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STUDENT ACCOMMODATION AT
ST PETER'S STREET & POUND LANE
CANTERBURY
KENT, CT1 2BL

DRAINAGE OPERATION AND MAINTENANCE MANUAL

FOR

ABBOTT CONSTRUCTION LTD.

29th January 2021

Report no: 3554 O&M

P01

Author:	Jack Moss MEng (Hons) CEng MICE
Checkers:	Roland Cooper BEng C.Eng MICE IMaPS
Approver:	Jack Moss MEng (Hons) CEng MICE

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Considine Ltd
25 Hollingworth Court
Turkey Mill, Ashford Road
Maidstone
Kent ME14 5PP
Tel: +44 (0)1622 919 918
www.considine.co.uk

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1 Introduction

This report has been produced to provide general maintenance guidance procedures for the various components of the foul and surface water drainage systems serving the proposed development at St Peter's Street & Pound Lane, Canterbury, Kent, CT1 2BL.

This document has been produced in accordance with current best practice and recommendations and guidance set out in CIRIA C753 'The SuDS Manual'
Considine has no responsibility to any other parties to whom this report may be circulated, in part or in full, and any such parties rely on the contents of this report solely at their own risk.

2 Surface Water Drainage

This section of the report will provide general maintenance procedures for the various components comprising the surface water drainage systems, serving the proposed development.

2.1 Attenuation Tanks

Regular inspection of geo-cellular storage systems is required to ensure effective long term performance of the system. Maintenance needs of the system should be monitored and schedules adjusted to suit the specific requirements of the development.

The following maintenance regime would be recommended as a minimum but actions and frequencies should be adjusted to suit the specific requirements of this development. However, manufacturer's specific recommendations should always be followed.

Table 2.1 – Recommended Maintenance Requirements

Maintenance Schedule	Required Works / Actions	Frequency
Regular Maintenance	• Remove sediment and debris from pre-treatment devices and chamber floor	3 Monthly
	• Cleaning of gutters and any filters or downpipes	Annually
	• Trimming any roots that may be causing blockage	Annually
Remedial Actions	• Reconstruct attenuation tank and/or replaced or clean void fill, if performance deteriorates	As required
Monitoring	• Inspection of silt traps and note rate of silt accumulation	Monthly
	• Check attenuation tank to ensure emptying is occurring	Annually

2.2 Flow Control Devices

Regular inspection of flow control devices is required to ensure effective long term performance of the system. Maintenance needs of the system should be monitored and schedules adjusted to suit the specific requirements of the development.

The following maintenance regime would be recommended as a minimum but actions and frequencies should be adjusted to suit the specific requirements of this development. However, manufacturer's specific recommendations should always be followed.

Table 2.2 – Recommended Maintenance Requirements

Maintenance Schedule	Required Works/Action	Frequency
Regular Maintenance	• Inspect and identify incorrect operation. • Removal of sediment from pre-treatment components i.e. catchpits.	Monthly 3 Monthly

2.3 General Maintenance

Regular inspection and maintenance of drainage systems is essential to ensure effective long term performance. Maintenance needs of the system should be monitored and schedules adjusted to suit the specific requirements of the development.

The following maintenance regime would be recommended as a minimum but actions and frequencies should be adjusted to suit the specific requirements of this development. However, as previously discussed, component specific regimes and any manufacturer's specific recommendations should always be followed.

Table 2.3 – Recommended Maintenance Requirements

Maintenance Schedule	Required Works/Action	Frequency
Routine Maintenance	• Inspect and identify incorrect operation.	Monthly
	• Debris removal from catchment area using sweeping and vacuuming.	3 Monthly
	• Removal of sediment from pre-treatment components i.e catchpits.	3 Monthly

3 Foul Water Drainage

This section of the report will provide general maintenance procedures for the various components comprising the foul water drainage systems, serving the proposed development.

3.1 General Maintenance

Regular inspection and maintenance of drainage systems is essential to ensure effective long term performance. Maintenance needs of the system should be monitored and schedules adjusted to suit the specific requirements of the development.

Table 3.1 – Recommended Maintenance Requirements

Maintenance Schedule	Required Works/Action	Frequency
Routine Maintenance	• Inspect and identify incorrect operation.	Annually

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Appendix 1

Proposed Drainage Layout