

Drainage Maintenance and Management

at

ETON BUSINESS PARK, BURY

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1.0 Maintenance

1.0.1 A suitable maintenance and management strategy should be in place to ensure the drainage network is operating in accordance with its design. Records of maintenance and cleaning should be well documented.

1.0.2 The drainage system should be inspected at a minimum of twice a year, with inspections also being conducted after any major storm event.

1.0.3 A drainage maintenance company may be required to perform maintenance of the attenuation tank.

1.0.4 Where proprietary products are installed, the manufacturers recommendations for routine maintenance should be followed, when they differ to this document.

1.0.5 The frequencies for maintenance are typical only and should be performed more frequently in the initial instance following construction to ensure there are no unforeseen operational issues with the drainage system.

1.0.6 The surface water drainage system has been designed to drain a 1 in 100-year storm event, plus an allowance for climate change. Exceedance flows above the 1 in 30-year storm event are stored within the site, partially above ground on non-habitable external landscaping or parking. Where surcharging is still present after 48hrs of a major storm event, appropriate action should be taken as noted in this section.

1.1 Components

1.1.1 The following components are included in the proposed development:

- Inspection, Manhole and Catchpit Chambers
- Pipes
- Drainage Channels and Gullies
- Flow Control Unit
- Attenuation Tanks
- Petrol Interceptors

1.1.2 It is assumed that the maintenance of the drainage network will be the responsibility of the on-site facilities management.

1.1.3 A copy of the final construction drainage drawing along with supplier information, should be included in the final Operations and Maintenance Manual for the development.

1.1.4 Sediment build up is likely in areas used for storage. A post clean-up operation may be required, including the removal of litter, vegetation, debris and larger objects following a major storm event.

1.1.5 Long-term management practices include monthly sweeping of external hard standing areas. The sweeping program will remove sand and contaminants from hardstanding surfaces before they become mobilised during storm events.

1.1.6 During the winter months, gullies and channels should be cleared of ice, snow, vegetation, debris or litter.

1.1.7 Sediment/material removal should be undertaken in consultation with the environmental regulator to confirm appropriate protocols; especially where run-off is taken from potentially contaminated areas.

1.2 Inspection, Manhole and Catchpit Chambers

1.2.1 Maintenance access locations have been provided to allow inspection of the drainage system in accordance with Building Regulations Part H.

1.2.2 The appropriate health and safety equipment must be used when accessing manholes. Confined space certificates must be held by any personnel entering a manhole and the appropriate permits should be obtained from the Maintenance Manager prior to any access.

1.3 Pipes

1.3.1 Access for maintenance is provided through access chambers and manholes.

1.3.2 Regular inspection and maintenance is important to identify parts of the drainage system which may not be draining correctly, thus exposing the development to a greater level of flood risk.

Maintenance Schedule	Required Action	Frequency
Monitoring (to be undertaken more regularly within the first year of operation and adjusted as required).	Initial Inspection should be performed post construction via a drainage CCTV survey.	N/A
Regular maintenance/inspection.	Inspect for evidence of poor operation via water level in chambers. If required, take remedial action.	Every 3 months, 48 hours after major storm events.
	Check and remove large vegetation growth near pipe runs.	Monthly or as required.
Remedial Action.	Rod through poorly performing drainage runs as initial remediation.	As required.
	If continued poor performance jet and CCTV survey poorly performing drainage runs.	As required.
	Seek advice as to remediation techniques suitable for the type of performance issue and location.	As required if above remedial actions do not improve performance.

1.4 Drainage Channels and Gullies

1.4.1 Channels and gullies should be inspected and cleaned in accordance with the manufacturer's details. The throat section of channel units should be kept clear at all times to ensure uninterrupted flow of surface water into the drainage channel and any debris within the throat should be removed. Channel units can be cleaned with a high-pressure hose.

1.4.2 Locking bolts should be replaced and sufficiently tightened, taking care that the bolt heads do not stand above the top surface of the cover or grate. If covers are allowed to move within their frame, this may cause damage to the frame and/or seating.

1.4.3 Sediment removal should be undertaken in consultation with the environmental regulator to confirm appropriate protocols; especially where run-off is taken from potentially contaminated areas such as the car park channels.

