintenance as required.

4. CIRIA C753 Maintenance Principles

The maintenance regime is structured around CIRIA's regular, occasional and remedial maintenance approach. Monthly inspections are regular maintenance; annual cleansing and sediment management are planned maintenance activities; and repairs or additional cleaning are undertaken as required.

The maintenance schedule is a living document. Inspection and cleansing findings will be reviewed periodically and the frequency or scope of maintenance increased where site experience or system performance indicates this is necessary. Inspection and maintenance records should be retained by the Management Company.

References: Site O&M Manual; Crown Water flow control information; CIRIA C753 The SuDS Manual, Ch.21, Ch.28, Ch.32 and Appendix B.8.

Surface Water Drainage - Inspection & Maintenance QA Sheet

Project: Storage World, Ambrose Street

Management Company / Responsible Party:	**Year:**
Inspector / Contractor:	**Contact:**

A. Monthly Visual Inspection Record

Check accessible assets monthly. Record OK / Action and details of any corrective work.

Month	Date	Tank/chambers	Vortex chamber	Drainage	Initials	Defects / action required
Jan		OK / Action	OK / Action	OK / Action		
Feb		OK / Action	OK / Action	OK / Action		
Mar		OK / Action	OK / Action	OK / Action		
Apr		OK / Action	OK / Action	OK / Action		
May		OK / Action	OK / Action	OK / Action		
Jun		OK / Action	OK / Action	OK / Action		
Jul		OK / Action	OK / Action	OK / Action		
Aug		OK / Action	OK / Action	OK / Action		
Sep		OK / Action	OK / Action	OK / Action		
Oct		OK / Action	OK / Action	OK / Action		
Nov		OK / Action	OK / Action	OK / Action		
Dec		OK / Action	OK / Action	OK / Action		

B. Annual Drain Cleansing / Sediment Management

Date	Contractor / operative	Assets cleansed	Findings / follow-up

C. Five-Year Tank Internal Condition / Sediment Survey

Date	Inspector / contractor	Condition / sediment findings	Action / next survey due

D. Periodic Maintenance Review / Additional Works

Date	Issue / reason	Maintenance / corrective action	Completed / signed

Inspection prompts (CIRIA-aligned):

- Tank/chambers: operating correctly; standing water, silt/debris, obstruction or structural damage.
- Vortex/inlets/outlets: good condition, unobstructed and operating as intended; note abnormal retained water.
- Drainage/catchment: debris that may affect performance; evidence of blockage or impaired flow.
- Photographs may be retained where useful to provide a consistent long-term condition record.

Annual review sign-off:

Name:		**Signature:**		**Date:**	