



Revision	Description	By	Checked	Date

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DALZELL STREET, MOOR ROW – DRAINAGE MAINTENANCE & MANAGEMENT SCHEDULE

1.0 INTRODUCTION

Nigel Kay Homes Ltd and their nominated management company are responsible for the below maintenance regime associated with the development at Dalzell Street, Moor Row. Nigel Kay Homes and/or the management company will be responsible from completion of construction to the point of connection to the existing adopted drainage system. This schedule is to be adopted and developed by the appointed management company for drainage elements under their responsibility. A copy should also be provided to homeowners.

The Schedules detailed below are in accordance with Table 32.1 of the CIRIA SuDS Manual (2015).

2.0 DRAINAGE ITEMS

The following drainage items are to be considered:

ATTENUATION BASIN

Regular inspection and maintenance are important for the effective operation of the attenuation basin. The maintenance should be conducted by an experienced team that has the appropriate training and safety qualifications.

General maintenance requirements include inspection for clogging, litter, weeds and water ponding to identify the required remedial actions.

Maintenance Schedule – Sustainable Drainage	
Drainage Element – Attenuation Basin	
Required Action	Typical Frequency
Inspection of inlets and outlets and overflows for blockages and clear as required.	Regular Monthly
Inspection of banksides, structures, pipework etc... for evidence of physical damage.	Monthly
Check any penstocks and other mechanical devices.	Annually
Visual inspection for inefficiencies - such as surface water building up at the inlet.	Quarterly
Prune and trim any surrounding trees and remove cuttings.	Every two years, or as required in response to emerging issues between visits.
Tidy all dead growth before start of growing season.	Regular Maintenance Annually

Remove litter and debris from gully and drain surface.	Monthly and as required
Cut grass – for spillways and access routes.	Monthly (during growing season) or in response to emerging issues between visits. All in accordance with Landscape Management Specification.
Cut grass – in and around basin.	Normally fortnightly. Adjust frequency as appropriate to weather conditions and growth rate. All in accordance with Landscape Management Specification.
Manage other vegetation and remove nuisance plants.	Monthly (at start, then in response to emerging issues between visits).
Remove sediment from inlets, outlets and forebay.	Annually (or in response to emerging issues between visits).
Re-seed areas of poor vegetation growth.	As necessary to respond to emerging issues between visits.
Repair erosion or other damage by re-seeding or re-turfing.	As required, in response to emerging issues between visits.
Repair/rehabilitation of inlets, outlets and overflows.	As required, in response to emerging issues between visits.
Relevel uneven surfaces and reinstate design levels.	As required, in response to emerging issues between visits.

The above schedule is based upon 'Table 22.1 Operation and maintenance requirements for detention basins – CIRIA SuDS Manual 2015; Chapter 22: Detention Basins'.

CONTROL MANHOLE

It is essential that the control manhole is checked regularly and especially after (significant) rainfall events, in order to maintain the effectiveness of the control. The control manhole will be maintained in accordance with the maintenance plan specified by the manufacturer, and it is recommended that the hydrobrake is inspected alongside pipework on site. A summary of the typical maintenance schedule is provided below.

Maintenance Schedule – Proprietary Drainage	
Drainage Element – Control Manhole	
Required Action	Typical Frequency
Inspect hydrobrake and inlet to ensure they are clear of blockages	Routine Maintenance
	Monthly for three months after installation. Biannually thereafter.

PIPEWORK, MANHOLES AND CHANNELS

The following maintenance items are recommended, for any pipework and manholes associated with the SuDS systems:

- Local repair or local replacement of damaged pipes or other structures in order to maintain the functioning of the sewer.
- Cleaning and removal of sediments, obstructions etc. to restore hydraulic capacity.
- Jetting/vacuum of sewers to be undertaken as often as necessary to remove silts and/or ordinary debris.
- In the event that any extraordinary issues are encountered during an inspection, further information may be required such as a CCTV survey report.
- Maintenance to be undertaken on a six-monthly schedule.
- All manhole covers should be lifted, and the manholes visually inspected for silt, debris and signs of blockages within the drainage system. Check manhole covers and frames for damage and ensure correctly bolted together. This should be undertaken on a six-monthly basis.
- Should any debris or blockages be detected, the manholes should be cleaned along with associated pipe runs using a high-pressure jetting unit. On completion, a CCTV surveyed should be undertaken to verify/identify that no further remedial works are required.
- To avoid damaging the pipe, PSI pressures need to be verified before jetting of plastic twin wall sewers. Cleaning of drainage systems may require the temporary sealing of the system and careful collection of the effluent for disposal off site.

Maintenance Schedule – Proprietary Drainage	
Drainage Element – Pipework and Manholes	
Required Action	Typical Frequency
Inspection of inlets and outlets. Ensure they are clear and flows are not impeded.	Regular Bi-annually and in addition following any significant storm event.
Inspection of manholes, gullies, sumps, channels and drains for debris and signs of blockages.	Quarterly
Inspection of manhole covers and frames for damage and ensure correctly bolted together.	Bi-annually
Inspection of water quality. Ensure water quality is free of algae, oils, or odours.	Bi-annually
Visual inspection for inefficiencies - such as surface water building up at the inlet.	Quarterly

Inspection of gullies, inlet/outlet pipework and control systems for blockages, clogging, standing water and structural damage.	Monthly for 1 year following construction completion, thereafter bi-annually.
Remove litter and debris from gully and drain surface. Remove or control tree roots where they are encroaching the sides of drainage apparatus, using recommended methods (e.g. NJUG, 2007 or BS 3998:2010).	Regular Maintenance Bi-monthly Bi-annually



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