



Sustainable Drainage Maintenance & Management Plan
on behalf of Bay View Close RTM Company Limited
for Bay View Close, Millom – REV C

1.0 Introduction

Sustainable drainage systems or SuDS aim to: -

- Control the flow, volume and frequency of water leaving a development site
- Prevent pollution by intercepting silt and cleaning runoff from hard surfaces

2.0 SuDS at Holborn Hill, Millom

The SuDS are designed to prevent flooding of the housing development and control the flow of water from the site. This site utilises attenuation in the form of oversized pipes and vortex flow control units to slowly discharge surface water to the public surface water sewer. These are located under the carriageway.

The highway serving the site is constructed using a mixture of asphalt and impermeable pavements. For the purpose of future maintenance of the shared surface water and foul drainage (excluding drainage on individual plots) a management company will be set up with each of the plot holders becoming a member.

Responsibility for the shared drainage will be transferred to Bay View Close RTM Company Limited on completion of the final plot (point of sale). The company would be run by the plot owners in order to deal with the ongoing maintenance in accordance with this Maintenance and Management Plan.

Until the Management Company is operational, maintenance of the shared drainage will be the responsibility of the developer, Urswick Developments Ltd in accordance with this maintenance and Management Plan

Homeowners will be responsible for the maintenance of surface water pipes, gullies etc within their own plot and the maintenance of these items is not covered in this document.

3.0 Managing the SuDS

The surface water drainage and SuDS requiring management and maintenance for this site are summarised in Table 1 below: -

Table 1 – Maintenance Schedule

	Maintenance Item	Action	Regularity
1	Monitoring Generally	Initial inspection of everything below to ensure the system is working effectively	After large storms and quarterly during first year
2	Impermeable Pavements	Brushing/sweeping of surface area to clear litter, grass cuttings, leaves and other debris	Once per year after Autumn leaf fall and as required
3	Impermeable Pavements	Removal of weeds using glyphosphate applied directly into weeds using an applicator	Annually and/or as required
4	Impermeable Pavements	Remedial work to depressions and cracked or broken block pavers. Replace blocks and replace jointing material	As required
5	Manholes, Pipes etc	Lift manhole covers, visual inspection. If debris/silt has built up arrange jetting. Arrange CCTV survey if performance deteriorates.	Annually and/or as required

6	Flow Control (Hydro-Brake)	Lift manhole cover, clear silt from silt trap, inspect Hydro-brake for blockages	Annually
7	ACO drainage channel (or similar)	Remove litter, grass cuttings and other vegetation from the surface of the grills	Monthly
8	ACO drainage channel (or similar) outlet	Remove debris, grass cuttings etc from inside the channel itself. This can be easily done by lifting the lid to the corner unit and cleaning out the sump by hand wearing a suitable pair of gloves	Monthly