

20239678

23 Ringley Road

Outline SuDs Maintenance Strategy

1 General

1.1 General Arrangement

The general arrangement is indicated on BDI general arrangement, section and detail drawings. These should be referred when reading this document.

1.2 Document purpose

This document highlights maintenance and management tasks in relation to the SuDS features proposed for the above project.

The tasks noted below are generic relative to SuDS features proposed and are considered to be the minimum routine to ensure long term working order of the proposed features. There may be requirements / activities that fall outside of this generic guidance and it is expected that the management company appointed to carry out this monitoring and maintenance will adjust the below schedules to meet specific requirements.

Relevant Health and Safety at Work Regulations should be adhered to at all times by those undertaking maintenance and the persons appointed should be sufficiently experienced to undertake such work. Particular items of note relate to lone working, working in confined spaces and working with specialist equipment.

1.3 Ownership

It is proposed that the shared surface water drainage network will remain private, this includes, permeable paving, geocellular tanks, rainwater harvesting tanks, pipes and inspection chambers. All features will be maintained by an appointed suitably qualified and experienced management company.

2 Maintenance Activities

The drainage infrastructure is to be inspected periodically (suggested as below) to ensure that it is performing effectively and also to carry out essential maintenance as outlined below. This schedule will comprise the following activities as advised in CIRIA C753 (The SuDs Manual)

2.1 Network components

Activity	Frequency	Typical Tasks
Routine maintenance	Monthly	• Check all gulleys, channel drain sumps and silt traps remove litter / debris / silt as necessary.
Occasional Maintenance	Annually	• Check all inspection chambers to ensure free flowing and removed and blockages, litter / debris as needed. • Complete after leaf fall in Autumn.
Remedial Maintenance	As required	• Water jetting and or root cutting to clear obstructions if network is not flowing free.

2.2 Other

Activity	Frequency	Typical Tasks
Routine maintenance	Monthly	• Grass cutting in season ensuring all permeable surfaces, channel drains and gulleys are cleared afterwards. • Reinstating clean edging of soft landscaped areas against permeable surfacing.
Occasional Maintenance	Annually	• Remove unintended planting, particularly over soakaways and or within / adjacent to permeable surfaces to prevent root intrusion. • Reinstating clean edging of soft landscaped areas against permeable surfacing.
Remedial Maintenance	As required	• None