Surface Water Drainage - Clarification Note

Project: Storage World, Ambrose Street

This note clarifies responsibility for the private surface water drainage system and the inspection and maintenance arrangements for the attenuation tank, vortex flow control chamber and associated drainage.

1. Confirmation of 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 any public body or statutory undertaker, including United Utilities.

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

2. Attenuation Tank and Drainage Maintenance

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 drainage distribution pipes in conjunction with general maintenance of the underground pipe network.

The Building/Site Owner will undertake a visual inspection monthly. Accessible chambers and associated drainage will be checked for visible silt/debris, obstruction, abnormal standing water, damage and other signs of impaired performance.

The Building/Site Owner will normally arrange annual drain cleansing of its drainage assets. Accessible pipework and chambers will be cleansed as appropriate to remove accumulated material that could restrict the system. The attenuation tank itself is inert and does not generally require direct routine maintenance.

3. Vortex Flow Control and Control Chamber Maintenance

The submitted Crown Water information confirms that the vortex flow control unit itself requires no routine maintenance, while its 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 visible obstruction, silt/debris around the flow control/outlet, abnormal retained water levels and obvious damage. Routine inspection does not require chamber entry. The chamber and connected drainage will also be included, where appropriate, within the annual drain cleansing programme.

4. Review of Maintenance Requirements

Any defects, excessive sediment, blockage, deterioration or abnormal performance identified during inspection or cleansing will be investigated and remedial works arranged as necessary. Maintenance requirements will be reviewed periodically and additional or more frequent maintenance introduced where site experience or system performance indicates this is appropriate.

Supporting documents: Storage World O&M Manual; Standard Control Chamber drawing; Crown Water 96 mm QR5 datasheet.

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

Complete one row each month. Use 'OK' or 'Action' and record any follow-up in the final column.

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 Record

Date completed	Contractor / operative	Assets cleansed	Findings / follow-up works

C. Periodic Maintenance Review / Additional Works

Date	Issue / reason for review	Maintenance / corrective action	Completed / signed

Inspection prompts:

- Tank/chambers: check for abnormal standing water, silt/debris, obstruction or damage.
- Vortex chamber: check from a safe position for debris/silt, obstruction, abnormal water level or damage.
- Drainage/pipework: check accessible chambers for free flow, blockage, damage or impaired performance.
- Record and arrange investigation, cleansing or repair where an issue is identified.

Annual review sign-off:

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