

SURFACE WATER SYSTEM - GENERAL MAINTENANCE SCHEDULE.

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INTRODUCTION

This Surface Water General Maintenance Schedule has been prepared in line with the requirements of condition 6 of outline planning permission 4/23/2034/001, dated 13/10/2023.

MAINTENANCE.

The surface water drainage system, foul water drainage system, road, parking areas (except plot 1) and communal landscaping and will remain private on completion of site works i.e. the sewer systems and road will not be offered for formal adoption.

Once the development has been completed, a limited company will be formed, and a management company such as LSL Estate Management will be appointed to manage the development in perpetuity. Each householder will be allocated an equal share in the management company. The annual maintenance fee will cover all the items listed above and provide Public Liability insurance, insure the entrance walls, pay for the annual servicing and take care of any necessary general maintenance.

MAINTENANCE SCHEDULE.

General inspection items.

Frequency.

Visual inspection of manholes, gullies, drains etc. for debris, signs of blockages, silting etc.

Quarterly and in addition following any significant storm event.

Cleaning of manholes, gullies, drains etc.

Bi-annually.

Visual inspection of manhole covers/ frame for damage and ensure correctly bolted together.

Bi-annually.

Visual inspection of water quality to ensure water is free of algae, oils, odours etc.

Bi-annually.

Visual inspection of downstream control manhole.

Annually and in addition following any significant storm event.

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