

3.9 Maintenance Requirements

It is anticipated that a private management company will be employed to maintain the completed drainage network for the development incorporating the following activities and frequency for each SUDS component.

3.9.1 Gullies/Channels/Pipes/Manholes

All components are to be periodically cleaned of foreign particles and silt accumulation, on a quarterly basis. Components located in unadopted areas will be maintained by the landowner. Those located in adopted areas will be maintained by the adopting authority.

3.9.2 Oil Separators/ Petrol Interceptors

Units are to be inspected at least every six months in accordance with the manufacturer's recommendations. A log should be kept detailing the depth of oil found, any oil volume and silt removed, or cleaning carried out. Alarm probes should be removed and cleaned at each inspection.

3.9.3 Attenuation Tank

The proposed attenuation tank includes a perforated/ slotted distribution pipe surrounded by granular material providing filtration and treatment for surface water flows. This in conjunction with the proposed catchpit manhole (silt trap) is considered appropriate for the scale and nature of the development.

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 pre-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

3.9.4 Pervious pavements

Many of the specific maintenance activities for pervious pavements can be undertaken as part of a general site cleaning contract. A guidance on the type of operational and maintenance requirements is detailed below in table 20.15 from the CIRIA SuDS manual.

TABLE 20.15 Operation and maintenance requirements for pervious pavements

Maintenance schedule	Required action	Typical frequency
Regular maintenance	Brushing and vacuuming (standard cosmetic sweep over whole surface)	Once a year, after autumn leaf fall, or reduced frequency as required, based on site-specific observations of clogging or manufacturer's recommendations – pay particular attention to areas where water runs onto pervious surface from adjacent impermeable areas as this area is most likely to collect the most sediment
Occasional maintenance	Stabilise and mow contributing and adjacent areas	As required
	Removal of weeds or management using glyphosate applied directly into the weeds by an applicator rather than spraying	As required – once per year on less frequently used pavements
Remedial Actions	Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50 mm of the level of the paving	As required
	Remedial work to any depressions, rutting and cracked or broken blocks considered detrimental to the structural performance or a hazard to users, and replace lost jointing material	As required
	Rehabilitation of surface and upper substructure by remedial sweeping	Every 10 to 15 years or as required (if infiltration performance is reduced due to significant clogging)
Monitoring	Initial inspection	Monthly for three months after installation
	Inspect for evidence of poor operation and/or weed growth – if required, take remedial action	Three-monthly, 48 h after large storms in first six months
	Inspect silt accumulation rates and establish appropriate brushing frequencies	Annually
	Monitor inspection chambers	Annually

3.9.5 Proprietary Systems

Proprietary systems will require routine maintenance by the owner to ensure continuing operation to design performance standards. A typical maintenance schedule is detailed below in table 14.2 from the CIRIA SuDS manual.

TABLE 14.2 An example of operation and maintenance requirements for a proprietary treatment system

Maintenance schedule	Required action	Typical frequency
Routine maintenance	Remove litter and debris and inspect for sediment, oil and grease accumulation	Six monthly
	Change the filter media	As recommended by manufacturer
	Remove sediment, oil, grease and floatables	As necessary – indicated by system inspections or immediately following significant spill
Remedial actions	Replace malfunctioning parts or structures	As required
Monitoring	Inspect for evidence of poor operation	Six monthly
	Inspect filter media and establish appropriate replacement frequencies	Six monthly
	Inspect sediment accumulation rates and establish appropriate removal frequencies	Monthly during first half year of operation, then every six months