Consulting Civil Engineers

# Maintenance Schedule

## Firsland Park Estate, Henfield Road, Albourne, West Sussex

## Planning Ref: DC/23/2037

## For

## Firsland Park Estate

Rev - **P**

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# 1 Maintenance

## 1.1 Introduction

1.1.1 During construction, the Contractor will be responsible for maintaining the drainage and SuDS (Sustainable Drainage Systems). Upon handover, the client will take on the responsibility of these duties as laid out in this report.

1.1.2 The maintenance schedule for the proposed development will be split down into two separate categories; SuDS features and regular private drainage.

## 1.2 SuDS at Firsland Park Estate, Albourne

1.2.1 As listed above, in section 5.1.2, the SuDS features used on site will be **Attenuation Tank**

1.2.2 The SuDS features have been designed for easy maintenance and comprise:

- Regular Day-to-Day care – litter collection, regular gardening to control vegetation growth and checking inlets where water enters the SuDS features
- Occasional tasks – checking the SuDS features and removing any silt that builds up in the SuDS feature
- Remedial work – repairing damage where necessary

## 1.3 SuDS Drainage Maintenance Specification

### 1.3.1 Attenuation Tank

In order to maintain the functioning of the attenuation tanks, the following maintenance requirements should be adhered to:

**Table 21.3 Operation and maintenance requirements for attenuation storage tanks**

| Maintenance Schedule | Required Action | Typical Frequency |
|---|---|---|
| Regular Maintenance | Inspect and identify any areas that are not operating correctly. If required, take remedial action | Monthly for 3 months, then annually |
| | Remove debris from the catchment surface (where it may cause risks to performance) | Monthly |
| | For systems where rainfall infiltrates into the tank from above, check surface of filter for blockage by sediment, algae, or other matter; remove and replace surface infiltration medium as necessary. | Annually |
| | Remove sediment from per-treatment structures and/or internal forebays | Annually, or as required |
| Remedial Actions | Repair/rehabilitate inlets, outlet, overflows and vents | As required |
| Monitoring | Inspect/check all inlets, outlets, vents, and overflows to ensure that they are in good condition and operating as designed | Annually |
| | Survey inside of tank for sediment build-up and remove if necessary | Every 5 years or as required |

## 1.4 General Drainage Maintenance Specification

1.4.1 Inlet Structures and Inspection Chambers

- Inlet structures such as rainwater downpipes, road gullies and channel drains should be free from obstruction at all times to all free flow through the SuDS
- Inspection Chambers and Rodding Eyes are used on bends or where pipes come together. They allow access and cleaning to the system if necessary.

| Inlet Structures and Inspection Chambers | |
|---|---|
| **Regular Maintenance** | **Frequency** |
| **Inlet Structures**<br><br>**Inspect rainwater downpipes, channel drains and road gullies, removing obstructions and silt as necessary. Check that there is no physical damage.**<br><br>**Strim vegetation 1m min surround to structures and keep area free from silt and debris** | Monthly |
| **Inspections Chambers and below ground control chambers.**<br><br>**Remove cover and inspect, ensuring that the water is flowing freely and that the exit route for water is unobstructed. Remove debris and silt.**<br><br>**Undertake inspection after leaf fall in Autumn** | Annually |
| **Occasional Maintenance**<br><br>**Check topsoil levels are 20mm above edges of chambers to avoid mower damage.** | As necessary |
| **Remedial Work**<br><br>**Repair physical damage if necessary** | As required |

1.4.2 Below ground drainage pipes

- Below ground drainage pipes convey water to the SuDS system. They should always be free from obstruction to allow free flow.

| Below Ground Drainage Pipes | |
|---|---|
| **Regular Maintenance** | **Frequency** |
| **Inspect and identify any areas that are not operating correctly. If required, take remedial action.** | Monthly for 3 months then annually |
| **Remove debris from the catchment surface (where it may cause risks to performance)** | Monthly |
| **Remove sediment from pre-treatment inlet structures and inspection chambers.** | Annually or as required |
| **Maintain vegetation to designed limits within the vicinity of below ground drainage pipes and tanks.** | Monthly or as required |
| **Remedial Work**<br><br>**Repair physical damage if necessary** | As required |
| **Monitoring**<br><br>**Inspect all inlets, outlets and vents to ensure that they are in good conditions and operating as designed.** | Annually |
| **Survey inside of pipe runs for sediment build up and remove if necessary.** | Every 5 years or as required |