

Below Ground Drainage - Maintenance Plan

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Quality Assurance – Approval Status

This document has been prepared and checked in accordance with
Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS EN ISO 45001:2018)

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C01	Final Record	Sept 26	B. Lister	H. Blacker	H. Blacker

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Disclaimer

This report has been prepared by Waterman Structures Ltd, with all reasonable skill, care and diligence within the terms of the Contract with the client, incorporation of our General Terms and Condition of Business and taking account of the resources devoted to us by agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at its own risk.

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1. Introduction

This document is to be issued to the Client upon completion of the development to provide guidance to the Client, End User and their Estate Management Company for the ongoing management of the private drainage systems within a development. Whilst the content relates to private drainage elements, the principles apply to any adopted elements which will be maintained by the responsible Local Water or Highway Authority.

Information is prepared in line with national standards (e.g., CIRIA C697, C753, Building Regulations Part H, and BS EN 752) and covers components including surface water, foul systems and SuDS features.

Whilst pipe sizes and gradients are designed to be self-cleansing, regular maintenance and inspections are required to confirm that the drainage system is clear of debris to ensure the long-term efficiency of the systems.

All work should be undertaken by suitably qualified personnel and waste removed by an appropriately registered company. All personnel must comply with all applicable health and safety legislation during inspections, cleaning, and maintenance operations. This might include but is not limited to the provision of risk assessments for site-specific activities, compliance with permit to work systems and security vetting procedures.

The management company should produce an annual report outlining work undertaken on the system during the reporting period, and any remedial measures undertaken.

2. Drainage Systems Overview

For below ground drainage plan, refer Waterman drawing:

23C002-WSL-SI-ZZ-DR-D-92001– Drainage Strategy

The site drainage consists separate foul and surface water pipe networks, linked by manholes with two separate connections to offsite public systems that are identified on the drawings.

The Surface water network includes attenuation to restrict offsite discharge rates to sustainable levels is provided by oversize pipes and more typically by four geocellular Tanks. Attenuation volumes and offsite discharge rates are recorded on the drawings.

3. Maintenance

3.1 Maintenance Categories

3.1.1 Regular Maintenance:

Inspections, vegetation management, litter and debris removal, clearing sumps, and monitoring outfalls

3.1.2 Occasional Maintenance:

Sediment removal, weed management high pressure jetting and minor repairs

3.1.3 Remedial Maintenance & Replacement Planning:

Reactive tasks due to component failure, general deterioration, blockages or damage.

Replacement of drainage infrastructure at the end of design life, refer manufacturer's recommendations, typically 50 years+

3.2 Maintenance Schedule

The action & frequencies noted in the following table are a guideline. Maintenance should be provided as required and frequency of inspection adjusted as necessary to suit the local site conditions and the operation of the site. Additional inspections are recommended after significant rainfall events.

Element	Action	Frequency
Hard Surfaces	Sweep debris from roads, car parks, and general hard surfaces	Monthly or as required
Drainage Channels, Gullies & Catchpit Manholes	These are designed with trapped sumps to accumulate silt and debris. Inspect and remove silt/debris Channel runs should also be visually checked at the time of each inspection, should there be any silt or debris present the grating covers should be lifted and the channel cleaned out.	Monthly for the first 3 months, then every 6 months.
Silt Traps	Inspect, record accumulation, remove sediment	Monthly initially, then annually
Manholes	All manhole covers should be lifted and visually inspected for silt, debris and signs of blockages within the drainage system Should any debris or blockages be detected, the manholes should be cleaned along with associated pipe runs which should be high pressure jetted and CCTV surveyed to verify/identify that no further remedial works are required	Annually. CCTV every 5-10 years
Attenuation/Storage Tanks	Refer to manufacturer's guidelines. Inspect inlets/outlets, remove sediment, jet if required	Annually. CCTV every 5-10 years
By-Pass Separators	Refer to manufacturer's guidelines	Annually, subject to manufacturer's recommendations

4. Monitoring and Reporting

Routine inspections should be documented and any remedial work recorded.

CCTV surveys are recommended to verify pipe integrity and detect obstructions.

Performance assessments should consider silt accumulation rates, vegetation growth, and any signs of erosion or standing water

Management companies are expected to produce an annual maintenance report summarizing completed work, identified issues, and actions taken

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