

McCarthy & Stone, Elm Grove, Hayling Island
Drainage Management and Maintenance Statement Plan

The drainage systems on site will be in the ownership of McCarthy & Stone. The lateral connections which pass out into Elm Grove will be offered for adoption by Southern Water (SW) so that they form part of the public system and then fall under SW's responsibility.

The site owners, as detailed above, will 'either set up a specific management company ' / or instruct a ' named company ' to take on the responsibility for the maintenance of the foul and surface water drainage systems as a whole on site.

It is a Mandatory Requirement of the local Authority that the surface water drainage system be managed and maintained to ensure the system functions adequately through the lifetime of the development without putting the building at risk. The principle elements these requirements apply to in the surface water system are the Smart Sponge (Pollution Interception Sponges), modular attenuation tank, Package Pump Station, gully's, Sump Units, manholes, catchpits and pipe runs.

Dates for inspections will be co-ordinated with the site owners and on site operators to minimise the risk to Staff, residents of the development and the team carrying out the inspections/maintenance. If deemed appropriate works may be programmed to be of least inconvenience to the development.

Maintenance inspections will be attended by the required number of operatives with appropriate safety, lifting and protective equipment to carry out the inspection works.

The pumping station will include guiderails within the wet wells to facilitate pumps to be withdrawn without having to enter the sump. If the wet well is full of water because of the breakdown, a licensed tankering contractor with suction equipment will be used to empty the sump and dispose of the contents safely at an approved waste licensed tip.

Cleaning with jetting equipment and sucking out of debris will be carried as above from ground level minimising the need to access chambers. If physical access is required into a chamber the team carrying out the works will have previously carried out their own risk assessment outside of these general guidelines. In this instance all operatives will also have appropriate 'Working in Confined Space' accreditation. Contact will also have been recorded with the Fire Rescue service for the period of work in case of an emergency.

The principles behind the surface water drainage system is that the flows from the site have had to be limited in accordance with Southern Waters Consent for the Site. The surface water system hasn't been split into two parts roof and external paved areas. This is predominantly due to the car parking that has been proposed is relatively small at 20no spaces. This parking area is for the use of the residents and will only be for cars. The area being used is currently a car park for the current site usage. The proposed car park is being protected by new deep pot gullies, these have also had 'Naylor Smart Sponges' fitted as an additional pollution protection. The final discharge from the attenuation system is then pumped up at a controlled rate to drain out by gravity into the public surface water sewer in Elm Grove.

The foul drainage system drains by gravity from the development into the public foul sewer off site in Elm Grove.

Maintenance and Management of the Smart Sponges:

These actions are to be carried out yearly by experienced personnel. A detailed log must be kept recording when the smart sponge has been inspected and or replaced.

It is recommended that every 2-3 years the sponges should be replaced the sponges are to be disposed of at an approved facility, once dry can be disposed of by incineration or a waste to energy plant. There are no specific hazards to their disposal of waste will be by an approved waste carrying contractor.

Maintenance and Management of Attenuation Tank (Modular Crates) , Package Pump Station, Manholes, Catchpits, Road Gullies, Sump Units and Private Drain Runs:

The surface water drainage system should be visually inspected within six months of handover (end of maintenance of main contractor) and then every twelve month period. The inspection shall include lifting all manhole covers and checking the silt traps of all catchpits, sump units and gullies. A detailed log should be kept to record the results of visual inspections as well as any additional maintenance or cleaning. Any identified blockages in the pipes should be investigated by a CCTV camera survey, followed by high pressure jetting if required.

The attenuation tank can be accessed via the catchpit manholes positioned at either end. These catchpits can be used to visually gauge the standing water levels within the tanks and can also be used to access the duct running through the base of each tank with CCTV camera equipment as well as allowing for any cleaning and maintenance if required.

Servicing of the pumping station pumps shall be carried out by a specialist pump engineer organised by the Management company

The entire surface water drainage system should be CCTV surveyed every 5 years, to check its structural integrity and identify any damage, blockages or silt build up. Any identified blockages should be high pressure jet cleaned and any damage repaired.

Any civil engineering repair works identified through the inspections should be facilitated by the management company and carried out on site by a competent groundworks contractor.