

Residential Development

25 Island Road, Upstreet, Canterbury

SuDS Long Term Maintenance and Management Proposals

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Revision History

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Introduction

SuDS are a new environmentally friendly approach to managing rainfall that uses landscape features to deal with surface water. SuDS aim to; Control the flow, volume and frequency of water leaving a development area. Prevent pollution by intercepting silt and cleaning runoff from hard surfaces. Provide attractive surroundings for the community.

The SuDS at 25 Island Road development have been designed for easy maintenance to comprise of;

- 1) Regular day to day care - litter collection, grass cutting and checking the inlets and outlets where water enters or leaves a SuDS feature.
- 2) Occasional tasks - removing any silt that builds up in the SuDS features.
- 3) Remedial work - repairing damage where necessary.

SuDS MAINTENANCE STRATEGY:

THE SUDS MAINTENANCE SHOULD BE READ IN CONJUNCTION WITH KIRKSAUNDERS DRAWING; 6361-IAC-KSA-Z0-ZZ-DR-C-6001-C3_BELOW GROUND DRAINAGE LAYOUT, IN ADDITION DETAILS SHEETS 6250-6251 SHOULD BE USED. THIS STRATEGY DRAWING IS FOR INFORMATION ONLY. THE CLIENT / DEVELOPER SHOULD REFER TO THE MANUFACTURERS GUIDANCE ON TYPICAL MAINTENANCE REQUIRED.

THIS MAINTENANCE SCHEDULE SHOULD NOT BE USED FOR THE PURPOSES OF COSTING FOR MAINTENANCE OR TO FORM ANY CONTRACTUAL AGREEMENT WITH A MAINTENANCE ENGINEERS.

INSPECTIONS SHOULD COMPLY WITH ALL RELEVANT HEALTH AND SAFETY LEGISLATION (HEALTH AND SAFETY AT WORK REGULATIONS, 1999) INCLUDING THE DEVELOPMENT OF RISK ASSESSMENTS FOR WORKING CLOSE TO OR IN WATER. WORKS SHOULD BE CARRIED OUT BY A COMPETENT CONTRACTOR.

INSPECTIONS SHOULD IDEALLY BE CARRIED OUT MONTHLY (AND NO LESS THAN 3 MONTHLY), AT THE SAME TIME AS OTHER ROUTINE MAINTENANCE ACTIVITIES.

MAINTENANCE AND ITS RECORDING SHOULD COMPLY WITH CIRIA C753.

THE SCHEDULE LISTED BELOW IS GENERIC. THE EXACT CONTENT OF THE CHECKLIST WILL DEPEND ON THE REQUIREMENTS OF THE MANUFACTURERS. HOWEVER, THE LIST DOES PROVIDE A CHECKLIST TO FACILITATE INSPECTION OF THE CONDITION OF THE SYSTEM.

PROPRIETARY SYSTEMS: MAINTENANCE AND INSPECTION ACTIVITIES AND FREQUENCY OF PROPRIETARY SYSTEMS SHOULD FOLLOW THE ADVICE PROVIDED BY THE MANUFACTURER OR SUPPLIER AND SHOULD BE INCLUDED ON THE CHECKLIST FOR A SITE. THESE SHOULD BE CHECKED DURING THE FIRST YEAR OF OPERATION TO MAKE SURE THEY ARE APPROPRIATE FOR THE SITE.

FREQUENCY: MONTHLY

1. CHECK FOR SEDIMENT ACCUMULATION AT INLETS (OR OTHER DEFINED ACCUMULATION ZONES SUCH AS MANHOLE CATCHPITS, ROAD GULLYS, DRAINAGE CHANNELS/KERBS AND WITHIN PROPRIETARY DEVICES)
2. CHECK FOR EVIDENCE OF ANY OTHER CLOGGING/BLOACKAGE OF OUTLETS OR DRAINAGE PATHS?
3. ENSURE CATCHPIT CHAMBERS CLEAR OF DEBRIS?

FREQUENCY: ANNUALLY

1. JET OUT THE BELOW GROUND DRAINAGE NETWORK.
2. CHECK FOR VISIBLE SIGNS OF COLLAPSED PIPE WORK SUCH AS DROP IN GROUND LEVELS (REPORT AND RECTIFY SOONER IF SPOTTED AT EARLY STAGES).

3. CARRY OUT A CCTV SURVEY OF THE NETWORK ONE YEAR AFTER PRACTICAL COMPLETION FOR HANDOVER TO HOUSING AUTHORITY

4. CHECK SOAKAWAYS FOR SILTATION OF SYSTEM. THE LARGER SOAKAWAY FOR ROAD DRAINAGE SHOULD ALSO BE INSPECTED AFTER EVERY MAJOR STORM EVENT AND SILT REMOVED FROM CATCHPITS

Other general requirements:

Most spillages on development sites are of compounds that do not pose a serious risk to the environment if they enter the drainage in a slow and controlled manner with time available for natural breakdown in a treatment system. Therefore, small spillages of oil, milk or other known organic substances should be removed where possible using soak mats as recommended by the Environment Agency with residual spillage allowed to bio-remediate in the drainage system.

In the event of a serious spillage, either by volume or of unknown or toxic compounds, then isolate the spillage with soil, turf or fabric and block outlet pipes from chamber(s) downstream of the spillage with a bung(s). (A bung for blocking pipes may be made by wrapping soil or turf in a plastic sheet or close woven fabric). Contact the Environment Agency immediately.

In the event of a concern or failure of a SuDS design feature contact kirksaunders associates (consulting civil and structural engineers). On 01689 896 464.

All ornamental planting to be kept weed free and pruned using secateurs to keep the shrubs to an agreed and reasonable size. All native planting to be allowed to grow freely removing overhanging branches as required.

Appendix A – Drainage Layout (6001), drainage details (6250-6251)