Maintenance Schedule	Required Action	Frequency
Monitoring (to be undertaken more regularly within the first year of operation and adjusted as required).	Initial Inspection including channel outlet boxes.	Every 6 months and after major storm events.
Regular maintenance/ inspection.	Litter and debris removal.	Monthly or as required.
	Check and remove large vegetation growth near channel runs.	Monthly or as required.

	Inspect for evidence of poor operation and/or weed growth. If required take remedial action. Inspect silt accumulation rates and establish appropriate brushing frequencies. Silt can also be caused by adjacent landscaping areas which should be reprofiled to provide a flat area adjacent to the paving.	Every 3 months, 48 hours after major storm events.
Remedial Action.	Inspect access/outlet boxes and rod through poorly performing channels and outlets as initial remediation.	As required.

1.5 Flow Control Unit

1.5.1 The flow control units are intended for flood control and flow restriction. The flow control specification is subject to detailed design. The manufacturer's recommendations should be taken into consideration when performing maintenance.

1.5.2 Access for maintenance has been provided by locating the flow control unit within a manhole chamber.

Maintenance Schedule	Required Action	Frequency
Monitoring (to be undertaken more regularly within the first year of operation and adjusted as required).	Inspect inlets for blockages, and clear if required. If faults persist jetting and CCTV survey may be required.	Monthly and after major storm events.
Regular maintenance/ inspection.	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for 3 months, then every 6 months thereafter.
	Debris removal from catchment surface (where it may cause risks to performance).	Monthly.
	Remove sediment from flow control chambers.	Annually (or as required after major storm events).
Remedial Action.	Repair/rehabilitation of inlets.	As required.

1.6 Attenuation Tanks

1.6.1 The attenuation tanks are currently specified as geo-cellular units and are intended for storage of surface water run-off from the site up to and including the 1 in 100-year event plus an allowance for climate change.

1.6.2 The geo-cellular units are proprietary products and therefore manufacturer's recommendations should also be taken into consideration.

1.6.3 Access for maintenance has been provided by an access opening located at the inspection chambers up and downstream of the tank.

1.6.4 Regular inspection and maintenance is important for the effective operation of attenuation tanks. As the feature is buried, a regular inspection regime is important to ensure the correct functionality of the surface water drainage network.

Maintenance Schedule	Required Action	Frequency
Monitoring (to be undertaken more regularly within the first year of operation and adjusted as required).	Inspect inlets, outlets and overflows for blockages, and clear if required. If faults persist, jetting and CCTV survey may be required.	Monthly and after major storm events.
Regular Maintenance/Inspection.	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for 3 months, then every 6 months thereafter.
	Debris removal from catchment surface (where may cause risks to performance).	Monthly.
	Remove sediment from retreatment structures.	Annually (or as required after major storm events).
Remedial Actions.	Repair/rehabilitation of inlets, outlets and overflows.	As required.

1.7 Petrol Interceptors

1.7.1 The Petrol Interceptor is a proprietary product and should be installed, maintained and cleaned in accordance with the manufacturer's specifications and should include as required:

- Vents
- Alarm
- Extension turrets and bars as required.

A suitably designed protection slab will be installed in accordance with manufacturers installation requirements, and as required based on location and potential for trafficking.

Maintenance Schedule	Required Action	Frequency
Regular Maintenance/Inspection.	Litter and debris removal.	When alarm indicates the unit is at 90% capacity.
	Coalescer/filter cleaned.	Every 3 months or as required.
Remedial Actions.	Seek advice as to remediation techniques suitable for the type of performance issue and location.	As required.

2.0 Typical Inspection Regime Summary

Activity	Indicative Frequency	Typical Tasks
Routine/regular maintenance.	Monthly (for normal care of SuDS).	Litter picking, grass cutting, inspection of inlets, outlets and control structures.
Occasional maintenance.	Annually.	Silt control around components, vegetation management around components, silt removal from catchpits, soakaways and cellular storage.
Remedial maintenance.	As required (tasks to repair problems due to damage or vandalism).	Inlet/outlet repair, erosion repairs, reinstatement of edgings, reinstatement following pollution, removal of silt build up.